

**HARMONY COMMUNITY
DEVELOPMENT DISTRICT**

AUGUST 25, 2011

AGENDA PACKAGE

KMP

Harmony Community Development District

Severn Trent Services, Management Services Division
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August 16, 2011

Board of Supervisors
Harmony Community Development District


Dear Board Members:

The regular meeting of the Board of Supervisors of the Harmony Community Development District will be held on **Thursday, August 25, 2011 at 6:00 P.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 July 28, 2011 Meeting**
3. **Subcontractor Reports**
 - A. Landscaping – Luke Brothers
 - B. Presentation on Maxicom Irrigation Control
 - Mark Roberts, Rain Bird Corp.
 - Mike Walker, Walker Technical Services
 - C. Aquatic Plant Maintenance – Bio Tech
 - D. Dockmaster/Field Manager
 - i. Buck Lake Boat Use Report
 - ii. Additional Field Maintenance Technician Proposal
4. **Public Hearing to Adopt Fiscal Year 2012 Budget**
 - A. Fiscal Year 2012 Budget
 - B. Consideration of Resolution 2011-05 Adopting the Budget
 - C. Consideration of Resolution 2011-06 Levying the Assessments
5. **District Manager's Report**
 - A. July 2011 Financial Statements
 - B. Invoice Approval #136 and Check Run Summary
 - C. Public Comments/Communication Log
 - D. Website Statistics
 - E. Meeting Schedule for Fiscal Year 2012
6. **Staff Reports**
 - A. Attorney
 - B. Engineer
 - C. Developer
7. **Supervisor Requests – Results of Shade Survey**
8. **Audience Comments**
9. **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, July 28, 2011, at 9:00 a.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 (<i>by phone</i>)	Supervisor

Also present were:

Gary L. Moyer	Manager: Moyer Management Group
Tim Qualls	Attorney: Young vanAssenderp, P.A.
Brenda Burgess (<i>by phone</i>)	Moyer Management Group
Greg Golgowski	Harmony Development Company
Todd Haskett	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 9:00 a.m.

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

SECOND ORDER OF BUSINESS

Approval of the Minutes of the June 23, 2011, Regular Meeting and Budget Workshop

Mr. Evans reviewed the minutes of the June 23, 2011, regular meeting and budget workshop, and requested any additions, correction, or deletions.

Ms. Kassel stated in the regular meeting minutes, page 3 at the bottom where Mr. McMillan is speaking should read, "because they have been running for an undetermined length of time." page 8, first paragraph, I believe Mr. LeMenager was referring to "whoa" or "wow" instead of "woe."

Mr. LeMenager stated "woe" is correct.

Mr. Moyer stated I understood the statement to be shock for one month, really nice for month, and then zero for the rest of the 11 months.

Mr. Berube stated he meant “woe” as in lousy, based on his statement. I think it is correct the way it is.

Ms. Kassel stated page 17 under access card registration, it should read “the sooner everyone is registered.” Page 18 there is mention of gray pines, but I am not aware of such a species. That statement should just read “younger, thinner trees and pines.” Page 19 and going forward in several locations, “lake” should be replaced with “pond.”

Ms. Kassel stated for the budget workshop minutes, page 4, the third paragraph should read “there is no minimum scope of services, unlike so many other services.” Page 18 and going forward in several locations, “lakes” should be “ponds.” Wherever Lakeshore Park Lake is mentioned, that should be Long Pond. There are only two lakes—Buck Lake and Cat Lake—and the rest of the bodies of water are ponds. The CDD does not own any lakes, just ponds. Page 27, fourth paragraph, Luke Brothers should be Ledesma.

On MOTION by Mr. LeMenager, seconded by Mr. Berube, with all in favor, unanimous approval was given to minutes of the June 23, 2011, regular meeting and budget workshop, as amended.

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. McMillan stated we had a meeting with Mr. Haskett last week. We have been working in a lot of areas. We currently have 14 employees, which we have had for the past week. We are working to stay on top of weeds, mowing, trimming and other detail activities.

Mr. Haskett stated I thought they were getting a little behind so I requested a meeting. They were short a couple employees for various reasons, but they increased the number back to the 14-member level because it was showing that is the number of staff that is needed this time of year, especially with the heavy rains and the 4th of July weekend. The grass as well as the weeds grew very quickly, so they have been trying to catch up. They are almost there and have been performing some weed spraying regiments. I am looking at some projects, such as along Cat Brier. Mr. LeMenager and Ms. Kassel asked why we are replacing so much St. Augustine turf when it is not the best choice of turf to replace.

With the 10-minute irrigation zone issue that we addressed in our meeting last week, they are cutting out some sod that is still good in this large area and using it to fill in other locations, and then we will replace the turf with Bahia in that area between the sidewalk and the golf course, which is similar to other areas in the community. That will help with under watering or over watering, insects, and other issues. Plus they are making bigger beds, taking out some areas where the turf was bad. Rather than replacing the turf areas that they would have to pay for, we got a discount for a few plants such as fakahatchee and muhly grass. That made some beds bigger instead of replacing more turf. There are some trees that need pruning up to ten feet since they are really growing right now. That is a good sign that our arborist did a good job, to see the trees flushing out and looking nice. They replaced a tree on Five Oaks this week, which was one of the six that had died last year that they replaced. It was 7½-caliper tree, a substantial tree, which they replaced at their cost because it was not looking well. It was not completely dead, but it was not going to survive.

Mr. Berube asked is that the one that was removed in the past couple days just inside the west entrance?

Mr. Haskett stated yes.

Mr. LeMenager stated it is a nice tree.

Mr. Haskett stated all in all, they are doing a good job and are keeping up with things as best as they can and staff levels are good.

Mr. Evans asked what was the resolution with MAXICOM monitoring?

Mr. McMillan stated I had a phone conference with Mr. Golgowski and Mr. Mike Walker about a week after last month's CDD meeting. Mr. Walker is very knowledgeable, but my opinion is the way it is setup and how he is servicing the community is a disadvantage. He needs to be fully brought on or fully taken out. That is my analysis over the past month.

Mr. Evans stated I understand your comment about him being taken out, but expand on what you mean by fully brought on.

Mr. McMillan stated right now, he is contracted with the CDD to oversee and check the system two times per month. With any kind of system, the reviews need to happen more often. Mr. Golgowski has been helping us the past few weeks making changes as we install new plants and as we see things that are not reacting the way we want them to.

I will send Mr. Golgowski an email saying we want to increase certain zones for certain times, and he has been helping with those changes. To hold Mr. Walker accountable, I think we either take him out completely or have him fully integrated where he can oversee the program.

Mr. Golgowski stated Mr. McMillan is correct. Mr. Walker, our advisor for MAXICOM, is contracted to monitor the system twice a month. So it falls to us to keep watch on the MAXICOM system and make minor adjustments. That is fine, but it is a complicated system. I would like to propose that we ask Mr. Walker to attend our next meeting as well as someone from Rain Bird who can explain MAXICOM. I do not know that anyone really understands what we have. It might be good to have them attend a meeting so we can clearly understand the system. We pay Mr. Walker \$250 per month which might be adequate for twice-a-month monitoring, but it is not enough to run the system. Mr. Walker's services usually involve total control of it and daily checking. Most systems are more sophisticated than our system, but that will cost more than \$250 per month.

Mr. Walls asked what kind of value are we receiving by paying \$250 each month? If he is only checking it twice a month and our landscape staff is telling us it needs to be monitored more than that, what is the benefit to continue to have that contract and pay Mr. Walker?

Mr. Golgowski stated the benefit of having someone overseeing it is that it is operated correctly. It is a sophisticated program and it does require someone trained specifically in that program to operate it. Although Mr. Walker's contract is for monitoring twice a month, he is checking in almost daily just because it needs to be done. He has always been available on request to help us get through sticky situations. We are getting much more than twice-a-month monitoring on this system. I think the value we receive is a well-run system and one that saves us money in terms of water usage.

Mr. Evans stated I understand the concept of getting rid of Mr. Walker. What are you going to do if you get rid of him? Who will physically monitor the system and who will do the job that Mr. Walker was doing?

Mr. Golgowski stated I do not think the irrigation staff has the time to commit to learn the MAXICOM system and then operate it on a daily basis. The CDD would have to hire someone. I do not see another option.

Mr. Evans stated it sounds like you would just be replacing Mr. Walker with someone else, doing what he was doing.

Mr. Golgowski stated that is correct.

Mr. Berube stated I checked with a couple people I know in the landscape business who know of MAXICOM. Their opinions are slightly different. Typically MAXICOM is sold with a monitoring contract attached to it, like we have. The consensus of opinions seems to be there will always be a problem of finger pointing back and forth until the landscape company onsite brings control of the MAXICOM system onsite. Mr. Walker is in Ft. Pierce and he has probably never been to Harmony, at least not very often. The consensus seems to be if you are going to apply water to plant material, the control of MAXICOM needs to be on the property and you need to have fewer people involved. I am not sure how complicated it is, but I understand it is a web-based program. We are contemplating replacing a lot of sod and planter beds, so we will need control of water for all these plants. Every time Luke Brothers applies fertilizer or pest control, they need to have those areas irrigated. We have a disjointed system in the way it works. We are spending \$3,000 annually for this service. As we discovered during this past drought, who knows how long the grass would have burned if Mr. McMillan had not said something to someone and had the system looked at to see what it was doing. Then we find out many zones were turned off. Whose fault is that? I do not know, but it seems to me that the monitoring service should have told us before we had grass die. I believe we need to bring it in-house. Mr. McMillan has the ability to handle it. The worst-case scenario is that it does not work the way we envision and we have to rethink what we did. I think the monitoring needs to be on property. We are holding Luke Brothers responsible for the quality of the turf, yet the number-one element that provides for the quality of turf is water and is in someone else's hands.

Mr. Evans asked based on the areas where we have had problems with MAXICOM, what percentage of the surface area would you say is negatively affected by these events?

Mr. Golgowski stated we have a lot of turf. In the big picture when you look at the physical turf area, it is probably not a lot.

Mr. McMillan stated I would estimate it is between 8% and 10%, but is a significant amount of sod to replace. If we replaced it all with St. Augustine instead of expanded plant beds, it would have cost \$15,000 to \$30,000.

Ms. Kassel asked did Mr. Evans mean what was affected specifically by the lack of water in those areas?

Mr. Evans stated yes, as a result of the MAXICOM issue. As we consider whether or not to bring this monitoring in-house, if we did bring it in-house, I presume that means we will be correcting a problem. I want to quantify the magnitude of that problem. if it is a 5% area or a 3% area, I am not diminishing the problem, but considering the overall area, it may not justify bringing the whole system in-house and incurring the additional cost of hiring someone else to monitor it in relationship to keeping a closer eye on it, now that we have identified the problem to these smaller, isolated areas. That is what I am trying to better understand.

Mr. Golgowski stated the percentage may be correct, 8% to 10%. Even though it is small, it still stands out. We may not be able to reduce that percentage if we want perfect sod.

Mr. Evans stated that is where I am leading to. Everyone watches our landscape very closely. It is to the credit of their efforts to try to watch it, from my standpoint and everyone's here. Now that we have identified the problem, we have isolated the cause of that problem. Is the cure to make Mr. Walker more aware of it, now that we are more aware of it? Or is it to make a change and bring the monitoring in-house.

Mr. Golgowski stated I think our system is setup to communicate from here to the remote controller, Mr. Walker, as to what needs to be done. I do not think that communication line was established from Mr. McMillan since they were relatively new to the process and are still learning the system as to what zones are on and what zones are off. Mr. Walker depends on that communication, and I think the problem was a lack of communication, which has been improved. If there was a problem with zones being turned off, that was a result of information not being exchanged.

Mr. Walls stated last month we talked about getting regular reports from Mr. Walker to Luke Brothers. Has that process started and how is it working?

Mr. Golgowski stated the reports have been requested and I think they have been responded to adequately. There has been an effort made to provide the information timely and comprehensively.

Mr. Walls asked how frequently is Mr. Walker willing to provide those reports?

Mr. Golgowski stated it is not in his agreement to provide them except for twice a month, but he has been doing it on demand, which has been at least weekly, sometimes more times in a week, as needed.

Ms. Kassel asked how often does Mr. McMillan need to see these reports?

Mr. McMillan stated I would prefer to have them at least weekly. Mr. Walker has been very helpful in providing the information that he has, but I would like to have the reports more often so I can keep track of things. If I see something is acting up, then I can check the irrigation report. I would prefer to receive them daily so I can monitor it more closely, but that is going outside of Mr. Walker's contract.

Mr. Haskett stated I think the best way to deal with this for now is to allow Mr. McMillan to have access to the MAXICOM system so that he can pull his own reports, which really should be done each time the system runs. You have 23 different controllers and thousands of irrigation heads that could break or just not run. Mr. McMillan can monitor it at that point. At our next meeting, perhaps he can tell us how he thinks his usefulness has been with MAXICOM and whether or not Mr. Walker is needed at that point. If Mr. McMillan can get a handle on it and understand it completely, he will be honest with us if he does not think he knows all the mechanics of the system. Then the Board can further consider whether or not to terminate services with Mr. Walker. I think Mr. McMillan at a minimum needs access to pull reports. Even if he conveys to Mr. Walker that certain zones need to be changed, that can still happen until such time as the Board decides to terminate his monitoring services. It is a complicated system, but it is in the Luke Brothers contract that they are to be knowledgeable with the MAXICOM system.

Ms. Kassel asked will Mr. Walker allow him to have access?

Mr. Berube asked what is restricting his access now?

Mr. Golgowski stated the computer is in my office and Mr. McMillan can stop by anytime to look at it. We have been relying on Mr. Walker to provide the reports.

Mr. Evans stated I recall the conversation last month being whether or not you can have access to the data. Is it a matter that you can view it anytime? Or is it an issue of changes to the software or programming changes?

Ms. Kassel asked is there a problem getting reports from Mr. Golgowski's computer?

Mr. Golgowski stated I think the issue is that what is in my office is the computer and you can print out reports, change schedules, and operate the entire system.

Mr. Berube asked so we have access now?

Mr. Golgowski stated yes. Mr. McMillan can come anytime to pull reports. I think the concern is that when things start changing in the programming, for example Mr. McMillan is laying new sod, he can just come and turn on the water and the MAXICOM system will take care of it. That breaks the communication link to Mr. Walker, which we can overcome, but then there are two people making changes to the system. That is when conflicts can arise and when zones get turned off and do not get turned on, or vice versa.

Mr. Evans stated to Mr. McMillan's point of bringing this service in-house, as I understand it, one option is to terminate Mr. Walker's contract and then Mr. McMillan can operate and monitor it from Mr. Golgowski's office and have access to all the reports he needs, or he can do that from a remote location.

Mr. McMillan stated my request is if I need to get better software or a new computer, our company will gladly provide that. Much of my office time is in the evening when I am getting caught up on paperwork and things have slowed down after the staff leaves. I would like access on my computer just to review, not to make changes, over the next month. That way I am not imposing on Mr. Golgowski by going into his office.

Mr. Evans asked essentially you want to shadow the program for one month?

Mr. McMillan stated yes.

Ms. Kassel stated if Mr. Walker can access the system remotely, then Mr. McMillan should be able to access it remotely.

Mr. Haskett stated he just needs access approval.

Ms. Kassel asked does he get that approval from Mr. Walker?

Mr. Golgowski stated if the Board wants Mr. McMillan to have access, we can do that. I caution you against going beyond that step. No disrespect to Mr. McMillan, but there is a history of experience over the past years prior to him coming here. We have a number of parks that are independent of MAXICOM in the neighborhoods, and we consistently have issues with them in terms of they get turned on for seven days a week, the rain and soil sensor controls get overridden, resulting in more water being applied, which has negative impacts on both the turf and the budget.

Mr. Berube stated but that is not an issue with MAXICOM.

Mr. Golgowski stated it will if you want to relinquish control to the landscape company.

Ms. Kassel stated I thought all we were considering was to allow Mr. McMillan access so he can see the reports and see how it works, and he can report to us next month. Perhaps Mr. Walker can also be at the next meeting so we can discuss everything among all those who are operating the system.

Mr. Evans stated that sounds like a good idea.

Mr. Berube stated Mr. Golgowski mentioned a computer in his office. Is it a special computer or is it just a computer you use to bring up the MAXICOM program?

Mr. Golgowski stated it is not a special computer, just one we use for the MAXICOM system.

Mr. Berube asked so can he load the program to his laptop for access or is it an internet-based program?

Mr. Golgowski stated it is accessible through the internet. He would not need to load the whole program.

Mr. Berube stated I have no problem giving Mr. McMillan access. I think what Mr. Haskett recommended is to run the two side by side for a month, with Mr. Walker performing his contractual services and with Mr. McMillan accessing the reports for a month. If it works, then we can discuss what we want to do with Mr. Walker at that point.

Mr. LeMenager stated one of the concerns I have is that we made an investment several years ago to try and get our water bill under control. We did a very good job in that effort. We were spending \$140,000 on water and we got down to \$80,000, and now we are back over \$100,000. After the large amount of rain we had yesterday afternoon, I saw sprinklers going off this morning. There is also a broken head across the street from 3317 Schoolhouse Road.

Mr. Berube stated last night during the rain, the irrigation was running at Beargrass Park.

Mr. LeMenager stated when I hear conversation that we should bring control right here onsite in Harmony; I am 100% in favor of it. We need to have the ability to turn this off when it is obvious the ground does not need water.

Mr. Berube stated we can resolve a local problem with a local solution.

Mr. LeMenager stated yes. I see our water bills are going over \$100,000 again. It might cost us some money to bring the service in-house, but I would imagine it would pay for itself in the water bills. I would like to bring this service in-house and stop over watering.

Ms. Kassel stated I see in the monthly report that irrigation inspections are 12% complete. The report does not have a date on it.

Mr. McMillan stated I turn those in typically around the 15th.

Ms. Kassel stated I was wondering why that was so far behind, considering all the irrigation issues we have had. Second, when you do the monthly reviews, do you check the soil and moisture sensors to see if they are operational? Something is not working.

Mr. McMillan stated when we perform our inspections, we go to the clock and make sure the zones are coming on per the clock, and we inspect the heads to make sure they are not broken or damaged and need to be replaced. We inspect each zone for each clock. I was in communication with Mr. Golgowski at the beginning of the month and found out the parks have moisture sensors and soil probes on them, so I will work with the irrigation technician to review and make sure they are not shut off and make sure they are working correctly. Regarding the MAXICOM system, I do not know if they have those sensors or if it just takes internet data and biotranspiration evaporation rates.

Ms. Kassel stated I meant if you check the moisture and soil sensors since you are doing on-the-ground reviews. We are using more water than we need to because there are a lot of soil moisture and rain sensors that are not operational.

Mr. Berube asked if you have local control of MAXICOM, will you do more investigative review to make sure it is all working properly, now that you can see what is going on? As Ms. Kassel mentioned, will you then be checking the soil moisture and rain sensors?

Ms. Kassel stated they are not here at 6:00 a.m. or 8:00 p.m. when the sprinklers are on after it just rained, so they do not know.

Mr. McMillan stated the idea of getting the reports is for the investigative work to make sure things are working properly. As I understand it, MAXICOM takes data from local weather areas and adjusts it. The soil sensors or moisture sensors are located only on the small park areas, and I just now found out they were there so we have not yet had

an opportunity to check them. I know we have not set those clocks to run seven days a week. We try to keep it two days, as with the rest of the system.

Mr. Berube stated it sounds like we are in agreement to allow Luke Brothers to have access to the MAXICOM system for a month and then we will see how this works next month and discuss it further to decide if this is working and what we are going to do with Mr. Walker.

Mr. Gologowski stated can we invite an expert to the meeting to explain it to us?

Mr. LeMenager stated yes, that is a great idea. On the sports turf, it got a little out of control and it looks like you have been doing a lot of work the last few weeks. I would like to see if you can keep it in good shape because it is one of the most popular facilities in Harmony.

Mr. Berube stated that entire area gets a lot of use.

B. Aquatic Plant Maintenance

i. Monthly 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.

ii. Pond Management Proposals

Mr. Gologowski stated we submitted a proposal in the agenda package and today distributed some photographs of some of the ponds that were taken yesterday showing the high water and some of the plants that are flooded.

Ms. Kassel stated the handout says that Pond 27 “planted” with 3,000 golden canna and 500 giant bulrush is a proposed planting, not something that has already happened.

Mr. Gologowski stated that is correct.

Mr. Berube stated I think that mirrors the proposal from Biosphere.

Ms. Kassel stated the word “planted” threw me off to where I thought they had already been planted previously and they are now gone. I just wanted to make sure. Right before I came to the meeting, I drove around Pond 27—Long Pond—and I noted that about 75% or even more, perhaps 80%, of the interior edge of the pond rather than outside the water has duck potato growing in it. There are some places where it is fairly sparse and some places where it is fairly thick. There are two areas where there are a substantial number of bulrushes, although they are not doing well. There is some kind of spikerush that is growing a little bit out of the water. There are at least four sections

where there is a substantial amount of spikerush growing along with the duck potato and arrowhead. Much of the shoreline is already being populated with these plants. Whatever planting we do there, the bulrush is not doing well there now and it is one of the proposed plants. I wonder why it is not doing well and whether or not it is a smart move to continue planting more. It would be nice to have some color there. I do not know if 3,000 cannas are needed. Last month we were told that about 50% of the shoreline is covered, but I would say it is closer to 75% or 80% covered based on what I saw today. Some of those areas are sparsely planted, but we know that within two years, those areas will fill in more substantially.

Mr. LeMenager stated I echo Ms. Kassel's comments. To an extent, they echo what I said last month and perhaps at previous meetings. It will simply take some time. I try to walk in the mornings, and I frequently walk around Long Pond. We were considering spending \$10,000 to \$12,000 on one pond, and frankly I think the pond looks pretty good. As Ms. Kassel mentioned, if there is a small amount of planting you want to do to add a little color, that is not a bad idea. The pond looks good, especially now that it is the wet season again. I do not think we need to spend a lot of money on the ponds. It will just take a little while. We have already installed about 4,000 plants in our ponds. It takes time and it has been only over the past two years when we have installed plants. We made the investment so now we just need to be patient.

Mr. Berube stated the amount of plantings in the proposal has been reduced and the proposed plantings for Pond 27 are now \$4,325. We contemplated up to \$15,000, but we did not know how much footage had already been covered. To Ms. Kassel's point, a lot of the edge is covered. We reduced the proposal from \$15,000 down to \$4,325 to fill in the empty areas on Pond 27.

Mr. Medlin stated the cannas are in a different planting zone and they are mixed in behind the plantings that are there. They are usually planted a little higher, so it makes it a little thicker. We proposed that to provide more color. We did review the area and there is a lot of arrowhead out there, so it was not necessary to put more in between to fill the bare areas. That is what this proposal is trying to do.

Ms. Kassel asked why is the bulrush looking so poor? Is that seasonal or is there something we need to worry about with the bulrush in that pond?

Mr. Medlin stated bulrush quite often gets a fungus, and it is a little off-season with many of the other plants. It does get a fungus in the summer because of the wet conditions so it does not grow during those months. It does better in drier months.

Ms. Kassel stated it looks so bad that it looks like it is almost dead. I have some concern about that, if we are considering investing money to plant more of them. If we are at the time of year when the pond is supposed to look the best with the canna and duck potato blooming, perhaps the bulrush is an inappropriate plant for that pond.

Mr. Medlin stated there are five or six plants we use frequently because they do really well and have had good success. Some may not survive in certain places and the reason you noted 75% of the pond edge is covered is due to the arrowhead that is doing very well. We tried a few other plants, such as pickerelweed and some fire flag, but in some places, they didn't come back in the spring. Perhaps the soil type may not be just right or the particular pond or the area at the pond we picked was not right for it. We are trying to be diverse in the plantings so it is not 100% duck potato in that area.

Mr. Evans asked what is the propagation rate on some of these plant materials? That seems to be a big issue.

Ms. Kassel stated we are guaranteed 80%.

Mr. Evans stated I do not mean survival rate; I want to know about the plant's expansion, from the time we plant it to the time it is expected to reach its full size. Mr. LeMenager raises the point that we need to wait and it will eventually fill in itself, and that is true within some sort of framework. Based on the soils and conditions that we have here, what is a reasonable expectation of the time that it will fill in itself? Is it two years or 20 years? That will be specific to that plant itself.

Mr. Medlin stated about two to three years. Usually when we install the plantings, they go dormant because they are basically pulled right out of the ground and reinstalled. It takes about a year for them to get established. If the plants survive that year, we feel pretty good that the plants are going to live. Sometimes they just flop over, so it takes a while for them to stand back up on their own. Once they strengthen after a year or two, then they start putting off new shoots and new plants, and they start growing really tall. Normally it takes two to three years, maybe up to five years. You mentioned different soil types. These plants are pulled from other wetlands. Some may have been tall and

some may have been shorter. There is a little genetic difference in the size of plants, so we are probably not getting the exact same size every time.

Ms. Kassel stated Mr. Evans is asking about the size to maturity of the individual plant, and Mr. Medlin is talking about the spread of plants.

Mr. Medlin stated after two or three years, then it starts to spread on its own.

Mr. Evans stated there has to be a point where it is healthier. It has to re-establish itself before it can start engaging in filling in the gaps.

Mr. Medlin stated that is correct.

Mr. Evans stated so we are looking at two to three years for those plants to get healthy to the point where they can propagate and expand coverage from that point on, so we are still looking at a few years after that point.

Mr. Medlin stated that is correct. Really compact, sandy soil may not allow those plants to expand as they would in mucky soil that has more room and more nutrients. Water levels are a consideration. When water levels drop, those plants like to expand more than when the ponds are full. There are many different variables within the two-year to five-year plan.

Mr. Evans stated we are trying to decide if this is a value-added investment. Are we putting money into something that we are going to see the benefit of based on the funds that we are going to be expending?

Ms. Kassel stated within a reasonable period of time.

Mr. Evans stated Mr. LeMenager raises the point that if we let it be, within a certain number of years, we will have accomplished what we were trying to accomplish earlier by spending these funds. All we are doing is accelerating that scope.

Mr. Medlin stated if you look at the ponds that are connected to wetland areas, you will see how thick and full those are. I am sure at one time the edges were bare and then they were planted. They filled in pretty quickly and they look really good.

Mr. LeMenager stated I am not opposed to spending the amount of money we have spent over the past couple years, which is \$3,000 to \$4,000 each year to continually make a small investment that pays off over time. I just felt that we were getting to a point where we are discussing a substantial investment that was really just designed to have it now rather than let it grow and develop on its own. I am in favor of spending the same

amount of money we have spent the last couple years, but not suddenly spending three to five times that amount on one pond.

Mr. Berube stated we did reduce the proposal from \$15,000 down to \$4,000.

Mr. Golgowski stated as an observation over the years, imagine the pond on Cat Brier on the golf course farther back, not on the street; it is ringed by arrowhead. Similarly, on Five Oaks Drive as you head west from the Schoolhouse Road traffic circle, the ponds on the left are thick with arrowhead. Those all grew on their own. If you imagine the pond as you are exiting the main entrance on the left, you will see spikerush all the way around the pond. I planted 12 plants in that pond about seven years ago, and that is the result in that time period. If you leave it alone, you will have a pond that is entirely arrowhead. Where we have planted some of the shelves in the wetland ponds, we mixed the plants in those areas and they look really good because there is a diverse grouping of plants. If you want to add color with the cannas, you have to do that since they will not grow on their own. You will probably have to culture it a little, too, in order to protect it. You could do nothing and in five years have arrowhead on all the pond banks. If your goal is to simply have vegetation, then you will have reached it. If you want to do something else, then you need to take affirmative action.

Mr. Berube stated numbers 1, 2, 3 and 4 on Pond 27 indicate four areas of new plantings that roughly matches the proposal we received as item 1 for \$4,325. We can plant four areas on Pond 27 for \$4,325. The map also shows one area on Pond 32 as number 5 and Pond 33 two areas as numbers 6 and 7. Item 2 on the proposal indicates two 500-foot increments at \$1,795 each, for a total of \$3,590. Are we breaking Pond 33 into two separate 500-foot increments?

Mr. Golgowski stated it looks that way.

Mr. Berube stated the proposal shows two 500-foot increments but the map shows three areas. I believe we are breaking Pond 33 into two pieces. The proposal for everything is \$7,915, and Pond 27 will pretty much get all filled in and we continue the process that has already begun on Ponds 32 and 33.

Mr. Walls stated I like the proposal for Pond 27. I think I can justify spending that kind of money on Pond 27 because when you look at its size as far as bank area, it is probably equal to several of the other ponds. That is our prize pond; it is probably the pond that is seen by the most people. I like putting golden canna there. As I said when we

first considered these aquatic plantings, this is an aesthetic issue for me. I like having that pond mostly filled with plants that have some color. I am undecided about the second proposal. Those ponds are rather out of the way, so perhaps in that instance, we could consider doing some small plantings ourselves or we just let them go and let them fill in on their own.

Mr. LeMenager stated I have the opposite opinion. I think we have done plenty on Pond 27. Ms. Kassel's estimate that it is about 75% filled in already means it will get filled in by itself, but it is not a bad idea if we want to add some color to it. The people who are going to purchase lots in the Estates section are paying their CDD fees just as the rest of the property owners. Walking over there in the mornings at least once a week, I would say the pond that needs something is Pond 33. It is pretty plain right now and it will have quite an impact. I would not spend as much money on Pond 32. I think that pond has grown in reasonably well; it is a lot thicker. That assessment is based on me walking by them at least 20 times.

Mr. Berube stated I think Mr. LeMenager is right in the idea that those two ponds are in an area that is trying to be sold. Some lots are sold but there is no construction going on. I think that will be treated as a premier area being estates.

Mr. LeMenager stated the assessments are being paid, either by the developer or the property owner, just like the rest of us.

Mr. Berube stated I have no argument to that point. There is only one road into that area and it goes right between those two ponds. If they look nice, you have to think that is to everyone's benefit for lots to be sold and houses to be built. Someone chose Ponds 32 and 33 for this proposal. Were you going along the same lines we were thinking, or was there some other reasoning?

Mr. Gologowski stated I saw them as visible ponds and they are rather bare. It is probably time to do something with them, either naturally or manually.

Mr. LeMenager asked have Ponds 32 and 33 been part of our last two plantings? We were planting them by number and I do not believe we have planted all of them.

Mr. Medlin stated Pond 33 had some plants installed in the back corner in the most recent planting.

Ms. Kassel stated my husband installed a lot of plants on Pond 32.

Mr. LeMenager stated I do not think Pond 32 looks bad, but I think Pond 33 is pretty bare. Given its location, I am in favor of installing plants in that pond.

Mr. Evans stated I think we should do them all.

Mr. Berube stated I agree.

Mr. Evans stated if we are going to do this, we originally talked about spending \$15,000 for this enhancement program in this fiscal year. We decided to look more closely where we can enhance the ponds without duplication. I think Mr. Medlin and Mr. Golgowski have done a very good job to provide a proposal as close as what we asked them to do. I think we should move forward by doing both of them.

Ms. Kassel stated we have no forms for residents to submit if they wish to speak on items prior to the Board taking a vote. I suggest that people raise their hands if they wish to speak and keep their comments to two sentences.

A Resident stated I purchased a lot adjacent to a pond in 2005 and I fell in love with it. It is next to the dog park. I saw deer, an alligator, snowy egret and much other wildlife. I love my lot. It was clear cut all the way down to the pond. I built my house and put a room on the side facing the pond so that I could watch the wildlife and watch the big dogs play in the park. Then the CDD started planting weeds around my pond and I do not understand why. I was told it was to protect the wildlife but the alligator is gone and he never comes back. Sometimes I see an alligator that swims down the middle of the pond. I have no wildlife anymore. If deer do come, they stand back because what I have is weeds. I want a clear cut so that I can see the wildlife. I have no wildlife but I have weeds. Now they come around in a boat and spray weed killer on weeds, so now I have brown weeds and garbage collecting in the weeds. I am unhappy and I want my lot back. I want it clear cut down to the water. I do not know what possessed people to plant weeds around it. They are not flowers; they are weeds.

Mr. Berube stated we did not purposely plant weeds. There has been a purposeful rising of the natural grass growth of about four feet around the edge of the pond.

The Resident stated I understand all that but I really regret looking out my window and seeing no wildlife and I just see weeds growing. I do not care what you call them; they are weeds. Then they get sprayed and now I have brown weeds, and garbage collects in them. My beautiful pond on Blue Stem has been destroyed because someone wanted to do whatever it was. They do not do it anywhere else; they only did it here.

Ms. Kassel stated I think you are making some connections that may not connect. The fact that there is no wildlife does not have to do necessarily with the fact that we are not mowing all the way down to the edge. The weeds that you say are growing, there were some aquatic plants installed at the back of the pond, not by your lot, for the purpose of water quality. That pond has been a problem in terms of things growing that do not belong that we wanted to intentionally remove. We have not done plantings of anything that we are considering today on your side of the ponds. There is less wildlife there due to the fact there are fewer around generally speaking. I have noticed the same thing, but it is not because of what has been happening in your pond.

The Resident stated the pond is incredibly ugly. I am very disappointed. I realize you are not going to clear cut my pond. I realize the alligator might not come back. Watching wildlife was exciting to me. I love all creatures. I am incredibly unhappy with my pond. I want you to know my pond is ugly. When I go to sell my home, it will be hard to sell because the pond is ugly.

Mr. Berube stated the proposal we are discussing today is for three specific ponds. In the next fiscal year, we will continue the pond planting program, more than likely. In general when we plant the edges of the ponds, we cut it all the way down to the water level so that the flowers can grow and there are no more weeds. I will keep your pond in the forefront of my mind for plantings for next year.

The Resident stated I do not want plants in my pond. I want it clear cut so I can see the wildlife. I disagree about Ms. Kassel telling me the wildlife is not abundant because it is. It could not have been so depleted in such a short period of time than when I first came. I did not pay \$84,000 for that lot and build a large home on it to look at weeds and garbage and have the sprayer come around and spray the weeds.

Mr. Berube stated we have heard your comments.

Mr. David Leeman stated I understand Mr. Medlin is working with you for pond maintenance, but he is also a salesman, so he is selling you a product. It is in his interest to sell you the most product that he can. It may not necessarily be the best way to buy \$10,000 or \$15,000 worth of product. If, as Mr. Golgowski says, you do nothing, the ponds will fill in on their own. I would like to remind you that we are not doing nothing. If you want color in Long Pond or anywhere else, you can ask the residents to do it. Anything that grows in Harmony can be transferred to those ponds and it will not cost

you anything. I also want to remind you, as Mr. Golgowski said, only seven years ago they planted a dozen plants in that one pond and it is almost completely been circled with their plants. I agree with Mr. LeMenager that we need to be patient with this and not go crazy with the expense. It will all come to fruition and at some point, it may be so thick that you will have to thin it out. I am not hearing a great outcry from residents that we need to fill in the plantings on all these ponds. I hear Mr. Berube saying that we need to sell homes and it will be good for everyone, but that sounds like an excuse to spend the property owners' assessments. Just do not spend it. The ponds will fill in and they will look fine. We can add a little color through the help of the residents without spending \$15,000. If you are going to spend that amount of money, do every single pond and spread out the plantings so they can fill in. Do not plant just one pond and then come back and have to spend more money on another pond. Plant all the ponds at the widest dispersion you can and watch them fill in. That will probably be the only time you need to spend money in the next 10 or 15 years if you do all the ponds now. They said the first time they did the planting, it looked like we did not get very many. Mr. Golgowski reviewed the plants with them, and it turned out they were putting four into one because they were small. Then you still only have one plant even if it was four when you planted it. If you have four small plants, plant them separately and individually, and they will grow and fill in that much sooner. Planting four plants as one is a labor-saving device for them to allow them to complete the job and collect their money faster. That did not help us at all.

A Resident stated I agree with Mr. Leeman.

Mr. Berube stated we are not spending \$15,000; let us be clear. We are discussing spending just under \$8,000.

Mr. Evans stated Mr. Leeman raises a good point about spending money for the sake of spending money. At the same time, are we looking to continually enhance the community? There is a balance between those two. I am hesitant to spend cash on anything. We have an obligation to continue to enhance the community and take care of the assets that are here. To do nothing is not necessarily taking care of the overall community and the assets, but there is a balance, and we do have to keep it in balance. We can say we will not do anything other than what we absolutely have to do, and then you become stagnant, or you can move forward and gradually implement a program over

time to enhance these ponds or any other aspect of the community. The points everyone raises are valid, but we have to find balance.

Mr. Berube stated I think we are in a balance. We are not contemplating planting all six residential ponds that we have. We started with one and expanded it to three because of how it worked out. If we were going overboard, then we would say we should plant all six ponds. Mr. Evans slowed us down a little last month and directed us to focus on a few and see where it brings us. I think that is where we are. Our proposal today has decreased tremendously from what we discussed last month.

Mr. LeMenager stated that is true, but it is still twice as much as we have been spending the last couple years. We have spent about \$3,000 for each planting, and now we are talking about \$8,000. I have no problem with us investing \$3,000 or \$4,000 each year on continually upgrading or adding plants where they need it. I think Pond 33 is a good example of a pond that needs it. We are discussing spending 2.5 times more than we have in the past. While it is less than \$15,000, it is still \$8,000. I am in favor of continual long-term investments, but not \$8,000 a year.

Ms. Kassel stated I propose that we back things down a little from what we received in the proposal. I suggest we reduce the canna to half and reduce the bulrush as well. I am just concerned that we are going to be spending \$1,200 on bulrush and most of it will not do well here. I suggest we remove the duck potato in Ponds 32 and 33 since we do not need it; it seems to do well on its own. I suggest we reduce the bulrush on Ponds 32 and 33 and leave the canna and pickerelweed. With those reductions, we are not spending \$8,000 but still improving the community and giving color to the ponds and making the ecosystems in the ponds favorable for wildlife and aesthetics. Hopefully we will not need to treat the ponds as much with chemicals.

Mr. LeMenager stated I agree with that.

Mr. Berube stated I like the proposal as it is written. We asked Bio-Tech to review some areas, and I saw Mr. Gologowski and his assistant in the field reviewing all of this. Most of the time I agree with Mr. Gologowski's advice, and I like the proposal. I hear everyone's comments, but we continue to discuss this over and over.

Mr. Walls stated if the majority of the Board thinks Ponds 32 and 33 should be planted, I am fine with that. I hesitate to make adjustments to the proposal because I am not an expert in this field. If they say those plants will last and will be the proper plants

for the areas, they are the experts. We have a warranty on the plants. If they start to die, then we will address that with them. I am fine going ahead with the proposal as it is presented.

Mr. Qualls asked is this a proposal or a contract? If the District signs this proposal, will there be a contract to follow where we can include some terms to protect the District?

Mr. Medlin stated I believe the proposal constitutes a contract once it is signed.

Mr. Qualls stated I think we will want to review it a little more thoroughly and put in some terms favorable to the District.

Mr. Evans stated Mr. Qualls can negotiate the terms with Bio-Tech; the Board will just be considering the price in this proposal.

On MOTION by Mr. Berube, seconded by Mr. Walls, with Mr. Berube, Mr. Walls and Mr. Evans in favor, and Ms. Kassel and Mr. LeMenager against, approval was given to the aquatic planting proposal from Bio-Tech Consulting for items 1 and 2 in the amount of \$7,915, subject to review of terms and conditions of the agreement by legal counsel.

Mr. Berube asked is Mr. Medlin a biologist or a salesman?

Mr. Medlin stated I am a biologist.

iii. Buck Lake

Mr. Golgowski stated I am privileged to have working with me this summer Ms. Samantha Murphy, who is a high school senior at Harmony High School and is interning with the Development Company. One of her projects has been to plumb the depths of Buck Lake. She has produced this contour map of the bottom of the lake that I distributed to the Board. It is a good piece of information for fishermen in the community and for all of us in general. I will email it to Mr. Walls.

Ms. Kassel stated we appreciate this information.

Mr. LeMenager stated this looks great.

Mr. Berube asked did that happen with sonar or a stick? How do you do this?

Mr. Golgowski stated we took a weight on the end of a line and dropped it to the bottom and marked the feet. It was very labor intensive, but that is what interns do.

iv. No Fishing Signs

Mr. Golgowski stated you should have received by email some options for pricing on the signs. It has been amended to read "For your safety, fishing and swimming are

prohibited. Either constitutes trespass.” The signs will have rounded corners instead of sharp corners. They will be placed on more durable poles than what is included in the proposal, and they will cost about \$7.00 each, just a little more than the \$5.40 that was previously quoted. They will be concreted into the ground and will be placed about 500-foot increments, consistent with State law, as well as some of the typical access points, including the corners of the lakes. There will be 37 or 38 signs and the map shows suggested locations. The price of the sign is \$16 each.

Ms. Kassel asked what is the total price per sign when you include the concrete and labor?

Mr. Golgowski stated the labor will be done in-house and the concrete is about \$2.00 per sign, for a total of about \$25 per sign.

Mr. Berube stated that equates to about \$1,000 if we sign all the ponds, which I do not want to do.

Mr. LeMenager stated I am in agreement of not signing all ponds. I think the sign is terrible. The purpose of the signs is to have people from St. Cloud and other areas stop fishing in the pond on Brackenfern. That is the one this project is really all about; it is the pond that residents have been complaining about.

Ms. Kassel stated I disagree.

Mr. LeMenager stated people are going to laugh at “for your safety.”

Ms. Jeanna McGinnis stated people are urinating in my backyard. I am sick of it and I am tired of it. We need signs in that pond.

Mr. LeMenager stated I agree; I think it needs to be a stronger sign. It is too nice.

Mr. Berube stated I think I made that suggestion to add “for your safety” because many of our signs are less cutting or edgy than other signs. I do not like any of the signs, but if we are going to have them, Mr. Haskett does a nice job getting his point across with nice words. That was one of the reasons I suggested adding “for your safety.” I did not want a blunt sign, especially if it shows up in areas like Lakeshore Park in Long Pond. There are signs all along there and there is traffic through this development looking at houses and land. If they see a big sign that says “fishing prohibited,” I think that is rather blunt. I agree we have too many signs, but where are we going to put them?

Mr. Evans stated we have to try to resolve the problem. The people who are going to the ponds and trespassing do not care what the sign says. What we are concerned with is

the enforcement when a deputy tells these people that they have been properly notified and the sign satisfies Statutes, so therefore he can discuss their trespassing issue with the violators. That will fix the problem.

Ms. McGinnis stated I do not care what is on the sign; there can be smiley faces on it, but there needs to be signs.

Mr. Evans stated the only way we will cure the problem is to install the signs that will give the officers the authority to take action to fix the problem. That is our goal. I do not care if the signs are pink, or as Ms. McGinnis suggested, if there are smiley faces on them. That is not the problem. Most people know they should not be doing it. Most of the residents know they should not be doing that because they are trying to be courteous to their neighbors. The people who are coming in here and violating the rules could care less about the residents and the neighbors.

Mr. Berube asked do we sign all the ponds or just the one on Brackenfern?

Mr. Evans stated I think we sign them all. We adopted a rule that says there is no fishing in the ponds.

Ms. Kassel stated they will simply move from one pond to another. If a pond does not have a sign, they will assume they can fish there.

Ms. McGinnis stated every time we approach people in our backyard, they retort that there is no sign posted. We call the police and they come out but they say there is nothing they can do. The police will talk with them and ask them to leave. This is a huge problem. It happened twice last month where people were urinating in our backyard while we were trying to eat dinner so we called the police and spent over two hours waiting for these people to leave, and still not getting to eat dinner.

Mr. Berube stated we have no argument with you.

A Resident asked with the signs, does that mean the police can actually issue citations?

Mr. Evans stated yes.

The Resident stated I agree that all ponds should be signed.

Ms. Kassel stated I see other heads in the audience nodding, as well.

Mr. Walls stated I will not support any signs for the reasons I have stated in the past. I understand the concern that Ms. McGinnis and other residents have, and I sympathize with them. The fact is, we have heard from perhaps four families who live along these

ponds, and that pond on Brackenfern has at least 20 houses on it. My stance is going to be that we not install signs at every pond. If the Board wants to approve signs at the Brackenfern pond, that is fine, but I will not vote for any other signs.

Mr. Evans stated our first consideration is to order the signs. We have the option of two different sized signs: 10" x 12" or 12" x 18".

Mr. LeMenager stated in terms of enforceability, the size does not matter; the wording matters.

Ms. Kassel stated it is the size of the lettering that matters.

Mr. Golgowski stated that is correct.

Mr. LeMenager asked can we go with the smaller sign?

Ms. Kassel stated I do not see why we cannot choose the smaller sign.

Mr. Berube stated the impact between the two is not very different.

Mr. Evans stated all we want to be able to do is point to a sign and call a deputy to enforce the trespass. There is a \$100 difference for 37 signs.

Ms. Kassel stated I suggest we go with the smaller signs. I do not see why we would want to choose the bigger size because if we do not like having signs, then we should choose smaller signs if we need them. Plus it will save us money.

Mr. Golgowski stated the letters need to be one-inch tall, and they are on the bigger sign. I am not sure if one-inch letters will fit on the smaller sign. The key words are "no fishing or swimming."

Mr. Evans stated we know the larger signs will satisfy the legal requirements.

Ms. Kassel stated I thought the letters had to be two inches tall.

Mr. Qualls stated "trespass" is also a word that needs to be of the correct size.

Mr. Berube stated I have to believe the average deputy is not going to walk up to these signs with a ruler or tape measure in his pocket. He will see the sign and know if the language meets Statutory requirements.

Ms. Kassel stated we do not want to spend \$1,000 and run that risk. I think we need to do it right and get it done the first time.

Mr. Berube asked do we want to consider this today or next month?

Mr. Evans stated we can consider it now.

On MOTION by Ms. Kassel, seconded by Mr. Evans, with Ms. Kassel and Mr. Evans in favor, and Mr. Walls, Mr. Berube and Mr. LeMenager against, the motion does not pass to order 37 signs measuring 12" x 18" along with the appropriate poles and hardware.

Mr. Evans asked you do not want to purchase the signs?

Mr. Berube stated not in that quantity. I agree with the signs but I do not want to install them at all the ponds.

A Resident asked may I eliminate my house from being signed?

Mr. Evans stated no. The issue is, the Board voted to say there is no fishing in the ponds. Now we are saying we do not want to follow through with it. If you build a road and you establish a speed limit on that road, you post that whole road, not just part of it and say it is fine to have a speed limit on this portion but not on the other portion. We should be consistent in our decision and our implementation of our policies and rules, and not pick and choose. You may not agree with the decisions that we make, but I think you should have comfort that we are trying to be consistent on how we implement those policies and decisions, and not try to show favoritism one way or the other toward any class or any group. That is a responsibility that we have as a Board to the landowners.

Ms. Kassel stated Mr. Sampson said that he saw people putting up a tent at Long Pond. We have seen people in the pond behind the dog park doing winch-water skiing. We have seen people bringing in boats in the ponds by the Estates. I understand you do not want signs everywhere, but there is no other way we can enforce this. There was one guy throwing bumpers in the pond for his dog, which is a training exercise, and an alligator was following him.

Mr. Walls stated these signs do not prohibit any of those things you just mentioned.

Mr. LeMenager stated that is a good point. I propose we sign Ponds 24 and 26. Those are the areas where we have ponds that back directly to houses. As has been mentioned quite often, those are the two target ponds where we have problems with enforcement. I think I have said consistently that I am in favor of signing ponds that are adjacent to people's homes.

Mr. Berube stated to respond to Mr. Evans's point about being consistent; we need to go back to the beginning of this rulemaking process. It started with people complaining

about Pond 24. The complaints have been consistent and we have been dealing with it for a year.

Ms. Kassel stated Pond 27 as well.

Mr. Berube stated I live near Pond 27, and I do see some things going on. I am torn with adding more signs.

Mr. Evans stated we can order all the signs and we can post them at the two ponds. If people start moving to the other ponds, then at least we have the signs and we can post them at that time.

Mr. Berube stated I am fine with that.

Mr. LeMenager stated I can support that.

Mr. Evans stated that way, we get the economies of scale by ordering all of them at once. Personally I think they are just going to move from one pond to another. When that happens, we will post the pond.

Ms. McGinnis asked why are we spending money installing plants? People are launching boats in some of these lakes. I do not understand that.

Mr. Berube stated we will order signs and post them as we need to.

Mr. Evans stated let us reconsider merely purchasing the signs.

Mr. Walls stated I would like it stated in the motion that this is not to install the signs.

Mr. Evans stated we will consider that separately.

Mr. LeMenager stated I prefer the smaller signs.

Ms. Kassel stated we do not know if they are compliant.

Mr. LeMenager stated we should answer that question.

<p>On MOTION by Ms. Kassel, seconded by Mr. Evans, with Ms. Kassel, Mr. Berube and Mr. Evans in favor and Mr. Walls and Mr. LeMenager against, approval was given to purchase 37 signs measuring 12" x 18" along with the appropriate poles and hardware, in the amount of \$962.</p>

Mr. Evans stated the next issue is where we want to install the signs.

A Resident stated not on Blue Stem.

Ms. Kassel stated other residents on Blue Stem have complained about people doing things in that pond.

Mr. Evans asked how long will it take before we receive the signs?

Mr. Golgowski stated it takes a couple weeks lead time.

Mr. Evans stated by the time of our next Board meeting, we will have these signs installed in several locations.

Mr. Berube stated Pond 24 is on Brackenfern and Pond 26 is on Blue Stem.

Ms. Kassel stated I would like to add Pond 27.

Mr. LeMenager stated I am opposed to signing Pond 27.

Mr. Berube stated I am also opposed to Pond 27, purely for the aesthetics.

Mr. LeMenager stated I agree.

Mr. Berube stated there is some attraction to Pond 24 and I do not know why that is.

Ms. McGinnis stated because it is secluded and you have to chase them down to the woods.

Mr. Hugo Colache stated I think you have had plenty of discussions about the signs. If you trespass with a boat or anything else besides fishing or swimming, those activities will still be illegal if you post the signs. If you do not put signs at all the ponds, you will move the problem from one place to another and you will spend all this valuable time arguing about what pond should be signed. You have the money to purchase the signs, this is the rule, and you need to post the signs at every pond and stop arguing about it.

Mr. Evans stated personally, I agree with you, but as a Board, we go through this mental exercise to get to an answer.

A Resident stated people who setup tents on ponds create an eyesore for the community.

Ms. Kassel stated it is also a security issue.

The Resident stated I have seen people driving their four-wheelers on the grass close to the lake.

Mr. LeMenager stated four flat tires will probably stop that activity.

Ms. McGinnis stated I should not have to resort to vigilante tactics to keep people away from my pond.

Mr. LeMenager stated I tend to agree, but I am also a pragmatist.

Mr. Evans stated we are purchasing all the signs. Installing them in which ponds is the issue facing us now.

Ms. Kassel stated I recommend Ponds 24 and 26.

On MOTION by Mr. LeMenager, seconded by Mr. Berube, with all in favor except Mr. Walls, approval was given to installing the signs at Ponds 24 and 26.

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

Mr. Haskett 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. Haskett stated Mr. Belieff has been coordinating the Fish Away program for kids on Thursday mornings during the summer so he is not able to be at today's meeting.

Mr. Berube stated Mr. Haskett did a nice job on the article in the newspaper.

Mr. Berube asked are we expanding the duties for Mr. Belieff during the day? It strikes me that sometimes he has a lot of free time.

Mr. Haskett stated since I am now overseeing both Mr. Belieff and Mr. Druckenmiller, I have been observing Mr. Belieff in his duties. He does things throughout the day besides working on the boats and at the dock. He washed the basketball court last week, so he is staying busier. The report on dock maintenance activities combines what Mr. Belieff and Mr. Druckenmiller are doing in one simple form. Mr. Druckenmiller finished the dog park pavilion that was renovated. All the foam accents that were there were removed and poured with solid concrete. Sin board was used as a PVC material that will not deteriorate. Hopefully we have resolved the problem with vandalism in that area. The next step is to complete the two pavilions along Cat Brier that have the same deterioration issues with the foam accents on the bases. He will touch those up and then move to Lakeshore Park, which will then be in fiscal year 2012.

Mr. Berube stated what Mr. Druckenmiller does is very detailed oriented, and when he is done, it looks very nice.

Mr. LeMenager stated he does a great job; it was a great idea hiring him.

Mr. Berube stated he might move a little slow, but he is detailed and he does not miss anything.

Mr. LeMenager stated he is terrific. I think we are very lucky having both gentlemen.

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 for all practical purposes, we have collected our on-roll non-ad valorem assessments. We are a little short but that will be received yet this month or in August. We are about \$47,000 under budget with our expenses.

Mr. LeMenager stated on page 13, the cash and investment report, shows that for the most part, we are not making anything on our money, which is understandable at today's interest rates. I did note the CD we purchased on which we are earning 1.75%, but I also notice it is only \$127,000. One of our reserves is first-quarter operating expenses, which we are setting up for the long term because we know that at some point in the future when the developer is no longer paying monthly, we will have a gap at the beginning of the fiscal year before assessments are collected from the tax collector. Those future years are probably four or five years away. I wonder if we can increase the funds on deposit closer to \$250,000 where we set the reserve? That will provide us with some interest income. That is money we are setting aside for the long term; we do not need it for our first-quarter operations for five or six years.

Mr. Moyer stated as long as you understand if the District has a hurricane, you will lose a lot of money if you withdraw it early.

Mr. LeMenager stated my point is, we have \$700,000 in total reserves. There is \$127,000 on long-term deposit now and I would like to see that number be higher. One of the key reserves we setup is for first-quarter operating expenses, and that is not something we think we will need to use for many years. It would be great if the town took off, but as it looks currently, we are probably four or five years away before we even have to think about cash flow in the first quarter.

Mr. Moyer stated what the investment staff has done is to layer these monies so the 0.3% will mature and rollover into a higher-producing investment. The same thing will happen with the 2.85% investment. It will roll forward on a 30-day, 60-day or 90-day basis. We can certainly look at that.

Mr. LeMenager stated I understand what you are saying. I think we discussed how much should be in the first-quarter operating reserve, but that is money that we will not need for several years.

Mr. Moyer stated the only thing we have been reluctant to do is invest extremely long term due to the risk of no longer having inflation and very low interest rates. Financial

advisors will tell you not to go out five years because if the interest rate is 6% in five years, you are losing money on your investment.

Mr. LeMenager stated I am not suggesting five-year instruments. I am suggesting more of these 15-month investments where we are achieving a higher return.

Mr. Moyer stated we will look into it.

Mr. Berube stated on page 1 of the balance sheet, we show a deposit of \$1,250 for pool keys. Where is that money? Have we thought about what happens when people start asking for their money back? Do we have a plan?

Mr. Haskett stated when it says deposit, that is only in the books. When people pay for the key, they are paying for a key and it does not say "deposit" on the form they fill out. So there are no returns.

Mr. Berube asked where is the \$1,250?

Mr. Moyer stated it will show up in cash and investments. They classify it as a liability but we have not spent the money. As an asset, it will be cash or part of an investment.

Mr. Berube stated when the welcome center collected \$25 for the keys, it did not go to a lockbox, but it got transferred to the CDD.

Mr. Moyer stated that is correct.

Mr. Evans asked why is it classed as a liability?

Mr. Moyer stated if the interpretation is that we have to pay it back, then it is a liability.

Ms. Kassel stated but it is not a liability, so we can remove it.

Mr. Moyer stated that is correct.

Mr. LeMenager stated our attorney might want to confirm we can do that.

Mr. Qualls stated I will check the form, but if it is not a deposit, then it is not a deposit. The form would trump whatever the balance sheet says.

B. Invoice Approval #135 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.

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

Mr. LeMenager stated there is an invoice to Hydrocom Technologies in the amount of \$1,892. Was that a budgeted amount or an unexpected repair?

Ms. Kassel stated we discussed that last month; it was to replace a controller.

Mr. Berube stated this check run summary should match up with the invoices we received via email.

Mr. Moyer stated that is correct.

Mr. Berube stated I review the website posting of invoices and I do not recall seeing any Young vanAssenderp invoices in that package.

Ms. Kassel stated that would have been for the previous month.

C. Comments and Questions on the Proposed Budget for Fiscal Year 2012

Mr. Moyer reviewed the proposed budget for fiscal year 2012 as contained in the agenda package and available for public review in the District Office during normal business hours.

Mr. LeMenager stated I thought we had agreed on the allocation of fund balances as shown on page 9. These three numbers for the assigned fund balances for the operating reserve, insurance reserve and renewal and replacement reserve do not change from draft to draft. I thought we agreed at our last meeting that we were going to change those amounts, especially the reserve for renewal and replacement. I thought we were increasing that number.

Mr. Moyer stated I might not have picked that up in the minutes. We will look at that.

Ms. Kassel stated we also asked you to look into what will happen to our premium if we increased our insurance deductible to \$100,000.

Mr. Moyer stated I made that request and did not receive an answer.

Mr. Evans asked when is our budget hearing?

Mr. Moyer stated your next meeting.

Mr. Berube stated last month we talked about potentially building a sidewalk and adding a shade structure to the playground. Is this where we consider those items?

Mr. LeMenager stated if you want to include them in the budget, this is the time to bring them up.

Mr. Evans stated there was no real consensus on the sidewalk, but it sounded like everyone was leaning in favor of the shade structure.

Ms. Kassel stated I was not.

Mr. LeMenager stated I was not, either.

Mr. Evans stated I must have misunderstood and will have to review the minutes again.

Mr. Berube stated the consensus seemed positive to me, also.

Mr. Evans stated it was well received but no action was taken.

Mr. Walls stated I like the shade structure, pending a reasonable cost.

Mr. Berube stated I sent a request to Mr. Haskett to price that out.

Mr. Haskett stated I do not have anything in writing, but based on other shade structures that we have purchased, it could be between \$12,000 and \$18,000 to cover the playground equipment.

Ms. Kassel stated we have a shade structure at the school.

Mr. LeMenager stated we also have at least two small shade canopies in a couple of areas.

Mr. Evans stated depending on the remaining invoices for the year, we will have \$40,000 at the end of the fiscal year, which will apply to carry-forward surplus. A projected carry-forward surplus has not been calculated into our budget numbers for fiscal year 2012.

Mr. Moyer stated that is correct. The surplus for this year will fall to fund balance.

Mr. Evans stated if that is the case, if that is something you want to do, we do not need to include it in the fiscal year 2012 budget. We could act on it at the next Board meeting and it can be accomplished in this fiscal year.

Mr. LeMenager stated I would like to hear from more parents, similar to what we did with the swing set. Mr. Haskett's office sent an e-blast to ask if people were interested in having a swing set. We received enough positive feedback from the community, so the Board installed one and it has turned out to be a wonderful idea. I think we should ask the community again if they think it is worthwhile to spend \$12,000 to \$18,000 to put the playground equipment under a shade structure.

Ms. Kassel stated everyone will probably say they are in favor of putting up a shade structure. But at a cost of \$12,000 to \$18,000, are you still willing to install a shade structure? We need to include that information. When we asked about the swing set, we did not include the cost of \$4,000 to \$6,000 for two swings. Of course everyone will respond that they are in favor of swings. I think we need to put it to the residents in a way

that allows us to make the decision. They should know that if they are in favor of it, there is an accompanying cost.

Mr. Berube stated if you go to that playground, which I do with my granddaughter quite frequently, it is virtually unusable most of the day.

Ms. Kassel asked what about the one at the school? In the summertime, no one uses it.

Mr. Berube stated people do not go there. Technically we are not supposed to be on school property. Plus we want to encourage people to enjoy our facilities. We are the governmental agency that is responsible for the public facilities, and governments improve the aesthetics and facilities for the people who live here. During the day, you will get burned on most of the equipment.

Mr. Evans stated I agree with all of you. I think it is a great suggestion because it increases the usability of the facilities that we already have and it is also a safety element for kids using the facilities.

Mr. Berube stated if you go to Lakeshore Park in St. Cloud, they have a playground about the size of ours with a shade structure.

Mr. Evans stated with that in mind, we are in a position where we could approve this item at the next Board meeting. It will be an evening meeting so if Mr. Haskett wants to send an e-blast that this is one of the things that we are considering at the August meeting, he can let them know that we are planning to have a price quote on various sizes or offer prices in a various range, so that it is more definitive.

Mr. Haskett stated I can send that e-blast.

Mr. Evans stated we can move that along pretty quickly and have a definitive action. The other element we discussed was extending the sidewalks.

Ms. Kassel stated the same e-blast can address that, as well.

Mr. Evans stated I can see doing that easier for the shade structure because it is something you can relate to and envision. It is for this Board to make these decisions, not to solicit input on every decision we need to make. That is what we were elected to do.

Mr. Berube asked do you mean in reference to the sidewalk?

Mr. Evans stated yes, it is a physical improvement. I value the input from residents, but it still comes back to the fact that we need to be able to make those decisions. I heard

both sides of the advantages and disadvantages and the comparison in relationship to the cost.

Ms. Kassel stated Mr. Berube indicated it would be \$15,000 to \$18,000, not \$12,000 to \$18,000.

Mr. Berube stated the physical sidewalk itself should cost \$12,000. Mr. Boyd said with the current business climate, it will probably be less than that. You need to figure that there will be other costs, including engineering. That area has a slope to it, so there will need to be some fill. I am sure we will want to improve it; we will not want to just install 1,000 feet of sidewalk and leave it that way. We will need some trees and landscaping, so I am figuring more than the quote, so I added 50% to his number. That is why I increased it to \$15,000 to \$18,000. I would be more comfortable saying that price range, because things never get cheaper than what you anticipate; they are always more. If we are going to allocate money, then let us figure \$18,000.

Mr. Haskett stated in 2005 or 2006, there was a Lakeshore Park Phases 1, 2 and 3 plan accomplished by the engineer, which we still have the plans for. Those plans show a meandering sidewalk, not just a straight sidewalk parallel to the road, and that was considered Phase 2 in front of Buck Lane and across from Ms. Kassel's home. It meanders closer to the pond and wraps around the pond with two bridges at the narrowing of that pond. In the grand planning, that has already been thought out and it is all a great idea. Before you act on this item, I will bring the plan to you or ask Mr. Boyd to provide it to you. We already paid for the plans.

Mr. LeMenager stated we are not talking about acting on it but we are discussing whether or not this is something we want to consider for the budget. There is a certain irony that we just voted to spend \$4,000 to install plants to make the pond look better and now we are considering installing a sidewalk and trees in front of it, which will hide the view of the pond.

Mr. Berube stated the tree-lined streets do not infringe on the view since those trees are pretty high.

Mr. LeMenager stated I understand. If this was actually planned, it is worthwhile looking at it. There is no more capital money to do this project because the capital funds left are from the Series 2004 bonds, which is for the other side of the golf course. There is no capital money to implement the final phase, but if it was part of the initial plan, let us

take a look at it. I like that idea having bridges and the things Mr. Haskett mentioned. If you planned it out but never completed it, it sounds like a good idea to complete.

Mr. Berube stated I think we can make this happen somehow.

Mr. Evans stated Mr. Haskett will provide a better understanding for the shade structure as well as an overall enhancement program and some estimates of those costs.

Mr. Haskett stated I will have those for the next meeting.

Mr. Evans stated it can be for various stages or it can be for the whole plan. I think that enhancement would be utilized quite a bit.

Mr. Haskett stated it definitely will be.

Mr. Walls stated I would like to get affirmative or legal verification that we cannot use the remaining capital money for this project. As a budget manager, this screams capital project to me.

Mr. LeMenager stated there is no question that it is a capital project.

Mr. Berube stated the Series 2004 bonds were for the eastern portion of Harmony.

Mr. Evans stated when they issued the Series 2001 bonds, they detailed the improvements that those bond monies were going to be funding. The Series 2004 bonds detailed other improvements in certain geographical areas that those monies were going to be funding. We need to review those details. There may be an argument that because that pond benefits all landowners, and the sidewalk improves that pond, since it is not an enhancement of the infrastructure just in phase 1 but an enhancement of a common facility, we might be able to justify using those capital funds for this project. I want to look into that a little more.

Ms. Kassel asked how much is left?

Mr. LeMenager stated \$62,799.

Mr. Moyer stated if that is the desire of the Board, we may need to amend the engineer's report for the Series 2004 bonds.

Mr. LeMenager stated if the plan was for these improvements, then this could well be the last project that we do with the existing capital funds.

Mr. Berube stated I am not advocating spending the money simply because we have it. I just thought it would be nice to add the sidewalk to connect the two ends, but I like the plan Mr. Haskett described.

D. 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.

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.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Qualls stated I distributed an email to the Board updating you on the changes to the law.

Mr. LeMenager asked basically we are pretty well covered?

Mr. Qualls stated for the most part, that is my understanding. The law does not go into effect until October 1, 2011. I will work with the District Manager to make sure we are in compliance.

Mr. LeMenager stated it sounds like those are all practices that we do anyway.

Mr. Qualls stated I believe so.

Ms. Kassel stated I emailed Mr. Moyer and Ms. Burgess to ask if we are already doing these things now. Ms. Burgess responded that we are posting the budget at least two days prior to the meeting but she did not mention anything about the other new requirements.

Mr. Qualls stated I will work with the District Manager to be sure all of those items are being implemented by October 1, 2011.

B. Engineer

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

C. Developer

i. Discussion on the Concept Landscape Improvements for the West Entrance at Five Oaks Drive

Mr. Haskett stated I distributed some pictures that I created on Photoshop showing the before and after ideas for some enhancements as recommended by Mr. Walls and Mr. LeMenager.

Ms. Kassel stated it looks very nice, very realistic.

Mr. LeMenager stated I think we are growing the crape myrtles way too tall. There is one in the park behind my home that is bigger than the oak tree. These are very nice to scale, but at some point, I think they will totally hide that feature there.

Mr. Haskett stated we will make them the appropriate size.

Mr. Berube stated keep in mind it is just an artist's concept.

Mr. Haskett stated there are three eagleston hollies at the Swim Club as part of the security enhancements. They are about 10 feet tall. That is what I proposed behind the crape myrtles as a buffer. The reason I am presenting this is if you want to invest some money in that entrance, this plan would cost about \$7,000 to do both sides.

Mr. Berube stated last year, we started with Luke Brothers on a four-phase planter bed project, and I think we got the first two phases complete.

Ms. Kassel stated we stopped because they were so behind and we wanted them to catch up on the things that they are contracted to do. We did not finish the plan. We need to make a new plan because things have changed since that time.

Mr. Berube stated we have a lot of areas that are just brown mulch, such as the traffic circle at the end of Five Oaks. There are a number of areas like that where we can use some color. I do not mean annuals, but some type of enhancement. We had a plan last year and Ms. Kassel did a good job starting the plan.

Ms. Kassel stated it was more than a year ago; it was 2009.

Mr. Berube stated my point is that we are going into a new fiscal year and a little color would be appreciated in those brown mulch areas.

Mr. Haskett stated I understand what you are saying. With that in mind, my thought is if you want to approve an amount of \$7,000 to do something like this, I can get proposals together and bring them to you.

Ms. Kassel asked what is the linear footage of this area?

Mr. Haskett stated about 23 to 25 feet between the columns, for a total of about 50 feet.

Mr. LeMenager stated I noticed all the sod work that was done. Who will receive the bill for that work?

Mr. Haskett stated the Development Company paid for all the sod that was replaced out there for about \$30,000.

Mr. LeMenager stated it looks so much better.

Mr. Berube stated you installed it at the right time because then it started to rain.

Ms. Kassel asked did the developer install that on CDD property?

Mr. Haskett stated it is actually the right-of-way for FDOT. Since the wildflowers did not look very good, we installed sod and livened it up.

Ms. Kassel stated thank you.

Mr. Berube stated I think this goes along with Mr. LeMenager's comment last month about the wildflowers and the sod and the dirt fields. I like enhancing the entrance because it is the first thing people see when they turn off U.S. 192. I think this is a nice enhancement.

Mr. LeMenager stated Mr. Walls may be in favor of more "bling" as you have shown in these drawings, but I think it is a little tall.

Mr. Haskett stated it does not have to be this specific plan.

Mr. LeMenager stated you can work out some ideas. I am not certain that I really want to hide the architectural details in the fence behind there. Clearly now it is plain grass and I am thinking of something that gives it more color and more pop. I am not sure we need something tall that will hide what is behind it.

Mr. Haskett stated the difference between the Harmony Square Drive entrance and the Five Oaks entrance is that Five Oaks does not have the nice background of all the pines. There are some substantial magnolia trees that provide different color textures. That is what makes the Harmony Square Drive entrance stand out. At Five Oaks, there is similar plant material but it is not nearly as mature since they were planted four or five years apart.

Mr. Walls stated I asked for this because, as Mr. LeMenager said, it is pretty plain out there and there are really only one or two types of plant material in that planter bed. I would like to see something that has color and frames the entrance. This is the first thing people see coming into the community and you want it to pop a little. Perhaps pull out a couple crepe myrtles from either end so they do not hide the architecture. I like the fact that what Mr. Haskett provided gives some color to that area and frames the entrance. That is what I would like to see.

Mr. Berube stated it sounds like we are all in agreement to spend \$7,000 to enhance that entrance.

Mr. LeMenager stated Mr. Haskett can provide some proposals at the next meeting and we will all probably vote in favor of it.

Ms. Kassel stated it just seems like \$3,500 for a 25-foot span is a lot of money.

ii. Update on the Access Card Registration Process

Mr. Haskett stated the process is going well. We have had 476 residents register, which is good. I want to thank Ms. Rosemary Tschinkel from the District office, who has been a great help. She has been with me each Saturday that we had people register. Last Saturday we registered 230 people. We will be at Lakeshore Park on August 2, 2011, in conjunction with the evening event. People can pick up their cards and register for new cards. We are also working with people so they can send all their information via email and we can work off a camera phone picture so they do not have to drive to Celebration.

Ms. Kassel stated that is great. If they email the information, then you will mail their cards to them?

Mr. Haskett stated yes, we will either mail it or they can pick them up at the sales gallery. Mr. Tome is fine with the first onset of 400 cards flowing out of the sales gallery. After that, we will have to consider something else, even if I need to have Mr. Druckenmiller or Mr. Belieff deliver them. The sales gallery is really for sales.

Mr. LeMenager stated clearly the solution of having new residents drive to Celebration is not that positive. One thing could be as simple as having the District Office send someone here once a month but if you want your card faster than that, then you need to drive to Celebration. We could perhaps designate the fourth Saturday as access card registration day. We do need some solution so people do not have to drive to Celebration.

Mr. Haskett stated we told people they can utilize the email option, which has worked out great for all of us.

Ms. Kassel asked what percentage of residents have registered?

Mr. Haskett stated I was basing it on the number of registered voters, and at the last count, I believe there were 423.

Ms. Kassel stated we are over 600.

Mr. Haskett stated based on the number of people flowing through the door, we are probably 75%.

Mr. LeMenager stated you estimated 1,200. Where are we in relation to that figure?

Mr. Haskett stated you would be surprised. There are a lot of adults who bring their kids, but do not want their kids to have cards. They do not want their kids to have access to Buck Lake, even though they are of age. We have registered only about three kids over the age of 12, which surprised me. There are a lot of responsible parents in Harmony.

Mr. LeMenager stated that is why we did it that way.

Ms. Kassel stated that is excellent.

Mr. Berube asked do we have any glitches in the program? Have there been any issues with bad identification or lack of a lease? Do we need to modify our requirements?

Mr. Haskett stated the only issue we have been running into are leases that have expired and the tenants are living month to month, or they never had a lease and they are living month to month. What we told them, based upon the rules that are in place, (1) they really should protect themselves and get a lease and (2) each month if they plan on staying in Harmony, they need to contact the District Office and say they are still here and show some type of evidence that they are still a resident. Otherwise, they will not get a card. That is the only way we can monitor the whole program and keep their cards active. Otherwise we will have cards all over St. Cloud and Holopaw again.

Mr. Berube stated therein lies the problem. What if people move to Holopaw and call the District Office to say they are still a Harmony resident?

Mr. Haskett stated that problem will work itself out because if they are renting and a new tenant rents that house, then all cards will be deactivated until someone shows proof of residency.

Mr. Berube asked the identifier for the cards is the address, not necessarily a name?

Mr. Haskett stated that is correct.

Mr. Berube asked even though they do not have a lease, are we still looking at their driver's license and other proof with a Harmony address?

Mr. Haskett stated yes, it all has to match up.

Ms. Kassel stated we can request that they obtain a letter from their landlord saying that they approve extending the cards to the tenants for three months or six months or however long.

Mr. Berube asked how do we verify the letter?

Mr. Haskett stated we can address that when it happens.

Mr. LeMenager stated we have given the District Office the authority to use their judgment.

Mr. Berube stated we need to discuss what date we will no longer have keys.

Mr. Haskett stated I was going to base that on Tuesday night's attendance as to how many more get registered. I would like to have it operational by the middle of August.

Mr. Berube stated our first registration opportunity was Flag Day.

Mr. Haskett stated there have been three opportunities so far.

Ms. Kassel stated July 9, July 23, and August 2, 2011.

Mr. Berube stated the first date was June 14 in conjunction with Flag Day, which is when I obtained my card.

Mr. LeMenager stated that was a soft opening.

Mr. Berube stated if we apply 60 days to the first registration opportunity, that would make it August 14, 2011.

Mr. LeMenager stated the first registration that was announced was July 9, 2011. That would make it September 9, 2011.

Ms. Kassel stated that will be after Labor Day.

Mr. Haskett stated that is fine. We will go with September 9, 2011.

iii. Sidewalks

Mr. Haskett stated Mr. Boyd prepared a Sidewalk Evaluation Study about this time last year, and I have been reviewing it and marking some areas with yellow paint. I am marking some trip hazards and Mr. Druckenmiller will grind some of those down. There are also some sidewalk replacements that I have noticed, particularly where there are sycamore trees. I will provide information on those repairs next month.

Ms. Kassel stated when we prepared the budget, we discussed that we were not anticipating doing much with sidewalks this year. We may want to revisit that.

Mr. Haskett stated we are performing the work in-house.

Mr. Berube stated we typically spend more money on the engineering reports than we do on the sidewalk repairs.

Mr. LeMenager asked who is responsible for that chunk of sidewalk that was removed by the water problem?

Mr. Haskett stated Toho Water Authority, and it was replaced yesterday.

SIXTH ORDER OF BUSINESS

Supervisor Requests

Ms. Kassel stated I wanted to know what was going on with the grass on U.S. 192 and who decided and approved the spending, but that is now a moot point.

Mr. Berube stated last month in our budget workshop, we discussed refinishing the pool. Is that to refinish all the walls of the pool and the tiles? Or is it just the tiles?

Mr. Haskett stated it is to refinish everything. The tile has to be done, but if you only do the tile, it doesn't work because the tile is embedded into the finish. It all needs to be

done at once. I received a second proposal although it is not in writing, that came to \$29,000, which includes the kiddie wading pool.

Mr. Berube stated most of the surface of the pool is in relatively good shape. There are some burned areas but I could not see replacing everything. Then it dawned on me that they will probably damage the surface when they replace the tile.

Mr. Haskett stated anytime you refinish the pool, it is considered a modification with the State. The skimmer is at a 1-degree angle and it is supposed to be at 2 degrees pursuant to the new Statutes, and that is where some of the costs are coming in. I am looking at that with different bidders.

SEVENTH ORDER OF BUSINESS Audience Comments

A Resident asked will anything be done on the outside deck with how hot the pavers get?

Ms. Kassel stated I suggest you wear flip flops.

Mr. Berube stated even if you put Cool Deck on it, it will still get pretty hot.

A Resident asked do the cameras work at the Ashley Park pool? If not, when they will be working?

Mr. Haskett stated the cameras do work and they work quite well.

Ms. Kassel asked can residents access them? Who accesses them and how?

Mr. Haskett stated if the Board approves residents having access, there are certain levels of access that you can grant with the security cameras. You can allow a resident to see if their kids are playing well at the pool simply through a logon via the website. There are different security levels that should only be given to staff and the Board to manipulate the cameras and zoom.

Mr. Berube asked is this a result of the internet that BrightHouse just hooked up?

Mr. Haskett stated yes.

Mr. Berube asked do you need our approval for now for residents to have access?

Mr. Haskett stated no, I will bring that to you next month.

A Resident stated you could have a pervert watching the cameras at the pool if residents have access.

Mr. Berube stated they could also stand at the fence and stare at people at the pool or stand at their window with binoculars.

The Resident stated if they are doing that at the pool, you would notice it, but if they are in their house, you would not.

Mr. LeMenager stated we are not talking about giving them access to the functionality of the cameras, just parents being able to check on their kids from a remote site.

Mr. Leeman asked will we have both cards and keys until September 9 or do we need to keep the key until September 9?

Mr. Haskett stated you need to keep your key.

Mr. Leeman asked the cards will not actually work until September 9?

Mr. Haskett stated that is correct.

Mr. Leeman asked will there be an assessment increase with the next budget?

Mr. Evans stated no.

Mr. Leeman stated I would like to thank Mr. LeMenager and Ms. Kassel for voting against spending \$8,000 on pond plantings. I want to say to Mr. Berube that I am very unhappy with your attitude that the Board “runs” this community. You do not “run” this place; you manage the infrastructure as our representative. You are supposed to listen to us. You are not the deciders. You sound like a Congressman when you say you are not spending \$15,000 but only \$8,000 so we should be happy, when in reality the increase is double instead of quadruple. I am not happy with that increase. If you kept it at the \$3,000 level we have spent every year, that would have been acceptable. I would like you to keep in mind, and this applies to all the residential Supervisors, that you actually are our representatives and you are supposed to keep that in mind when you are making the decisions that you make. I do not really expect that from Mr. Evans since he is the developer’s representative and he has different interests to represent. You resident Supervisors are our representatives, and you were not elected to be a “boss.” You were elected to follow our wishes and do the things that are best for us, not because you are our parents but because it is what we think is best for us. That is how you responded with the No Fishing signs. You responded to residential ideas and that is good. To say you know what is best and you are the deciders, that is not acceptable to me.

A Resident asked when is it scheduled to prune the trees?

Ms. Kassel asked are you talking about what we did last year when we pruned all the trees on the main boulevards?

The Resident stated no, the pruning up to 10 feet.

Ms. Kassel asked are you referring to trees on the interior streets?

The Resident stated yes.

Mr. Haskett stated those are the responsibility of the homeowners. The CDD does not maintain that landscape utility tract; the CDD only maintains the trees on the boulevards on a bi-annual basis.

The Resident stated I thought the CDD was going to trim them below 10 feet. I know you did it in the past.

Mr. Haskett stated just on the areas that we currently maintain, which is on the main boulevards.

Mr. LeMenager stated I have commented in the past that it is not a bad idea and you are correct that we did trim them once. I did say years ago that I would like the CDD to take a more active maintenance role on our easement in the interior streets.

Ms. Kassel stated we received a quote from Luke Brothers to perform that work for all the interior streets.

Mr. Berube stated we have money set aside for tree trimming. In next year's budget, we can make the decision if we want to trim the interior streets.

EIGHTH ORDER OF BUSINESS

Adjournment

The next meeting will be Thursday, August 25, 2011, at 6:00 p.m.

The meeting adjourned at 11:30 a.m.

Gary L. Moyer, Secretary

Robert D. Evans, Chairman

Third Order of Business

3A



HARMONY CDD MONTHLY LANDSCAPE MAINTENANCE REPORT

August 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"> Zoysia grass has been changed to 2X a week mowing on Tuesday and Friday. This will improve the appearance greatly in about 2 weeks.
		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"> The Round a bout on Schoolhouse and Five Oaks will be fertilized the week of the 15th of August.
		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"> Due to fertilizations the flowers have grown significantly, and will be continued to be dead headed and cut back for visibility of entrance sign.
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"> For National night out the turf received an application of turf paint which turned out great. 	<ul style="list-style-type: none"> Liquid and granular applications will continue once the paint has worn off 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 40% completed on common areas and 100% completed in parks. 	<ul style="list-style-type: none"> Shrub pruning will be completed throughout August.
		Weeding	4.3.2	<ul style="list-style-type: none"> The weeding rotation is 45% completed on common areas and 90% 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"> We are still working with the crews to handle the weeds in their areas of work for the day. This also includes crack and curb weeds which had a need to be addressed quickly at the beginning of the month.
		Fertilization	4.3.3		<ul style="list-style-type: none"> We are continuing to fertilize some of the plants that are chlorotic as well as lacking of fertilization.
		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"> We have been lifting trees in areas that we are working but need to get more of a push on this, especially in areas where there are sidewalks. We have also started to cut out round tree rings in areas that needed the irregularities corrected.
		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 35% completed. 	<ul style="list-style-type: none"> All inspections and repairs will be handled by the end of the month.
Unscheduled Maintenance	5	Unscheduled Maintenance	5.4	<ul style="list-style-type: none"> Proposal was submitted for the West Entrance to add even more color with Crepe Myrtles, Eagleston Hollies, and KO roses. Sod that had died back had been resolved. This includes areas that were attacked by chinch bugs which were replaced at our cost. All sod will be completed by 8/17/2011. 	

3B

WALKER TECHNICAL SERVICES

THE WATER MANAGEMENT COMPANY

1. What is E.T. irrigation?

Evapotranspiration- The sum of the water lost from the soil surface by (evaporation) and water used by plants (transpiration). There are many factors that affect the rate of ET, including plant species, weather factors, and the amount and quality of water available to the plant. Weather which changes everyday controls ET the most. Wind, Sunlight (solar radiation), Air Temperature, Humidity and Rainfall

2. What is Flow Watch?

Flow watch is the control system watching all projected flow for a set variance from the data base. If the flow is off by a certain percentage (this is set in the program by the operator) then the system looks for the cause of the excess flow. When it locates the problem it will turn that zone off for the night and continue with the other irrigation. This can be caused by one or more of the following: a stuck valve, broken sprinkler, broken lateral line, zone operated by hand not from the controller. The data base is collected by turning on each zone to observe the flow per zone. Each zone is checked to make sure there are no breaks, clogged nozzles and the zone is operating correctly to obtain an accurate flow.

3. What is Flow Management?

Flow management is the ability of the system to only flow a set amount of water into an area at one time. This is determined by the pipe size, pump capacity and controller capacity. Flow management helps reduce stress on the mainline and pump station by controlling the flow at all times to a set gallonage. This helps control water hammering from the pump station starting and stopping. Flow Management will start with an even flow through out the site and slowly decreases the flow at the end of the irrigation cycle. Flow Management also lets the system water more zones at one time to complete the irrigation cycle in a shorter watering window.

4. Why do we need to irrigate from a Central Control System?

As the water management districts continue to enforce tougher water restrictions in Florida, the people that have these Computerized Control Systems, are the ones that will be able to properly manage their irrigation systems and have enough water available for their landscape needs. As the water management districts restrict golf courses and communities as to the amount of water they use, we find that this puts even more demands on reuse water systems also. This can have an effect as to the amount of water available for existing reuse systems. It is the communities that have computerized irrigation control systems like the Rain Bird Maxicom system, that allows them to manage these large systems efficiently.

The Central Computerized Irrigation Control Systems for large and small sites are very important as noted above. These systems can also change all schedules daily according to

the weather and or other needs. Rain shut down is a main function of the system, if it rains only a small amount the system will stop for 2 hours and watch for further rain. If the rain stops and the amount is less than the landscape requires for the day irrigation will continue. If the rainfall is more than the requirements, the system will shut down the irrigation. The Central also reads rain from several locations, if it rains in one part of the site and not the other, it will only shut down the area where rain was recorded.

5. Water Restrictions

They are here to stay. The sites not being managed are a thing of the past. The water districts are shutting down and fining water abusers. January 15Th they passed restrictions to one day a week for almost the entire state. Water Management Districts have even given variances to some property owners that used a Central Computerized Irrigation Control System to monitor and operate the system. Reclaimed water has little to no restrictions at this time. We all need to save water. The number one user of irrigation water in the State is home owners with automatic controllers. The reason is they set the controller when they move in for 30 to 45 min per zone and forget about it. Rain or shine they irrigate.

6. How does this save water and money?

The water savings is created by better water management. No irrigation during rainfall. Only watering back to the daily loss from E.T. The system can cycle and soak the plant material causing less run off from long run times. Less fertilizer will be needed as this creates less leaching from over watering. Less wear and tear on the whole system, mainline and pump station. If there is a mainline break the system should shut down in 2 to 3 min causing less damage to roads and sidewalks.

7. Healthier plant material

To create a healthier plant material you must stress the plants to make them search for water. If you soak the plants everyday they become weak and at the first sign of drought they stress. Over watering kills more plants than under watering. It's the same as your body, if you sit and food is brought to you each day you probably will not be as healthy as you would be if you had to walk for a time to get feed each day.

SPECIAL REPORT

A Guide to Specifying Central Control

How to make irrigation
control technology work for
you and your customers

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In today's increasingly busy world, we've all wished that we could be in multiple places at the same time. Of course, that's not possible—or is it? Today's irrigation technology has transformed that wish into a reality for anyone tasked with the day-to-day operations of one or more properties. Central control systems make it possible to program, monitor and operate one or several irrigation systems from one centralized location—a personal computer. But the convenience doesn't stop there—some central controls can also manage the functionality of other on-site systems, including lights and security. For all these reasons, more specifiers are implementing central control systems for a broader range of applications than ever before.

Users of central control systems

Originally designed to manage irrigation on golf courses, the use of central control systems has expanded greatly over time. Central control systems can be customized to match the specific needs of just about any customer, budget, site and application. For example, contractors hired to maintain properties within a homeowners association (or within several homeowners associations) can manage irrigation systems, security gates and lighting without sending employees out in trucks to each residence or commons area. Residential property management companies, apartment complexes, grounds maintenance personnel and commercial property managers can also save time and money by operating multiple systems from the comfort of their own offices. Cities have also used central control systems to manage irrigation at multiple parks and sports fields from a single computer.

Central control systems make it possible to program, monitor and operate one or several irrigation systems from one centralized location.

The basics of central control

Central control software allows water managers and superintendents to create customized computer programs to automatically operate their irrigation systems. A central control system can monitor and adapt system operation and irrigation run times in response to conditions in the system or surrounding area. These systems can also provide historical data for detailed analysis and reporting of what ran when and the amount of water used. More advanced systems can integrate weather stations, flow meters, rain sensors and wind sensors to automatically make any pre-determined adjustments to system run-times and watering schedules.

Components in a typical central control system include a computer, communications equipment, field satellites and sensors. Communications equipment, such as a telephone, radio modem, Ethernet, Wi-Fi, cellular modem or fiber optic

modem, is located at the central computer and at each of the sites being monitored. In some systems, cluster control devices are located on-site to monitor and control the system equipment. Connected to the irrigation valves, sensors and other field equipment on-site, these devices receive

parameters and scheduling data that a water manager sets up using a central computer.

Advantages of central control systems

Central control systems offer a broad range of advantages to anyone faced with operating irrigation systems for large sites or multiple locations:

- **Convenience.** Being able to make individual adjustments to multiple irrigation systems spread over a geographic distance, can save

significant time and money for the water manager by eliminating the need to travel to each site. Changes to irrigation schedules can be made quickly and easily from the comfort of an air-conditioned office. Some central control systems can even be set up to manage other automated features of a property, such as lights, fountains, security systems and gates. Central controls decrease the risk of human error because after being programmed only once, they can turn the irrigation system on and off according to pre-determined conditions and schedules.

- **Constant monitoring.** Sensors at each location can detect high-flow, low-flow and no-flow situations, alerting water managers to potential problems before they become catastrophic. Not only does this inform the water manager of a problem quickly, resulting in a more effective use of time and money, it can also save turf and landscapes that could be severely damaged due to an undetected malfunction.
- **Water efficiency.** With central control systems, water managers are able to automatically change watering schedules with a few simple keystrokes on their computers. Weather stations can report back evapotranspiration (ET) conditions to make automatic adjustments. Rainfall intensity can even be monitored and compared to the soil infiltration rate to determine how much water makes it to the plant's root zone. In this way, water is saved by avoiding the irrigation of landscapes that simply don't need the extra moisture.
- **Healthier plants and turf.** Central control systems also do a better job of ensuring each landscape receives the right amount of water, not too much and not too little, resulting in healthier plants that are better able to resist infestation and disease.

- **Safety.** Being able to quickly and easily change watering schedules is especially important when irrigating commercial, recreational and other public areas with high levels of pedestrian traffic. Central control systems can prevent irrigation mishaps that could occur if there is an outdoor event taking place at a particular location.
- **Cost savings.** Besides the obvious money saved by spending less time and fuel traveling to and from the site, central controls allow users to coordinate activity between the satellites on the site and manage irrigation demand so that pumps operate at peak efficiency. This lowers electric and water bills as well as reduces the amount of wear-and-tear on pumps by making sure they are only running when necessary. The same holds true for other irrigation system components including main lines, main line fittings and control valves.
- **Security.** Some central controls include higher levels of security that are especially important in situations where multiple people may need to have access to the irrigation system. These systems sometimes allow for the creation of a master list of users who can only access the system using a special identification number. Central controls can also provide logs detailing which users have accessed the system during a certain time period.
- **Modularity and affordability.** Today's central control users are under more budgetary, time and watering constraints than ever before. As a result, central control system providers are making their systems increasingly modular, allowing users to purchase a basic package that fits their initial needs with the flexibility of adding additional features, stations, satellites and sites over time.

Critical decision factors

Before specifying a central control system, it's important to closely examine a number of factors about the project. The type of central control specified will need to take into account the overall size of the project, the number of sites to be managed, the use of satellites or two-wire decoders, the client's desired level of automation and many other details unique to the project. Because every situation is different, the weight assigned to each decision factor will vary. The key to specifying the best central control system is to determine the customer's "must-have" features and let those findings lead you to the central control system that best fits the project.

1. Project size and complexity. The overall size and complexity of the irrigation project are primary considerations when specifying a central control system. The use of satellites or two-wire decoders at the project site may also dictate the type of central control system that's most appropriate. Some central control systems may only be compatible with one or the other. Other systems, like IQ™ v2.0 Central Control and SiteControl™ Central Control from Rain Bird, are compatible with both.

The number of valves and the number of different sites that the central control will be expected to manage also affects the overall scope of the project, as well as the geographic proximity of those sites to one another. Certain types of central control systems are designed for one large site while others are specifically used to control multiple sites. For example, Rain Bird's Maxicom²⁹ Central Control System can manage literally hundreds of commercial and industrial locations, making it a great choice for municipalities, school districts and parks and recreation departments. Meanwhile, SiteControl is specifically for single site applications including cemeteries, sports

fields or vacation resorts. Rain Bird's IQ v2.0 Central Control System has the versatility to handle either single- or multi-site control.

A project's budget and development plan can also impact the choice of central control product. For sites that are being developed in stages, such as housing developments, a more modular central control system can save money up front while still making it possible to add advanced features as they are needed. Rain Bird's IQ v2.0 is a great example of such a system, incorporating distinct "feature packs" that allow users to add reporting, flow management, weather data and security features as need arises and budgets permit.

Determining the client's need for additional system automation is also a significant consideration when choosing the right central control. While some central controls, such as Maxicom² can be programmed to operate security systems, lights, fountains and gates in addition to irrigation systems, others are not equipped with that functionality.

2. Water conservation objectives. It's always important for an irrigation system to perform efficiently, but in some situations, it's absolutely imperative. For example, when specifying central control for an irrigation system in a particularly drought-prone or arid region, water efficiency is likely to be a priority. The best central control



system in this type of situation will need to include a high level of programming flexibility to accommodate changing water



restrictions. The ability to interpret ET data and link to weather stations and rain sensors is also important, as the watering schedule can be suspended when significant precipitation begins to fall.

However, the need for water efficiency isn't always triggered by concern for conservation. In some parts of the country, irrigation users can get water for little or no cost, but the expense of the electricity used to run the irrigation pumps can quickly add up. In this case, the central control system will need to coordinate irrigation demand so that pumps are operating at peak efficiency, saving the customer money on electric bills rather than on water bills. Regardless of the final objective, Rain Bird's SiteControl and Maxicom² central controls are able to take advantage of advanced weather station technology and react to current conditions based on user-defined options. IQ v2.0 also provides smart, weather-based control with the addition of an Advanced ET Feature Pack.

3. Water source. The use of municipal water or reclaimed water also affects the choice of a central control system. Because reclaimed water may contain potentially harmful chemicals or bacteria, its use must be reported to environmental agencies. In most situations, systems using both municipal and reclaimed water will require flow sensors to measure the amount of water being used from both sources so that the system manager can create a report. The greater the number of water sources, the more flow sensors required for reporting purposes. This can get expensive if

there are multiple points of connection into the irrigation system.

4. Water type. If a particular site is using non-potable water for

irrigation, you can be fairly certain that they are interested in water conservation and water efficiency. While using non-potable water is an environmentally-responsible choice, non-potable water use must adhere to a number of specific guidelines depending on its level of treatment. Its use also typically requires careful reporting to environmental agencies due to public health and safety concerns. In this situation, it's important to choose a central control system that has the capability to create detailed reports that include the type and amount of water used during specific time periods. Each of Rain Bird's three central control products—Maxicom², SiteControl and IQ v2.0—has the capability of creating water usage reports that can be used for this purpose.

5. Water windows. The amount of time, or watering window, that an irrigation site has available for water application can be dictated by the levels of pedestrian traffic and the number of outdoor events experienced throughout the day. For example, a high school football field cannot be watered during a match, and a park cannot be watered during an outdoor concert. In these situations, a central control system will need to be flexible enough to quickly and easily accommodate scheduling changes.

Watering windows can also be affected by a completely different type of consideration. Over time, as metropolitan areas have grown, the size of the pipes that deliver water throughout those areas have not. This can make it difficult to deliver enough water to the site to meet the peak needs of the irrigation system. To counter this demand issue, cities often enforce odd/even day watering



restrictions to balance the load. In this situation, specifiers need to design systems that can apply the peak amount of water needed in the limited amount of time available for irrigation. Rain Bird's Maxicom², IQ v2.0 and SiteControl systems offer an integrated Flo-Manager™ feature that provides real-time monitoring and sequencing of the order in which valves operate to lower water demand, reduce system wear-and-tear and save energy. Flow management tools like these are particularly helpful at facilitating multi-station operation, as they can shorten total system runtimes and watering windows.

6. System management. There are two possible scenarios for central control management: one person is in complete control of the system, or multiple individuals share control. Usually, one person manages the majority of applications. In some cases, however, such as city parks and recreation departments, the various individuals tasked with maintaining certain parks or sports fields may all use the same central control system for a variety of reasons. Certain multi-site systems are far better suited to meet the challenges of multiple users, so it's important to find out how the system will be managed before specifying a central control system. This type of system management may require the need for a central control system with integrated security features to prevent unauthorized users from accessing the system. For example, Rain Bird's IQ v2.0's optional Advanced Programming Feature Pack can prevent unauthorized individuals from making programming changes by requiring users to first enter a Personal Identification Code (PIN).

7. Communications options. There are two types of communication involved with central control. Primary communication is the type of communication used between the computer and the irrigation site; secondary communication is the method used for the satellites on the site to communicate with each other. A single-site project may only use one of the following communication methods—a PC-based network, telephone landline, cellular telephone, radio or Internet modem. The characteristics of the site or sites themselves determine which communication method(s) are the most reliable and least expensive.

However, when a central control system is tasked with controlling multiple sites, it must often be capable of incorporating any combination of the aforementioned communication methods. This type of situation is common for contractors who are managing multiple small to medium-sized irrigation sites for various clients, residential and commercial. Rain Bird's Maxicom² works well in this type of scenario, as it is compatible with multiple communication options, allowing wired or wireless connections between cluster control units (CCUs) and satellite controllers. With the addition of its NCC Network Communication Cartridge, IQ v2.0 can also handle a variety of communication options. These systems can also be easily expanded if contractors take on the management of additional sites.

8. Flow monitoring. At one time, flow monitoring was an expensive add-on option to most central control systems; now, it's far more common. Flow monitoring is necessary to generate the water usage reports that businesses, cities and school districts often require.

Flow sensors record the actual flow of every valve in the system for reporting purposes. Because a valve's actual flow is the best indicator

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of any potential problems at the site, the system can automatically compare the typical flow rate to the actual flow rate to see if problems exist. For example, if vandals kick off the sprinkler heads at a site, the flow sensors will show a much higher flow than normal. Or, if a sprinkler head has gotten clogged with grass or mud, the flow will appear abnormally low. While many central controls now offer flow monitoring, Rain Bird's Maxicom² and IQ v2.0 can automatically react to these situations by shutting off one valve or the entire system based on pre-determined parameters. In a low-flow situation, the central control can even be programmed to purge filters automatically.

9. Water use reporting. It's crucial to determine a customer's reporting needs and make certain that the chosen central control system can meet them. Some projects require reporting that extends beyond flow monitoring. Sites irrigating with non-potable water are often required to report usage amounts to federal and state environmental agencies. Clients located in regions supplied with water from an aquifer may be asked to document their usage so that local water agencies are aware of the demand being placed on the water supply. These reports are especially significant when the aquifer level is dropping, or the area is experiencing a drought. Systems like Maxicom² incorporate software that can easily provide water usage, station run time and water cost logs for multiple sites. This type of functionality is optional for IQ v2.0, and SiteControl is able to create these reports for one large contiguous site. Other systems may not offer this type of reporting.

Selecting the right central control

Central controls offer a tremendous degree of flexibility, convenience, efficiency and cost-savings, making them extremely valuable for many irrigation projects. However, they can be a challenging

component to specify due to the many factors involved and the wide variety of products available on the market. In addition to the aforementioned critical decision factors, upfront hardware expenses, installation and any recurring monthly costs will also be factors when deciding which central control system is best for a project. It may be tempting to specify a system with all the "bells and whistles," but finding the best product with the most applicable technology at a reasonable price should be the ultimate goal. Because many sites are under initial budgetary constraints or require the flexibility for future expansion, modular central control systems like Rain Bird's IQ v2.0 are becoming increasingly popular. However, one-size does not always fit all. That's why it's best to closely consider all factors—site characteristics, user types and reporting needs, for example—before choosing a central control system.

It's also important to remember that while the initial cost of a central control system may seem high, most sites can more than recoup that expense over the life of their systems. The many benefits of central control—scheduling convenience, flow monitoring and sensing, water-efficiency, safety and healthier landscapes—can pay for themselves over time.

Irrigation system providers sometimes offer helpful product guides and design tools to help make choosing the right central control a little easier. Some central controls are included in pre-assembled, pre-tested and pre-packaged systems, taking even more of the guesswork out of the equation. However, the keys to specifying the right central control remain the same. Choose a central control product from a company with a long and proven track record of success. Ask the right questions and gather as much information as possible. Being armed with this knowledge is the best way to make an informed decision that will provide clients with top performance and the highest level of satisfaction.

3Di

3Dii

Additional Field Maintenance Technician Proposal

This is a budgeting proposal to add a 3rd Field Maintenance Technician to supplement the current crew of 2. As Thomas's duties have been expanding, so have Rick's and this proposal contemplates moving Rick into the slot of Primary Irrigation Repair. Obviously, that means deleting those duties from Luke Bros. responsibilities.

Salary Increase for Rick--\$2.50hr x 40 hrs x 52 weeks x 33% Benefits	\$ 6,916
3 rd Employee--\$10hr x 13 wks + 10.50hr x 13 wks + 11.00hr x 26 wks	\$ 22,100
3rd Employee—33% of Salary for Benefits Costs	\$ 7,293
Vehicle & Accessories—(Vehicle can be financed at 0%)	\$ 12,000
Start-up Supplies & equipment	\$ 1,000
On-going supplies	\$ 2,500
FIRST YEAR COST	\$ 51,809
Anticipated Savings: In-House vs. Outside Contracting	- \$ 2,500
FY 2012 Budgeted Amount—"R&M IRRIGATION"	- \$ 43,000
NET COST OVER FY 2012 BUDGETED AMOUNT	\$ 6,309

Second Year

Salaries & Benefits-- \$ 36,309 x 4% Increase	\$ 37,760
Ongoing Supplies	\$ 2,500
SECOND YEAR COST	\$ 40,260
Anticipated Savings: In-House Vs. Outside	- \$ 2,500
Presumed Budget-FY2012 + 5 %	\$ 45,150
NET COST <u>UNDER</u> FY 2013 BUDGETED AMOUNT	\$ 7,390

Going forward, the yearly savings should remain around this \$ 7,000 amount as all the calculations above are done on a linear scale.

Fourth Order of Business

4A

HARMONY

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2012

(Version 5 - Modified Tentative Budget)

(Printed 8/15/11 at 9:30 am)

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 JUL-2011	AUG - SEP-2011	PROJECTED FY 2011	BUDGET FY 2012
REVENUES						
Interest - Investments	\$ 3,852	\$ 1,500	\$ 4,417	\$ 500	\$ 4,917	\$ 1,500
Judgements and Fines	-	-	376		376	-
Interest - Tax Collector	200	-	130		130	-
Special Assmnts- Tax Collector	621,490	622,750	617,853	4,897	622,750	622,472
Special Assmnts- CDD Collected	914,364	914,363	761,970	152,393	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	1,374,244	157,790	1,532,034	1,513,027

EXPENDITURES

Administrative

P/R-Board of Supervisors	8,800	9,600	9,400	1,600	11,000	9,600
FICA Taxes	673	734	719	122	841	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	6,866	2,289	9,155	15,000
ProfServ-Legal Services	21,461	23,000	19,427	6,476	25,903	23,000
ProfServ-Mgmt Consulting Serv	52,516	54,091	45,076	9,015	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	242	48	290	380
Postage and Freight	827	1,200	735	147	882	1,200
Insurance - General Liability	18,274	19,850	21,575	-	21,575	23,733
Printing and Binding	3,947	5,000	3,908	782	4,690	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	36	214	2,800
Office Supplies	716	1,500	561	112	673	1,500
Annual District Filing Fee	175	175	175	-	175	175
Capital Outlay	-	750	-	-	-	-
Total Administrative	165,229	180,652	151,657	25,511	177,168	185,856

Field

Payroll-Salaried	3,761	60	60	-	60	-
ProfServ-Field Management	43,896	79,813	64,982	14,819	79,801	82,606
Total Field	47,657	79,873	65,042	14,819	79,861	82,606

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 JUL-2011	AUG - SEP-2011	PROJECTED FY 2011	BUDGET FY 2012
Landscape						
Utility - Refuse Removal	34,521	11,482	5,096	-	5,096	-
R&M-Grounds	29,484	32,994	24,995	4,999	29,994	32,994
R&M-Irrigation	38,199	34,500	45,802	5,250	51,052	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	18,325	3,186	21,511	21,115
R&M-Turf Care	269,846	283,001	231,668	46,334	278,002	283,001
R&M-Shrub Care	101,714	110,539	89,617	17,923	107,540	110,539
Miscellaneous Services	14,136	10,000	5,747	4,253	10,000	10,000
Total Landscape	514,152	518,631	436,250	81,945	518,195	515,649
Utility						
Electricity - General	32,529	40,000	25,650	5,130	30,780	35,000
Electricity - Streetlighting	375,959	385,220	314,356	62,924	377,280	385,000
Utility - Water & Sewer	93,452	83,000	99,125	19,825	118,950	105,000
Total Utility	501,940	508,220	439,131	87,879	527,010	525,000
Operation & Maintenance						
Contracts-Lake and Wetland	21,635	21,360	17,505	3,060	20,565	35,000
Communication - Telephone	3,261	3,950	2,933	500	3,433	8,000
R&M-Common Area	3,024	18,806	16,059	3,212	19,271	18,806
R&M-Equipment	9,726	21,000	11,035	3,965	15,000	15,000
R&M-Pools	39,377	58,187	29,272	5,854	35,126	70,000
R&M-Roads & Alleyways	2,900	3,000	-	1,000	1,000	1,000
R&M-Sidewalks	3,017	10,000	100	1,500	1,600	6,000
R&M-Parks & Facilities	2,069	6,000	1,200	1,200	2,400	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	24,648	5,352	30,000	5,000
Cap Outlay - Other	23,118	-	-	-	-	15,000
Total Operation & Maintenance	115,485	226,327	129,678	31,743	161,421	203,916
TOTAL EXPENDITURES	1,344,463	1,513,703	1,221,758	241,897	1,463,655	1,513,027
Excess (deficiency) of revenues						
Over (under) expenditures	190,791	(0)	152,486	(84,107)	68,379	-
Net change in fund balance	190,791	(0)	152,486	(84,107)	68,379	-
FUND BALANCE, BEGINNING	385,208	575,999	575,999	-	575,999	644,378
FUND BALANCE, ENDING	\$ 575,999	\$ 575,999	\$ 728,485	\$ (84,107)	\$ 644,378	\$ 644,378

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	\$ 644,378
Net Change in Fund Balance - Fiscal Year 2012	-
Reserves - Fiscal Year 2012 Additions	-
Total Funds Available (Estimated) - 9/30/2012	644,378

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits	1,300
Subtotal	<u>1,300</u>

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	350,000 ⁽¹⁾
Reserves - Insurance	100,000 ⁽²⁾
Reserves - Renewal and Replacement	135,000 ⁽³⁾
Subtotal	<u>585,000</u>

Total Allocation of Available Funds	586,300
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Total Unassigned (undesignated) Cash	\$ <u>58,078</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	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2010	BUDGET FY 2011	THRU JUL-2011	AUG - SEP-2011	PROJECTED FY 2011	BUDGET FY 2012
REVENUES						
Interest - Investments	\$ 1,746	\$ 800	\$ 1,708	\$ 60	\$ 1,768	\$ 800
Special Assmnts- Tax Collector	1,040,281	1,038,106	1,028,803	8,153	1,036,956	1,037,460
Special Assmnts- Prepayment	7,974	-	35,940	-	35,940	-
Special Assmnts- CDD Collected	433,309	432,426	432,426	-	432,426	432,195
Special Assmnts- Delinquent	8,058	-	1,072	-	1,072	-
Special Assmnts- Discounts	(15,807)	(41,524)	(18,553)	-	(18,553)	(41,498)
TOTAL REVENUES	1,475,561	1,429,808	1,481,396	8,213	1,489,609	1,428,957
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	11,453	20,762	20,202	163	20,365	20,749
Total Administrative	11,453	20,762	20,202	163	20,365	20,749
<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	1,098,375
Total Debt Service	1,449,413	1,428,388	1,457,663	-	1,457,663	1,423,375
TOTAL EXPENDITURES	1,460,866	1,449,150	1,477,865	163	1,478,028	1,444,124
Excess (deficiency) of revenues						
Over (under) expenditures	14,695	(19,342)	3,531	8,050	11,581	(15,167)
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	(19,342)	-	-	-	(15,167)
TOTAL OTHER SOURCES (USES)	-	(19,342)	-	-	-	(15,167)
Net change in fund balance	14,695	(19,342)	3,531	8,050	11,581	(15,167)
FUND BALANCE, BEGINNING	1,721,124	1,735,819	1,735,819	-	1,735,819	1,747,400
FUND BALANCE, ENDING	\$ 1,735,819	\$ 1,716,477	\$ 1,739,350	\$ 8,050	\$ 1,747,400	\$ 1,732,232

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	PREPAYMENT	INTEREST	TOTAL
11/01/11	\$ 15,150,000.00	7.25%	\$ -		\$ 549,187.50	\$ 1,423,375.00
05/01/12	\$ 15,150,000.00	7.25%	\$325,000.00		\$ 549,187.50	
11/01/12	\$ 14,825,000.00	7.25%			\$ 537,406.25	\$ 1,424,812.50
05/01/13	\$ 14,825,000.00	7.25%	\$350,000.00		\$ 537,406.25	
11/01/13	\$ 14,475,000.00	7.25%			\$ 524,718.75	\$ 1,424,437.50
05/01/14	\$ 14,475,000.00	7.25%	\$375,000.00		\$ 524,718.75	
11/01/14	\$ 14,100,000.00	7.25%			\$ 511,125.00	\$ 1,422,250.00
05/01/15	\$ 14,100,000.00	7.25%	\$400,000.00		\$ 511,125.00	
11/01/15	\$ 13,700,000.00	7.25%			\$ 496,625.00	\$ 1,423,250.00
05/01/16	\$ 13,700,000.00	7.25%	\$430,000.00		\$ 496,625.00	
11/01/16	\$ 13,270,000.00	7.25%			\$ 481,037.50	\$ 1,427,075.00
05/01/17	\$ 13,270,000.00	7.25%	\$465,000.00		\$ 481,037.50	
11/01/17	\$ 12,805,000.00	7.25%			\$ 464,181.25	\$ 1,423,362.50
05/01/18	\$ 12,805,000.00	7.25%	\$495,000.00		\$ 464,181.25	
11/01/18	\$ 12,310,000.00	7.25%			\$ 446,237.50	\$ 1,427,475.00
05/01/19	\$ 12,310,000.00	7.25%	\$535,000.00		\$ 446,237.50	
11/01/19	\$ 11,775,000.00	7.25%			\$ 426,843.75	\$ 1,428,687.50
05/01/20	\$ 11,775,000.00	7.25%	\$575,000.00		\$ 426,843.75	
11/01/20	\$ 11,200,000.00	7.25%			\$ 406,000.00	\$ 1,427,000.00
05/01/21	\$ 11,200,000.00	7.25%	\$615,000.00		\$ 406,000.00	
11/01/21	\$ 10,585,000.00	7.25%			\$ 383,706.25	\$ 1,427,412.50
05/01/22	\$ 10,585,000.00	7.25%	\$660,000.00		\$ 383,706.25	
11/01/22	\$ 9,925,000.00	7.25%			\$ 359,781.25	\$ 1,429,562.50
05/01/23	\$ 9,925,000.00	7.25%	\$710,000.00		\$ 359,781.25	
11/01/23	\$ 9,215,000.00	7.25%			\$ 334,043.75	\$ 1,433,087.50
05/01/24	\$ 9,215,000.00	7.25%	\$765,000.00		\$ 334,043.75	
11/01/24	\$ 8,450,000.00	7.25%			\$ 306,312.50	\$ 1,432,625.00
05/01/25	\$ 8,450,000.00	7.25%	\$820,000.00		\$ 306,312.50	
11/01/25	\$ 7,630,000.00	7.25%			\$ 276,587.50	\$ 1,428,175.00
05/01/26	\$ 7,630,000.00	7.25%	\$875,000.00		\$ 276,587.50	
11/01/26	\$ 6,755,000.00	7.25%			\$ 244,868.75	\$ 1,429,737.50
05/01/27	\$ 6,755,000.00	7.25%	\$940,000.00		\$ 244,868.75	
11/01/27	\$ 5,815,000.00	7.25%			\$ 210,793.75	\$ 1,426,587.50
05/01/28	\$ 5,815,000.00	7.25%	\$1,005,000.00		\$ 210,793.75	
11/01/28	\$ 4,810,000.00	7.25%			\$ 174,362.50	\$ 1,428,725.00
05/01/29	\$ 4,810,000.00	7.25%	\$1,080,000.00		\$ 174,362.50	
11/01/29	\$ 3,730,000.00	7.25%			\$ 135,212.50	\$ 1,430,425.00
05/01/30	\$ 3,730,000.00	7.25%	\$1,160,000.00		\$ 135,212.50	
11/01/30	\$ 2,570,000.00	7.25%			\$ 93,162.50	\$ 1,426,325.00
05/01/31	\$ 2,570,000.00	7.25%	\$1,240,000.00		\$ 93,162.50	
11/01/31	\$ 1,330,000.00	7.25%			\$ 48,212.50	\$ 1,426,425.00
05/01/32	\$ 1,330,000.00	7.25%	\$1,330,000.00		\$ 48,212.50	
			\$ 15,150,000.00	\$ -	\$ 14,820,812.50	\$ 29,970,812.50

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 JUL-2011	PROJECTED AUG - SEP-2011	TOTAL PROJECTED FY 2011	ANNUAL BUDGET FY 2012
REVENUES						
Interest - Investments	\$ 2,371	\$ 800	\$ 1,251	\$ 120	\$ 1,371	\$ 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	1,197,400
TOTAL REVENUES	1,202,325	1,198,945	827,546	371,970	1,199,516	1,198,200
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)	(398,142)	371,970	(26,172)	(32,300)
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	(26,743)	-	-	-	(32,300)
TOTAL OTHER SOURCES (USES)	-	(26,743)	-	-	-	(32,300)
Net change in fund balance	(22,538)	(26,743)	(398,142)	371,970	(26,172)	(32,300)
FUND BALANCE, BEGINNING	1,450,369	1,427,831	1,427,831	-	1,427,831	1,401,659
FUND BALANCE, ENDING	\$ 1,427,831	\$ 1,401,088	\$ 1,029,689	\$ 371,970	\$ 1,401,659	\$ 1,369,359

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			2012	2011	2012	2011	2012	2011	% Change	
Neighborhood	Lot Type	Lot Width	O & M Assessment	O & M Assessment	Debt Service Assessment	Debt Service Assessment	Total Assessment	Total Assessment	(Decrease) Increase	Units
A-1	MF	n/a	\$ 393.97	\$ 394.14	\$ 676.15	\$ 676.57	\$ 1,070.12	\$ 1,070.72	-0.1%	186
B	B	80	\$ 1,245.45	\$ 1,246.01	\$ 2,137.53	\$ 2,138.86	\$ 3,382.98	\$ 3,384.87	-0.1%	9
	C	65	\$ 1,011.93	\$ 1,012.38	\$ 1,736.75	\$ 1,737.83	\$ 2,748.67	\$ 2,750.21	-0.1%	25
	E	52	\$ 809.54	\$ 809.91	\$ 1,389.40	\$ 1,390.26	\$ 2,198.94	\$ 2,200.17	-0.1%	35
	G	42	\$ 653.86	\$ 654.15	\$ 1,122.20	\$ 1,122.90	\$ 1,776.07	\$ 1,777.06	-0.1%	22
	H	35	\$ 544.88	\$ 545.13	\$ 935.17	\$ 935.75	\$ 1,480.06	\$ 1,480.88	-0.1%	15
C-1	B	80	\$ 1,224.99	\$ 1,225.54	\$ 2,102.41	\$ 2,103.72	\$ 3,327.40	\$ 3,329.25	-0.1%	10
	C	65	\$ 995.30	\$ 995.75	\$ 1,708.21	\$ 1,709.27	\$ 2,703.51	\$ 2,705.02	-0.1%	30
	E	52	\$ 796.24	\$ 796.60	\$ 1,366.57	\$ 1,367.42	\$ 2,162.81	\$ 2,164.02	-0.1%	35
	G	42	\$ 643.12	\$ 643.41	\$ 1,103.77	\$ 1,104.45	\$ 1,746.88	\$ 1,747.86	-0.1%	30
C-2	H	35	\$ 535.93	\$ 536.17	\$ 919.80	\$ 920.38	\$ 1,455.74	\$ 1,456.55	-0.1%	12
	B	80	\$ 1,273.81	\$ 1,274.38	\$ 2,186.21	\$ 2,187.57	\$ 3,460.02	\$ 3,461.95	-0.1%	4
	C	65	\$ 1,034.97	\$ 1,035.44	\$ 1,776.29	\$ 1,777.40	\$ 2,811.27	\$ 2,812.84	-0.1%	14
D-1	E	52	\$ 827.98	\$ 828.35	\$ 1,421.04	\$ 1,421.92	\$ 2,249.01	\$ 2,250.27	-0.1%	13
	G	42	\$ 668.75	\$ 669.05	\$ 1,147.76	\$ 1,148.47	\$ 1,816.51	\$ 1,817.52	-0.1%	31
	H	35	\$ 557.29	\$ 557.54	\$ 956.47	\$ 957.06	\$ 1,513.76	\$ 1,514.60	-0.1%	25
	B	80	\$ 1,316.03	\$ 1,316.62	\$ 2,258.67	\$ 2,260.08	\$ 3,574.71	\$ 3,576.70	-0.1%	9
D-2	C	65	\$ 1,069.28	\$ 1,069.76	\$ 1,835.17	\$ 1,836.31	\$ 2,904.45	\$ 2,906.07	-0.1%	20
	E	52	\$ 855.42	\$ 855.80	\$ 1,468.14	\$ 1,469.05	\$ 2,323.56	\$ 2,324.86	-0.1%	6
E	Custom	n/a	\$ 781.74	\$ 782.09	\$ 1,341.67	\$ 1,342.51	\$ 2,123.41	\$ 2,124.59	-0.1%	11
G	E	52	\$ 2,085.82	\$ 2,086.75	\$ 3,579.84	\$ 3,582.06	\$ 5,665.66	\$ 5,668.82	-0.1%	51
	E	52	\$ 941.61	\$ 942.03	\$ 1,616.05	\$ 1,617.06	\$ 2,557.66	\$ 2,559.08	-0.1%	62
	G	42	\$ 760.53	\$ 760.87	\$ 1,305.27	\$ 1,306.08	\$ 2,065.80	\$ 2,066.95	-0.1%	85
	H	35	\$ 633.77	\$ 634.06	\$ 1,087.73	\$ 1,088.40	\$ 1,721.50	\$ 1,722.46	-0.1%	39
Unplatted										
A-2	MF		\$ 348.41	\$ 348.57	\$ 597.97	\$ 598.34	\$ 946.38	\$ 946.91	-0.1%	44
H-1/H-2	MF		\$ 598.89	\$ 599.16	\$ 1,027.86	\$ 1,028.50	\$ 1,626.75	\$ 1,627.66	-0.1%	222
F	MF		\$ 463.10	\$ 463.30	\$ 794.80	\$ 795.30	\$ 1,257.90	\$ 1,258.60	-0.1%	120
M	MF		\$ 225.89	\$ 225.99	\$ 387.68	\$ 387.93	\$ 613.57	\$ 613.91	-0.1%	120
I/J	TBD		\$ 468.73	\$ 468.94	\$ 804.47	\$ 804.97	\$ 1,273.20	\$ 1,273.91	-0.1%	600
K	TBD		\$ 431.56	\$ 431.75	\$ 740.67	\$ 741.13	\$ 1,172.22	\$ 1,172.88	-0.1%	220
L	TBD		\$ 462.42	\$ 462.63	\$ 793.64	\$ 794.13	\$ 1,256.06	\$ 1,256.76	-0.1%	180
Comm	Comm		\$ 26,409.64	\$ 26,421.45	\$ 45,326.11	\$ 45,354.32	\$ 71,735.75	\$ 71,775.77	-0.1%	7.58
Office	Office		\$ 91,771.75	\$ 91,812.79	\$ 157,505.25	\$ 157,603.27	\$ 249,277.01	\$ 249,416.06	-0.1%	26.34
TC	Town Center		\$ 105,394.67	\$ 105,441.79	\$ 180,885.87	\$ 180,998.44	\$ 286,280.54	\$ 286,440.24	-0.1%	30.25
GC	Golf Course									

2,349.17

4B

RESOLUTION 2011-05

A RESOLUTION OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS OF THE DISTRICT AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2011 AND ENDING SEPTEMBER 30, 2012, AND REFERENCING THE MAINTENANCE AND BENEFIT SPECIAL ASSESSMENTS TO BE IMPOSED AND LEVIED BY THE DISTRICT FOR SAID FISCAL YEAR

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2011, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

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

WHEREAS, on May 26, 2011, the Board set August 25, 2011, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a) Florida Statutes; and

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

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

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

WHEREAS, the Assessment Methodology, the Engineer's Cost Report and the non-ad valorem Assessment Roll used with the original District resolutions are incorporated herein and made a part hereof by reference unchanged except as to the amount of the assessments.

WHEREAS, the Board of Supervisors of the Harmony Community Development District finds and determines that the non-ad valorem special assessments it imposes and levies by this Resolution for maintenance on the parcels of property involved will constitute a mechanism by which the property owners lawfully and validly will reimburse the District for those certain special and peculiar benefits the District has determined are received by, and flow to, the parcels of property from the systems, facilities and services being provided, and that the special and peculiar benefits are apportioned in a manner that is fair and reasonable in accordance with applicable assessment methodology and related case law; and

WHEREAS, the Chair of the Board of Supervisors may designate the District Manager or other person to certify the non-ad valorem assessment roll to the State Constitution's Tax Collector in and for Osceola County political subdivision on compatible electronic medium tied to the property identification number no later than 31 August 2011 so that the Tax Collector may merge that roll with others into the collection roll from which the November tax notice is to be printed and mailed; and

WHEREAS, non-ad valorem assessments imposed and levied on the unplatted parcels owned by the landowner/developer are collected by the District through the Manager, not using the uniform collection methodology.

WHEREAS, no authorized budget revisions or transfers shall result in any non-ad valorem assessment per parcel in excess of the amount on the rolls certified hereunder.

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

WHEREAS, the Tax Collector performs the state work in preparing, mailing out, collecting and enforcing against delinquency the non-ad valorem assessments of the District using the Uniform Collection Methodology for non-ad valorem assessments under the direct supervision of the Florida Department of Revenue and the District Manager does not use the uniform methodology; and

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

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

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

Section 2. Budget

a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Treasurer and the office of the Recording Secretary,

and is hereby attached to this resolution, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager's Proposed Budget, as amended by the Board, is adopted hereby in accordance with the provisions of Section 190.008(2)(a), Florida Statutes and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be revised subsequently as deemed necessary by the District Manager to reflect actual revenues and expenditures for the Fiscal Year 2011 and/or revised projections for Fiscal Year 2012.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as "The Budget for the Harmony Community Development District for the Fiscal Year Ending September 30, 2012, as Adopted by the Board of Supervisors on August 25, 2011.

Section 3. Appropriations

That there be, and hereby is appropriated out of the revenues of the Harmony Community Development District, for the Fiscal Year beginning October 1, 2011, and ending September 30, 2012 the sum of _____ (\$ _____) to be raised by the applicable imposition and levy by the Board of applicable non-ad valorem special assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

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

Section 4. Supplemental Appropriations

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

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

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpended balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the applicable department director and the

District Manager or Treasurer. The District Manager or Treasurer must establish administrative procedures, which require information on the request forms proving that such transfer requests comply with this section.

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

a. That the Fiscal Year 2011 Maintenance Special Assessment (the "assessment") upon all the property within the boundaries of the District based upon the special and peculiar benefit received and further based upon reasonable and fair apportionment of the special benefit, shall be in accordance with the attached Exhibit A, representing the amount of District assessments necessary to provide for payment during the aforementioned budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds. Said assessment shall be distributed by the Tax Collector or the District Manager for the assessments imposed and levied as follows:

General Fund O & M
Debt Service Fund

§ [See Assessment Levy Resolution 2011-06]
§ [See Assessment Levy Resolution 2010-06]

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

Introduced, considered favorably, and adopted this 25th day of August, 2011.

Harmony Community Development District

Robert D. Evans
Chairman

Attest:

Gary L. Moyer
Secretary

4C

RESOLUTION 2011-06

A RESOLUTION IMPOSING AND LEVYING A NON AD VALOREM MAINTENANCE SPECIAL ASSESSMENT FOR THE HARMONY COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2012

Preamble

WHEREAS, certain systems, facilities, services and improvements within the Harmony Community Development District and certain related costs of managing the operation, repairs and maintenance are being incurred; and

WHEREAS, the Board of Supervisors of the Harmony Community Development District finds that the District's total General Fund operation assessments, taking into consideration the other revenue sources during Fiscal Year 2012 will amount to \$ _____; and

WHEREAS, the other revenue sources are \$ _____; and

WHEREAS, the Board of Supervisors of the Harmony Community Development District finds the District's Debt Service Fund Assessment during Fiscal Year 2012 will amount to \$ _____; and

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

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

WHEREAS, the District Board understands that while this resolution imposes and levies only the maintenance assessments for 2011, the Chair of the District or the designee of the Chair, shall certify a total non-ad valorem assessment roll in a timely manner to the State Constitution's

Tax Collector in and for the Osceola County political subdivision for collection to include all assessments imposed, levied and approved by the District on the property including those for debt service as well as for special maintenance assessments using the uniform methodology.

WHEREAS, the District Board understands further that all assessments collected by the District Manager shall not be pursuant to the uniform methodology.

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

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

Section 2. A special assessment for maintenance as provided for in Section 190.021(3), Florida Statutes, (hereinafter referred to as assessment) is hereby imposed and levied on the platted lots within the District and on un-platted land within the District if applicable.

Section 3. That the collection and enforcement of the aforesaid assessments under the supervision of the Florida Department of Revenue on platted and non-platted lots shall be by the Tax Collector and shall be at the same time and in like manner as ad valorem taxes and subject to all ad valorem tax collection and enforcement procedures which attend the use of the official annual tax notice using the uniform method.

Section 4. The maintenance special assessments on platted lots in the District will be combined with the debt service non-ad valorem assessments which were imposed, levied and certified as a total amount on the non-ad valorem assessment roll to the Osceola County Tax Collector by the designee of the Chair of the Board on compatible medium no later than 31 August 2011, which shall then be collected by the Tax Collector on the tax notice along with other non-ad valorem assessments from other local governments and with all applicable property taxes to each platted parcel of property. Any maintenance assessment imposed and levied on un-platted lands will be collected by the District Manager.

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

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

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

PASSED AND ADOPTED this 25th day of August, 2011, by the Board of Supervisors of the Harmony Community Development District, Osceola County, Florida.

Gary L. Moyer
Secretary

Robert D. Evans
Chairman

Fifth Order of Business

5A

**Harmony
Community Development District**

Financial Report

July 31, 2011

Prepared by



**Harmony
Community Development District**

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**Harmony
Community Development District**

Financial Statements

(Unaudited)

July 31, 2011

Balance Sheet
July 31, 2011

ACCOUNT DESCRIPTION	GENERAL FUND	2001 DEBT SERVICE FUND	2004 DEBT SERVICE FUND	2004 CAPITAL PROJECTS FUND	TOTAL
ASSETS					
Cash In Bank	\$ 291,227	\$ -	\$ -	\$ -	\$ 291,227
Cash On Hand/Petty Cash	500	-	-	-	500
Assessments Receivable	12,053	38,828	-	-	50,881
Investments:					
Certificates of Deposit - 450 Days	127,778	-	-	-	127,778
Money Market Account	478,904	-	-	-	478,904
Construction Fund	-	-	-	62,802	62,802
Prepayment Account	-	22,403	3,229	-	25,632
Reserve Fund	-	1,416,606	861,348	-	2,277,954
Revenue Fund	-	300,341	165,112	-	465,453
Prepaid Items	250	-	-	-	250
TOTAL ASSETS	\$ 910,712	\$ 1,778,178	\$ 1,029,689	\$ 62,802	\$ 3,781,381
LIABILITIES					
Accounts Payable	\$ 123,582	\$ -	\$ -	\$ -	\$ 123,582
Accrued Expenses	45,292	-	-	-	45,292
Deposits	1,300	-	-	-	1,300
Deferred Revenue	12,053	38,828	-	-	50,881
TOTAL LIABILITIES	182,227	38,828	-	-	221,055
FUND BALANCES					
Reserved for Debt Service	-	1,739,350	1,029,689	-	2,769,039
Reserved for Capital Projects	-	-	-	62,802	62,802
Unreserved/Undesignated	728,485	-	-	-	728,485
TOTAL FUND BALANCES	\$ 728,485	\$ 1,739,350	\$ 1,029,689	\$ 62,802	\$ 3,560,326
TOTAL LIABILITIES & FUND BALANCES	\$ 910,712	\$ 1,778,178	\$ 1,029,689	\$ 62,802	\$ 3,781,381

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2011

ACCOUNT DESCRIPTION	ANNUAL	YEAR TO DATE	YEAR TO DATE	VARIANCE (\$)
	ADOPTED BUDGET	BUDGET	ACTUAL	FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 1,500	\$ 1,250	\$ 4,417	\$ 3,167
Judgements and Fines	-	-	376	376
Interest - Tax Collector	-	-	130	130
Special Assmnts- Tax Collector	622,750	622,750	617,853	(4,897)
Special Assmnts- CDD Collected	914,363	761,970	761,970	-
Special Assmnts- Delinquent	-	-	640	640
Special Assmnts- Discounts	(24,910)	(24,910)	(11,142)	13,768
TOTAL REVENUES	1,513,703	1,361,060	1,374,244	13,184
EXPENDITURES				
Administrative				
P/R-Board of Supervisors	9,600	8,000	9,400	(1,400)
FICA Taxes	734	612	719	(107)
ProfServ-Arbitrage Rebate	1,200	1,200	3,000	(1,800)
ProfServ-Dissemination Agent	500	500	500	-
ProfServ-Engineering	18,000	15,000	6,866	8,134
ProfServ-Legal Services	23,000	19,170	19,427	(257)
ProfServ-Mgmt Consulting Serv	54,091	45,076	45,076	-
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	145	242	(97)
Postage and Freight	1,200	1,000	735	265
Insurance - General Liability	19,850	19,850	21,575	(1,725)
Printing and Binding	5,000	4,170	3,908	262
Legal Advertising	1,000	834	492	342
Misc-Assessmnt Collection Cost	12,455	12,455	12,133	322
Misc-Contingency	1,000	834	178	656
Office Supplies	1,500	1,250	561	689
Annual District Filing Fee	175	175	175	-
Capital Outlay	750	625	-	625
Total Administrative	180,652	161,318	151,657	9,661
Field				
Payroll-Salaries	60	60	60	-
ProfServ-Field Management	79,813	64,589	64,982	(393)
Total Field	79,873	64,649	65,042	(393)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2011

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Landscape				
Utility - Refuse Removal	11,482	10,630	5,096	5,534
R&M-Grounds	32,994	27,495	24,995	2,500
R&M-Irrigation	34,500	28,750	45,802	(17,052)
R&M-Tree Trimming Services	15,000	12,500	15,000	(2,500)
R&M-Trees and Trimming	21,115	17,596	18,325	(729)
R&M-Turf Care	283,001	235,834	231,668	4,166
R&M-Shrub Care	110,539	92,116	89,617	2,499
Miscellaneous Services	10,000	8,330	5,747	2,583
Total Landscape	518,631	433,251	436,250	(2,999)
Utility				
Electricity - General	40,000	33,330	25,650	7,680
Electricity - Streetlighting	385,220	321,016	314,356	6,660
Utility - Water & Sewer	83,000	69,170	99,125	(29,955)
Total Utility	508,220	423,516	439,131	(15,615)
Operation & Maintenance				
Contracts-Lake and Wetland	21,360	17,800	17,505	295
Communication - Telephone	3,950	3,290	2,933	357
R&M-Common Area	18,806	15,670	16,059	(389)
R&M-Equipment	21,000	17,500	11,035	6,465
R&M-Pools	58,187	48,871	29,272	19,599
R&M-Roads & Alleyways	3,000	2,500	-	2,500
R&M-Sidewalks	10,000	8,330	100	8,230
R&M-Parks & Amenities	6,000	5,000	1,200	3,800
R&M-Hardscape Cleaning	10,000	8,330	2,836	5,494
Misc-Contingency	44,025	36,688	24,090	12,598
Misc-Security Enhancements	30,000	20,000	24,648	(4,648)
Total Operation & Maintenance	226,328	183,979	129,678	54,301
TOTAL EXPENDITURES	1,513,704	1,266,713	1,221,758	44,955
Excess (deficiency) of revenues Over (under) expenditures	(1)	94,347	152,486	58,139
Net change in fund balance	\$ (1)	\$ 94,347	\$ 152,486	\$ 58,139
FUND BALANCE, BEGINNING (OCT 1, 2010)	575,999	575,999	575,999	
FUND BALANCE, ENDING	\$ 575,998	\$ 670,346	\$ 728,485	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2011

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 800	\$ 660	\$ 1,708	\$ 1,048
Special Assmnts- Tax Collector	1,038,106	1,038,106	1,028,803	(9,303)
Special Assmnts- Prepayment	-	-	35,940	35,940
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	1,309,427	1,481,396	171,969
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)	(139,723)	3,531	143,254
Net change in fund balance	\$ (19,342)	\$ (139,723)	\$ 3,531	\$ 143,254
FUND BALANCE, BEGINNING (OCT 1, 2010)	1,735,819	1,735,819	1,735,819	
FUND BALANCE, ENDING	\$ 1,716,477	\$ 1,596,096	\$ 1,739,350	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2011

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 800	\$ 660	\$ 1,251	\$ 591
Special Assmnts- CDD Collected	1,198,145	864,774	826,295	(38,479)
TOTAL REVENUES	1,198,945	865,434	827,546	(37,888)
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)	(360,254)	(398,142)	(37,888)
Net change in fund balance	\$ (26,743)	\$ (360,254)	\$ (398,142)	\$ (37,888)
FUND BALANCE, BEGINNING (OCT 1, 2010)	1,427,831	1,427,831	1,427,831	
FUND BALANCE, ENDING	\$ 1,401,088	\$ 1,067,577	\$ 1,029,689	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2011

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ -	\$ -	\$ 78	\$ 78
TOTAL REVENUES	-	-	78	78
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	-	-	(3,822)	(3,822)
Net change in fund balance	\$ -	\$ -	\$ (3,822)	\$ (3,822)
FUND BALANCE, BEGINNING (OCT 1, 2010)	-	-	66,624	
FUND BALANCE, ENDING	\$ -	\$ -	\$ 62,802	

Notes to the Financial Statements
July 31, 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.		
ASSESSMENTS RECEIVABLE, NET	Delinquent assessments from FY2006 and FY2010	\$	12,053
PREPAID ITEMS	Maxi-Com System Monitoring for August 2011	\$	250

LIABILITIES

ACCOUNTS PAYABLE			
	Severn Trent Management Services - July 2011	\$	13,083
	Young Van Assenderp, P.A	\$	2,735
	Biotech Consulting - July 2011		1,530
	Advanced Marine Services		960
	Kissimmee Utility Authority		8,027
	Grainger		1,356
	Woolpert Inc.		1,894
	Luke Brothers		88,454
	Robert's Pool Service - July 2011		3,120
	Spies Pool - July 2011		1,459
	Various invoices paid in August		965
		Total \$	<u>123,582</u>
ACCRUED EXPENSES			
	Biotech Consulting - July 2011	\$	1,530
	City Of St. Cloud - Electric General		2,300
	City Of St. Cloud - Electric Street lighting		31,462
	KUA - July 2011		10,000
		Total \$	<u>45,292</u>
DEPOSITS	Deposits for Pool Keys	\$	1,300
DEFERRED REVENUE	Delinquent assessments from FY2006 and FY2010	\$	12,053

**Notes to the Financial Statements
July 31, 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 unplatted 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 and May		
PROFSERV-ARBITRAGE REBATE	Grau and Associates - Arbitrage Report for Series 2004 - FY2008 through FY2010		
PROFSERV-ENGINEERING	Woolpert Inc. - Services as of June 2011		
PROFSERV-LEGAL SERVICES	Young van Assenderp, P.A. services as of June 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. 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.	\$	12,133

FIELD

PROFSERV - FIELD MANAGEMENT	Salary and benefits for full-time field manager/dock master. New full-time assistant was hired in December 2010.
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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 revised.
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
July 31, 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 and root drenching in July.
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 July
ELECTRICITY - STREET LIGHTING	City of St. Cloud - services through July
UTILITY - WATER & SEWER	KUA - services through July. 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 July 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
July 31, 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
<u>LIABILITIES</u>			
DEFERRED REVENUE	Delinquent assessments from FY 2006 and FY2010	\$	38,828

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 July 31, 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%	\$290,580
Checking Account	BankUnited	Business Checking Account	n/a	n/a	\$100
Checking Account	CenterState Bank	Business Checking Account	n/a	n/a	\$547
				Subtotal	\$291,227
Cash On Hand		Petty Cash	n/a	n/a	\$500
Certificate of Deposit	CenterState Bank	15 month CD	7/15/2012	0.30%	\$127,778
Money Market Account	CenterState Bank	Money Market Account	n/a	0.30%	\$277,369
Money Market Account	Florida Shores Bank	Money Market Account	n/a	0.85%	\$101,184
Money Market Account	BankUnited	Money Market Account	n/a	0.85%	\$100,351
				Subtotal	\$478,904

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%	\$22,403
Series 2001 Reserve Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.15%	\$1,416,806
Series 2001 Revenue Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.15%	\$300,341
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%	\$60,000
				Subtotal	\$861,348
Series 2004 Revenue Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.15%	\$165,112
Series 2004 Construction Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.15%	\$62,802
				Total	\$3,730,250

5B

Invoice Approval Report # 136

August 15, 2011

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
<u>ADVANCED MARINE SERVICES</u>	53955	A	\$ 311.11
	53908	A	\$ 12.65
	54041	A	\$ 485.00
	53995	A	\$ 151.10
Vendor Total			\$ 959.86
<u>AT & T</u>	071811-77858	R	\$ 150.73
		Vendor Total	
<u>BIO-TECH CONSULTING INC</u>	12751	A	\$ 1,530.00
		Vendor Total	
<u>BRIGHT HOUSE NETWORKS</u>	072011-41601	R	\$ 128.45
		Vendor Total	
<u>CENTURY LINK</u>	072511-08324	R	\$ 44.32
	080411-58819	R	\$ 48.53
	Vendor Total		
<u>CHAPCO FENCE LLC</u>	1581	R	\$ 275.00
	1713	R	\$ 3,750.00
	1714	R	\$ 6,750.00
	1715	R	\$ 8,280.00
	1716	R	\$ 2,190.00
	Vendor Total		
<u>CITY OF ST CLOUD</u>	071211	R	\$ 33,476.01
		Vendor Total	
<u>GARYS LOCK & SAFE INC.</u>	54098	A	\$ 126.25
		Vendor Total	
<u>GRAINGER</u>	9582051331	R	\$ 191.00
	9580396191	R	\$ 151.11
	9594664543	R	\$ 389.13
	9593283915	R	\$ 967.24
	Vendor Total		
<u>HOME DEPOT CREDIT SERVICES</u>	167534	R	\$ 84.53
	490467	R	\$ 745.79
	7052524	R	\$ 33.50

Community Development District

Invoice Approval Report # 136

August 15, 2011

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
	2012332	R	\$ 100.61
	7054178	R	\$ 35.93
	5013090	R	\$ 11.10
	4013211	R	\$ 75.45
		Vendor Total	\$ 1,086.91
<u>ID WHOLESALER</u>	777853	A	\$ 67.12
	769944	A	\$ 475.00
	773187	A	\$ 172.45
		Vendor Total	\$ 714.57
<u>KISSIMMEE UTILITY AUTHORITY</u>	072711	R	\$ 8,027.23
		Vendor Total	\$ 8,027.23
<u>LUKE BROTHERS INC.</u>	J014634	A	\$ 184.40
	J014635	A	\$ 135.00
	J014633	A	\$ 75.00
	J014629	A	\$ 81.40
	J014630	A	\$ 562.30
	J014632	A	\$ 1,108.00
	J014631	A	\$ 297.00
	J014636	A	\$ 1,440.00
	1107-91132	R	\$ 38,595.75
	1106-90890	A	\$ 38,595.75
	J011920	A	\$ 3,726.95
	J011967	A	\$ 121.95
	J012257	A	\$ 51.50
	J012259	A	\$ 148.00
	J012260	A	\$ 250.00
	J012261	A	\$ 125.30
	J012264	A	\$ 152.50
	J012366	A	\$ 314.80
	J014094	A	\$ 2,487.95
		Vendor Total	\$ 88,453.55
<u>ROBERTS POOL SERVICE & REPAIR</u>	071511	A	\$ 1,580.00
	071311	A	\$ 400.00
	071911	A	\$ 1,140.00
		Vendor Total	\$ 3,120.00
<u>SEVERN TRENT ENVIRONMENTAL SER</u>	2055269	A	\$ 13,083.17
		Vendor Total	\$ 13,083.17

Community Development District

Invoice Approval Report # 136

August 15, 2011

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
<u>SPIES POOL LLC</u>	226644	A	\$ 221.90
	226645	A	\$ 288.85
	226885	A	\$ 446.75
	226886	A	\$ 501.00
		Vendor Total	\$ 1,458.50
<u>WALKER TECHNICAL SERVICES</u>	922	A	\$ 250.00
		Vendor Total	\$ 250.00
<u>WOOLPERT INC.</u>	2011004475	A	\$ 1,893.75
		Vendor Total	\$ 1,893.75
<u>YOUNG VAN ASSENDERP, P.A.</u>	11349	A	\$ 2,734.75
		Vendor Total	\$ 2,734.75
		Total	\$ 180,230.06
		Total	\$ 180,230.06

**Harmony
Community Development District**

Check Register

July 1 - July 30, 2011

Harmony
Check Register by Fund
For the Period from 7/1/2011 to 7/31/2011
(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	52329	07/08/11	AT & T	99337785806262011	#993377858 5/19-6/18	Communication - Telephone	541003-53910	\$153.06
001	52330	07/08/11	CENTURY LINK	062511-11308	#311908324 6/25-7/24	Communication - Telephone	541003-53910	\$45.20
001	52331	07/08/11	BRIGHT HOUSE NETWORKS	063011-41601	#1046416-01 6/28-7/27	R&M-Common Area	546016-53910	\$174.90
001	52332	07/13/11	CENTURY LINK	070711-83185	#407-498-3185 7/7-8/6	Communication - Telephone	541003-53910	\$48.98
001	52332	07/13/11	CENTURY LINK	070411-27636	#407-892-7636 7/4-8/3	Communication - Telephone	541003-53910	\$48.52
001	52333	07/13/11	FEDEX	7-550-58266	#0012-7 6/24	Postage and Freight	541006-51301	\$7.46
001	52334	07/13/11	GRAINGER	9576508130	SUPPLIES	R&M-Common Area	546016-53910	\$180.85
001	52335	07/13/11	THE SHERWIN -WILLIAMS CO	9568-7	PAINT	R&M-Common Area	546016-53910	\$171.95
001	52336	07/19/11	CHAPCO FENCE LLC	1682	NETWORK CONNECTIONS:SECURITY ENHANCEMENTS	Misc-Security Enhancements	549911-53910	\$408.00
001	52336	07/19/11	CHAPCO FENCE LLC	1581	REMOVAL OF FENCE DUE TO DAMAGE	Miscellaneous Services	549001-53901	\$275.00
001	52336	07/19/11	CHAPCO FENCE LLC	1713	BUCK LAKE CARD READER	Misc-Security Enhancements	549911-53910	\$3,750.00
001	52336	07/19/11	CHAPCO FENCE LLC	1714	1500 DIGITAL PRINT CARDS	Misc-Security Enhancements	549911-53910	\$6,750.00
001	52336	07/19/11	CHAPCO FENCE LLC	1715	CUSTOM GATES & POOLS WITH CARD ENTRY	Misc-Security Enhancements	549911-53910	\$8,280.00
001	52336	07/19/11	CHAPCO FENCE LLC	1716	FENCE INSTALLATION AT AQUATIC CTR	Miscellaneous Services	548001-53901	\$2,190.00
001	52337	07/19/11	CITY OF ST CLOUD	071211	BILLING PERIOD 6/9-7/11	Electricity - Streetlighting	543013-53903	\$31,482.07
001	52337	07/19/11	CITY OF ST CLOUD	071211	BILLING PERIOD 6/9-7/11	Electricity - General	543006-53903	\$2,013.94
001	52338	07/19/11	GRAINGER	9582051331	SUPPLIES	R&M-Common Area	546016-53910	\$191.00
001	52338	07/19/11	GRAINGER	9580396191	SUPPLIES	R&M-Common Area	546016-53910	\$151.11
001	52339	07/19/11	HOME DEPOT CREDIT SERVICES	167534	#0-8018 MONSTER HOSE	R&M-Common Area	546016-53910	\$84.53
001	52339	07/19/11	HOME DEPOT CREDIT SERVICES	490467	#0-8018 PRESSURE WASHER	R&M-Common Area	546016-53910	\$745.79
001	52339	07/19/11	HOME DEPOT CREDIT SERVICES	7052524	#0-8018 KWIKSET KEYS	R&M-Common Area	546016-53910	\$33.50
001	52339	07/19/11	HOME DEPOT CREDIT SERVICES	2012332	#0-8018 SUPPLIES	R&M-Common Area	546016-53910	\$100.61
001	52339	07/19/11	HOME DEPOT CREDIT SERVICES	7054178	#0-8018 SUPPLIES	R&M-Common Area	546016-53910	\$35.93
001	52339	07/19/11	HOME DEPOT CREDIT SERVICES	5013090	#0-8018 BOLTS	R&M-Common Area	546016-53910	\$11.10
001	52339	07/19/11	HOME DEPOT CREDIT SERVICES	4013211	#0-8018 MAINT SUPPLIES/MATERIALS	R&M-Common Area	546016-53910	\$75.45
001	52341	07/29/11	ADVANCED MARINE SERVICES	52751	BOAT SUPPLIES	R&M-Equipment	546022-53910	\$531.02
001	52341	07/29/11	ADVANCED MARINE SERVICES	53221	BOAT SUPPLIES	R&M-Equipment	546022-53910	\$154.95
001	52342	07/29/11	BIO-TECH CONSULTING INC	12521	AQUATIC PLANT MAINT-MAY	Contracts-Lake and Wetland	534021-53910	\$1,530.00
001	52343	07/29/11	NAPA AUTO PARTS	597511	SUPPLIES	R&M-Equipment	546022-53910	\$92.03
001	52343	07/29/11	NAPA AUTO PARTS	597513	SUPPLIES	R&M-Equipment	546022-53910	\$14.95
001	52343	07/29/11	NAPA AUTO PARTS	600647	SUPPLIES	R&M-Equipment	546022-53910	\$56.74
001	52344	07/29/11	PROPET DISTRIBUTORS INC.	80743	DOGIPOT LITTER PICK UP BAGS	R&M-Common Area	546016-53910	\$1,881.95
001	52345	07/29/11	ROBERTS POOL SERVICE & REPAIR	061511	POOL MAINT-JUNE	R&M-Pools	546074-53910	\$1,180.00
001	52346	07/29/11	SEVERN TRENT ENVIRONMENTAL SER	2054683	MGT FEES-JUNE	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,507.58
001	52346	07/29/11	SEVERN TRENT ENVIRONMENTAL SER	2054683	MGT FEES-JUNE	ProfServ-Field Management	531016-53901	\$6,909.42
001	52346	07/29/11	SEVERN TRENT ENVIRONMENTAL SER	2054683	MGT FEES-JUNE	ProfServ-Field Management	531016-53901	\$2,139.33
001	52346	07/29/11	SEVERN TRENT ENVIRONMENTAL SER	2054683	MGT FEES-JUNE	Postage and Freight	541006-51301	\$14.88
001	52346	07/29/11	SEVERN TRENT ENVIRONMENTAL SER	2054683	MGT FEES-JUNE	Printing and Binding	547001-51301	\$492.60
001	52346	07/29/11	SEVERN TRENT ENVIRONMENTAL SER	2054683	MGT FEES-JUNE	Office Supplies	551002-51301	\$55.00
001	52346	07/29/11	SEVERN TRENT ENVIRONMENTAL SER	2054683	MGT FEES-JUNE	Communication - Telephone	541003-51301	\$2.49
001	52346	07/29/11	SEVERN TRENT ENVIRONMENTAL SER	2054683	MGT FEES-JUNE	Communication - Telephone	541003-51301	\$2.00
001	52347	07/29/11	SPIES POOL LLC	224688	POOL SUPPLIES	R&M-Pools	546074-53910	\$433.35
001	52347	07/29/11	SPIES POOL LLC	224687	POOL SUPPLIES	R&M-Pools	546074-53910	\$173.75
001	52347	07/29/11	SPIES POOL LLC	224882	BULK BLEACH	R&M-Pools	546074-53910	\$539.75
001	52347	07/29/11	SPIES POOL LLC	224885	BULK BLEACH	R&M-Pools	546074-53910	\$299.50
001	52348	07/29/11	WALKER TECHNICAL SERVICES	913	MAXI-COM MONITORING JULY	R&M-Irrigation	546041-53902	\$250.00
001	52349	07/29/11	AT & T	071811-77858	#993377858 6/19-7/18	Communication - Telephone	541003-53910	\$150.73
001	52350	07/29/11	BRIGHT HOUSE NETWORKS	072011-41601	#1046416-01 7/28-8/27	R&M-Common Area	546016-53910	\$128.45
Fund Total								\$78,929.42

Harmony
 Check Register by Fund
 For the Period from 7/1/2011 to 7/31/2011
 (Sorted by Check No.)

Fund No.	Check No.	Check Date	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Check Amount
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2001 DEBT SERVICE FUND - 201

201	52340	07/20/11	US BANK NATIONAL ASSOC	071911	TRANSFER OF TAX RECEIPTS 2010-2011 (MAY)	Due From Other Funds	131000	\$49,113.47
							Fund Total	\$49,113.47

Total Checks Paid	\$128,042.89
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5C

5D

Harmony CDD
Website Statistics as of August 16, 2011
(counter setup March 25, 2011)

OVERVIEW

• Total Visitors:	1,105	• Visitors, July:	467
• Total Page Views:	5,875	• Page Views, July:	1,694
• Total Spiders:	3,713	• Visitors, August:	154
• Total Feeds:	262	• Page Views, August:	504

TOP DAYS

• June 30, 2011:	232	• July 14, 2011:	174
• July 22, 2011:	175	• May 9, 2011:	163
• July 9, 2011:	175		

OPERATING SYSTEMS

• Windows XP:	2,254	• Windows 2000:	88
• Windows 7:	943	• iPhone:	83
• Windows Vista:	543	• iPad:	62
• MAC OS X Snow Leopard:	300	• Android Linux:	45
• Windows Server 2003:	150	• Windows NT 4:	44

BROWSERS

• Internet Explorer 8:	1,389	• Firefox 3:	391
• Mozilla:	958	• Internet Explorer 9:	290
• Internet Explorer 7:	795	• Google Chrome:	281
• Internet Explorer 6:	788	• Firefox 4:	77
• Safari:	455	• Firefox:	75

SEARCH ENGINES

• Google:	264
• Yahoo:	38
• Yandex:	37
• Ask:	2
• Incredimail	1

TOP PAGES

• Home:	2,351
• About Harmony:	283
• /index.php	257
• Agendas:	222
• Recreational Facilities	211

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

• Harmony CDD	102	• cdd stories	4
• harmonycdd.org	54	• harmonycdd.com	4
• harmony community development district	38	• "harmony cdd"	3
• www.harmonycdd.org	23	• celabration florida ponds for fishing	3
• harmony fl cdd	14	• www.harmony.cdd	3
• harmony florida cdd	8	• Thomas david belieff in Kissimmee fl	2
• harmonycdd	6	• what are CDD in harmony	2
• cache:6MgNJucPNAoJwww.harmonycdd.org/harmony fl	5	• Harmony dock master Tom	2
• harmony community water problems	5	• boil water alert harmony,fl April 2011	2
• cdd harmony	4	• harmony fl CDD pool	2

TOP DAYS UNIQUE VISITORS

• June 30, 2011:	70
• July 9, 2011:	48
• July 23, 2011:	46
• July 20, 2011	39
• July 12, 2011:	35

TOP DAYS PAGE VIEWS

• June 30, 2011:	187
• July 9, 2011:	146
• July 23, 2011:	135
• June 10, 2011	124
• July 26, 2011:	110

5E

**NOTICE OF MEETINGS
HARMONY
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Harmony Community Development District will hold their meetings for Fiscal Year 2012 at 7251 Five Oaks Drive, Harmony, Florida on the last Thursday of each month as follows unless otherwise indicated:

October 27, 2011 – 6:00 P.M.
November 17, 2011 (Third Thursday) – 9:00 A.M.
December 22, 2011 – (Fourth Thursday) - 6:00 P.M.
January 26, 2012 – 9:00 A.M.
February 23, 2012 – 6:00 P.M.
March 29, 2012 - 9:00 A.M.
April 26, 2012 – 6:00 P.M.
May 31, 2012 – 9:00 A.M.
June 28, 2012 – 6:00 P.M.
July 26, 2012 - 9:00 A.M.
August 30, 2012 - 6:00 P.M.
September 27, 2012 – 9:00 A.M.

The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Management Company, Severn Trent Services at (954) 753-5841 at least two (2) calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Management Company.

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

Gary L. Moyer
District Manager

Seventh Order of Business

Harmony CDD shade survey

118 total responses

Overall:

1

How often do you and/or your family utilize the swings and playground equipment at Lakeshore Park?

Answer	0%	100%	Number of Responses	Response Ratio
A couple of times a week			17	14.4%
Once a week			11	9.3%
A couple of times a month			20	16.9%
Once a month			15	12.7%
I/We dont use these facilities			48	40.6%
No Responses			7	5.9%
Totals			118	100%

2

If the swings and playground equipment at Lakeshore Park were covered by a shade structure, how much more likely would you and/or your family be to utilize these facilities?

Answer	0%	100%	Number of Responses	Response Ratio
Much more likely - couple times a week			34	28.8%
More likely -- Once a week			8	6.7%
Slightly more Likely -- Couple of times a month and/or once a month			5	4.2%
The same as I/We do currently -- It would not change my/our level of use			28	23.7%
I/We don't use these facilities, but still think it is a good idea			19	15.1%
I/We don't have an opinion one way or the other			15	12.7%
No Responses			9	7.6%
Totals			118	100%

Breakdown:

Responses and comments separated to what their answer was for the first question.

A couple of times a week:

1 How often do you and/or your family utilize the swings and playground equipment at Lakeshore Park?

Answer	0%	100%	Number of Responses	Response Ratio
A couple of times a week			17	100.0%
Once a week			0	0.0%
A couple of times a month			0	0.0%
Once a month			0	0.0%
I/We dont use these facilities			0	0.0%
No Responses			0	0.0%
Totals			17	100%

2 If the swings and playground equipment at Lakeshore Park were covered by a shade structure, how much more likely would you and/or your family be to utilize these facilities?

Answer	0%	100%	Number of Responses	Response Ratio
Much more likely - couple times a week			14	82.3%
More likely-- Once a week			0	0.0%
Slightly more Likely -- Couple of times a month and/or once a month			0	0.0%
The same as I/we do currently -- It would not change my/our level of use			3	17.6%
I/We don't use these facilities, but still think it is a good idea			0	0.0%
I/We don't have an opinion one way or the other			0	0.0%
No Responses			0	0.0%
Totals			17	100%

Answer	Respondent
I HAVE THREE CHILDREN THE YOUNGEST 13 MONTHS AND IT WOULD BE NICE FOR THEM TO HAVE MORE SHADE FROM DIRECT SUN AND THE PLAYGROUND SWINGS AND SLIDES WOULD NOT BE SO HOT TO TOUCH OR LIKELY TO BURN ONE OF THEM . SO YES WE WOULD VISIT MORE OFTEN AND THANK YOU	Anonymous
The bathrooms down there are nasty they look like they are never clean.	Anonymous
in fl is much needed. both st. cloud and kissimee have theres covered	galepinnell@aol.com
This is an awesome idea and Ray Walls is the greatest CDD Supervisor ever! Signed: Impartial resident	wallsr@dbiz.cc
Please please please add the shade!!!! We often don't go to the playground because of this reason. We know many families with children that feel the same way. We have suggested this in the past with no response and are thrilled that you are considering it!	b53knons@aol.com
Thank you Jean Scarpa and family Scholhouse Rd	
The slides and climbing structures get too hot to use. You either have to go first thing in the morning or LATE in the evening. The kids can only last 30 mins with out having to leave for cooler areas.	jesabella@gmail.com
Although a shade structure over the play area would be nice, I would rather see more shade structures built in the open areas of Lakeshore Park, with picnic tables underneath. I think these would get a lot more usage for gatherings and special events. More shade trees would also be a great addition.	oddenrd@yahoo.com
We have 3 grandkids, and they will play in the playground regardless whether there is shade or not. Plus, the water park is right next door when it may get too hot.	

Uses playground once a week:

1

How often do you and/or your family utilize the swings and playground equipment at Lakeshore Park?

Answer	0%	100%	Number of Responses	Response Ratio
A couple of times a week			0	0.0%
Once a week			11	100.0%
A couple of times a month			0	0.0%
Once a month			0	0.0%
I/We dont use these facilities			0	0.0%
No Responses			0	0.0%
Totals			11	100%

2

If the swings and playground equipment at Lakeshore Park were covered by a shade structure, how much more likely would you and/or your family be to utilize these facilities?

Answer	0%	100%	Number of Responses	Response Ratio
Much more likely - couple times a week			10	90.9%
More likely -- Once a week			1	9.0%
Slightly more Likely -- Couple of times a month and/or once a month			0	0.0%
The same as I/We do currently -- It would not change my/our level of use			0	0.0%
I/We don't use these facilities, but still think it is a good idea			0	0.0%
I/We don't have an opinion one way or the other			0	0.0%
No Responses			0	0.0%
Totals			11	100%

6 Responses

10 per page

Answer	Respondent
I think shade would be great, especially in the summer months. I don't the direct sun is a big problem in winter months, but it keeps us from visiting the park more often in the hottest time of the year.	lavender828@yahoo.com
As you are considering this, please also consider putting some unbrellas over the benches around the fountain. Thanks.	kellie.allen@gmail.com
It would be wonderful!!! A small cover and/or a bench would also be great for the other playground. Standing in this heat is really not fun for the adults. Thanks	maodden@yahoo.com
If even a portion of the play equipment would be covered it would make a HUGE difference!!! I would also recommend putting in some kind of covered area next to the splash pad since most of the time parents are supervising children in the splash pad but not going in it themselves :) That is the only reason we don't go very often is because I get so hot sitting in the sun!	amandavandenberg@gmail.com
WE REALLY NEEDMORE SHADE TO ENJOY THE OUTSIDE FEATURES	kat40743@earthlink.net
Covering the swings is a good start but the molded plastic slides and related equipment are dangerously hot for kids 2/3 of the year. We need a large canvas shade over the entire play area so kids can use this stuff 12 months a year during the day. The same problem applies to the small tot lot at the dog park. I'd be open to a special assessment to cover related costs. The board should hold their next meeting at 1PM in August while sitting on the plastic slide in shorts before any vote takes place. Thanks, Brock	bnicholas@harmonyfl.com

Uses playground a couple of times a month:

1

How often do you and/or your family utilize the swings and playground equipment at Lakeshore Park?

Answer	0%	100%	Number of Responses	Response Ratio
A couple of times a week			0	0.0%
Once a week			0	0.0%
A couple of times a month			20	100.0%
Once a month			0	0.0%
I/We dont use these facilities			0	0.0%
No Responses			0	0.0%
Totals			20	100%

2

If the swings and playground equipment at Lakeshore Park were covered by a shade structure, how much more likely would you and/or your family be to utilize these facilities?

Answer	0%	100%	Number of Responses	Response Ratio
Much more likaly - couple times a week			5	25.0%
More likely -- Once a week			7	35.0%
Slightly more Likely -- Couple of times a month and/or once a month			1	5.0%
The same as tWe do currently -- It would not change my/our level of use			7	35.0%
I/We don't use these facilities, but still think it is a good idea			0	0.0%
I/We don't have an opinion one way or the other			0	0.0%
No Responses			0	0.0%
Totals			20	100%

5 Responses

10 per page Update

Answer	Respondent
This is the outdoors...we should keep it outdoors	nich718@aol.com
I think a shade structure is a common sense improvement. I believe any playground area in Florida should have a shade structure incorporated as part of the playground structure. If you are going to have a playground, it should be built so it is available to use anytime of the day...not just when the sun is starting to set.	harmonyhudsons@cfl.rr.com
Great idea! What about small covers over the benches around the splash pad?	jfpower@aol.com
The park in the townhomes is brutal without a shaded area. I think all of the parks should have a shaded overhang. I go to every park often and leave sometimes because of that brutal direct sun.	kfzpatrick@troongolf.com
The kids love the play ground but always complain about the sun. They are used to the covered play area at HCS.	erikradaker@gmail.com

Uses Playground once a

1. How often do you and/or your family utilize the swings and playground equipment at Lakeshore Park?

Answer	0%	100%	Number of Responses	Response Ratio
A couple of times a week			0	0.0%
Once a week			0	0.0%
A couple of times a month			0	0.0%
Once a month			15	100.0%
I/We dont use these facilities			0	0.0%
No Responses			0	0.0%
Totals			15	100%

2. If the swings and playground equipment at Lakeshore Park were covered by a shade structure, how much more likely would you and/or your family be to utilize these facilities?

Answer	0%	100%	Number of Responses	Response Ratio
Much more likely - couple times a week			4	26.6%
More likely -- Once a week			0	0.0%
Slightly more Likely -- Couple of times a month and/or once a month			3	20.0%
The same as I/we do currently -- It would not change my/our level of use			3	20.0%
I/We dont use these facilities, but still think it is a good idea			1	6.6%
I/We dont have an opinion one way or the other			4	26.6%
No Responses			0	0.0%
Totals			15	100%

month:

7 Responses

10 per page Update

Answer	Respondent
Need to look at more parking along School House Road near the playground area. Too many cars illegally park in the bike lane to use the area and face a \$50. fine when caught.	eoddeply1@aol.com
A shade structure is long overdue. During the summer we don't even think of taking our 5 and 2 year olds there. It is very hot and the area is unshaded. It's the playground equipment itself that is the major problem. It is literally too hot to get on.	alizascherer@earthlink.net
We drive our kids to either Lakefront Park in St. Cloud or Chisolm Park on Narcoossee Rd. Chisolm park is actually quite nice and is naturally shaded by numerous large trees. It's too bad harmony couldn't go the naturally shaded route since this is what this place is supposed to be about. But trees take a long time to grow.	
We would be very happy if a shade structure was to be installed.	
A bit off topic, but I really don't like the wood chips at the playground. I prefer the artificial grass or mats I have seen in other parks. That's another reason we take our kids to other parks.	
In the past we have seen many fire ants around the playground. Maybe that has been resolved, but it's been awhile since we've been there.	
What kind of survey questions are these? The accurate answer in each case is "None of the above."	jonibee@clrf.com
We use the playground facilities a few times a year (neither "once a month" nor "never"). And I don't think the shade structure sounds like a good idea, but saying so was not an option in response to your survey question!	
Opinion: Major money was wasted with the pool cards and equipment to use them. A few complaints was not worth the expense! Major money was wasted, is wasted, on planting weeds around these once beautiful ponds, and then spraying weed killer on them, turning the weeds brown and ugly. One ugly turned into a double ugly! Most of the wild life is gone now and as much as I love my environment and all wildlife, this is makes no sense at all!!!	mkenl@ambarqmail.com
Donna Sykes 6998 Bluestem Rd Harmony, FL 34773 407-957-4873 407-873-2048 mkenl@ambarqmail.com	
This would be a great addition. The shade would allow us to use the playground more in the summer months.	pdyeager@gmail.com
I wouldn't be in favor if this "shade structure" would result in higher fees or an assessment or any kind of budget increase. It's a beautiful park as it is. Thank you.	vsauers@taconic.net
I'm in favor of facility enhancements for the most part, however, I not sure that it would result in additional usage.	davidord05@yahoo.com

Does not use playground:

1

How often do you and/or your family utilize the swings and playground equipment at Lakeshore Park?

Answer	0%	100%	Number of Responses	Response Ratio
A couple of times a week			0	0.0%
Once a week			0	0.0%
A couple of times a month			0	0.0%
Once a month			0	0.0%
I/We dont use these facilities			48	100.0%
No Responses			0	0.0%
Totals			48	100%

2

If the swings and playground equipment at Lakeshore Park were covered by a shade structure, how much more likely would you and/or your family be to utilize these facilities?

Answer	0%	100%	Number of Responses	Response Ratio
Much more likely - couple times a week			1	2.0%
More likely - Once a week			0	0.0%
Slightly more Likely - Couple of times a month and/or once a month			1	2.0%
The same as I/we do currently - It would not change my/our level of use			15	31.2%
I/We don't use these facilities, but still think it is a good idea			18	37.5%
I/We don't have an opinion one way or the other			11	22.9%
No Responses			2	4.1%
Totals			48	100%

16 Responses

20 per page 

Answer	Respondent
Although I think a covering over any play area is nice, I would not be in favor if this would cause any increase in the association dues in the future. I think with so many people hurting financially, we have to use money very wisely, and I am not convinced this is the best use of money. I would have to know the cost before I made a final decision	mardirh@nationwide.com
WE AER SENIORS	rlm171@cfl.rr.com
With the budget the way it is, and the CDD can't find a better way to spend the money then by all means put it up for the kids	hottody3@gmail.com
I think our money could be spent in a better way. After all, it is only a few months of the year that is very hot and most kids play in the water.	mowerdm@comcast.net
I don't use the facilities because we have grown children, however, I believe that adding the cover would make it better for the children and it would add a lot to the community. There are the kinds of details that make Harmony such a nice place to live.	rcordero7@gmail.com
There is a shade structure over the playground at the school, so let kids play there.	kerul@newleafsystems.com
All children deserve as much protection from the burning sun as possible to enable them to play outside in fresh air rather than be in AC artificial air	tigermanpath@rocketmail.com
The money should be spent on sod to patch up the areas that are full of weeds and dead areas. The yard patrol is harassing the residents to keep up the lawns why isn't the community keeping up with the common areas?	terrinathan@earthlink.net
A covered play area is wonderful for the kids. With sun so strong and the weather so hot it will be an essential part of the play ground equipment. Not having any young children of my own I do not know how much the play ground is used but still think it will be a welcomed edition.	lins1031@aol.com
You need something to occupy the older children. A climbing wall or a batting cage would be nice.	lrice242a@comcast.net
Would like to see some concerts or music piped in on Sunday evenings for a couple of hours around the fountain.	
I do not see a need for a shade over the playground, I would rather see shade down at the dock to be able to fish	randinharmony@yahoo.com
While I don't have a family here, I think it's a great addition to the town of Harmony.	roy@roywalbridge.com
When relatives come to visit I like to take the young ones to play in the playground. I think it would be nice for the kids and adults to have shade there.	mrsvanasdale@gmail.com
Spending on the kids is always a good idea for me.	lucky2lucy@aol.com
I have no children that live with me, but I think it would be a great idea when my grandchildren visit.	cdemaria1@cfl.rr.com
Why did you not include the cost of the structure, so we can better judge whether it's worth it.	rescuegreyhound@onebox.com
How much will the yearly maintenance be?	
Will the structure be hurricane proof? I am unwilling to support replacing/repairing the structure every time we get high winds.	
I don't use the playground because we have no children, but if the cost is reasonable, I will support the installation of shade structure.	