HARMONY
COMMUNITY DEVELOPMENT DISTRICT

APRIL 24, 2014

AGENDA PACKAGE

Harmony Community Development District

Steve Berube, Chairman
Ray Walls, Vice Chairman
David Farnsworth, Assistant Secretary
Kerul Kassel, Assistant Secretary
Mark LeMenager, Assistant Secretary

Gary L. Moyer, District Manager
Kenza van Assenderp, District Counsel
Steve Boyd, District Engineer
Todd Haskett, Project Coordinator

April 14, 2014

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 **Thursday, April 24, 2014 at 6:00 p.m.** at the Harmony Golf Preserve Clubhouse located at 7251 Five Oaks Drive, Harmony, Florida. Following is the advance agenda for the meeting:

1. **Roll Call**
2. **Approval of the Minutes of the March 27, 2014 Meeting**
3. **Audience Comments**
4. **Subcontractor Reports**
   - **A.** Aquatic Plant Maintenance – Bio Tech
   - **B.** Landscaping
     - i. Davey Tree Monthly Highlight Report
   - **C.** Field Manager
     - i. Dock and Maintenance Activities Report
     - ii. Buck Lake Boat Use Report
     - iii. Consideration of Proposal from Jungle Lasers for Use of National Geomatica's Geo3.0 Software
     - iv. Consideration of Quotation from Southern Park and Play Systems for Picnic Table and Trash Cans
5. **Developer's Report**
6. **District Manager's Report**
   - **A.** March 31, 2014 Financial Statements
   - **B.** Invoice Approval #168 and Check Register
   - **C.** Acceptance of the Fiscal Year 2013 Audit
   - **D.** Public Comments/Communication Log
   - **E.** Website Statistics
7. **Staff Reports**
   - **A.** Attorney
   - **B.** Engineer
8. **Supervisor Requests**
9. **Adjournment**

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

Sincerely,

Gary L. Moyer/js

Gary L. Moyer/js
District Manager

District Office:
610 Sycamore Street, Suite 140
Celebration, FL 34747
407-566-1935

www.harmonycdd.org

Meeting Location:
Harmony Golf Preserve Clubhouse
7251 Five Oaks Drive
Harmony, Florida 34773
407-891-1616

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, March 27, 2014, at 6:00 p.m. at 7251 Five Oaks Drive, Harmony, Florida.

Present and constituting a quorum were:

Steve Berube	Chairman
Ray Walls	Vice Chairman
David Farnsworth	Supervisor
Kerul Kassel	Supervisor
Mark LeMenager	Supervisor

Also present were:

Gary Moyer	Manager: Moyer Management Group
Tim Qualls *(by phone)*	Attorney: Young, vanAssenderp, P.A.
Greg Golgowski	Harmony Development Company
Todd Haskett	Harmony Development Company
Brock Nicholas	Harmony Development Company
Garth Rinard	Davey Commercial Grounds
Residents and Members of the Public	

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Berube called the meeting to order at 6:00 p.m.

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

SECOND ORDER OF BUSINESS **Approval of the Minutes of the February 27, 2014, Regular Meeting**

Mr. Berube reviewed the minutes of the February 27, 2014, regular meeting, and requested any additions, corrections, notations, or deletions.

Ms. Kassel stated page 5, first line from the top should read "I do not mind it, but perhaps other residents do ~~not~~." Page 7, third paragraph from the bottom of the page, "different" should be "difference." Page 14, second paragraph from the bottom of the page, "brassier" should be "brazier."

> On MOTION by Mr. Walls, seconded by Mr. LeMenager, with all in favor, unanimous approval was given to the minutes of the February 27, 2014, regular meeting, as amended.

THIRD ORDER OF BUSINESS **Audience Comments**

Mr. Moyer stated I have a request from Mr. Bell dealing with whether or not there is going to be an Indoor Activity Center.

Mr. Bell stated I would like a center where you can get eight to twelve people together for an exercise group. The current Activity Center is not suitable. Is there another facility, either in existence or contemplated in the future, we can use for this purpose?

Mr. Berube responded the CDD does not manage the Enrichment Center nor any building except for what is in existence at the Swim Club and Ashley Park swim facility. The buildings you see are managed by the Harmony CDD. The answer would have to come from the Development Company.

Ms. Kassel stated it is not under our jurisdiction. The CDD is responsible for the physical and fiscal management of the infrastructure.

Mr. LeMenager asked who owns the swimming areas in Celebration?

Mr. Moyer responded the ROA. The Celebration CDD does not own any active recreational areas.

Ms. Kassel stated this CDD also owns the restrooms at Lakeshore Park.

FOURTH ORDER OF BUSINESS **Public Hearing for Rulemaking**

A. Public Hearing to Consider Adoption of the District's Rules: Chapter 4 for Park and Recreational Facilities, Chapter 2 for Water Utilities, and Rule 1.4 of the District's Administrative Rules of Procedure

Mr. Berube stated I will open the public hearing for rulemaking. I presume most of the people in the audience would like to speak regarding the rules changes that have been contemplated and discussed at length for the past four to five months. Every resident will have three minutes to speak. Your desires will be made fairly clear as everyone speaks, and most desires have already been made clear.

Mr. Qualls stated I would like the record to reflect that the District followed the appropriate legal procedure to notice this public hearing, and the Board has had many such public hearings in the past regarding such rules. You are in compliance with Chapter 190, Chapter 120 and Chapter 286, Florida Statues.

Mr. Berube stated an advertisement for this public hearing was published in the newspaper last month, and verification of this publication is in this month's agenda package.

Mr. Jan Miller stated my wife and I live at 3324 Bracken Fern. I spoke in the past about my opposition to changing the rules to allow fishing on ponds. I discussed our concerns related to the safety issue with the way the ponds were designed and the issue with alligators. We personally have experienced issues with alligators and kids taunting the alligators so the alligators will chase them, and with alligators coming up onto the bank walking toward us while we were eating dinner on the back patio when fishing was quite rampant. This happened over two different years. So it does have an impact. What I never heard commented on and what I do not understand is why we are even having this discussion when the Declarations of Covenants and Restrictions clearly state that fishing, boating and swimming are prohibited in the ponds.

Mr. Berube stated the answer is the Declarations of Covenants and Restrictions apply to HOA property, and we deal with CDD-managed property.

Mr. Miller stated as I read the restrictions, the only reason the CDD manages this property is because the HOA assigned the maintenance of this property to the CDD Board.

Mr. Berube stated no, it did not.

Mr. Miller stated I can read you exactly what it says. First of all, it says, "The Association shall manage and control the common area and all improvements therein." It goes on to say, "All ponds, streams and/or wetlands located within the properties that serve as part of the drainage and stormwater retention system for the properties...Except to the extent for the ownership thereof and responsibility therefore have been assigned or assumed by the CDD." This sounds to me like the two are tied together, and you eannot just ignore the restrictions and use guidelines, a copy of which everyone receives when they purchased their home.

Mr. Berube stated this is the time for audience comments and everyone has their opinion. We have been exchanging opinions for months.

Mr. Miller stated I just do not see how this Board can change the rule, which was in place when everyone purchased their property and understood what they were buying into, because now a few people think you should be able to fish. Those who purchased a home in here, fully believing that document controlled the use of those ponds, are now being left out in the cold. I do not understand this, and it does not make any sense to me. Frankly, I do not think it is right. I think it is inappropriate for you to try to change those

rules, which are part of our deeds. Second, there are all of these other issues related to privacy for home owners who live on the ponds and the issues of safety related to the design of the ponds and the alligators. How can we just ignore all of this? It just seems to me like we are opening ourselves up for nothing but a lot of trouble by trying to change rules that you should not be changing.

Mr. Nicholas stated maybe you can assume this, but the HOA never assigned anything to the CDD. The CDD did assume the operation and maintenance obligations for all the stormwater drainage infrastructure, but this was done through plat and our other processes. The way it is worded may sound like it came from the Association, but those are two separate entities. Just to be clear, the CDD has the full operation and maintenance responsibility and is the entity responsible for the stormwater system and network in Harmony. It is true, but it did not come from the HOA.

Mr. Miller asked even if it is true and I accept it is, why would the CDD establish a rule that is contrary to the Declarations of Covenants and Restrictions?

Mr. Nicholas responded I am not advocating changing it.

Mr. Miller stated I know. I am not asking you this question. Even if you do have the authority, why would you put something in place that is different and in direct contrast to the Declarations of Covenants and Restrictions?

Mr. Walls asked Mr. Qualls, can you please provide some clarification on what bearing the HOA rules have on the CDD?

Ms. Kassel asked actually what bearing does signing the Declarations of Covenants and Restrictions mean when you purchase a lot?

Mr. Qualls responded I would be happy to opine on all of those issues, but this is a public hearing and not necessarily a debate at this point. Perhaps it would be better for me to reserve my comments until my attorney report. Without reading the deeds and Declarations of Covenants and Restrictions, I do not feel qualified to opine anyway. However, I do agree with the statement that an HOA manages common areas and amenities and would typically regulate the Declarations of Covenants and Restrictions. An HOA has this power by Statute. I am not an HOA attorney, but I do know the HOA has this power by Statute. The District manages and maintains the infrastructure. Without reading the documents, I cannot opine much more than that, but I would remind everyone this is a public hearing and not necessarily a debate.

Mr. Glen Boisseau-Becker stated I live on Bracken Fern Drive. I am fully in agreement with the questions and objections Mr. Miller raised. I stand firmly opposed to fishing in the retention ponds. I want to remind the Board that less than three years ago, there was a tremendous amount of discussion leading to the present policies and the firming up of rules that are consistent with what we, as homeowners—hundreds of us—assumed would be the norm when we purchased our properties. You have heard many arguments about the safety issues, questions of security and privacy, as well as all of the aesthetic questions, such as littering. People are not likely to be caught in the act of leaving their trash on the ground, throwing rocks at the alligators, cursing and shouting, or using our outdoor facilities as a public restroom. They are not going to do these things if they know people are watching. If you confront them a few minutes later, they may even deny any responsibility. Nonetheless, we heard residents testifying all of these things have happened in the context of unauthorized fishing in our retention ponds. Let me point out, I work at the Harmony Community School as a teacher. As I walk to work every morning, I pass several ponds and I like to pick up litter as I go. Would you please imagine the embarrassment of the horrified looks a teacher sees from other grownups when he walks up to the building at 8:15 a.m. carrying some empty beer cans or the cardboard wrapper from a six pack? I was not the one doing the drinking. I will admit this has not happened recently, but there was a time I routinely had to pick up that kind of unsightly debris near the school grounds, not far from the retention ponds. I do not want to see this happening again. Two months ago, Officer Paul Mendez spoke to us at one of these meetings. He represented the Fish and Wildlife Commission. His position was if the pond was not bordered by private property belonging to a single individual, then the water must belong to the State of Florida. On this basis, he would not feel comfortable saying you are not allowed to fish here. I overheard part of his conversation after the meeting ended. My impression was he said he might have been mistaken. If, in fact, the lands around the pond were controlled by the CDD, which has posted ordinances against trespassing specifically designed to discourage fishing, then our policy should be upheld by local law enforcement. Whenever I have spoken to the Sheriff or his representatives, perhaps they tell us what we think we want to hear individually, but the message I got was the Sheriff's Office has a lot of respect for the CDD and for its authority to make those kinds of policies. It has to be understood if it is a busy Friday evening, if the

Sheriff's Office is receiving complaints about a traffic collision and a violent crime, then the task of driving out to Harmony to investigate a fishing complaint is going to be a rock-bottom priority. However, it is exactly for this reason that I am concerned about the kind of message we are sending out to the rest of the County. If we had more time, I would tell you the details of a discussion we heard at the most recent Harmony Neighborhood Watch meeting, where outsiders were misbehaving on Harmony property and no one bothered to call the Sheriff's Office. The undesirable behavior stopped because Harmony residents were keeping a wary eye on the situation and asking a few questions so the offenders realized they were breaking the rules and they made up their minds not to return. This is exactly what I want to see happening when we are talking about unauthorized angling on our ponds, especially by outsiders. The residents count on these rules, and we purchased our property with these rules in mind. I heard one resident, Mr. David Leeman, standing up months ago and saying it would be irresponsible, arbitrary and unreasonable for the CDD Board to change its mind on these well-established policies, ignoring all the previous discussions and the expressed wishes of a large majority of residents who have attended the meetings and have spoken up. I do not believe this Board is irresponsible, arbitrary or unreasonable, but I ask you to keep the existing rules in place.

Mr. Anthony Pressley stated I live on Goldflower. I sent all of the Board members an email. I am not going to reiterate it as I assume you have read it. However, I will say over the past couple of days, I have been running through the neighborhood and have seen various things. Just yesterday, on one of the ponds having a No Trespassing sign, I saw a person using a remote-controlled electric boat all over the pond. It is probably not the best thing for the alligators, either. Maybe he will not have the boat for long if they see it. Just last night, we were walking around the pond behind our house and heard from our new neighbor that someone was feeding an alligator because when their son threw a stick into the pond, the alligator went right to it. The weekend before, I saw four people fishing on my pond. My pond does not have a No Trespassing sign anymore as it was removed. I agree with Mr. Miller. He has talked various times about the issues he has had behind his house when there was not a sign. When there was a sign, he was able to take care of those issues, not by contacting the Sheriff every time, but by pointing out the sign that says No Trespassing, No Fishing, and No Swimming. I personally agree we

probably should not call the Sheriff every time, but if a resident can point to a No Trespassing sign, 90% of the people will leave without even asking a question. I know other people can walk around our ponds. If there is a No Trespassing sign, 95% of those are going to be Harmony residents enjoying the nature we have. I went out fishing today on Buck Lake. I go out there various times with my daughter, and we enjoy it. I believe this is the place for us to fish. Lastly, I have been at these meetings for the past five or six years that we have been discussing this issue, and the Board is elected to listen to the people. I have only heard three people who said they want fishing. The majority of the people I spoke to do not want fishing. I think it is your responsibility to vote with the people who elected you and that you are representing. You are representing us home owners who live in here. I also do not like the fact that we say if you are going to fish, you are supposed to park in a parking spot. But when I drive down Dark Sky, I see three cars lined up and fishermen on the pond. There is no parking on Dark Sky, but there is parking on Five Oaks, yet they are parking in the street. It is also a hazard. I realize there are a lot of feelings about this issue and I understand that, but people have feelings because we signed up for one thing and now it is going to change.

Mr. Berube stated thank you everyone for coming out today and watching the process. In the past couple of days, we received a revised redlined policy from the attorney by email.

Ms. Kassel stated we received it yesterday, and it was very hard to read.

Mr. Berube stated for housekeeping purposes, I gather the Board members have read it because it is hard to discern certain aspects of the document. Do we need to make any changes to the final version Mr. Qualls sent us? I know we want to add some language pertaining to handicapped accessibility somewhere.

Ms. Kassel stated we had a version in the agenda package, and Mr. Qualls sent us a new version. Aside from the green changes already noted in the document, some of which are deletions and others are capitalizations, what other changes have you made between the agenda package version and the one you emailed to us yesterday?

Mr. Qualls responded only the changes in green. Most of them are punctuation changes and the ADA change on the last page. I am sorry the changes in green did not come across well, but I am happy to go over those changes one by one if appropriate.

Mr. Berube asked where is the ADA change?

Mr. Qualls responded at the very end of the document.

Mr. LeMenager asked what does it say, because we cannot read it?

Mr. Qualls responded it says that the District has taken all readily achievable measures to be in accordance with American with Disabilities Act.

Mr. Berube stated the District's recreational programs and services, including the Swim Club swimming pool facility, are accessible to people with disabilities.

Mr. Qualls stated I will check to see what it says precisely, but the legal standard is that you take readily achievable measures to be in ADA compliance, and it says that is what you have done. I can read the specific language once I pull it up on my computer.

Mr. Berube stated I did not see that language, and I reviewed the entire document. It may have been in the green boxes. I printed the agenda version and the attorney's recent version to compare, and there was very little difference.

Mr. Qualls stated the precise language says "The District has taken all readily achievable measures to ensure that the District's facilities comply with the Americans with Disabilities Act."

Mr. Berube stated that sounds good. We have two choices to make in this package, both regarding Rule 2.3. Option 1 is we are not going to address fishing at all.

Ms. Kassel stated no, option 1 says "The District maintains stormwater drainage system ponds. The ponds set forth in the attached map are man-made bodies of water managed, including sustained high-quality maintenance as part of the District stormwater drainage system. The ponds were not designed and do not constitute recreational facilities, so that fishing, swimming, boating and other water-based recreational activities in District-maintained stormwater ponds is not allowed, except in specifically designated locations or for pre-approved activities." Option 2 is listed under General Policies, where 2.3.1a says swimming is prohibited in all District-maintained ponds.

Mr. Nicholas stated I think Mr. Berube is correct that the first option is to strike it. There would not be 2.3.2 if there was no 2.3.1.

Mr. Berube stated the first option was 2.3, which has a line drawn through it. That is what we agreed there would be no address of fishing. For those who want to keep the same rule, it is 2.3 with the blocks in front of it, which is the paragraph Ms. Kassel just read.

Mr. LeMenager stated that is correct.

Ms. Kassel stated I thought we ended with just two options.

Mr. Berube stated we did. Those are the two options.

Ms. Kassel asked why are there General Policies?

Mr. Berube responded that covers everything. A resident said if we take out the No Trespassing ban, people are going to be swimming, boating, and so forth, as Mr. Pressley just referred to. The General Policies section was incorporated and says "Swimming is prohibited in all District-maintained ponds. No watercraft of any kind is allowed in any of the ponds on District property. Parking along the County right-of-way or in any grassed area near a pond is prohibited." That will eliminate the problem of people parking on Dark Sky. "It is recommended anyone wishing to access the ponds either walk or ride bicycles."

Mr. Walls stated I think cars would be allowed to park on Dark Sky.

Mr. Nicholas stated 2.3.1c is a bad one.

Mr. Berube stated the County right-of-way is not the streets. It keeps them from parking on the grass.

Mr. Walls stated we cannot stop people from parking on the grass.

Mr. Berube stated I understand. It goes on to say, "Continued violation of any District policy will result in immediate reporting to law enforcement authorities for the stipulation of Rules 2.1 and 2.2. There is a 20-foot District-owned buffer surrounding each pond. Public access to this 20-foot buffer is permitted only during the hours of dawn to dusk. Please be respectful of adjacent resident homes."

Mr. Farnsworth stated I do not remember this being in there. The way it reads is that it is limiting it to residents and people who pay a fee to be part of the CDD.

Mr. Berube stated this can change.

Mr. Nicholas asked is everything highlighted in green out?

Mr. Berube stated everything with the lines drawn through it is out. Basically this says that for people around the pond, no matter what they are doing, there is a 20-foot buffer that they can be on during the hours of dawn to dusk and to be respectful of adjacent resident homes. Those are the policies covering the ponds.

Mr. LeMenager asked what is this last paragraph in lime green, 2.3.1g?

Mr. Qualls responded it says "At the discretion of the District Manager, any non-resident who demonstrates excess proclivity toward continued disrespect for the tolerance

extended to non-residents, may be subject to the conditions of Rule 3.3 or in belligerent cases, Rules 2.1 and 2.2."

Mr. Berube stated I do not think we want that. At some point, we get too much. I think 2.3.1f covers it. It is also my opinion, no matter which way the vote goes tonight, when the No Trespassing signs were installed, our problem went away. It has always been my opinion that the signs on ponds 24 and 25 should remain. I have no desire to remove the signs from those two ponds. In effect, the only thing that might happen is what is in the rules might be different, but the remaining signs should stay. I think we continue to use those signs, whether they are enforceable or not. As residents have indicated, they can point to the signs saying No Trespassing, and people listen to it. The majority of people may not read the rules, but they will obey the signs. I do not want to remove the signs.

Mr. Walls stated from a legal perspective, that is very tenuous situation. You are basically saying we are going to try to scare you away from doing something you are legally allowed to do.

Mr. Berube stated I do not disagree.

Mr. Walls stated I cannot support that at all.

Mr. Farnsworth stated it was pointed out the wording "County right-of-way" is not quite correct for the CDD. It should say "Parking along the easements or on any grassed area near a pond is prohibited."

Mr. Walls stated perhaps it can say publicly owned right-of-way.

Mr. Farnsworth stated I think we can use "easements."

Mr. LeMenager asked what does "along the County right-of-way" mean?

Ms. Kassel stated that is incorrect.

Mr. Farnsworth stated strike the words "County right-of-way" and substitute the words "CDD easements."

Mr. Berube stated it would all be grassed area.

Ms. Kassel stated we should say "Parking in any non-designated parking area is prohibited" or something to that effect.

Mr. Berube stated Rule 2.3.1c says "Parking along the County right-of-way is prohibited." From a legal standpoint, what does this mean?

Mr. Qualls responded plain language is always the best guide, and I do not remember the history of how this was drafted. I assume it means any County-owned or maintained right-of-way. It would make good sense to say "Parking in any non-designated area is prohibited." You want to have these rules in a way that the general public can understand them without a law degree.

Mr. Berube asked do we have any County rights-of-way surrounding any of the subject ponds?

Mr. Nicholas responded in the case of Dark Sky, this is County right-of-way. They own a 50-foot section from the back-of-curb to the back-of-curb. You can legally park on that street. There is nothing to stop that from occurring.

Mr. LeMenager stated I might note we are getting a little ahead of ourselves. This discussion is going on the basis we are going to do the second 2.3.

Mr. Berube stated no, this is part of it. The only choices are what were stated earlier. This is going to be the policy no matter which way this goes.

Mr. LeMenager stated that is nonsense.

Ms. Kassel stated no. It will be, District-maintained stormwater drainage system ponds prohibit any of these general policies.

Mr. LeMenager stated it is one or the other.

Ms. Kassel stated that is correct.

Mr. Farnsworth stated at one time, there was another choice. It was one that I originated, and I agreed to throw it out because it had too many clauses. As a result, we ended up with three possible options. One was to strike Rule 2.3 completely.

Mr. Walls stated that is the one I support.

Mr. Farnsworth stated the second option was the District-maintained stormwater drainage system ponds. The third option, which was numbered incorrectly as 2.3.2, was supposed to be 2.3. It was the second option for 2.3.

Mr. LeMenager stated I agree.

Mr. Farnsworth stated there should have been three options that we are considering.

Mr. Berube stated the third one does not ban fishing.

Mr. LeMenager stated that is correct.

Ms. Kassel stated it bans everything.

Mr. Berube stated I am looking at the other option, 2.3.2.1.

Ms. Kassel stated it does not address fishing.

Mr. Walls stated two of the options do not ban fishing; only one does.

Mr. LeMenager stated the first one is not an option.

Mr. Berube stated the first one is not to address fishing at all.

Mr. LeMenager stated that is correct. The other two are only two choices. You either have the stormwater drainage system ponds, which are off limits to everything, or you are going to define this, which is silent on fishing.

Ms. Kassel asked are we agreed those are the choices?

Mr. Farnsworth responded you are not considering striking it completely as a choice.

Mr. Berube stated effectively, you are because you will have the restrictions as in 2.3 or you will have the restrictions as in 2.3.2.1.

Ms. Kassel stated whatever it ends up being will be 2.3.

Mr. Berube stated the only difference is, there is nothing here addressing fishing. One is actually more restrictive over all the ponds with the exception of fishing.

Ms. Kassel stated no.

Mr. Berube stated there is no parking, no anything.

Ms. Kassel stated no.

Mr. Berube stated we are either going with version 1, which includes no fishing, or version 2, which does not address fishing at all.

Mr. LeMenager stated that is correct.

Mr. Berube stated if everyone is alright with the terminology for the rest of the rules, we can call for the vote. Some of Mr. Farnsworth's questions were cleared up. There was clarification regarding the difference between District facilities versus recreational facilities.

Mr. Farnsworth stated I do have one question regarding the map and the attaching of the map to the rules. This map is going to be updated fairly frequently, which will force our document to be updated frequently.

Ms. Kassel stated no, it will be an addendum.

Mr. Berube stated it will be an addendum with a date.

Mr. Farnsworth stated this still means if you pull up the document, you are going to have an addendum that is not current. What I am trying to ask is if it would be better if the map referenced and even linked with the master map? If they pull up the rules, then

they would pull up the most current version. This way you do not have to worry about the rules getting outdated because the map was updated. I will not balk at the document if you do not want to do that. I am just raising the question.

Mr. Walls asked if we include the map as part of the document and we update the map, does that require a public hearing?

Mr. Moyer responded Mr. Qualls can draft language within the rule wherein the map could be updated without having a public hearing to address the map.

Mr. Qualls stated absolutely. We will add language to the rules to refer to the most recent and up-to-date map. The majority wins. Whatever three of you want is the way the rules are going to read. Therefore, I encourage you not to get too caught up in trying to follow the track changes. We can word these the way you want to word them. We do not need to be hyper technical about it.

Mr. Berube stated Mr. Qualls sent another document to change the Resolution, which will be signed at the end of this meeting to incorporate any changes we agree to tonight. The Resolution is basically the same except it includes any amendments we make to these rules tonight.

Mr. Qualls stated before someone makes a motion and a second and you vote, I do not want anyone to think I was evading the question earlier. I just did not think it was appropriate to answer the question during the public hearing. Section 190.012(4)(a), Florida Statutes, talks about Districts and the relationship between the District and Deeds and Restrictions of an HOA. It says that the HOA and CDD must agree in writing if the CDD is going to handle any of the Deed and Restriction enforcements on behalf of the HOA, so keep that in mind. I hope it answers your question. There has to be something in writing between the HOA and CDD where it is clear and both parties agree as to what the District would maintain in those Deeds and Restrictions. So it needs to be more than just those Deeds and Restrictions. There needs to be an agreement between the District and HOA governing what the District will enforce as it relates to those Deeds and Restrictions. I did not hear anyone cite such a document. I hope that helps.

Mr. LeMenager asked does such a document exist?

Mr. Berube responded someone has to write it.

Mr. Nicholas stated the operation and maintenance assignment has nothing to do with the CDD assuming covenant enforcement on behalf of the HOA. They are completely

different things. I do not know if the document exists, but I suspect not. Relative to stormwater management and infrastructure, it is not coming from the HOA. It is coming from our relationship with how the plat was conveyed.

Mr. Berube asked can Mr. Qualls please clarify what is on page 4, under Rule 2.3g in lime green?

Mr. Qualls responded yes, it says "At the discretion of the District Manager, any non-resident who demonstrates excess proclivity toward continued disrespect for the tolerance extended to non-residents, may be subject to the conditions of Rule 3.3 or in belligerent cases, Rules 2.1 and 2.2."

Mr. Berube stated with all due respect, I realize you must have listened to all of the debate here and put this language in based on what we said.

Mr. Qualls stated I took comments provided to me, and I copied and pasted them into another version of the rules. I did not draft them. I think what it is trying to say is the District Manager has the ability to take the actions set forth in Rule 3.3 and has the discretion to tell members of the public who are being disrespectful to go away.

Mr. Berube stated I think we should leave this out.

Mr. LeMenager stated I agree.

Mr. Haskett stated Rule 3.1.5 relating to access cards talks about acceptable proof of ownership including, but not limited to, Driver License or Florida Identification Card with proof of address within the boundaries of the District <u>and</u>—strike and/or—the following documents.

Ms. Kassel stated the current version in Rule 3.1.5.1 states "Driver License or Florida Identification Card with the name of owner and proof of address within the District <u>plus</u> at least one of the items below."

Mr. Haskett stated if you purchase a house and live out of State, you are not going to have a Florida Driver License as proof of ownership.

Mr. Berube stated it says "Driver License" not "Florida Driver License."

Mr. Haskett stated with your address within the boundaries of the District.

Ms. Kassel stated I think it means Driver License or Florida Driver License with name of owner and proof of address within the boundaries of the District. It does not really make sense that way.

Mr. Berube stated it is okay because this is to obtain an access card. If a person is living here, they have to get their address changed to Harmony.

Ms. Kassel stated if they are snow birds, they have a Driver License but it does not show any address within the boundaries of Harmony, and you are still requiring them to have another piece of identification.

Mr. Walls stated you do not have to get a Florida identification card.

Mr. LeMenager stated if you are a snow bird, you will not have a Florida Driver License.

Ms. Kassel stated that is correct.

Mr. Haskett stated I think all we need to have in there is proof of identification.

Mr. Berube stated but it does say "Other suitable proof of ownership" as the last line in each section.

Mr. Walls stated that is after you show them a Driver License. The way this reads, you have to show a Driver License or a Florida Identification Card, plus one more thing. As long as your Driver License matches the other documents you provided showing you own the house, regardless where your Driver License is issued, it should be suitable.

Ms. Kassel stated it should say "Driver License or Identification Card plus at least one of the items below" because not everyone has a Driver License.

Mr. Haskett stated yes.

Mr. Qualls stated it will read "Driver License or Identification Card, plus at least one of the items below."

Mr. Farnsworth asked does it have to say the same thing under renters?

Mr. Berube stated that will be a global change.

Mr. Haskett stated no.

Mr. Berube stated not for renters; it only applies to owners.

Mr. Boisseau-Becker stated Mr. Berube seemed to be saying if a new ruling says nothing about fishing, then fishing would still be discouraged by means of No Trespassing signs on two ponds but it would tacitly be allowed everywhere else. What would be the advantage of this policy? I seem to hear the residents clamoring for more No Fishing or No Trespassing signs throughout the entire community.

Mr. Berube stated I do not want to get into an argument with you, but I never heard anyone ask me for more signs.

Mr. Miller stated if you vote for the second option, which is silent on fishing, it does not say you can or cannot fish.

Mr. Berube stated that is correct.

Mr. Miller asked what does this actually mean? You still have Restrictions saying no fishing.

Mr. LeMenager responded it means we go back to what we had before three years ago. If you are a member of the HOA, you cannot fish in the ponds, but if you are an outsider, you can.

Mr. Berube stated the reality is, we installed the signs because a certain number of people came before the Board repeatedly and said there were problems with fishing on the ponds behind their houses and wanted something to be done about it. We put up the signs, and they worked.

Mr. LeMenager stated that is not really true. The reaction was to put Rule 2.3 into the rules and then do the signage.

Mr. Berube stated the big deal was the signs went up and the problems went away.

Mr. Miller stated if you vote for the last option, you will be prohibiting residents from fishing.

Mr. LeMenager stated no, we will not. The CDD will not. I have already said which side I am voting on, but to clarify, the CDD has no right whatsoever to make any statements regarding fishing. That is the point that the other side has.

Ms. Kassel stated instead, we are going with No Trespassing for any purpose in Option 1. We are not talking about fishing. We are saying No Trespassing for any reason on the stormwater retention ponds because that is not what they were designed for.

Mr. Qualls stated the purpose of tonight is for you to adopt rules based on the public's input. It is not to come to consensus on what everyone's interpretation of the rule is going to be. You are not going to get there.

Mr. Berube stated there are two choices to be made. Option 1 is as printed. We will have to change the headings as a matter of housekeeping.

Mr. Qualls stated we will fix up any headings or any scrivener's errors.

On MOTION by Ms. Kassel, seconded by Mr. LeMenager, with Ms. Kassel and Mr. LeMenager in favor and Mr. Berube, Mr. Farnsworth and Mr. Walls against, approval was not given to approve Rule 2.3, District-maintained stormwater drainage system ponds.

On MOTION by Mr. Farnsworth, seconded by Mr. Berube, with Mr. Berube, Mr. Farnsworth and Mr. Walls in favor and Ms. Kassel and Mr. LeMenager against, approval was given to Rule 2.3, General Policies.

Ms. Kassel stated I want the residents to know that two of the three Supervisors voting against the prior motion are up for re-election in November, and you can vote them out of office.

Mr. Qualls asked was the first motion for Option 1 which is the District-maintained stormwater drainage system ponds that failed, and now you adopted the General Policies set forth in what was numbered Rule 2.3.2, albeit .2 really should not be in there?

Mr. Farnsworth responded that is correct.

Mr. Qualls stated I want to point out a few things in green so we are clear for the record. In (a) of the General Policies, it says "Swimming is prohibited in all District-maintained retention ponds." Part (b) says "No watercraft of any kind is allowed in any of the ponds on District Property." Part (c) says "Parking along the County right-of-way or on any grassed area near a retention pond is prohibited". Part (d) says "It is recommended that anyone wishing to access the ponds either walk or ride bicycles."

Ms. Kassel stated c is incorrect.

Mr. Berube asked why are we calling them retention ponds when in all previous printings, for example the paragraph above, it does not say retention ponds? Why are we purposely adding retention ponds? We are over complicating things.

Mr. Qualls responded I just want to be very clear because there are two versions. One was in the agenda package, and one was redlined and contained comments in green, which was distributed between meetings. That is why I am going through the General Policies. If you do not want the word "retention" to be in there, then remove it. It was just a recommendation to include it. That is why I am asking for clarity.

Mr. Berube stated I do not think we need the word "retention."

Mr. Qualls asked is everyone agreed?

Mr. Berube responded we know it is a pond. Whether it is a retention pond or stormwater pond, it does not matter. We have had multiple descriptions, but they are all ponds.

Mr. LeMenager stated there are no natural ponds within the borders of the CDD.

Ms. Kassel stated part c of the General Policies is incorrect as it says "Parking along the County right-of-way." It should be "Parking in any non-designated parking area is prohibited."

Mr. Qualls stated if everyone is agreed, I will make that change.

Mr. Berube stated that is correct.

Mr. Qualls stated part d now says "It is recommended that anyone wishing to access the ponds either walk or ride bicycles." Part e says "Continued violation of any District policy will result in immediate reporting to law enforcement authorities per the stipulations of Rules 2.1 and 2.2." Part f says "There is a 20-foot, District-owned buffer surrounding each pond. Public access to this 20-foot buffer is permitted only during the hours of dawn to dusk. Please be respectful of adjacent resident homes." Part g was stricken.

Mr. Berube stated that is correct.

B. Consideration of Resolution 2014-02 Adopting Said Rules

Mr. Moyer read Resolution 2014-02 into the record by title.

Ms. Kassel stated we approved the rule, and then we changed the rule. What are we adopting in this Resolution?

Mr. Moyer responded you are adopting the revision Mr. Qualls sent this afternoon permitting these amendments.

Mr. LeMenager stated he was clarifying what it was.

Mr. Berube stated it will be the rule in final form, reflecting what we just did.

Ms. Kassel stated I understand, but we voted on some rules, which were stated here and then we changed them.

Mr. Moyer stated that is correct.

Mr. Qualls stated I sent an amended Resolution saying essentially that if changes were made between the version published in the agenda package and the one in the newspaper, which is the one without the green, if changes were ultimately adopted by the Board between the two versions, then what you are adopting is this amended version which includes the green comments plus the changes made at the hearing.

Mr. Walls stated I do not believe we voted on the entire package. We just talked about that section, so we are now making changes.

Ms. Kassel stated you approved the General Policies section, and now you are changing it.

Mr. Walls stated it will now be included in the entire set of rules.

Mr. Berube stated we were just doing some housekeeping.

Mr. Moyer stated the next motion would be to approve the Resolution that was provided to the Board today by Mr. Qualls.

Mr. Qualls stated provided that you are okay with the changes in green. This is the time to ask questions.

Mr. Berube stated there is more to this than just the package on recreation rules. We agreed to delete Chapter 2, which deals with water and sewer. Is that part of this adoption?

Mr. Qualls responded that is correct. As the public notice stated, the Board will consider repealing Chapter 2, and the Resolution provides for this, as well. The other part was conduct at public meetings in the Administrative Rules of Procedure, Chapter 1, which is based on laws passed in the last Session dealing with public decorum. It is an amendment to Rule 1.4(5) dealing with public comments. No changes were made in green, so the version you would be voting on today of Rule 1.4(5) is the exact same version that is in your agenda package. It is open for discussion if you want to make changes.

Mr. Berube stated basically it says that members of the public have three minutes to address the Board, large numbers of people who want to speak on the same matter all get together, and it asks people to fill out a Speaker Form in order to speak.

Mr. Farnsworth asked did the three minutes come from the Legislature?

Mr. Qualls responded yes, through a law passed last year.

Mr. Farnsworth stated I personally would have increased it to five minutes.

Mr. Berube stated sometimes things can get out of hand. If there are not a lot of people to speak, we can give them 10 to 15 minutes. We cannot do that if 100 people show up and they all want to talk. This gives us the ability to limit discussion.

Mr. Farnsworth stated if you delete Chapter 2, you will have a hole in your numbering sequence in the list of rules. You should at least have a placeholder.

Mr. Qualls stated I agree. As part of your motion, you should renumber the rules in numerical order.

Ms. Kassel stated instead of having a placeholder, we can have language saying Chapter 2 has been removed.

Mr. Berube stated we can have a statement saying Chapter 2 was removed on this date. Then we do not have to renumber everything.

Mr. Farnsworth stated you can still have Chapter 2, but it needs to say that it is no longer applicable or something, as a placeholder.

> On MOTION by Mr. Walls, seconded by Mr. Farnsworth, with all in favor except Ms. Kassel and Mr. LeMenager, approval was given to Resolution 2014-02 adopting said rules, as discussed.

Mr. Berube stated the public hearing is now closed. Based on the votes by Board members, I realize some people may be against our motion, but I am absolutely in favor of leaving the No Trespassing signs on Ponds 24 and 25, as I mentioned earlier.

Ms. Kassel stated we heard from a number people who live on the pond across from Lakeshore who were against moving the No Trespassing signs.

Mr. Walls stated as long as everyone accepts living with the consequences of trying to enforce something that cannot be enforced.

Mr. Farnsworth stated their point is that the presence of the sign was some deterrent.

Mr. Berube stated that is correct. What I heard was, the signs made a difference.

Mr. LeMenager stated with respect to Lakeshore Park, four people were fishing there today.

A majority of the Board members agreed to leave the No Trespassing signs on Ponds 24 and 25.

Mr. Boisseau-Becker asked what was the reason for removing the signs in Lakeshore Park?

Mr. Berube responded people ignored them and they looked terrible. I live there and I can watch that pond. Routinely people stand there and fish, ignoring the sign that says No Trespassing and No Fishing.

Ms. Kassel stated people routinely ignore those signs on the pond behind the dog park.

Mr. Berube stated I understand.

Mr. LeMenager stated people routinely ignore speed limit signs.

Ms. Kassel stated yes, but that does not mean we remove them.

Mr. Boisseau-Becker asked did the Board vote to remove the signs in Lakeshore Park?

Mr. Berube responded no. In effect, we did by saying the issue of fishing and trespassing is gone, but I am making a concession to the residents who live on those two ponds by leaving the signs. They told me it made a difference.

Ms. Kassel stated we appreciate all the residents for coming to the meeting tonight.

FIFTH ORDER OF BUSINESS Subcontractor Reports

A. Aquatic Plant Maintenance – Bio-Tech Consulting

i. Monthly Highlight Report

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

Mr. Berube stated everything is looking good as far as I know.

B. Landscaping – Davey Tree

i. Monthly Highlight Report

The monthly landscape maintenance report is contained in the agenda package and is available for public review in the District Office during normal business hours.

Mr. Rinard stated for the most part, we are doing well and transitioning into spring. Spring is here despite the recent weather and current conditions. As you can see around the property, trees are flushing out rather heavily and well. We already started on the elevations and are monitoring those. Weeds are our primary concern to make sure we stay on top of those. It was one of the big items we stumbled with last year. We are recognizing this and trying not to repeat the history on where we are focused. Last month, you asked me about updating the enhancements and improvements for various areas throughout the project. I provided this to you. I presume it will take a couple of days for you to digest this. Ms. Kassel and I can get together and discuss the details. There is a summary on the back page showing the differences. You will notice some are more and some are less. We reviewed everything, made some adjustments and added in some areas. We are also looking at the pricing, which is the worst-case scenario using upper-end plant material. When we included the new areas, the cost difference was nominal from last year and the original numbers.

Mr. Berube stated for the benefit of the audience, we are talking about upgrading the coloring. There are many brown areas where some color is needed. We were delayed last year due to some communication issues and we were scheduled to do a lot of it during the last half of the last fiscal year, but it all carried over to this year. As a result, we requested an updated proposal. Ms. Kassel and Mr. Rinard will be meeting over the next week or two, to decide where we are going to go. This is just to get the place spruced up and looking nice.

Ms. Kassel stated these are mostly areas where the plant material over the years has degraded or been removed because it died and needs refurbishing to spruce it back to the way it used to look.

Mr. Rinard stated Mr. LeMenager asked about crepe myrtle pruning, specifically on Beargrass alley and some encroachment with the trees. Mr. Haskett and I had a chance to ride out and look at the crepe myrtles. Our opinion at this time is they are fine.

Mr. LeMenager stated one is totally out of scale with the other two.

Mr. Rinard stated we looked at the location from an encroachment standpoint with the tree in the center portion. At some point in time, we will recommend pulling those and moving them away from the area versus getting into an annual or regular trimming practice, which is a harder prune than the pencil pruning.

Mr. LeMenager asked are we going to do pencil pruning?

Mr. Rinard responded only in select areas.

Mr. LeMenager stated I am not crazy about just letting them grow.

Ms. Kassel stated my impression is that crepe myrtles get to their mature height faster than oak trees.

Mr. Rinard stated absolutely, they have a faster growth rate.

Ms. Kassel stated once they get to about two and a half stories, they are pretty much going to stay at that height. They are not going to grow to be four stories high. Is that correct?

Mr. Rinard responded yes.

Ms. Kassel stated they are reaching their mature height now, but the oak trees are going to get considerably bigger over the next few years. There will be a better scale, but it will take more time. Is that correct?

Mr. Rinard responded yes. I think it will be longer than just a few years for them to get to that point. I do not know if those crepe myrtles are necessarily at mature height right now, so you will get some continued growth off those. They will grow faster, and the oak trees will not grow quite as fast. I think it will take longer to get them into scale, but they will get there.

C. Field Manager

i. Dock and Maintenance Activities Report

The monthly dock and maintenance activities report is contained in the agenda package and is available for public review in the District Office during normal business hours.

Mr. Walls stated I received a request from a resident regarding availability in the evening. I think the system right now limits you to 8:00 or 8:30 p.m.

Mr. Haskett stated it should be allowing residents to do that.

A Resident stated I have been able to make reservations for 8:00 p.m.

Mr. Walls stated the other day when I used it, it was 8:30 p.m.

Mr. Haskett stated sometimes I have noticed when the slide bar goes across, it will give you until 8:30 p.m. when you are trying to request it, but when you print it, it will give you the correct time that you are trying for. Anytime a resident has an issue like that, it sends me a confirmation of the request. They can always send me an email. We have the time for 30 minutes after sunrise when the boats can go out until an hour before sunset. That gives you enough time to return the boat and get it prepped.

Mr. Berube stated I do not think people care about the end of the day, but fishermen want to get out there early.

Mr. Haskett stated yes, they do. We try to accommodate everyone.

Mr. Berube asked when do staff members start arriving?

Mr. Haskett responded the first ones arrive at 7:00 a.m. and they cover until 7:00 p.m., seven days a week.

ii. Buck Lake Boat Use Report

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

Mr. Haskett stated there was an increase in use of the lake since the dock is in place. We held a resident mixer last Thursday at the dock area in an effort to promote more

usage. Some of the clearing that Mr. Nicholas mentioned previously is moving forward by the boathouse and the gate area.

Ms. Kassel stated I recall reading in the minutes that tree removal would be farther east than the eastern dock of the two docks. Is that continuing farther east than the dock with the pergola or will it end there?

Mr. Nicholas responded the tree removal is between the two docks. There is a widening of the improved dock and is the easternmost part of the work. Part of the work has already taken place.

iii. Miscellaneous

Mr. Haskett stated we take over management of the swimming pools, water feature and splash pad on Tuesday. We are looking forward to that. There is a lot of training and information going back and forth. The Health Inspector is coming out on Monday to do the final inspection with me. I thought that was prudent to do. The pool company will be there as well. Any issues will be taken care of. Irrigation is somewhat slow at this time due to staff vacation time. They are maintaining things as they should be. The routine maintenance will pick up in a couple of weeks. That was slowed down due to boat dock installation and putting more time into doing some boat maintenance.

Ms. Kassel asked what decision was made about the shade structure?

Mr. Haskett responded a good location is the Ashley Park pool. It has a cabana building but there are no shade structures similar to what is at the Swim Club. We looked at other areas, such as the soccer field, but decided it would look out of place there because it is rather small. Another location we considered was the Green neighborhood since it would serve well to shade the playground equipment. We felt the Ashley Park pool was the ideal location at the south side of the pool area along the back side of the fence to block the southern exposure.

Mr. Berube asked is the south side where the shower is and will run the length of the fence?

Mr. Haskett responded that is correct.

Ms. Kassel asked do we need to vote on that?

Mr. Moyer responded I think the direction of the Board is fine.

Mr. Walls asked will that affect anyone's view being on the south side? Some people might still want to look into the pool.

Mr. Haskett stated there are street trees along there.

Mr. Berube stated there are trees and bushes along the outside of the fence. The street-level view is already impeded.

Mr. Haskett stated there are oak trees on the outside, but they do not provide shade in the pool area.

Mr. Berube stated there are bushes for the first three or four feet.

Mr. LeMenager stated those oaks will get huge.

Mr. Berube stated people on the second floor will look over the top of the structure, so there might be a few complaints. However, I think the benefit to the residents who live there would be the available shade that should outweigh the view. It looks brand new, so it looks good.

Mr. Walls stated I was just thinking over time how it would look.

Mr. Berube stated when it looks bad, then we will fix it.

Ms. Kassel stated or we can remove it when the oak trees are big enough to provide the shade.

Mr. Berube stated yes. I think it is okay to put it there. We removed one small shade structure and not everyone wants to sit under the roofed area.

Mr. Haskett stated when people want to congregate in that area, it gets congested. This will provide an alternative.

The Board gave consensus to place the shade structure at the Ashley Park pool.

Ms. Kassel asked what is the status of the picnic tables?

Mr. Haskett responded I received a few prices, but they were higher than I expected. I am looking into other products. The prices for the picnic tables that first came in with a heavier reflective plastic have increased this year. An alternative is to move some of the heavier picnic tables from underneath the shade structure to areas where they would be less likely to be carried off, and the lighter ones can be bolted or chained underneath the pavilion.

Mr. Berube asked what about using pressure-treated wood and having our staff build them?

Ms. Kassel responded that is not consistent with the rest of the community.

Mr. Berube stated we have two bridges over Long Pond, and we have two walkways going out to the lake, which are all made of wood. We have set a precedent for wood,

and I do not know that the wood would be out of place in something that facilitates nature. I agree they would be different from what we have, but plastic is very expensive.

Mr. LeMenager asked where did all the chairs come from? Was that Gateway?

Mr. Berube responded American Recycled Plastic.

Mr. LeMenager stated no, the wooden chairs.

Mr. Nicholas stated one of the wood shops.

Mr. LeMenager stated that is a great idea; approach one of the schools and ask if they want to take this on as a project and make a little money.

Mr. Nicholas stated that was a very laborious venture. They also have a lot going on.

Mr. Berube asked what does it cost for a classic picnic table, $600?

Mr. Haskett responded around $1,200 for an eight-foot picnic table. Keep in mind that we are a park system.

Mr. Berube stated I understand, and people use them.

Mr. Haskett stated we have to get something that is commercial grade, which will last in the elements. I will have something for the agenda package next month.

Mr. Farnsworth asked has anyone looked at wooden picnic tables?

Mr. Haskett responded no.

Mr. Berube stated if you buy them, they are pretty expensive.

Mr. Farnsworth asked more so than plastic?

Mr. Berube responded no, not generally. I have not looked at eight-foot tables, but a six-foot table is $500 or $600. I did not consider it was $1,200 for a plastic table. Consider what our staff is capable of. A couple of them are good with carpentry. If wood does not work, then it does not work. It is something to consider.

Mr. Haskett stated we can look at having wood in select areas. We are considering something by Buck Lake for residents to sit on if they are waiting for their guests to show up for the boat. It may be an appropriate area for something like that.

Mr. Nicholas stated if you are looking at good quality for longevity, like teak, then you will need better blades.

Mr. Berube stated I understand. There are a couple trees in that area. If you are going to do something there, what about building a bench around the trees rather than having a picnic table?

Ms. Kassel stated we want picnic tables, not just benches. We want eight people to be able to sit at a picnic table with a drink or with food.

Mr. LeMenager stated we can give Mr. Haskett time to come up with something.

Mr. Berube stated he does a good job all the time for us.

iv. Discussion of Sidewalk Policy

Mr. Haskett stated the Sidewalk Inspection and Maintenance Policy was provided to the Board. It was not adopted as a policy and still remains a draft.

Mr. Berube stated last month we received this policy, which had never been approved. Mr. Haskett wants something in writing, which I agree with as to what we need to do to maintain sidewalks. I asked him what he wanted, and this three-page, concise document meets exactly what is going on now.

Mr. Farnsworth asked is this different than the draft?

Mr. Berube responded yes, there are a lot of changes.

Mr. Farnsworth stated it looks very similar.

Mr. Haskett stated it is very similar.

Mr. Berube stated it follows the same format.

Mr. Haskett stated it is what the engineer originally provided. Nothing has changed regarding the reporting of the priority levels, except instead of reporting to the engineer every time a sidewalk has a crack, I indicated it should be to the field operations manager. That would be in our monthly reports we provide.

Mr. Berube stated this just puts in writing what Mr. Haskett has been doing.

Mr. Boyd stated I think Mr. Haskett has done a very good job of simplifying what we had before. I think it looks good.

Mr. Berube stated I have a couple housekeeping comments. On page 2 at the top, it says "Inspection of sidewalks within the Harmony CDD will be conducted on an annual basis." Should it be more on a rotating basis or ongoing basis?

Mr. LeMenager responded I like ongoing basis.

Mr. Haskett stated I struggled with that because there should also be some clarification in there about being able to report an issue without having to wait for an inspection. I thought about saying something like report it through the website.

Mr. Walls stated an inspection is when you go around and give them a formal grade, and you can do that once a year. As issues come up that people call in, they can be addressed.

Mr. Haskett stated that is correct. I was not comfortable with an annual basis that was established originally. It seems more appropriate to say ongoing basis so that we are not stuck with a certain schedule. The main thing with inspections for the priority levels is for budgeting and planning to have funds in the future for the repairs.

Mr. Berube stated priority level one should say "Field Operations Manager will take immediate action." Strike "will be taken" at the end of that sentence. On page 3, the second line should say "Receiving a priority level of 1 or 2." On the bottom of the page, the last line should say "Replacement is most cost effective when done on an area basis."

Mr. LeMenager stated mine says "an."

Mr. Haskett stated I caught it after I sent the email.

Mr. Berube asked do we need to adopt this formally?

Mr. Moyer responded I applaud the effort Mr. Haskett has done, and I would like for Mr. Qualls to review this further. If you remember last month, there were some absolutes in the policy. I think we were all relieved to find out we did not adopt this policy. You do not want to put yourself into a situation where somebody who gets hurt can take your own document and beat you up with it. Mr. Qualls may review it and believe it is perfectly fine, but I would like him to review it.

Mr. Berube stated the last line on paragraph three says something being especially dangerous.

Mr. Walls asked is there a problem with this being their standard operating procedure?

Mr. Moyer responded no.

Ms. Kassel asked so we do not have to approve it? We have discussed it, so we can leave it at that?

Mr. Moyer responded we will direct staff to make their best efforts to abide by this policy or procedure. If we do not have the budget to do it, then really they cannot do it. If they do not have the personnel or they have assigned them elsewhere, they cannot do it. The most lawsuits we have in Celebration are over trips and falls on sidewalks. There are occasions where people will take you to court. The only thing I am sensitive to is not giving them a document without attorney approval.

Mr. Berube stated we want Mr. Qualls to review this and clear up any language that may be detrimental.

Mr. Moyer stated subject to Mr. Qualls's review, then this will be the standard operating procedure.

Mr. Qualls stated I just want to be clear with some of the nomenclature. What Mr. Haskett prepared is very detailed. I commend his efforts, but this is a recommendation as to guidelines. Your District has a policy, which is the District maintains its sidewalks in accordance with District standards. That has always been the policy because that is what you have always done. These are some written guidelines, which I will gladly take a look at. It certainly helps to have these things in writing and discuss them from time to time to ensure that the District sidewalks are being maintained in accordance with District standards. Words like "Policy" and "Rule" are thrown around and they have very specific meanings in Chapter 190, Florida Statutes. For the record, at this stage, these are simply recommendations from the District's independent contractor for the Board to consider in guiding it to keeping the sidewalks up to District standards.

Mr. Berube stated that is correct.

Mr. Haskett stated I would say no. These were brought before you because I felt it was part of a policy back in 2008. It was in my book when the District did the sidewalk repairs in 2008. In reviewing the minutes from 2007 and 2008, there was plenty of discussion about the attorney saying we needed a policy. Ms. Kassel has brought forth some issues with some areas that were being stumbled over several times. I just want it on the record that I am not pushing to have this policy. It was asked of me to bring it forth and tweak some of it, which is what I did. Whether you adopt it or not, we still maintain the sidewalks properly.

Mr. Walls stated I think it is fine, and I think you should use it as a guideline as opposed to a policy.

Mr. LeMenager stated change the language from "policy" to "guideline" and that is fine.

Mr. Berube stated it will be the written directive that you will follow to the best of your ability.

Mr. Moyer stated that is correct.

The Board gave consensus to the sidewalk guidelines, as discussed.

SIXTH ORDER OF BUSINESS **Developer's Report**

Mr. Nicholas stated I have nothing to report.

Mr. LeMenager stated everyone loves the clearing of the trees.

Mr. Berube stated it is incredible what a difference that makes.

SEVENTH ORDER OF BUSINESS District Manager's Report

A. February 28, 2014 Financial Statements

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

Mr. Moyer stated we are currently 71% collected on our non-ad valorem assessments, compared to 57% last year at this time, so we are actually ahead on collections. I do not put a lot of importance on this number because it is just a matter of timing when people pay, which changes from time to time. It is always good to be higher than the year before. On the operation and maintenance expenses, we are $9,500 under budget for administrative expenses and $11,000 under budget for field expenditures, which includes the employees through February. Landscaping expenses are under budget by $14,000. Utilities are under budget by $14,000. Operation and maintenance expenses are under budget by $18,000. Through the first five months of the fiscal year, we are doing just fine.

Ms. Kassel asked are we 71% collected on both non-ad valorem and District-collected assessments?

Mr. Moyer responded no, the District-collected assessments are done pursuant to a schedule. The total budget was $934,000 and we are at $400,000 or 50%, which is fine. This is all programmed according to the schedule.

Mr. Nicholas stated it will be 100% next month.

Mr. LeMenager stated that is because the developer does not take advantage of the 4% discount from the tax collector.

Mr. Nicholas stated that is correct.

B. Invoice Approval #167 and Check Run Summary

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

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

C. Discussion of General Election

i. Qualifying Information

Mr. Moyer stated information was provided to you regarding the November General Election. We are required to enter this into the public record so people who desire to run for the office of Supervisor have knowledge of the procedures that are in place. This information is in the agenda package and if it is not already, it will be on the website. There are two ways to qualify to run. One is by petition, which petition form was provided in your agenda package. You need to get signatures from 25 resident, registered voters, and you need to submit those petitions on or before noon on May 19, 2014. If you miss this deadline, you can qualify by going down to the Supervisor of Elections office between noon on June 16, 2014, and noon on June 20, 2014, and pay a $25 qualifying fee.

ii. Consideration of Resolution 2014-01 Confirming the District's Use of the Osceola County Supervisor of Elections to Continue Conducting the District's Election of Supervisors in Conjunction with the General Election

Mr. Moyer read Resolution 2014-01 into the record by title.

Mr. Moyer stated this Resolution puts Ms. Mary Jane Arrington on notice that we are going to utilize her services to conduct this election. In this election cycle, Mr. Walls's seat is up, as well as Mr. Berube's seat, which are Seats 2 and 4.

> On MOTION by Ms. Kassel, seconded by Mr. LeMenager, with all in favor, unanimous approval was given to the adoption of Resolution 2014-01 confirming the District's use of the Osceola County Supervisor of Elections to continue conducting the District's election of Supervisors in conjunction with the General Election.

D. Public Comments/Communication Log

The complaint log is contained in the agenda package and is available for public review in the District Office during normal business hours.

E. Website Statistics

The website statistics are contained in the agenda package and are available for public review in the District Office during normal business hours.

F. Fiscal Year 2015 Budget

Mr. Berube asked when do we start the budget process?

Mr. Moyer responded in May.

Mr. Berube stated I would like to add a couple of lines to the budget under Electricity-Street Lighting. I would like to break out the investment charge of $25,000 per month, or $300,000 per year, so I can track it. That is the bulk of it. Then I would like another line item for Investment Charge Buyout. We did that with the street lights that are going in the new neighborhood, and we discussed buying out future contracts. I did some of the math and there are too many variables. This does not put it on the balance sheet, but it makes it easy to track. The point is, as we move forward, we can budget this line item for buyouts. Every time you buy one out, the investment charge we pay every month will decrease. In year five, it will start to balance. It depends how much money we spend buying them out. It is a multi-million dollar obligation, and we need to address it.

Mr. LeMenager stated I agree.

Mr. Berube stated if you look at it right now, it is $300,000 per year and we have at least 10 years to go, times $300,000, which is $3 million. I think we can buy that down very carefully and provide a big savings to the home owners. Basically we are paying 10.25% interest or whatever you want to call it. The only way to manage it is to have it on a sheet so we can watch it.

Mr. Walls stated I do not know if we need to budget the interest separately because it gets complicated.

Mr. Berube stated I am not talking about budgeting the interest, just the investment charge.

Mr. Walls stated that is what I mean, the investment charge. It gets complicated because you have to determine what that amount will be and then you break that out from the utility fees. It is fine if it is the same every month, but as we pay it down, that number will change. I would be more comfortable tracking this on a spreadsheet rather than budget for it. If we decide we want to buy down more contracts, then we can budget for that as a line item, and I am fine with that.

Ms. Kassel stated I like that idea.

Mr. Walls stated I agree we should track it, but I do not think it needs to be part of the budget in terms of the investment.

Mr. Berube stated right now we have Electricity-Street Lighting at $400,000 per year.

Mr. Walls stated yes, and I am saying to break that out separately from the budget so we can see it when we want to, but it does not have to be in the budget.

Mr. LeMenager stated I agree with Mr. Berube.

Ms. Kassel asked could it be a reserve line item?

Mr. LeMenager responded it is not a reserve. It is an expense.

Mr. Walls stated we would budget specifically for buying out contracts, if we decide that is what we want to do. We have expenditures coming up for road repaving and other things, and we need to balance it all.

Mr. LeMenager stated Mr. Moyer could ask the accountant how hard this would be to do. It is something that is on the bill every month. What Mr. Berube is suggesting is instead of having one gross line item for street lighting, we have three line items for street lighting, one of which is the actual cost of the electricity, and the other two would be the capital costs of the street lights. I like that idea a lot. It is very transparent when people start looking at the financials, and they ask why an investment charge is included in operations and maintenance.

Mr. Berube stated if we fund the buyouts over time as you watch the monthly budgets, this investment charge line is going to decrease and comes back into the budget. You are spending money, but you are paying yourself back.

Mr. Walls stated the budget line item is not going to show you what you are paying. It will show the budget for the year and what you spent so far. You will not see an increase or a decrease.

Mr. Berube stated no, but you will see a consistent budget as time goes along. All I am trying to do is bring it out into the open so we can manage it somehow. We manage by budget. However we want to do it is fine, and it does not have to happen tonight.

Ms. Kassel stated we should leave this with the District Manager to figure out how to make this apparent that we want to continue to buy this debt down.

Mr. Berube stated the reason why I asked about the budget is because last year we put a 2% increase into effect. Two percent on our budget is about $80,000. We already spent this year's 2%.

Mr. LeMenager stated it was 5.5% on operations and maintenance but a net 2% including debt.

Mr. Berube stated by spending $160,000 buying out the lights, we already spent this year's $80,000 increase and next year's $80,000 increase. It goes into perpetuity. If we keep devoting this money to buyouts, it pays it all back. I do not think we need to take out loans to buy down street lights. I cannot see spending interest to save interest. I think we can fund this carefully through operations. I just wanted to bring this up and let everyone think about it as we approach budget season.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Qualls stated there was some discussion in the minutes about the Dark Sky Festival and the District's sponsorship of that. I did a little research and it is okay for the District to sponsor by allowing the use of its facilities for a public festival. However, Chapter 190, Florida Statues, is clear as to what the District's powers are. I do not see the District having the power to provide monetary sponsorship. I just wanted to address this briefly.

B. Engineer

i. Recommendations Regarding Maintenance of CDD Alleys

Mr. Boyd stated I understood at the last meeting, there was some discussion about the condition of the alleys. In one of my weekly visits down here, Mr. Haskett said we need to take a ride. We went through the alleys, and I went back and looked at the study we prepared for you a year ago where we estimated what it would take to resurface the alleys. We estimated when it needed to be done. Based on the condition of the alleys today and the status of your reserves, which appear to be healthy at this point, my recommendation is not to wait but to start an alley rehabilitation program now. Obviously, neighborhoods C-1 and B-1 are the older neighborhoods since they were put in first. Neighborhood D-1 is much smaller and the linear footage of the alleys is less. The alleys went in at a time when it was a long time before they saw any traffic. As a result, some of the cracks that appeared tended to get wider faster. As we had said in the past, the asphalt actually performs better when you have more light traffic on it than when you do not. Although D-1 is not necessarily the oldest alley, my recommendation is since we are well into 2014 now, this neighborhood is probably a good candidate to do this year, followed by neighborhood B-1 and a sequence similar to what I put into the report in your agenda package. There is nothing concrete about this. You can move it around at your discretion.

Mr. LeMenager stated you are talking about them doing a whole repavement of the entire alley, not just patching.

Mr. Boyd stated this is a mill and resurface. You will have a new pavement surface when this work is completed.

Mr. Berube stated I have a couple of concerns. The number-one complaint I received about the alleys was ponding. When I look at the alleys, they are reverse crowned.

Mr. Boyd stated that is correct.

Mr. Berube stated they crown into the center rather than to the side, and it forces all of the water to the drainage structures.

Mr. Boyd stated that is correct.

Mr. Berube stated some of these are fairly new, like the ones in the Green neighborhood, which is where a lot of the ponding is occurring. I do not have too much of a problem with milling and overlaying, but we would have to write it into the contract that they have to be careful with their grading to make sure we do not get ponding. This is what we are trying to avoid.

Mr. Boyd stated that would be one of the goals of the resurfacing, to even out where ponding is occurring today.

Mr. Berube stated one of these contractors would be someone like Jr. Davis or someone who comes in with a milling machine and asphalt. It is probably going to be more cost advantageous to give them more square footage because part of the contract bid is going to be setup, staging and moving equipment.

Mr. Boyd stated that is true.

Mr. Berube asked is it better to consolidate several mills and overlays into one?

Mr. Boyd responded it is possible. This will need to be bid at some point, but I asked Jr. Davis specifically how much asphalt they could mill and resurface in a day and what the cost was. Then I applied that rate over the linear footage we are looking at in each neighborhood. If you were to combine multiple neighborhoods, there could be some cost savings, but I would not expect to see a great deal because the way they gave me the pricing is based on the duration of how long it takes to do the job.

Mr. Berube stated it works out to be $14.50 per square yard. Are you solid this number would hold?

Mr. Boyd responded that is a higher number than what I had. I actually had printed out that information and left it at my office. However, the number I worked out was $9.30 per square yard. I apologize if there is a mathematical error.

Mr. Berube stated I do not know if there is an error. I took $16,933 divided by 1,168 feet, and got $14.49. It might cost less than what Jr. Davis told you. There were several areas you pointed out, which needed immediate attention. There are a couple of potholes and one storm structure in the center of the Beargrass Road alley where a big chunk of concrete is missing. We have some guys on staff who do concrete work. The drainage structure in the middle of the Beargrass Road alley is a strip about 12 inches wide and 4 inches deep that needs a plug of concrete put in it. Someone recently filled it with sand. Is it reasonable to assume our guys can patch the two potholes and that little concrete area? That is what I see that needs immediate attention.

Mr. Haskett responded we can certainly look at it.

Mr. Berube stated Mr. Haskett's assignment will be to look at those three now.

Mr. Boyd stated Mr. Berube is looking at picture #61. I do not know when that was done, and I did not direct it to be done, but in looking at it, the concrete was cut out to allow water that was ponding in front of the inlet to go into the inlet.

Mr. Berube stated when people drive and hit that area with their tires, it causes some damage.

Mr. Boyd stated there is a double problem. You have a problem with the structure and a ponding problem, too.

Mr. LeMenager stated it is right in the middle of the alley, and is a one-way alley. Why would your tire hit it? Your tires should go on either side of it.

Mr. Boyd responded because people swing through there to get to their driveways.

Mr. LeMenager stated that makes sense.

Mr. Berube stated I know it is a problem because someone filled it with sand. Picture #60 is one of the potholes. I think our staff can handle it. It sounds like Mr. Boyd is saying that we need to start soliciting bids for neighborhoods B-1 and D-1.

Mr. Boyd stated at least start with D-1. However, you may want to get bids for B-1 and D-1 and then decide whether you want to start with both of them this year, or do one this year and the second one next year.

Mr. Berube stated the reality is, by the time we go through this bid process, we will be three-quarters through this year.

Mr. Boyd stated that is true.

Mr. Berube stated in a month or two, we will be back to doing B-1 next. We should just combine the two and go for it.

Mr. Boyd stated I do not recall what the bidding thresholds are. I do not know if they need to be advertised. It could just be a formal request for prices.

Mr. Moyer stated the threshold is about $195,000.

Mr. Boyd stated we can just request three or four pre-selected contractors to give us prices without going through a formal process.

Mr. Berube asked is it true Jr. Davis built most of the alleys?

Mr. Boyd responded yes.

Mr. Berube stated they have been doing good work throughout the community from what I can see in jobs like this.

Mr. Nicholas stated that is correct.

Mr. Berube stated I am not just saying we go with one contractor.

Mr. LeMenager stated we should get prices from a couple more. How much money are we talking about?

Mr. Berube responded approximately $60,000 for the first two.

Mr. LeMenager stated I will say this *ad infinitum* about the $1 million surprise with respect to the street lights. I want to make sure we factor this into our financial thinking in the long term.

Mr. Berube stated I have a suggestion for something like that.

Mr. Walls asked what is the life of the seal coat?

Mr. Boyd responded it adds some life but it is more of an aesthetic fix. It does not change anything structurally. It does renourish the asphalt with the oil-based materials, so it is beneficial. I guess if you seal coat it every year, you would see an increase in the life of the asphalt overall. I do not have the experience to tell you how long, but I can look into it.

Mr. Walls stated I spoke to some engineers about the roads. They were skeptical about it at first, but then they put it on and loved it. They thought it would give us an extra couple of years.

Mr. Boyd stated there is one other option I can investigate, which I do not have experience with. This is a hybrid between a seal coat and a resurfacing. It does not involve milling. It is a thin, new layer of asphalt. We can ask for some further information on this and evaluate the pricing. I would want to get some information to bring to the Board before I recommend it. Has Mr. Moyer seen it before?

Mr. Moyer responded it lasts for about six years. It is called chip seal.

Mr. Berube stated our first seal coat is suggested for 2015.

Mr. Walls stated I do not know how bad B-1 is. It is disappointing that it is so new, and I understand it was not used and those issues. If there are cheaper options that can give it another five or six years, being so new, it might be something to look into.

Ms. Kassel asked what is the percentage of chip seal versus milling and repaving?

Mr. Moyer responded at some point, you will mill and repave. It is just a process giving you an extra five or six years. Chip seal is probably one-third to one-half of the cost.

Mr. Berube stated we are going to put this out for bid, and we will know what the cost is pretty accurately. Our first seal coat recommendation is after the first two mill and overlay. Seal coating is about one-tenth the cost. Are you suggesting to do a chip coat rather than mill and overlay?

Ms. Kassel stated yes.

Mr. Boyd stated we can request pricing for both methods.

Mr. LeMenager stated the same contractors would be doing the work anyway.

Mr. Moyer stated yes. Just so everyone has realistic expectations, chip coating is also known as micro resurfacing. There is a lot of aggregate and a lot of stones, which will be tracked onto your driveway and garage. It is not as good as if you did the milling and resurfacing. Celebration has spent hundreds of thousands of dollars milling and resurfacing. Mr. Boyd might want to ask Mr. Brian Smith from my office to provide the specifications for milling and resurfacing. We have two or three contractors that we use and have done a nice job. Jr. Davis is one of them. If you need some prices, we can get them for you. There are resources you can use, and you might as well because it is all public record.

Mr. Nicholas stated maybe the Board can consider some speed control measures in the longer straightaway alleys. Speed bumps may affect the drainage slope, but there may be something other than speed bumps.

Mr. Boyd stated we can do speed bumps as long as we leave the middle open.

Mr. Berube stated people complain and ask for speed bumps to control speed. Then the speed bumps are installed, and then they complain about the noise. I own another house in Orlando, and it was the same thing in that neighborhood. The worst offenders were the police, FedEx and UPS drivers. The City Council finally put in speed bumps, and they did not last six months. Everyone complained about the noise, so they took them out.

Mr. Boyd stated Maitland has humps, which are much gentler, but they are still very effective.

Mr. Berube stated not in Kissimmee.

Ms. Kassel stated downtown Orlando has those, too.

Mr. LeMenager stated I made a tongue-in-cheek suggestion on Facebook a couple weeks ago, and several people responded about the bumps. I was thinking about when I lived in the United Kingdom. They really went into the whole concept of traffic-calming measures. Calling it a bump is inappropriate. It is not difficult to engineer something that is designed to be driven over safely at 25 mph. Many times, it is just a raised crosswalk that you can drive over and it does not bother you at all. Do we have a speed limit in the alleys?

Mr. Walls stated what we were discussing were County-owned roads. I have not seen a lot of speeding on my alley.

Mr. Berube asked is there an area that is problematic?

Mr. Nicholas stated we are the clearinghouse for complaints, and I have received them from legitimate people related to kids being there. I have looked at those areas, and it happens. They are just in the straightaway where you can get up to a certain speed. It would not be relevant in most alleys. Ashley Park comes to mind, and I think there is another one in neighborhood G. Neighborhood E may have a straightaway, as well.

Mr. LeMenager stated the alley behind Primrose Willow, you can get up to a good speed if you wanted.

Mr. Nicholas stated yes, that is a long straightaway.

Mr. Boyd stated the speed bumps I am thinking about are gentle, but they are typically used on roads where they are driving 35 mph and you want to get them down to 25 mph. At 25 mph, that is too fast for the alley anyway, so they would need to be a little more aggressive.

Ms. Kassel stated I have seen bumps in the ground at intervals. I guess you will still have the same noise problem, and I do not know if those make the same kind of noise.

Mr. Berube stated we have to consider that what goes down these alleys early in the morning are trash trucks. They are loud enough already, but when they go over a bump in the road, they make a loud noise.

Mr. Walls stated the sound bounces off the houses back there. I think we would get more blowback if we did that.

Mr. Berube stated there must be something else we can do to address speeding besides something on the ground, but I do not know what. We should think about it and maybe ask people to slow down.

Mr. Boyd stated something to consider, as opposed to bumps, are horizontal obstacles, as long as they did not impede the fire department or trash trucks. They almost cause you to have to zigzag around them.

Mr. LeMenager stated that is a common solution in the United Kingdom. If you have a long straightaway, it is like creating an S-shaped racetrack so that you can no longer speed straight ahead.

Mr. Walls stated you may end up on other people's property.

Mr. Boyd stated that is a challenge with the alleys. The fire department may object.

Mr. Berube asked is Mr. Boyd going to handle the initial bid process?

Mr. Boyd responded I can. What is Mr. Moyer's thought?

Mr. Moyer stated we will provide what Celebration used, and Mr. Boyd can look at it and come up with a specification for them to bid.

Ms. Kassel asked why does the proposal start with 39? Where is 1 through 38?

Mr. Boyd stated the numbers on the photographs correspond to the number on my camera when I saved it.

Ms. Kassel stated I understand. Numbers 41 and 42 are the same photograph.

Mr. Boyd stated I apologize. That is a mistake.

Ms. Kassel stated one is horizontal and one is vertical.

Mr. Berube stated Mr. Moyer and Mr. Boyd will handle this, and we are going to proceed with options for the first two listed. The choice is going to be chip seal, or mill and overlay for those two alleys.

Mr. Boyd asked are two or three prices adequate?

Mr. Berube responded yes, I believe so. We can receive one, but two or three are better.

Mr. Qualls stated this will be well under the bidding threshold of $195,000. The number of proposals is at the Board's discretion. The law does not specify.

Mr. Walls stated I would try to get three proposals, but it is okay if you can only get two.

Mr. Berube stated that is fine.

NINTH ORDER OF BUSINESS **Supervisor Requests**

There not being any, the next order of business followed.

TENTH ORDER OF BUSINESS **Adjournment**

The next regular meeting is scheduled for Thursday, April 24, 2014, at 6:00 p.m.

The meeting adjourned at 8:08 p.m.

Gary L. Moyer, Secretary

Steve Berube, Chairman

Fourth Order of Business

The Davey Tree Expert Company
Harmony Community Development District
Landscape Maintenance
Monthly Summary

April 2014

4.1 Turf

4.1.1 Mowing - Mowing was completed throughout common and park locations on a weekly basis in March/ April as follows:

Week ending 03/28/14
Week ending 04/04/14
Week ending 04/11/14
Week ending 04/18/14

The balance of April mowing is scheduled as follows:

Week ending 04/25/14
Week ending 05/02/14

4.1.2 Edging (same as above, see 4.1.1)
4.1.3 Trimming (same as above, see 4.1.1)

4.1.4 Disease/ Weed Control
a. Weed applications begin shift to three week rotations with seasonal temperature changes. Selective spot applications East Five Oaks, Estates, Lakeshore, Harmony Square for dollarweed, completed 4/11/14.

4.1.5 Fertilization
a. Completed. Next fertilization July.

4.1.6 Pest Control
a. Pest activity minimal.
b. Ant treatments on-going.

4.1.7 pH Adjustment

4.1.8 Other
a. Easter Egg Hunt prep – Harmony Square; mowing held to allow for growth and hiding of eggs.
b. Mow/ edge Butterfly Dr. from Schoolhouse to Dark Sky.
c. Pond embankment mowing. In progress. Completed.
d. Soil sampling – Dog Park

4.2 Sports Turf

4.2.1 Mowing

a. Mowing shifted to bi-weekly schedule effective the week of 03/17/14. Mowing is being completed with a rotary style mower, mulching deck, at a 1" cutting height.
b. Mowing activity shifted to morning hours as requested.

4.2.2 Insecticides

a. No insect concerns/ activity at this time.

4.2.3 Herbicides

a. Turf weed application completed week of 04/07/14. Next application scheduled the week of 04/28/14

4.2.4 Fungicide

a. No disease concerns at this time.

4.2.5 Fertilization

a. Next fertilization scheduled April. Completed (15-0-15)

4.2.6 pH Adjustment

4.3 Shrub/Ground Cover Care

4.3.1 Annuals

a. April rotation completed. Salvia/ Begonia

4.3.2 Pruning

a. General trimming and pruning throughout all locations of the community.
b. Foliar damage removed from material affected by frost.
c. Leaf removal

4.3.3 Weeding

a. Weed control cycling through property covering hardscape and open bedding areas throughout community and 192. On-going basis.
b. Hand weeding to maintain aesthetics within ornamentals and ground covers being supplemented with selective herbicides.

4.3.4 Fertilization

a. Next application May.

4.3.5 Pest and Disease Control

a. Deer repellant applied to East entry hawthorne beds. Test. Continued.
b. Aphid control on viburnum.
c. No other pest/ disease concerns at this time.

4.3.6 Mulching
a. Completed.

4.3.7 pH Adjustment

4.4 Tree Care

4.4.1 Pruning
a. Elevation/ Canopy – East entrance, Harmony Sq. perimeter, Schoolhouse Rd., Select trees on Catbrier, in front of Graze restaurant, Swim Club pool entrance.
b. General sucker removal throughout.

4.4.2 Tree Basins

4.4.3 Fertilizer
a. Swim Club palms.

4.4.4 Pest Control
a. Harmony Square – two oaks in sudden and rapid decline. Tissue sampling sent to the University of Florida for diagnosis. Early diagnosis is a canker. Results are expected within two weeks of submittal, 4/11/14 (Fed-Ex) for discussion at Board meeting. Dr. A.D. Ali, Regional Advisor site visit and review on 4/16/14.

4.4.5 Mulch
a. Note section 4.4.2

4.4.6 pH Adjustment

4.5 Irrigation

4.5.1 General Requirements
a. Materials supplied for collateral head damage resulting from mowing operations.

4.5.2 Monitoring
a. West entry oak monitoring
b. Turf monitoring and assist with valve operation as needs require
c. Notification of breaks, damage, concerns to Project Manager and Staff

4.5.3 Valve/ Valve Boxes

4.6 Litter Removal

4.6.1 Landscaped Area
a. Mowing, detail , weed crew and Supervisor responsibility on a daily basis.
4.6.2 Sidewalks
a. Mowing, detail, weed crew, and Supervisor responsibility on a daily basis.
4.6.3 Trash Receptacles
a. Cleaning and pest control scheduled bi-weekly.
4.6.4 Streets
a. Mowing, detail, weed crew, and Supervisor responsibility on a daily basis

4.7 District/ District Manager Awareness

5.0 Unscheduled Maintenance and Repairs

5.1.1 General
a. None noted at this time.
5.2.1 Damaged Facilities
5.2.2 Damaged Irrigation System Repairs
a. Reference section 4.5.1 above
5.3.1 Emergency Repairs
5.4.1 Unscheduled Maintenance

6.0 Other – Proposals, Work Orders

6.1 Proposals

a. Proposal for landscape renovations at Lakeshore turn-about submitted. Projected to begin the week of 12/26/12 provided suitable material (Butterfly bush) is located and secured. Pending material.

   Note: Discussed at January meeting and decided to table this proposal re-directing approved funds to other areas of the property. Recommendations submitted at June meeting and under review. Pending review with Kerul Kassel.

   10/2013 – Four locations under consideration and review:
   1. Dahoon Holly – completed
   2. Dog Park – completed
   3. Lakeshore Turnabout – completed
   4. Beargrass Alley (completed, Week of 01/06/14)

b. Updated landscape proposal from June 2013. Site review conducted 4/07/14 with Kerul Kassel and John Rukkila.

6.2 Adopt-A-Highway – Davey is about to join the Adopt-A-highway program for that stretch of road along 192 formerly adopted by Harmony that recently expired.

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THE TOWN OF HARMONY

Field Operations Report

March 19, 2014 – April 14, 2014

Boat Maintenance

- Removed and inspected all propellers (weekly). Fishing line removed weekly from small & large pontoons, and fishing boats. Found fishing line on Small Pontoon, Large Pontoon and Bass boat. No damage noted.
- Pontoons and fishing boats detailed.

Buck Lake Activities

- Boat Orientation held at the Enrichment Center, 3/24/2014, 4 attended.
- Dock was removed for 5 days to undergo a few modifications. Dock was back in place on April 5th. Boating operations continued as normal with no interruption of service.

Facility / Park Maintenance Activities

- Routine cleaning activities – Including restrooms, trash and doggie potty removal.
- Inspected facilities for cleanliness and/or damage after each scheduled event.
- Splash Pad routine maintenance.
- Staff continues to check the pool areas multiple times each day for cleanliness & possible infractions.
- Sidewalk repairs were minimal this past month due to taking over pool operations.

Irrigation Maintenance

- Continue to replace broken and clogged irrigation heads and routine maintenance activities.
- Irrigation Inspections - Channel 1, 3, 4, 8, 9, 10, 23
- Repairs to lateral line leaks, heads and/or valves – Channel 1 & 12.
- Channel 23 (Estates), faceplate replaced.

Pools

- Pool operations taken over from Roberts Pool Service as of April 1, 2014.
- Health Department inspection on April 2, 2014 found all pools satisfactory. Pool inspections prior to April 1st were unsatisfactory; which staff and Roberts worked together to resolve.
- Spies Pool Supply held a training class for staff on April 9, 2014 which was to show staff correct operation methods, equipment familiarization and mechanical and chemical improvements that were necessary.
- Chemical dosing equipment is being updated to meet current health department requirements.
- Pools checked and cleaned daily. Pool chemistry fluctuating daily, thus the need for equipment updating.

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HARMONY CDD

April 2014 Agenda

Date	Resident	Time	M W Th	F S S	Total Pass	20' Pont	16' Pont	18' Bass	14' Fish	Sail Boat	Canoe	Kayak	Comments
3/19/2014	Donald Rice	8:30 - 11:00 AM			2			X					
3/20/2014	James Herring	8:00 - 12:00 PM			2		X						
3/22/2014	Ray Walls	7:30 - 11:30 AM			4		X						
3/22/2014	darrell neal	8:30 - 12:30 PM			6	X							
3/22/2014	Andrew Saunders	4:30 - 6:00 PM			8	X							
3/23/2014	Donald Rice	8:00 - 12:00 PM		X	2			X					
3/23/2014	Adam Godfrey	1:00 - 4:00 PM		X	3	X							
3/23/2014	Cathy Kimura	1:00 - 4:00 PM		X	2			X					
3/26/2014	cindy kilgallon	8:00 - 12:00 PM			3	X							
3/26/2014	Donald Rice	8:00 - 12:00 PM			2			X					
3/27/2014	Lori Presley	12:00 - 4:00 PM			4		X						
3/27/2014	Amelia Cooper	1:00 - 4:00 PM			5	X							
3/28/2014	James Herring	8:30 - 12:30 PM			4	X							
3/28/2014	Tracey Shearer	1:00 - 4:30 PM			6		X						
3/29/2014	Michael Timmins	8:00 - 12:00 PM			2			X					
3/29/2014	Bill Fife	10:00 - 1:00 PM			1							X	
3/29/2014	Bill Fife	10:00 - 1:00 PM			2						X		
3/29/2014	Bill Fife	10:00 - 1:00 PM			2						X		
3/29/2014	Bill Fife	10:00 - 1:00 PM			2						X		
3/29/2014	Bill Fife	10:00 - 1:00 PM			2						X		
3/29/2014	Bill Fife	10:00 - 1:00 PM			1							X	
3/29/2014	Bill Fife	10:00 - 1:00 PM			1							X	
3/29/2014	Bill Fife	10:00 - 1:00 PM			1							X	
3/29/2014	Bill Fife	10:00 - 1:00 PM			1							X	
3/29/2014	Bill Fife	10:00 - 1:00 PM			1							X	
3/29/2014	Bill Fife	10:00 - 1:00 PM			1							X	
3/30/2014	Donald Rice	8:00 - 12:00 PM		X	2			X					
3/30/2014	James Herring	10:00 - 12:30 PM		X	1							X	
3/30/2014	James Herring	10:00 - 12:30 PM		X	1							X	
3/30/2014	James Herring	10:00 - 12:30 PM		X	1							X	
3/30/2014	Joseph Zubel	1:00 - 3:00 PM		X	2		X						
3/30/2014	Adam Godfrey	1:00 - 4:00 PM		X	4	X							
3/31/2014	Linda Balash	11:30 - 1:30 PM	X		1							X	
3/31/2014	Linda Balash	11:30 - 1:30 PM	X		1							X	
3/31/2014	James Herring	5:00 - 6:30 PM	X		1		X						
3/31/2014	James Herring	5:00 - 6:30 PM	X		1							X	

Boat Reservation Report

3/31/2014	James Herring	5:00 - 6:30 PM	X		1							X	
3/31/2014	James Herring	5:00 - 6:30 PM	X		1							X	
3/31/2014	James Herring	5:00 - 6:30 PM	X		1							X	
3/31/2014	James Herring	5:00 - 6:30 PM	X		1							X	
4/2/2014	Donald Rice	8:00 - 12:00 PM			2			X					
4/2/2014	Rogelio Cordero	4:30 - 6:30 PM			4		X						
4/3/2014	James Herring	8:00 - 12:00 PM			4	X							
4/4/2014	Bill Gene Smith	9:00 - 12:30 PM			2		X						
4/5/2014	Michael Timmins	8:00 - 12:00 PM			2			X					
4/5/2014	Ray Walls	8:00 - 12:00 PM			4		X						
4/5/2014	James Herring	5:30 - 6:30 PM			2		X						
4/6/2014	Donald Rice	8:00 - 11:30 AM		X	2			X					
4/6/2014	Margaret Waliga	9:00 - 1:00 PM		X	3	X							
4/6/2014	Richard Hudson	9:00 - 12:30 PM		X	3		X						
4/6/2014	Paul Demling	2:30 - 5:00 PM		X	2		X						
4/6/2014	Manuel Lora	4:00 - 6:30 PM		X	5	X							
4/9/2014	Donald Rice	8:00 - 11:30 AM			2			X					
4/9/2014	James Herring	4:30 - 6:30 PM			1							X	
4/9/2014	James Herring	4:30 - 6:30 PM			1							X	
4/9/2014	James Herring	4:30 - 6:30 PM			2			X					
4/10/2014	James Herring	8:00 - 12:00 PM			2		X						
4/10/2014	Stacy Whitmore	12:30 - 3:30 PM			3		X						
4/11/2014	Aaron Lawson	10:00 - 2:00 PM			8	X							
4/12/2014	Michael Timmins	8:00 - 12:00 PM			2			X					
4/13/2014	Donald Rice	8:00 - 11:30 AM		X	2			X					
4/14/2014	BRYAN DESCHAMPS	4:00 - 6:30 PM	X		2		X						
			9	15	149	11	15	13	0	0	4	19	
					Total Passengers: 149 **Total Trips:** 62								

March 20, 2014

Mr. Todd Haskett
Project Coordinator
Harmony Development
3500 Harmony Square Drive W.
Harmony, FL 34773

Re: National Geomatica's Geo3.0 Implementation

Dear Mr. Haskett:

We are pleased to present this proposal for use of National Geomatica's Geo3.0 software to the Harmony community, Osceola County Florida.

OVERVIEW

Jungle Lasers has been delivering National Geomatica as an Internet based platform for more than 9 years. We have consistently demonstrated the value of this method by allowing for employee access from any place and machine with an Internet connection, in a timely manner, and with NO work required of any I.T. personnel...no hardware or software installation or maintenance. In 2008, we evolved to our third generation of Internet based software, Geo3.0.

Of equally important priority is the "value proposition" that ANY software acquisition represents. In this arena, Jungle Lasers' Geo3.0 offers several substantial advantages to the municipal market. By way of specifics:

Unlimited Support- Never a charge for training or Tech Support. Ever.

Free System Modifications- Never a charge for custom changes. Often as processes are automated our clients think of enhancements to those processes that were never attainable before they were in our System. As those ideas evolve, we modify the workflows according to the way YOU work.

Growth breeds Value- The course of time will enable greater use of the System, often at little or no additional cost. By way of example, the ability to have payments made online, create additional customized reports and have unlimited ways of using and viewing your data will certainly prove is value.

Here's how we propose to develop Geo3.0 for the community of Harmony:

As part of our core offer for community clients, our System is comprised of a number of features representing a very substantial value proposition. Typically some of these are offered when a client engages us for a broader range of services than we are anticipating at the start. I wanted to include them so you would have a sense of the value proposition Geo3.0 represents:

Public Portal – Ability to expose external-facing application functionality and information. Portals can be integrated into the community website via iFrame or it can run independently.

Online Forms – Custom online forms can be accessed by the public through a secure protocol (https:) These forms, completed by the public user, flow directly into the Geo3.0 workflow process, thus reducing staff data entry.

Email Notifications – Forms submitted online, or entered by staff can launch email notifications based on various triggers which you determine.

Simplified Staff Portals – Secure portals can be created for staff with a simplified custom access to any application.

Unlimited Portal Users - Access is available for an unlimited number of portal users.

Unlimited Training – New or reassigned staff is trained by Geo3.0, and retraining is always available.

Support Tickets – Staff may request support via the built in support tickets. All support tickets can be tracked through completion from within the System.

Field Level Help - Helpful descriptions can be added for each field of the database, whenever that field is viewable onscreen.

Web Meeting Support – Quickly access a web based meeting with our support staff for tech support.

Unlimited Templates – Documents can be created as templates which auto-fill with data. A 'merge forms' type interface makes renewal notices, announcements, etc. easy for printing one or many.

Unlimited Search Fields – Custom search tabs can be set up for applications so that users may search on any field. Custom search fields can be added by the user.

Dependant Workflows – Workflows can be created based on user decisions.

Links to External URLs – External websites can become a tab or section within the application. i.e. State code, online ordinance etc.

Role-Based Access – Users can be grouped in a role which allows access to views, fields, applications, reports, actions, etc. Roles can be as expansive or restricted as needed.

Management Level Access – Management can be given access to special Views, Reports, Charts and Graphs.

Custom Email Templates – Email templates can be created with a 'merge' from the application data. Emails can be sent automatically by rule or manually by the user.

IP Capture – Pages exposed to the public can include IP capture fields so that management can see who is accessing the site.

Import, Export – Data can be imported or exported in the form of xls (Excel) or csv (Comma Separated Value).

Automated Backup – All data can be backed up automatically and sent via email or FTP.

Tagging and RSS – Data rows in applications can be tagged by each user. RSS feeds can be created for data to be read by RSS viewers such as iGoogle.

Auto-fill of Data – Data from selected related records can be set to fill out fields on a form. i.e., Selection of a tax parcel can fill in Owner, Address, Block, Lot, etc.

Search By Current View – Searching can be done on a current view speeding the search process.

Search Tags - Each record can be associated with free-form "tags" (words or phrases) that will allow future searching. For instance, you might add a tag such as "guy with funny hat", or "skinny guy" if you feel these will help you find the record a few years from now. A search for "guy" will return both records.

Google App Integration – Integrate with Gmail, Google Calendar, Google Docs. The intent here is to lower your costs as you switch away from Microsoft or other software packages

SERVICES AND APPLICABLE COSTS

We have based our pricing on the needs expressed during your meetings with Mark Catanese and the complexity of the system that is needed. We are offering the following software modules and features for an annual fee of $3,900.00 This is billable on a monthly basis at $325.00/month.

Upon acceptance and signature of the attached End User Agreement by an official of the community of Harmony:

1. Jungle Lasers will develop and provide the **Facilities Reservation** module that would enable usars to reserve a facility for a specific date and time. Confirmations will be generated from the system. When Harmony chooses to add the acceptance of online payments this feature will also be included. This will be developed and available for use on Geo3.0 Harmony site.
2. We will provide the **Work Orders** module for use on the Geo3.0 site. This module will include the ability to email from the system, create reports and schedules. Work Requests will be assigned to staff and completed work requests entered through a system portal via desktop, tablet or smartphone.
3. We will provide the **Service Requests / Complaints** module for use on the Geo3.0 site. This module will manage Service Request with entries being made online by residents. This module will also include the ability to email from the system, create reports and allow for requests to be converted to Work Orders.
4. Jungle Lasers will develop and provide a **Swimming Pool Maintenance** module. This module will track the maintenance and testing on each of the existing pools with the ability to add additional pools in the future.
5. We will continue to provide the **Boat Reservations** module. This module allows for the reservation of each boat available within Harmony.

Should you have additional questions, we welcome your call and are happy to discuss with you or your designee any points that are unclear.

We appreciate the opportunity to offer this proposal and look forward to working with you in developing this powerful management tool for Harmony.

If the terms outlined above are acceptable, we ask that the representative of Harmony sign and have witnessed his or her signature on two originals. Upon our receipt of the executed documents, we will execute and return one copy to you.

Sincerely,

Dee Haege
Special Consultant – Municipal Division
Jungle Lasers, LLC

The community of Harmony, Osceola County, Florida

Attest:_____ By: _____

Title: _____ Title: _____

Date: _____ Date: _____

Jungle Lasers, LLC

By: _____

Title: _____

Date: _____

4Civ

A&B Management
Group, Inc. dba
8534 Eola Court
Melbourne, FL 32940
Tel: (321) 729-9700 or (800) 247-1545
Fax: (321)729-8357

QUOTATION

Date	Estimate #
4/14/2014	412

Name / Address	Ship To
Harmony Community Development District 210 N University Dr. Ste 702 Coral Springs, FL 33071-7320 Wendy-954-603-0033 x 3039	Harmony Community Development District 3500 Harmony Sq Dr West Harmony, FL 34773 Todd Haskett: 407.891.1616 Ext. 218

Ship Via	Ship Date	Freight	Terms
ABF Freight	45 Days ARO	Prepaid & Add	Net 30

Item	Description	Qty	U/M	Cost	Total
BC400/CB-6PC	Pilot Rock- Park Avenue Bench- 6' bench- Cast aluminum frames- Seat and backrest planks are 2"x4" 100% recycled plastic- Portable/surface mount frame design- Frame feet include anchor holes to secure to surface- Frame powder coated BLACK- Seat and backrest CEDAR PLASTIC	1		1,093.00	1,093.00
AFT/B-6PC	Pilot Rock- AFT Series Tables are traditional A-Frame picnic tables. All plastic lumber is precision drilled to facilitate assembly. Tables provide 30-1/4" table height, 17-3/4" seat height (nominal dimensions).- FRAME: All components aud bracing are black or brown 100% Recycled Plastic: 4" x 6" leg posts, 2" x 4" and 2" x 6" connecting and support braces (nom. dimensions). Frames are assembled using 3/8" dia. carriage bolts for superior clamping force to keep the table solid. Top/seat planks are secured using stainless steel screws. All fasteners are included. - LENGTH: 6 ft. long- TOP/SEAT MATERIAL: 2" X 10" (nom.) 100% Recycled Plastic planks- Frame color BLACK- Top/Seat color CEDAR	4		767.00	3,068.00
TRH/CB-32PC24	Pilot Rock: Model TRH-32 holds 30 or 32 gallon capacity can or liner. 22-3/8" ID FRAME: top and bottom ring rolled 10 gal, bottom ring reinforced with cross braces. FRAME RINGS: POWDER COATED BLACK, SLATS: 100% recycled plastic slats, SLAT COLOR: CEDAR COLORED	2		309.00	618.00
			Total		

Customer Signature	
Printed Name	
Date	

A&B Management
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8534 Eola Court
Melbourne, FL 32940
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Fax: (321)729-8357

QUOTATION

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4/14/2014	412

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Ship Via	Ship Date	Freight	Terms
ABF Freight	45 Days ARO	Prepaid & Add	Net 30

Item	Description	Qty	U/M	Cost	Total
CN-PD/W-27	Pilot Rock CN-PD/W-27 Plastic Dome Lid- round lid- self closing weighted hatchI.D. 27-1/4", O.D. 27-3/4" COLOR: BROWN	2		94.00	188.00
CN/B-1827	Pilot Rock- Heavy Duty Rigid Plastic Liner	2		65.00	130.00
M3/CB	Pilot Rock- Surface Pedestal Mount- 3 cross arms to fit TRH-32. 2-3/8" OD steel pipe base post welded to cross braces in the base ring of receptacle. Base plate 1/4" x 8" x8". POWDER COATED BLACK (concrete anchor bolts sold separately)	2		38.00	76.00
Freight	Freight (Prepaid & Add)			1,460.00	1,460.00
Quote 1	This quote is good for 30 days. TERMS: Net 30. DELIVERY: Approximately 45 days from receipt of order via ABF Freight standard, dock high, tailgate delivery. Driver CANNOT help remove product from back of truck. TO ORDER: Purchase order or Return a copy of signed dated quote.				
			Total		$6,633.00

Customer Signature	
Printed Name	
Date	

Sixth Order of Business

6A

Harmony
Community Development District

Financial Report

March 31, 2014

Prepared by

SEVERN
TRENT
SERVICES

HARMONY

Community Development District

Table of Contents

Harmony
Community Development District

Financial Statements

(Unaudited)

March 31, 2014

MEMORANDOM

SEVERN TRENT SERVICES

TO: Board of Supervisors
FROM: Tiziana Cessna, District Accountant
CC: Gary Moyer, District Manager / Stephen Bloom, Accounting Manager
DATE: April 24, 2014
SUBJECT: Harmony CDD – March Financial Report

Please find enclosed the March 2014 financials for Harmony CDD. At this point in the fiscal year (through March), the revenues should be collected approximately 60% and expenditures should be at approximately 50% of the adopted budget. Overall, the General Fund is performing well. Below are some other top level information on the District's current financial position. Included in the financial report are notes explaining variances in the spending for the year to date. Should you have any questions or require additional information, please do not hesitate to contact me at Tiziana.Cessna@StServices.com.

Balance Sheet

Assets
The operating checking account maintains a liquid cesh balance to cover approximately 2 months of operating expenses. Excess funds are invested in a Money Market account to earn better interest rate. The debt service trust funds are held by US Bank and invested in commercial papers. During the current year, interest is being earned on a CD until maturing date. The Assessment receivables ere O&M assessments for the current month, historically paid one month in arrears.

Liabilities

- At the end of March 2014, some invoices were accrued because they were not received by the end of the cut off time in preparing the financials. Accounts payable are waiting for approval from the board to be paid.

General Fund

- Total Revenue through March were 59% of the annual budget, this includes;
  - Interest received from the operating checking account and the Money Market account. In addition there are accrued interest from a CD investment.
  - Non Ad Valorem Assessments were received as of March. The YTD collections are at 71% compared to last year at the same time at 58%.
  - Non Ad Valorm Assessments CDD collection are on target.
- Total Expenditures through March 2014 were at 50% of the annual budget with the following notes for the fiscal year:
  - Insurance General Liability premium remained the same as last year and did not increase as planned in the current budget.
  - In the Reserve-Renewal & Replacement expenditure is a purchase of the floating boat deck. This line item was not budgeted, however, the funds are being paid from reserves.

Debt Service Series 2001

- Total Revenue through March were 71% of the annual budget.
  - Non Ad Valorem Assessments were received in March. The YTD collections are at 71% compared to last year at the same time at 58%.
  - Non Ad Valorm Assessments CDD collected are at 71% due to deferred assessments from FY 2013. The 1st installment for FY 2014 assessments will be collected in April 2014 for the May 1, 2014 interest and principal peyment.

Debt Service Series 2004

- Total Revenue through March include only interest from US Bank commercial paper investments. The Non-Ad Valorem revenue will be collected in April 2014 and October 2014.

Balance Sheet
March 31, 2014

ACCOUNT DESCRIPTION	GENERAL FUND	2001 DEBT SERVICE FUND	2004 DEBT SERVICE FUND	2004 CAPITAL PROJECTS FUND	TOTAL
ASSETS					
Cash - Checking Account	$ 214,906	$ -	$ -	$ -	$ 214,906
Assessments Receivable	77,869	-	-	-	77,869
Interest/Dividend Receivables	4,326	-	-	-	4,326
Investments:					
Certificates of Deposit - 12 Months	100,000	-	-	-	100,000
Certificates of Deposit - 36 Months	127,778	-	-	-	127,778
Money Market Account	530,685	-	-	-	530,685
Construction Fund	-	-	-	3,396	3,396
Prepayment Account	-	13,006	3,229	-	16,235
Reserve Fund	-	1,415,519	857,096	-	2,272,615
Revenue Fund	-	866,919	30,230	-	897,149
TOTAL ASSETS	**$ 1,055,564**	**$ 2,295,444**	**$ 890,555**	**$ 3,396**	**$ 4,244,959**
LIABILITIES					
Accounts Payable	$ 73,506	$ -	$ -	$ -	$ 73,506
Accrued Expenses	57,008	-	-	-	57,008
TOTAL LIABILITIES	**130,514**	**-**	**-**	**-**	**130,514**
FUND BALANCES					
Restricted for:					
Debt Service	-	2,295,444	890,555	-	3,185,999
Capital Projects	-	-	-	3,396	3,396
Assigned to:					
Operating Reserves	386,972	-	-	-	386,972
Reserves-Renewal & Replacement	133,376	-	-	-	133,376
Reserves - Self Insurance	50,000	-	-	-	50,000
Unassigned:	354,702	-	-	-	354,702
TOTAL FUND BALANCES	**$ 925,050**	**$ 2,295,444**	**$ 890,555**	**$ 3,396**	**$ 4,114,445**
TOTAL LIABILITIES & FUND BALANCES	**$ 1,055,564**	**$ 2,295,444**	**$ 890,555**	**$ 3,396**	**$ 4,244,959**

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2014

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES				
Interest - Investments	$ 2,500	$ 1,248	$ 1,423	$ 175
Interest - Tax Collector	-	-	62	62
Special Assmnts- Tax Collector	636,415	530,345	454,457	(75,888)
Special Assmnts- CDD Collected	934,428	467,214	467,214	-
Special Assmnts- Discounts	(25,457)	(21,215)	(17,516)	3,699
Other Miscellaneous Revenues	-	-	198	198
TOTAL REVENUES	**1,547,886**	**977,592**	**905,838**	**(71,754)**
EXPENDITURES				
Administration				
P/R-Board of Supervisors	11,200	5,600	5,400	200
FICA Taxes	857	427	413	14
ProfServ-Arbitrage Rebate	1,200	1,200	600	600
ProfServ-Dissemination Agent	500	500	500	-
ProfServ-Engineering	5,000	2,502	936	1,566
ProfServ-Legal Services	30,000	15,000	21,471	(6,471)
ProfServ-Mgmt Consulting Serv	55,984	27,990	26,019	1,971
ProfServ-Property Appraiser	779	779	587	192
ProfServ-Special Assessment	11,822	11,822	11,822	-
ProfServ-Trustee	10,800	10,800	9,967	833
Auditing Services	5,000	5,000	4,500	500
Communication - Telephone	380	192	18	174
Postage and Freight	750	378	211	167
Insurance - General Liability	31,546	31,546	25,031	6,515
Printing and Binding	3,500	1,752	1,292	460
Legal Advertising	500	254	197	57
Misc-Assessmnt Collection Cost	12,728	10,605	8,739	1,866
Misc-Contingency	500	254	108	146
Office Supplies	1,000	498	17	481
Annual District Filing Fee	175	175	175	-
Total Administration	184,221	127,274	118,003	9,271
Field				
ProfServ-Field Management	190,000	94,998	81,292	13,706
Total Field	190,000	94,998	81,292	13,706

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2014

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
Landscape				
R&M-Grounds	21,531	10,764	10,765	(1)
R&M-Irrigation	20,000	10,002	8,478	1,524
R&M-Tree Trimming Services	30,000	15,000	24,319	(9,319)
R&M-Trees and Trimming	19,889	9,942	9,945	(3)
R&M-Turf Care	242,796	121,398	121,398	-
R&M-Shrub Care	109,784	54,894	54,892	2
Miscellaneous Services	20,000	10,002	7,230	2,772
Total Landscape	464,000	232,002	237,027	(5,025)
Utilities				
Electricity - General	31,000	15,498	16,916	(1,418)
Electricity - Streetlighting	400,555	200,280	190,416	9,864
Utility - Water & Sewer	110,000	55,002	49,012	5,990
Total Utilities	541,555	270,780	256,344	14,436
Operation & Maintenance				
Contracts-Lake and Wetland	20,000	10,002	7,848	2,154
Communication - Telephone	5,000	2,502	1,179	1,323
Utility - Refuse Removal	2,500	1,248	1,281	(33)
R&M-Common Area	20,000	10,002	8,010	1,992
R&M-Equipment	15,000	7,500	7,758	(258)
R&M-Pools	57,000	28,500	19,268	9,232
R&M-Roads & Alleyways	5,000	2,502	-	2,502
R&M-Sidewalks	7,000	3,498	36	3,462
R&M-Parks & Amenities	8,500	4,248	6,441	(2,193)
R&M-Hardscape Cleaning	5,000	2,500	2,836	(336)
Misc-Contingency	8,610	4,308	2,180	2,128
Misc-Security Enhancements	2,500	1,252	3,070	(1,818)
Cap Outlay - Other	12,000	6,000	-	6,000
Total Operation & Maintenance	168,110	84,062	59,907	24,155
Reserves				
Reserve - Renewal&Replacement	-	-	25,812	(25,812)
Total Reserves	-	-	25,812	(25,812)
TOTAL EXPENDITURES & RESERVES	**1,547,886**	**809,116**	**778,385**	**30,731**

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2014

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
Excess (deficiency) of revenues Over (under) expenditures	-	168,476	127,453	(41,023)
Net change in fund balance	$ -	$ 168,476	$ 127,453	$ (41,023)
FUND BALANCE, BEGINNING (OCT 1, 2013)	**797,597**	**797,597**	**797,597**	
FUND BALANCE, ENDING	**$ 797,597**	**$ 966,073**	**$ 925,050**	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2014

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES				
Interest - Investments	$ 500	$ 252	$ 497	$ 245
Special Assmnts- Tax Collector	1,049,873	874,895	744,625	(130,270)
Special Assmnts- Prepayment	-	-	10,527	10,527
Special Assmnts- CDD Collected	439,551	-	312,188	312,188
Special Assmnts- Discounts	(41,994)	(34,995)	(28,700)	6,295
TOTAL REVENUES	**1,447,930**	**840,152**	**1,039,137**	**198,985**
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	20,997	17,497	14,318	3,179
Total Administration	20,997	17,497	14,318	3,179
Debt Service				
Principal Debt Retirement	375,000	-	-	-
Principal Prepayments	-	-	75,000	(75,000)
Interest Expense	1,045,813	522,906	522,906	-
Total Debt Service	1,420,813	522,906	597,906	(75,000)
TOTAL EXPENDITURES	**1,441,810**	**540,403**	**612,224**	**(71,821)**
Excess (deficiency) of revenues Over (under) expenditures	6,120	299,749	426,913	127,164
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	6,120	-	-	-
TOTAL FINANCING SOURCES (USES)	**6,120**	**-**	**-**	**-**
Net change in fund balance	$ 6,120	$ 299,749	$ 426,913	$ 127,164
FUND BALANCE, BEGINNING (OCT 1, 2013)	**1,868,531**	**1,868,531**	**1,868,531**	
FUND BALANCE, ENDING	**$ 1,874,651**	**$ 2,168,280**	**$ 2,295,444**	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2014

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES				
Interest - Investments	$ 100	$ 48	$ 241	$ 193
Special Assmnts- CDD Collected	1,221,130	-	-	-
TOTAL REVENUES	**1,221,230**	**48**	**241**	**193**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	275,000	-	-	-
Interest Expense	951,750	475,875	475,875	-
Total Debt Service	1,226,750	475,875	475,875	-
TOTAL EXPENDITURES	**1,226,750**	**475,875**	**475,875**	**-**
Excess (deficiency) of revenues Over (under) expenditures	(5,520)	(475,827)	(475,634)	193
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(5,520)	-	-	-
TOTAL FINANCING SOURCES (USES)	**(5,520)**	**-**	**-**	**-**
Net change in fund balance	$ (5,520)	$ (475,827)	$ (475,634)	$ 193
FUND BALANCE, BEGINNING (OCT 1, 2013)	**1,366,189**	**1,366,189**	**1,366,189**	
FUND BALANCE, ENDING	**$ 1,360,669**	**$ 890,362**	**$ 890,555**	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2014

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES				
Interest - Investments	$ -	$ -	$ 1	$ 1
TOTAL REVENUES	-	-	1	1
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	1	1
Net change in fund balance	$ -	$ -	$ 1	$ 1
FUND BALANCE, BEGINNING (OCT 1, 2013)	-	-	3,395	
FUND BALANCE, ENDING	$ -	$ -	$ 3,396	

Harmony
Community Development District

Supporting Schedules

March 31, 2014

Non-Ad Valorem Special Assessments
Osceola County Tax Collector - Monthly Collection Report
For the Fiscal Year Ending September 30, 2014

Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	Allocation by Fund: General Fund Assessments	Allocation by Fund: Series 2001 Debt Service Fund Assessments
						(1)
ASSESSMENTS LEVIED FY 2014				$ 1,679,178	$ 636,415	$ 1,042,763
Allocation %				100%	37.90%	62.10%
11/08/13	$ 2,220	$ 115	$ 45	$ 2,380	$ 902	$ 1,478
11/25/13	102,903	4,375	2,100	109,378	41,455	67,923
12/10/13	623,976	26,530	12,734	663,240	251,371	411,869
12/23/13	288,886	12,203	5,896	306,985	116,348	190,636
01/10/14	58,112	1,834	1,186	61,132	23,169	37,963
02/07/14	40,952	1,027	836	42,815	16,227	26,588
03/07/14	12,761	132	260	13,153	4,985	8,168
TOTAL	$ 1,129,809	$ 46,216	$ 23,057	$ 1,199,082	$ 454,457	$ 744,625
% COLLECTED				71.41%	71%	71%
TOTAL OUTSTANDING				$ 480,096	$ 181,958	$ 298,137

Note (1) Difference with Budget is due to prepayments of debt.

HARMONY

Community Development District

Non-Ad Valorem Special Assessments - District Collected

Monthly Collection Report

For the Fiscal Year Ending September 30, 2014

					Allocation by Fund		
Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	General Fund Fund	Series 2001 Debt Service Fund Assessments	Series 2004 Debt Service Fund Assessments
DISTRICT COLLECTED ASSESSMENTS LEVIED FY 2014				$ 2,595,109	$ 934,428	$ 439,551	$ 1,221,130
Allocation %				100%	36%	17%	47%
10/01/13	$ 170,773			$ 170,773	$ -	$ 170,773	$ -
10/01/13	141,414			141,414	-	141,414	-
10/31/13	77,869			77,869	77,869	-	-
11/20/13	77,869			77,869	77,869	-	-
12/04/13	77,869			77,869	77,869	-	-
01/31/14	77,869			77,869	77,869	-	-
03/05/14	77,869			77,869	77,869	-	-
03/31/14	77,869			77,869	77,869	-	-
TOTAL	$ 779,402	$ -	$ -	$ 779,402	$ 467,214	$ 312,188	$ -
% COLLECTED				30.03%	50.00%	71.02%	0.00%
TOTAL OUTSTANDING				$ 1,815,708	$ 467,214	$ 127,364	$ 1,221,130

Harmony
Community Development District

Cash and Investment Report
March 31, 2014

General Fund

Account Name	Bank Name	Investment Type	Maturity	Yield	Balance
Checking Account- Operating	CenterState Bank	Interest Bearing Account	n/a	0.05%	$207,892
Checking Account	BankUnited	Business Checking Account	n/a	n/a	$1,000
Checking Account	CenterState Bank	Business Checking Account	n/a	0.25%	$6,014
				Subtotal	$214,906
Certificate of Deposit	BankUnited	12 month CD	2/3/2015	0.40%	$100,000
Certificate of Deposit	CenterState Bank	36 month CD	7/6/2014	1.25%	$127,778
Money Market Account	CenterState Bank	Money Market Account	n/a	0 10%	$126,298
Money Market Account	Florida Shores Bank	Money Market Account	n/a	0 45%	$202,664
Money Market Account	BankUnited	Money Market Account	n/a	0.35%	$201,722
				Subtotal	$530,685

Debt Service and Capital Projects Funds

Account Name	Bank Name	Investment Type	Maturity	Yield	Balance
Series 2001 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.05%	$13,006
Series 2001 Reserve Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.05%	$1,415,519
Series 2001 Revenue Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.05%	$866,919
Series 2004 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.05%	$3,229
Series 2004 Reserve Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0 05%	$857,096
Series 2004 Revenue Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0 05%	$30,230
Series 2004 Construction Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.05%	$3,396
				Subtotal	$3,189,395
				Total	**$4,062,763**

HARMONY

Community Development District

Monthly Debit Card Purchases

March 31, 2014

Date	Vendor	Description	Amount	
3/3/2014	SUNOCO	FUEL	95.06	546016.53910 5000
3/4/2014	AMAZON	FIVE POWDER FREE GLOVES/ ONE EXTRA LARGE	127.75	546022.53910.5000
3/10/2014	ST. CLOUD CYCLE INC	MULE -VEHICLUE MAINTANANCE	390 99	546022.53910.5000
3/17/2014	SUNOCO	FUEL	83 43	546016.53910.5000
3/24/2014	ST. CLOUD CYCLE INC	BOBCAT SERVICING	214.95	546022.53910.5000
3/24/2014	HARMONY TOWN SQUARE	4 CASES OF BOTTLED WTER	11.96	546135.53910.5000
3/31/2014	SUNOCO	FUEL	97.00	546016.53910.5000
		Total	**1,021.14**	

G/L Coding

R&M - Equipment	546022.53910.5000	$	733.69
R&M - Common Area	546016.53910.5000	$	275.49
R&M - Park&Amenities	546135.53910 5000	$	11.96
R&M - Pools	546074.53910.5000	$	-
R&M - Irrigation	546041.53902.5000	$	-
MISC-Security Enhancement	549911.53910 5000	$	-
	Total	$	1,021.14

SUNOCO

6900 E Irlo Bronson Mem H
St. Cloud, Florida 34771

2/27/2014 6:32:30 AM
Transaction #: 42835
Register #: 2

Pre-Pay Pump # 11	$100.00-
	Prepay Fuel
Sub. Total:	$100.00
Tax:	$0.00
Total:	$100.00
Discount Total:	$0.00
MasterCard:	$100.00
Change	$0.00

Join Our Loyalty Program And Save

$ 95.06 Fuel

MasterCard
Card Num : XXXXXXXXXXXX[redacted]
Terminal : JD12417320001
Approval : 080123
Sequence : 009826

I agree to pay the above Total Amount according to Card Issuer Agreement.

Signature: _____

Thank You For
Shopping Sunoco

amazon.com

Final Details for Order #110-0277721-8570669

Print this page for your records.

Order Placed: March 1, 2014
Amazon.com order number: 110-0277721-8570669
Order Total: $127.75

Shipped on March 2, 2014

Items Ordered	Price
6 of: *Safetouch Nitrile Exam Gloves, Extra Large, No.2514, 100 Count* Sold by: GreenDot sales (seller profile) Condition: New	$8.80
5 of: *Black Advance Nitrile Examination Powder Free Gloves, Black, 6.3 mil, Heavy Duty, Medical Grade, 100/box by Diamond Gloves* Sold by: CLK Medical Supply (seller profile) Condition: New	$14.99

Shipping Address:
Todd Haskett
3500 HARMONY SQUARE DR W
HARMONY, FLORIDA 34773-6047
United States

Item(s) Subtotal:	$127.75
Shipping & Handling:	$0.00
Total before tax:	$127.75
Sales Tax:	$0.00
Total for This Shipment:	**$127.75**

Shipping Speed:
Two-Day Shipping

COMMON AREA

Payment information

Payment Method:
Debit Card | Last digits: [redacted]

Billing address
Todd Haskett Harmony CDD

Item(s) Subtotal:	$127.75
Shipping & Handling:	$0.00
Total before tax:	$127.75

14

mule Utility Vechicle maintenance

ST. CLOUD CYCLE INC
2108 OLD HICKORY TREE RD
ST CLOUD FL 34772
407-957-5936

03/08/2014 10:53:29
Merchant ID: XXXXXXXXXXX1475
Device ID: 7109
Terminal ID: PD04.

CREDIT CARD
MC SALE

CARD # XXXXXXXXXXXX[redacted]
TRANS # 001
Batch #: 5
Approval Code: 074307
TRANS ID: MDBBDRVEA0308
Entry Method: Swiped
Mode: Online

SALE AMOUNT $390.99

CUSTOMER COPY

ONE OF THE
LAW, I AM
IF MY FINAL BILL
MATE.
EN ESTIMATE AS
OT EXCEED $_____.
AMOUNT WITHOUT
EN ESTIMATE.
DATE:_____

ange-Warranty	RD/Reduced	*	PRICE	EXTEND
				12.99
				22.-
				10
				206.99

Estimate good for 30 days. Not responsible for damage caused by theft, fire or acts of nature. I hereby authorize the above repairs, including sublet work, along with the necessary materials. You and your employees may operate my vehicle for the purpose of testing, inspection and delivery at my risk. If I cancel repairs prior to their completion for any reason, a tear down and reassembly fee of $_____ will be applied.

X _____ Date _____

MVR# MV-46202

St. Cloud Cycle Inc.

2108 Old Hickory Tree Rd • St. Cloud, FL 34772
407-957-5936 * Fax: 407-957-5938

Harbour Pond

Name: Kirk
Address:
City: State: Zip:
Other Authorized Person:
Year/Make: Model:
VIN#:

____month _____mile warranty on all parts and labor unless otherwise specified.

Intended Payment Method:
☐CASH ☐CHECK ☐VISA ☐MC ☐AMEX
Date: 3/7/14 Time:_____
Proposed Completion Date:_____
Home Phone: 407 242 469
Work Phone:
Phone:
Tag: Miles In:
Miles Out:

Save Old Parts: ☐ Yes ☐ No (Core may apply)
Customer Complaint/Problem:

LABOR CHARGES BASED ON:
☐ FLAT RATE:_____ ☐ HOURLY RATE
☐ BOTH APPLY

ESTIMATE / DIAGNOSTIC FEE:
$_____/OR HOURLY RATE
$_____PER HOUR

A storage fee of $_____ per day may be applied to vehicles which are not claimed within 3 working days of notification of completion.

DESCRIPTION OF REPAIRS	LABOR	CHARGES
☐ ESTIMATE ☐ INVOICE		
Shaft - oil block and	25	PARTS: $ 206.99
grader		
oil change		LABOR: $ 119
		SUBLET / OTHER: $ 15
Flat - Lose tube		**SHOP SUPPLIES: $
		***FEES: $
		Subtotal: $
		Tax: $ 30.05
		TOTAL: $

**This charge represents costs and profits to the motor vehicle repair facility for miscellaneous shop supplies or waste disposal. ***FS403.718 Mandates a $1.00 fee for each new tire sold in the State of Florida. ****FS403.7185 mandates a $1.50 fee for each new or remanufactured battery sold in the State of Florida.

Printed By: St. Cloud Stationers 407-892-1919

6990 E Irlo Bronson Mem H
St. Cloud, Florida 34771

3/15/2014 1:09:33 PM
Transaction #: 77843
Register #: 1

Pre-Pay Pump 1 11 $88.00
Prepay Fuel

Sub. Total:	$88.00
Tax:	$0.00
Total:	$88.00
Discount Total:	$0.00
MasterCard:	$88.00
Change	$0.00

Join Our Loyalty Program And Save

MasterCard
Card Nbr : [redacted]
Terminal : J012417328001
Approval : 975056
Sequence : 017972

I agree to pay the Above Total Amount according to Card Issuer Agreement.

Signature: _____

Thank You For
Shopping Sunoco

6990 E Irlo Bronson Mem H
St. Cloud, Florida 34771

3/15/2014 1:15:57 PM
Transaction #: 77843
Register #: 1

Pre-Pay Fuel Sale
Original Pre-Pay Amount $83.43
Dispensed Amount $83.43
Pre-Pay Fuel Sale
Pump #:11(Regular (87)
20.843 Gallons @ $3.499/Gal $83.43

FOR CREDIT FUEL SALES, CARD ONLY
CHARGED AMOUNT DISPENSED

Sub. Total:	$83.43
Tax:	$0.00
Total:	$83.43
Discount Total:	$0.00
MasterCard:	$83.43
Change	$0.00

Join Our Loyalty Program And Save

Term: J012417328001
Appr: 975056
Seq#: 017972

MasterCard

03/15/2014 13:08:11

MasterCard

03/15/2014 13:08:11

Thank You For
Shopping Sunoco

Bobcat Servicing

ST. CLOUD CYCLE INC
2108 OLD HICKORY TREE RD
ST CLOUD FL 34772
407-957-5936

03/22/2014 11:41:54
Merchant ID: XXXXXXXXXXX1475
Device ID: 7109
Terminal ID: PD04.

CREDIT CARD
MC SALE

CARD # XXXXXXXXXXXX[redacted]
TRANS # 001
Batch #: 2
Approval Code: 041717
TRANS ID: MDBOFPMC20322
Entry Method: Swiped
Mode: Online

SALE AMOUNT $214.95

CUSTOMER COPY

K ONE OF THE
TE LAW, I AM
E IF MY FINAL BILL
IMATE.
TEN ESTIMATE AS
IOT EXCEED $_____.
AMOUNT WITHOUT
TEN ESTIMATE.
_ DATE:_____

MVR# MV-46202

St. Cloud Cycle Inc.

2108 Old Hickory Tree Rd • St. Cloud, FL 34772

407-957-5936 * Fax: 407-957-5938

____month _____mile warranty on all parts and labor unless otherwise specified.

Intended Payment Method:
☐CASH ☐CHECK ☐VISA ☐MC ☐AMEX

Date: Time:

Proposed Completion Date:

Name:
Address: Home Phone:
City: State: Zip: Work Phone:
Other Authorized Person: Phone:
Year/Make: Model: Tag: Miles In:
VIN#: Miles Out:

Save Old Parts: ☐ Yes ☐ No (Core may apply)

Customer Complaint/Problem:

LABOR CHARGES BASED ON:
☐ FLAT RATE:_____ ☐ HOURLY RATE
☐ BOTH APPLY

ESTIMATE / DIAGNOSTIC FEE $_____/OR HOURLY RATE $_____ PER HOUR

A storage fee of $_____ per day may be applied to vehicles which are not claimed within 3 working days of notification of completion

ange-Warranty	RD/Reduced	*	PRICE	EXTEND
				23
				1x
				20

DESCRIPTION OF REPAIRS ☐ ESTIMATE ☐ INVOICE	LABOR	CHARGES
		PARTS: $
		LABOR: $
		SUBLET / OTHER: $
		**SHOP SUPPLIES: $
		***FEES $
		Subtotal: $
		Tax: $
		TOTAL: $

Estimate good for 30 days. Not responsible for damage caused by theft, fire or acts of nature. I hereby authorize the above repairs, including sublet work, along with the necessary materials. You and your employees may operate my vehicle for the purpose of testing, inspection and delivery at my risk. If I cancel repairs prior to their completion for any reason, a tear down and reassembly fee of $_____ will be applied.

X _____ Date 3/22/14

**This charge represents costs and profits to the motor vehicle repair facility for miscellaneous shop supplies or waste disposal. ***FS403.718 Mandates a $1.00 fee for each new tire sold in the State of Florida. ***FS403.7185 mandates a $1.50 fee for each new or remanufactured battery sold in the State of Florida.

TAX 1 Cle

Printed By: St. Cloud Stationers 407-892-1319

17

4 Cases
Bottled Water

/2014 9 09 AM Sales Receipt #23397
Store 1

Customer Copy

Harmony Town Square Market
7250 Harmony Square Drive South
Harmony, FL 34773
Donna Nicholas - Manager
(407) 892-0148
www.facebook.com/townsquaremarket
Cashier:

Item #	Qty	Price	Ext Price
634	4	$2.99	$11.96
24 pk SHUR FINE W			

	Subtotal:	$11.96
Local Sales Tax	0 % Tax	+ $0.00
	RECEIPT TOTAL:	$11.96

Credit Card: $11.96 XXXX[redacted]
MasterCard
Reference # 1000010872 Auth=036531
Entry: Swiped Merchant # ***78501

Signature _____
I agree to pay above amount according to card issuer agreement (merchant agreement if credit voucher).

TOWN SQUARE
MARKET
HARMONY
www.HarmonyFL.com

23397

6990 E Irlo Bronson Hwy H
St. Cloud, Florida 34771

3/29/2014 10:49:40 AM
Transaction #: 105801
Register #: 1

Pre-Pay Pump # 11 $97.00
Prepay Fuel

Sub. Total: $97.00
Tax: $0.00
Total: $97.00
Discount Total: $0.00

MasterCard: $97.00
Change $0.00
Join Our Loyalty Program And Save

MasterCard
Card Num.: XXXXXXXXXXXX[redacted]
Terminal : JB12417328001
Approval : 032105
Sequence : 024686

I agree to pay the above Total Amount
according to Card Issuer Agreement:

Signature: _____

Thank You For
Shopping Sunoco

6B

Harmony
Community Development District

Check Register

March 1 - March 31, 2014

Harmony
Community Development District

Check Register by Fund
For the Period from 3/1/14 to 3/31/14
(Sorted by Check No.)

Fund No.	Check Date	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Check Amount
GENERAL FUND - 001							
CHECK # 53363							
001	03/04/14	KISSIMMEE UTILITY AUTHORITY	022514	BILLING PERIOD 1/20-2/17	Utility - Water & Sewer	543021-53903	$5,077.37
						Check Total	*$5,077.37*
CHECK # 53365							
001	03/04/14	SUN PUBLICATIONS DBA	00133665	LEGAL AD-NOTICE OF RULES	Legal Advertising	548002-51301	$35.50
						Check Total	*$35.50*
CHECK # 53366							
001	03/04/14	THE SHERWIN -WILLIAMS CO	5251-4	IPAINT	R&M-Common Area	546016-53910	$53.96
						Check Total	*$53.96*
CHECK # 53371							
001	03/06/14	BRIGHT HOUSE NETWORKS	028483501022414	#0050264835-01 2/28-3/27	Misc-Security Enhancements	549911-53910	$49.95
						Check Total	*$49.95*
CHECK # 53372							
001	03/06/14	FEDEX	2-569-99131	BILLING PERIOD THRU 2/19	Postage and Freight	541006-51301	$9.63
						Check Total	*$9.63*
CHECK # 53373							
001	03/06/14	PROGRESSIVE WASTE SOLUTIONS OF FL INC	0000873295	#0060-126957 MARCH	Utility - Refuse Removal	543020-53910	$222.42
						Check Total	*$222.42*
CHECK # 53374							
001	03/06/14	SPRINT	244553043-007	#244553043 1/26-2/25	Communication - Telephone	541003-53910	$269.19
						Check Total	*$269.19*
CHECK # 53375							
001	03/06/14	SUN PUBLICATIONS DBA	00133666	LEGAL AD-NOTICE OF INTENT	Legal Advertising	548002-51301	$68.00
						Check Total	*$68.00*
CHECK # 53376							
001	03/13/14	BRIGHT HOUSE NETWORKS	028483401030114	#0050264834-01 3/6-4/5	Misc-Security Enhancements	549911-53910	$44.95
						Check Total	*$44.95*
CHECK # 53377							
001	03/13/14	KISSIMMEE UTILITY AUTHORITY	030614-03760	#001525420-000903670 1/21-2/24	Utility - Water & Sewer	543021-53903	$959.11
						Check Total	*$959.11*
CHECK # 53378							
001	03/13/14	NORTH SOUTH SUPPLY, INC	2083603	IRRIGATION SUPPLIES	R&M-Irrigation	546041-53902	$173.42
001	03/13/14	NORTH SOUTH SUPPLY, INC.	2083628	IRRIGATION SUPPLIES	R&M-Irrigation	546041-53902	$138.24
001	03/13/14	NORTH SOUTH SUPPLY, INC	2084425	IRRIGATION SUPPLIES	R&M-Irrigation	546041-53902	$1,142.54
001	03/13/14	NORTH SOUTH SUPPLY, INC.	2087343	IRRIGATION SUPPLIES	R&M-Irrigation	546041-53902	$279.03

Check Register by Fund
For the Period from 3/1/14 to 3/31/14
(Sorted by Check No.)

Fund No.	Check Date	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Check Amount
001	03/13/14	NORTH SOUTH SUPPLY, INC.	2088314	IRRIGATION SUPPLIES	R&M-Irrigation	546041-53902	$211.68
						Check Total	*$1,944.91*
CHECK # 53379							
001	03/13/14	RENTAL WORLD OF ST CLOUD	02-182580-01	RENTAL-DIAMOND CUP	R&M-Parks & Amenities	546135-57201	$116 90
						Check Total	*$116.90*
CHECK # 53380							
001	03/13/14	THE SHERWIN -WILLIAMS CO	5318-1	PAINT-TOWN SQUARE	R&M-Common Area	546016-53910	$64 07
						Check Total	*$64.07*
CHECK # 53382							
001	03/18/14	FEDEX	2-584-79356	BILLING PERIOD THRU 3/3	Postage and Freight	541006-51301	$9.63
						Check Total	*$9.63*
CHECK # 53383							
001	03/18/14	NORTH SOUTH SUPPLY, INC	2086686	IRRIGATION SUPPLIES	R&M-Irrigation	546041-53902	$217.37
						Check Total	*$217.37*
CHECK # 53384							
001	03/18/14	ORLANDO UTILITIES COMMISSION	031014	BILLING PERIOD 2/8-3/8	Electricity - General	543008-53903	$2,595.89
001	03/18/14	ORLANDO UTILITIES COMMISSION	031014	BILLING PERIOD 2/8-3/8	Electricity - Streetlighting	543013-53903	$31,627 19
						Check Total	*$34,223.08*
CHECK # 53385							
001	03/19/14	HOME DEPOT CREDIT SERVICES	3562421	NOZZLES/BOTTLES/COMET/SPRAY PAINT	R&M-Common Area	546016-53910	$287.41
001	03/19/14	HOME DEPOT CREDIT SERVICES	1050093	TOWELS/SPRAY PAINT	R&M-Common Area	546016-53910	$22.28
001	03/19/14	HOME DEPOT CREDIT SERVICES	3051425	SPRAY PAINT	R&M-Common Area	546016-53910	$31.62
001	03/19/14	HOME DEPOT CREDIT SERVICES	40697	AIRWICK/PLUNGERS/CLEANING SUPPLIES/SPRAY PAINT	R&M-Common Area	546016-53910	$242.45
001	03/19/14	HOME DEPOT CREDIT SERVICES	7564728	METAL CUT/JUNCTION BOX	R&M-Common Area	546016-53910	$53.97
001	03/19/14	HOME DEPOT CREDIT SERVICES	4590517	TERMINAL/ADAPTER/LOCKNUTS	R&M-Common Area	546016-53910	$15.73
001	03/19/14	HOME DEPOT CREDIT SERVICES	4053058	HUSKY BAGS/WIRE MARKER/LUBECONDUITS/CONNECTORS	R&M-Common Area	546016-53910	$560 84
001	03/19/14	HOME DEPOT CREDIT SERVICES	3053322	LOCKNUT/CONNCTORS/STAPLES	R&M-Common Area	546016-53910	$21.97
001	03/19/14	HOME DEPOT CREDIT SERVICES	6021660	CONDUITS/COVERS/CONNECTORS/OUTLETS	R&M-Common Area	546016-53910	$152.60
						Check Total	*$1,389.07*
CHECK # 53390							
001	03/31/14	THE DOCK-TERS MARINE CONSTRUCTION	1007131A	FLOATING DOCK REPLACEMENT-BALANCE	Reserve - Renewal&Replacement	568130-58100	$4,543.50
						Check Total	*$4,543.50*
CHECK # 53391							
001	03/31/14	ADVANCED MARINE SERVICES	67746	AUTO BILDGE PUMP	R&M-Equipment	546022-53910	$73.92
001	03/31/14	ADVANCED MARINE SERVICES	67743	ANODE E-DRIVE	R&M-Equipment	546022-53910	$53.70
001	03/31/14	ADVANCED MARINE SERVICES	67754	CIRCUIT BREAKER	R&M-Equipment	546022-53910	$20 48
						Check Total	*$148.10*

Harmony
Community Development District

Check Register by Fund
For the Period from 3/1/14 to 3/31/14
(Sorted by Check No.)

Fund No.	Check Date	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Check Amount
CHECK # 53392							
001	03/31/14	AMERICAN OUTDOOR LIVING	2078	DRAW 1-PAVER -SWIM CLUB POOL DECK REPAIRS	R&M-Pools	546074-53910	$415.00
001	03/31/14	AMERICAN OUTDOOR LIVING	2529	PAVER INSTALL-ASHLEY PK POOL DECK	R&M-Pools	546074-53910	$2,088 00
						Check Total	*$2,503.00*
CHECK # 53393							
001	03/31/14	BIO-TECH CONSULTING INC	133308	MAINTENANCE-PONDS-JAN	Contracts-Lake and Wetland	534021-53910	$1,308.00
001	03/31/14	BIO-TECH CONSULTING INC	133508	MAINTENANCE-PONDS FEB	Contracts-Lake and Wetland	534021-53910	$1,308.00
						Check Total	*$2,616.00*
CHECK # 53394							
001	03/31/14	CHAPCO FENCE LLC	090629	ACCESS CARD SUPPLIES	Misc-Security Enhancements	549911-53910	$2,125.00
						Check Total	*$2,125.00*
CHECK # 53395							
001	03/31/14	GRAU & ASSOCIATES	11396	FY 2013 AUDIT-PROGRESS BILLING	Auditing Services	532002-51301	$3,000 00
						Check Total	*$3,000.00*
CHECK # 53396							
001	03/31/14	HARMONY DEVELOPMENT CO, LLC	022814REC	MAINTENANCE SVCS-FEB	ProfServ-Field Management	531016-53901	$13,975.92
						Check Total	*$13,975.92*
CHECK # 53397							
001	03/31/14	LLS TAX SOLUTIONS INC	000447	ARBITRAGE-SERIES #2004 THRU 11/30/13	ProfServ-Arbitrage Rebate	531002-51301	$600 00
						Check Total	*$600.00*
CHECK # 53398							
001	03/31/14	SEVERN TRENT ENVIRONMENTAL SERVICES	2072017	MGT FEES & REIMB-FEB	ProfServ-Mgmt Consulting Serv	531027-51201	$4,665.33
001	03/31/14	SEVERN TRENT ENVIRONMENTAL SERVICES	2072017	MGT FEES & REIMB-FEB	Postage and Freight	541006-51301	$14 78
001	03/31/14	SEVERN TRENT ENVIRONMENTAL SERVICES	2072017	MGT FEES & REIMB-FEB	Printing and Binding	547001-51301	$191.90
001	03/31/14	SEVERN TRENT ENVIRONMENTAL SERVICES	2072017	MGT FEES & REIMB-FEB	Office Supplies	551002-51301	$5 50
						Check Total	*$4,877.51*
CHECK # 53399							
001	03/31/14	SPIES POOL LLC	259311	BULK BLEACH	R&M-Pools	546074-53910	$364.50
001	03/31/14	SPIES POOL LLC	259312	BULK BLEACH	R&M-Pools	546074-53910	$380.00
001	03/31/14	SPIES POOL LLC	259164	JUMBO STICKS	R&M-Pools	546074-53910	$219 95
001	03/31/14	SPIES POOL LLC	259165	JUMBO STICKS/CHLORINE	R&M-Pools	546074-53910	$292.03
						Check Total	*$1,256.48*
CHECK # 53400							
001	03/31/14	THE DAVEY TREE EXPERT COMPANY	907556651	MAINTENANCE-FEBRUARY	R&M-Grounds	546037-53902	$974 32
001	03/31/14	THE DAVEY TREE EXPERT COMPANY	907556651	MAINTENANCE-FEBRUARY	R&M-Trees and Trimming	546099-53902	$1,657 42
001	03/31/14	THE DAVEY TREE EXPERT COMPANY	907556651	MAINTENANCE-FEBRUARY	R&M-Shrub Care	546131-53902	$9,148.67
001	03/31/14	THE DAVEY TREE EXPERT COMPANY	907556651	MAINTENANCE-FEBRUARY	R&M-Turf Care	546130-53902	$20,233.00
001	03/31/14	THE DAVEY TREE EXPERT COMPANY	907556651	MAINTENANCE-FEBRUARY	R&M-Grounds	546037-53902	$819 92

Check Register by Fund
For the Period from 3/1/14 to 3/31/14
(Sorted by Check No.)

Fund No.	Check Date	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Check Amount
001	03/31/14	THE DAVEY TREE EXPERT COMPANY	907525493	NEW LANDSCAPE-BEARGRASS ALLEY	Miscellaneous Services	549001-53902	$446 07
						Check Total	*$33,279.40*
CHECK # 53401							
001	03/31/14	YOUNG VAN ASSENDERP, P A.	13119	LEGAL FEES-JAN GEN COUNSEL	ProfServ-Legal Services	531023-51401	$6,766 25
001	03/31/14	YOUNG VAN ASSENDERP, P A.	13153	LEGAL FEES-FEB-GEN COUNSEL	ProfServ-Legal Services	531023-51401	$3,129.95
						Check Total	*$9,896.20*
CHECK # 53367							
001	03/04/14	MARK W LEMENAGER	PAYROLL	March 04, 2014 Payroll Posting			$184 70
						Check Total	*$184.70*
CHECK # 53368							
001	03/04/14	STEVEN P BERUBE	PAYROLL	March 04, 2014 Payroll Posting			$184.70
						Check Total	*$184.70*
CHECK # 53369							
001	03/04/14	RAYMOND D. WALLS, III	PAYROLL	March 04, 2014 Payroll Posting			$184 70
						Check Total	*$184.70*
CHECK # 53370							
001	03/04/14	DAVID L. FARNSWORTH	PAYROLL	March 04, 2014 Payroll Posting			$184.70
						Check Total	*$184.70*
CHECK # 53386							
001	03/28/14	MARK W. LEMENAGER	PAYROLL	March 28, 2014 Payroll Posting			$184.70
						Check Total	*$184.70*
CHECK # 53387							
001	03/28/14	STEVEN P. BERUBE	PAYROLL	March 28, 2014 Payroll Posting			$184.70
						Check Total	*$184.70*
CHECK # 53388							
001	03/28/14	RAYMOND D. WALLS, III	PAYROLL	March 28, 2014 Payroll Posting			$184.70
						Check Total	*$184.70*
CHECK # 53389							
001	03/28/14	DAVID L. FARNSWORTH	PAYROLL	March 28, 2014 Payroll Posting			$184 70
						Check Total	*$184.70*
						Fund Total	$125,053.82

Harmony
Community Development District

Check Register by Fund
For the Period from 3/1/14 to 3/31/14
(Sorted by Check No.)

Fund No.	Check Date	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Check Amount
2001 DEBT SERVICE FUND - 201							
CHECK # 53381							
201	03/13/14	US BANK NATIONAL ASSOC	031114	TRANSFER OF ASSMTS	Due From Other Funds	131000	$7,924 63
						Check Total	*$7,924.63*
						Fund Total	$7,924.63
						Total Checks Paid	$132,978.45

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HARMONY
COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2013

HARMONY COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA

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Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Harmony Community Development District
Osceola County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Harmony Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2013, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2013, and the respective changes in financial position, thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of a Matter

As described in Note 2 to the financial statements, in fiscal year 2013, the District adopted new accounting guidance, Governmental Accounting Standards Board ("GASB") Statements No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position* and No. 65, *Items Previously Reported as Assets and Liabilities.*

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 27, 2014, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Gran & Associates

March 27, 2014

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Harmony Community Development District, Osceola County, Florida's ("District") financial performance provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2013. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of ($10,566,191).

- The change in the District's total net position in comparison with the prior fiscal year was $418,749, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.

- At September 30, 2013, the District's governmental funds reported combined ending fund balances of $4,035,713, an increase of $127,210 in comparison with the prior year. Of the total fund balance, the majority is restricted for debt service and capital projects, assigned for operating reserves, renewal and replacement and insurance, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

- During fiscal year 2013, the District implemented Governmental Accounting Standards Board ("GASB") Statement No. 62, *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 Financial Accounting Standards Board ("FASB") and American Institute of Certified Public Accountants ("AICPA") Pronouncements,* GASB Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position, and* GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities.* Please see New Accounting Standards Adopted in Note 2 of the financial statements for additional information.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: **1)** government-wide financial statements, **2)** fund financial statements, and **3)** notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

1) Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management), physical environment (maintenance) and parks and recreation functions.

2) Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District currently maintains four individual governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general, debt service 2001, debt service 2004, and capital projects 2004 funds. All of the funds are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

3) Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data included in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

Key components of the District's net position are reflected in the following table:

NET POSITION
SEPTEMBER 30,

	2013	2012
Current and other assets	$ 4,368,453	$ 4,812,084
Capital assets, net of depreciation	14,753,441	15,091,289
Total assets	19,121,894	19,903,373
Current liabilities	1,163,085	1,273,506
Long-term liabilities	28,525,000	29,150,000
Total liabilities	29,688,085	30,423,506
Net position		
Net investment in capital assets	(13,771,559)	(13,531,087)
Restricted	2,405,798	2,283,829
Unrestricted	799,570	727,105
Total net position (deficit)	$ (10,566,191)	$ (10,520,133)

The District net position increased during the most recent fiscal year. The majority of the increase is the result of an increase in prepaid revenues and of the conveyance of completed infrastructure from the Developer.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,

	2013	2012
Revenues:		
Program revenues	$ 4,299,801	$ 4,211,491
General revenues	11,884	12,866
Total revenues	4,311,685	4,224,357
Expenses:		
General government	180,292	201,603
Maintenance and operations	1,493,287	1,538,236
Parks and recreation	196,830	158,166
Interest	2,022,527	2,086,300
Total expenses	3,892,936	3,984,307
Change in net position	418,749	240,050
Net position (deficit) - beginning, previously stated	(10,520,133)	(10,760,183)
Effect of adoption of GASB No. 65 (Note 2)	(464,807)	-
Net position (deficit) - beginning, as restated	(10,984,940)	(10,760,183)
Net position (deficit) - ending	$ (10,566,191)	$ (10,520,133)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2013 was $3,892,936. The costs of the District's activities were primarily funded by program revenues. Program revenues, comprised primarily of non-ad valorem special assessments, increased during the fiscal year as a result of an increase in prepayment revenue and developer contribution. The majority of the change in expenses results from the decrease in interest. Based on the amortization schedule of the Bonds, as the balance outstanding of the Bonds decreases over time, the portion of each debt service payment allocated to principal increases accordingly thereby decreasing the amount allocated to interest.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2013.

The variance between budgeted and actual general fund revenues for the 2013 fiscal year is as a result of property owners not taking advantage of the discounts, resulting in higher than anticipated revenues. Also, miscellaneous revenues were higher than anticipated. The actual general fund expenditures for the current year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2013, the District had $17,530,666 invested in land, land improvements, infrastructure, recreation areas and facilities, and equipment for its governmental activities. In the government-wide financial statements depreciation of $2,777,225 has been taken, which resulted in a net book value of $14,753,441. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2013, the District had $28,525,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Harmony Community Development District's Finance Department at 210 N. University Drive, Suite 702, Coral Springs, Florida, 33071.

HARMONY COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2013

	Governmental Activities
ASSETS	
Cash and equivalents	$ 765,266
Investments	127,778
Accounts receivable	1,973
Assessments receivable	579,345
Interest receivable	3,493
Due from other governments	10,216
Restricted assets:	
Investments	2,880,382
Capital assets:	
Nondepreciable	8,543,600
Depreciable, net	6,209,841
Total assets	19,121,894
LIABILITIES	
Accounts payable	159,994
Accrued interest payable	832,318
Unearned revenues	170,773
Non-current liabilities:	
Due within one year	650,000
Due in more than one year	27,875,000
Total liabilities	29,688,085
NET POSITION	
Net investment in capital assets	(13,771,559)
Restricted for debt service	2,402,403
Restricted for capital projects	3,395
Unrestricted	799,570
Total net position (deficit)	$ (10,566,191)

See notes to the financial statements

HARMONY COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2013

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Governmental Activities
Primary government:					
Governmental activities:					
General government	$ 180,292	$ 180,292	$ -	$ -	$ -
Maintenance and operations	1,493,287	1,279,864	-	23	(213,400)
Parks and recreation	196,830	-	-	59,465	(137,365)
Interest on long-term debt	2,022,527	2,778,885	1,272	-	757,630
Total governmental activities	3,892,936	4,239,041	1,272	59,488	406,865
General revenues:					
Unrestricted investment earnings					3,050
Loss on disposal of capital assets					(7,635)
Miscellaneous					16,469
Total general revenues					11,884
Change in net position					418,749
Net position (deficit) - beginning, previously stated					(10,520,133)
Effect of adoption of GASB No. 65 (Note 2)					(464,807)
Net position (deficit) - beginning, as restated					(10,984,940)
Net position (deficit) - ending					$ (10,566,191)

See notes to the financial statements

HARMONY COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2013

	Major Funds				Total
	General	Debt Service 2001	Debt Service 2004	Capital Projects 2004	Governmental Funds
ASSETS					
Cash and equivalents	$ 765,266	$ -	$ -	$ -	$ 765,266
Investments	127,778	2,016,440	860,547	3,395	3,008,160
Assessments receivable	73,703	-	505,642	-	579,345
Accounts receivable	1,973	-	-	-	1,973
Interest receivable	3,493	-	-	-	3,493
Due from other governments	3,725	6,491	-	-	10,216
Due from other funds	-	16,374	-	-	16,374
Total assets	$ 975,938	$ 2,039,305	$ 1,366,189	$ 3,395	$ 4,384,827
LIABILITIES AND FUND BALANCES					
Liabilities:					
Accounts payable	$ 159,994	$ -	$ -	$ -	$ 159,994
Due to other funds	16,374	-	-	-	16,374
Unearned revenue	-	170,773	-	-	170,773
Total liabilities	176,368	170,773	-	-	347,141
DEFERRED INFLOWS OF RESOURCES					
Unavailable revenue - other	1,973	-	-	-	1,973
Total deferred inflows of resources	1,973	-	-	-	1,973
Fund balances:					
Restricted for:					
Debt service	-	1,868,532	1,366,189	-	3,234,721
Capital projects	-	-	-	3,395	3,395
Assigned to:					
Operating reserve	366,305	-	-	-	366,305
Renewal and replacement	185,000	-	-	-	185,000
Insurance	50,000	-	-	-	50,000
Unassigned	196,292	-	-	-	196,292
Total fund balances	797,597	1,868,532	1,366,189	3,395	4,035,713
Total liabilities, deferred inflows of resources, and fund balances	$ 975,938	$ 2,039,305	$ 1,366,189	$ 3,395	$ 4,384,827

See notes to the financial statements

HARMONY COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2013

Fund balance - governmental funds		$ 4,035,713
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position to the government as a whole.		
Cost of capital assets	17,530,666	
Accumulated depreciation	(2,777,225)	14,753,441
Assets that are not available to pay for current-period expenditures are deferred in the fund statements.		1,973
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund financial statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.		
Accrued interest payable	(832,318)	
Bonds payable	(28,525,000)	(29,357,318)
Net position of governmental activities		$ (10,566,191)

See notes to the financial statements

HARMONY COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2013

	Major Funds				Total Governmental Funds
	General	Debt Service 2001	Debt Service 2004	Capital Projects 2004	
REVENUES					
Assessments	$ 1,474,118	$ 1,558,947	$ 1,219,938	$ -	$ 4,253,003
Interest	3,050	907	365	23	4,345
Other revenues	16,469	-	-	-	16,469
Total revenues	1,493,637	1,559,854	1,220,303	23	4,273,817
EXPENDITURES					
Current:					
General government	166,236	14,056	-	-	180,292
Maintenance and operations	1,147,639	-	-	-	1,147,639
Parks and recreation	71,445	-	-	-	71,445
Debt service:					
Principal	-	370,000	255,000	-	625,000
Interest	-	1,071,913	968,963	-	2,040,876
Capital outlay	21,890	-	-	59,465	81,355
Total expenditures	1,407,210	1,455,969	1,223,963	59,465	4,146,607
Excess (deficiency) of revenues over (under) expenditures	86,427	103,885	(3,660)	(59,442)	127,210
Fund balances - beginning	711,170	1,764,647	1,369,849	62,837	3,908,503
Fund balances - ending	$ 797,597	$ 1,868,532	$ 1,366,189	$ 3,395	$ 4,035,713

See notes to the financial statements

HARMONY COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2013

Net change in fund balances - total governmental funds	$	127,210
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures; however, the costs of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.		81,355
Disposal of capital assets, net of accumulated depreciation		(7,635)
Depreciation of capital assets is not recognized in the governmental fund financial statements but is reported as an expense in the statement of activities.		(471,033)
Certain revenues were unavailable for the fund financial statements in the prior year. In the current year, these revenues were recorded in the fund financial statements.		(13,962)
The statement of activities reports noncash contributions as revenues but these revenues are not reported in the fund financial statements.		59,465
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statement but such repayments reduce liabilities in the statement of net assets and are eliminated in the statement of activities.		625,000
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.		18,349
Change in net position of governmental activities	$	418,749

See notes to the financial statements

HARMONY COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Harmony Community Development District (the "District") was established on February 28, 2000 by the Osceola County, Florida Ordinance No. 00-05 and was created pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purpose of managing the District systems and facilities, including acquisition, construction, maintenance, operation and financing of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board") which is composed of five members. The Supervisors are elected by qualified electors within the District. To carry out the purpose of the District, the Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. These powers include, but are not limited to:

1. To determine, order, levy, impose, collect, and enforce special assessments.
2. Approve the budget for the ensuing fiscal year submitted to the Board by the District Manager.
3. Exercising control over the management of District systems, facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. To finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District systems, facilities, and basic infrastructure.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the primary government is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements
The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services. and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem special assessments apportioned to the benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. For debt service, certain amounts are collected at lot closings as advance payments and are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. Pursuant to District policy, the District's annual assessments for operations and debt service are noticed and collected by the County Tax Collector for non-Developer owned platted lots, utilizing the Uniform Method of Collection. The amounts remitted to the District are net of applicable discounts or fees. In addition, amounts remitted by the County Tax Collector include interest on monies held from the day of collection to the day of distribution. The District notices and collects non-ad valorem special assessments for Developer owned non-platted lots.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Funds 2001 and 2004

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on the Series 2001 and 2004 Bonds.

Capital Projects Fund 2004

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

New Accounting Standards Adopted
During fiscal year 2013, the District adopted three new accounting standards as follows:

GASB Statement No. 62, *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements*

This Statement incorporates into the GASB's authoritative literature certain guidance that previously could only be found in certain FASB and AICPA pronouncements issued on or before November 30, 1989 and eliminates the selection to apply post-November 30, 1989 FASB pronouncements that do not conflict with or contradict GASB pronouncements.

GASB Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*

This Statement provides financial reporting guidance for deferred outflows of resources and deferred inflows of resources and identifies net position as the residual of all other elements presented in a statement of financial position. This Statement amends the net asset reporting requirements by incorporating deferred outflows of resources and deferred inflows of resources (previously reported as assets and liabilities) into the definitions of the required components of the residual measure and by renaming that measure as net position, rather than net assets.

GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities*

This Statement establishes accounting and financial reporting standards that reclassify, as deferred outflows of resources or deferred inflows of resources, certain items that were previously reported as assets and liabilities and recognizes, as outflows of resources or inflows of resources, certain items that were previously reported as assets and liabilities.

The implementation of GASB 65 resulted in the write off of Bond issuance costs and the effect of adoption of GASB 65 is the reduction of beginning net position by $464,807 of the governmental activities. The effect on fiscal year 2012 had the implementation of GASB 65 occurred earlier would have resulted in a decrease in expenses of the governmental activities by $21,127.

Assets, Liabilities and Net Position or Equity

Restricted Assets
These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments
The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
c) Interest bearing time deposits or savings accounts in qualified public depositories;
d) Direct obligations of the U.S. Treasury.

Securities listed in paragraphs c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments (Continued)
The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

Inventories and Prepaid Items
Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets
Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the governmental activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Equipment	10
Infrastructure	15
Recreational facilities	25 - 30

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue
Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations
In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deferred Outflows/Inflows of Resources

The statement of net position reports, as applicable, a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. For example, the District would record deferred outflows of resources related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

The statement of net position reports, as applicable, a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until that time. For example, when an asset is recorded in the governmental fund financial statements, but the revenue is not available, the District reports a deferred inflow of resources until such times as the revenue becomes available.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (motion) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (motion) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. Assignments are established by the Board of Supervisors of the District and are generally temporary.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
b) Public hearings are conducted to obtain comments.
c) Prior to October 1, the budget is adopted legally by the District Board.
d) All budget changes must be approved by the District Board.
e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances, including the certificates of deposit shown below, were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2013:

	Fair Value	Credit Risk	Maturities
US Bank N.A. Open Commercial Paper	$ 527,059	S&P A-1+	N/A
US Bank N.A. Int Bearing Commercial Paper	2,353,323	S&P A-1+	N/A
Centerstate Bank Certificate of Deposit	127,778	N/A	7/6/2014
	$ 3,008,160		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

NOTE 5 – INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

Interfund receivables and payables at September 30, 2013 were as follows:

Fund	Receivable	Payable
General	$ -	$ 16,374
Debt Service fund 2001	16,374	-
Total	$ 16,374	$ 16,374

NOTE 5 – INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS (Continued)

The outstanding balances between funds result primarily from the time lag between the dates that transactions are recorded in the accounting system and payments between funds are made. In the case of the District, the balances between the general fund and the debt service fund relate to incorrect billing of certain landowners with regard to payoff amounts for the Series 2001 Bonds. The management company fully paid the District by applying a credit to the current fiscal year monthly invoices.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2013 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Governmental activities				
Capital assets, not being depreciated				
Land and land improvements	$ 8,543,600	$ -	$ -	$ 8,543,600
Total capital assets, not being depreciated	8,543,600	-	-	8,543,600
Capital assets, being depreciated				
Infrastructure	5,029,451	118,930	(16,197)	5,132,184
Recreational facilities	3,751,220		-	3,751,220
Equipment	81,772	21,890	-	103,662
Total capital assets, being depreciated	8,862,443	140,820	(16,197)	8,987,066
Less accumulated depreciation for:				
Infrastructure	1,654,025	337,668	(8,562)	1,983,131
Recreational facilities	625,538	125,385	-	750,923
Equipment	35,191	7,980	-	43,171
Total accumulated depreciation	2,314,754	471,033	(8,562)	2,777,225
Total capital assets, being depreciated, net	6,547,689	(330,213)	(7,635)	6,209,841
Governmental activities capital assets, net	$ 15,091,289	$ (330,213)	$ (7,635)	$ 14,753,441

Depreciation expense was charged to function/program as follows:

Maintenance and operations	$ 345,648
Parks and recreation	125,385
Total depreciation expense	$ 471,033

In the prior fiscal year, the District entered into an agreement with the Developer whereby the District contributed 50 percent toward a Park Improvements Project completed in the current fiscal year. The District used the funds held on deposit in the Series 2004 Construction Account. Upon the completion of the project, the Developer conveyed to the District all of its rights, title and interest in and to the Improvements. The total cost of the project was $118,930.

NOTE 7 – LONG TERM LIABILITIES

Capital Improvement Revenue Bonds Series 2001

On October 9, 2001 the District issued $17,700,000 of Capital Improvement Revenue Bonds Series 2001, due on May 1, 2032 with a fixed interest rate of 7.25%. Interest is payable semiannually on each May 1 and November 1. Principal is payable on an annual basis commencing May 1, 2003 through May 1, 2032.

The Series 2001 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the fiscal year ended September 30, 2013 as the District collected prepaid assessments from lot owners and prepaid $20,000 of the Bonds. See Note 13 for additional call amounts subsequent to year end.

NOTE 7 – LONG TERM LIABILITIES (Continued)

Capital Improvement Revenue Bonds Series 2001 (Continued)

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with the requirements of the Bond Indenture at September 30, 2013.

The Bond Indenture requires that the District obtain a $5,000,000 letter of credit which can be utilized by the Trustee in the event that sufficient funds are not available to cover the required debt service payments. The District does not currently have a letter of credit. There is an insurance policy and mortgage security agreement in place through the District's trust account.

Capital Improvement Revenue Bonds Series 2004

On December 10, 2004 the District issued $15,490,000 of Capital Improvement Revenue Bonds Series 2004, due on May 1, 2036 with a fixed interest rate of 6.75%. Interest is payable semiannually on each May 1 and November 1 commencing May 1, 2006. Principal is payable on an annual basis commencing May 1, 2007.

The Series 2004 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as certain other restrictions and requirements relating principally to the use of proceeds and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with the requirements of the Bond Indenture at September 30, 2013.

Long-term debt activity

Changes in long-term liability activity for the fiscal year ended September 30, 2013 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities					
Bonds payable:					
Series 2001	$ 14,795,000	$ -	$ 370,000	$ 14,425,000	$ 375,000
Series 2004	14,355,000	-	255,000	14,100,000	275,000
Total	$ 29,150,000	$ -	$ 625,000	$ 28,525,000	$ 650,000

NOTE 7 – LONG TERM LIABILITIES (Continued)

At September 30, 2013, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2014	$ 650,000	$ 1,997,563	$ 2,647,563
2015	690,000	1,951,813	2,641,813
2016	740,000	1,903,233	2,643,233
2017	795,000	1,851,133	2,646,133
2018	850,000	1,795,150	2,645,150
2019 - 2023	5,260,000	7,985,238	13,245,238
2024 - 2028	7,390,000	5,853,100	13,243,100
2029 - 2033	8,930,000	2,856,850	11,786,850
2034 - 2036	3,220,000	444,825	3,664,825
Total	$ 28,525,000	$ 26,638,905	$ 55,163,905

NOTE 8 – DEVELOPER AND RELATED TRANSACTIONS

The Developer (Harmony Development Co., LLC) and related entities own a portion of raw land within the District; therefore, revenues in the general and debt service funds include non ad-valorem assessments billed by the District on lots owned by the Developer and related entities. Developer and related assessment revenue for the fiscal year ended September 30, 2013 totaled $1,093,465 for the general fund. For debt service, Developer and related assessment revenue for the fiscal year ended September 30, 2013 was $2,032,809 for both the Series 2001 and 2004 Bonds.

In addition, during the current fiscal year the Developer contributed $59,465 toward a Park Improvement Project that was completed in the current fiscal year.

NOTE 9 – CONCENTRATION

The District's activity is dependent on the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 10 – DEFICIT NET POSITION

The District has a government-wide net position deficit balance of ($10,566,191) as of September 30, 2013. There is no such deficit reflected in the governmental fund statements. In a prior year, certain assets were financed through the issuance of long-term debt but were conveyed to other entities for ownership and maintenance. Those capitals assets are not included in the assets of the District; however, the long-term debt associated with those assets remains a liability of the District.

NOTE 11 - MANAGEMENT COMPANY

Pursuant to Section 190.007 (1), the District has contracted with a management company to manage the works of the District, including to perform services such as financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company to manage the works of the District. The management company provides management services, including, but not limited to: managing the works of the District, accounting, financial reporting, computer and other administrative services.

NOTE 12 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

NOTE 13 – SUBSEQUENT EVENTS

Bond Payments
Subsequent to year end, the District prepaid $75,000 of the Series 2001 Bonds. The prepayment was an extraordinary mandatory redemption as outlined in the Bond Indenture.

Interlocal Agreement
Subsequent to year end, the School Board of Osceola County, Florida ("the School Board") conveyed certain parcels ("The Property") to the District pursuant to an interlocal agreement whereby the District shall maintain The Property in a manner equivalent to or superior to that provided under the School Board's standard. The conveyance is subject to a revisionary interest in favor of the School Board by which the title to the property would revert to the ownership of the School Board upon the dissolution or termination of the District.

HARMONY COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2013

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments - Tax collector	$ 578,276	$ 589,676	$ 11,400
Assessments - District collected	884,442	884,442	-
Interest and other revenues	2,500	19,519	17,019
Total revenues	1,465,218	1,493,637	28,419
EXPENDITURES			
Current:			
General government	178,696	166,236	12,460
Maintenance and operations	1,209,022	1,147,639	61,383
Parks and recreation	65,500	71,445	(5,945)
Capital outlay	12,000	21,890	(9,890)
Total expenditures	1,465,218	1,407,210	58,008
Excess (deficiency) of revenues over (under) expenditures	$ -	86,427	$ 86,427
Fund balance - beginning		711,170	
Fund balance - ending		$ 797,597	

See notes to required supplementary information

HARMONY COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed budgeted appropriations for the fiscal year ended September 30, 2013.

The variance between budgeted and actual general fund revenues for the 2013 fiscal year is as a result of lot owners not taking advantage of the discounts, resulting in higher than anticipated revenues. Also, miscellaneous revenues were higher than anticipated. The actual general fund expenditures for the current year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

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CERTIFIED PUBLIC ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors
Harmony Community Development District
Osceola County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Harmony Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2013, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated March 27, 2014, which includes an emphasis of matter paragraph.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Harmony Community Development District
Osceola County, Florida

We have audited the accompanying basic financial statements of Harmony Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2013, and have issued our report thereon dated March 27, 2014, which includes an emphasis of matter paragraph.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; *Government Auditing Standards,* issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

In addition, we have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters based on an audit of the financial statements performed in accordance with *Government Auditing Standards* and Chapter 10.550, Rules of the Florida Auditor General dated March 27, 2014. Disclosures in that report should be considered in conjunction with this management letter.

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

I. Current year findings and recommendations.
II. Status of prior year findings and recommendations.
III. Compliance with the Provisions of the Auditor General of the State of Florida.

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Harmony Community Development District, Osceola County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Harmony Community Development District, Osceola County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

March 27, 2014

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

   There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2012.

2. A statement as to whether or not the local governmental entity complied with Section 218.415, Florida Statutes, regarding the investment of public funds.

   The District complied with Section 218.415, Florida Statutes, regarding the investment of public funds.

3. Any recommendations to improve the local governmental entity's financial management.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2013.

4. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2013.

5. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

6. The financial report filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes agrees with the September 30, 2013 financial audit report.

7. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

8. We applied financial condition assessment procedures pursuant to Rule 10.556(7) and no deteriorating financial conditions were noted as of September 30, 2013. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

6D

HARMONY CDD LOG

DATE	CONCERN	LOCATION	ACTION TAKEN	STATUS
1/2/2014	builder causing damager to neighbor's home	6882 Sundrop	Addressed with Builder/homeowner	TH
1/6/2014	was denied boat reservation, treated rudely	6936 Beargrass Rd.	Addressed concerns/updated user info	TH
1/6/2014	concern about cars for sale at 1st entrance		Addressed	TH
1/9/2014	irrigation gusher	334 Schoolhouse Rd.	Reparied	TH
1/15/2014	ant mounds	large dog park	Davey addressed	TH
1/22/2014	mulch around trees in dog parks		requests not to mulch dog parks	Th
1/28/2014	nails from builders puncturing tires	new development	Discuessed with Builders	TH
1/28/2014	weeds on Butterfly Drive in the field	Butterfly Drive	Addressed	TH
1/28/2014	dead tree in the park	where gym set is located	Nothing Noted	TH
1/28/2014	sidewalk has huge chunk broken	along field where proposed pool is to go	Reparied	TH
1/29/2014	trash and debris from builders	new development, Dark Sky Road	Builders picking up debris frequent schedule	TH
2/27/2014	2 sprinklers are gushing	3353 Schoolhouse Rd.	Repaired	TH
3/11/2014	unregistered party left garbage	pavilion	Debris removed	TH
3/17/2014	water fountain bowls have debris, don't drain	small dog park	Staff addressed	TH
3/17/2014	lots of holes in ground	small dog park	Staff addressed	TH
3/17/2014	dead tree removed, hasn't been replaced	6853 Sundrop	Replacement Scheduled	TH
3/19/2014	trees are blocking view of stop sign	Cupseed & Pond Pine	Corrected 3/19/2014	TH
3/19/2014	area unkempt, not maintained by landscapers	Green neighborhood	Corrected and placed on routine schedule	TH
4/2/2014	their half of soccer field occupied		boy's team had no application for use	TH
4/14/2014	holes in large dog park off of Primrose	by the gazebo and crape myrtle, other places	Staff filled holes 4/14/2014	TH

Harmony CDD
Website Statistics as of April 15, 2014
(counter reset October 1, 2013)

OVERVIEW

Total Visitors:	2,719	Visitors, March:	615
Total Page Views:	21,506	Page Views, March:	3,760
Total Spiders:	13,006	Visitors, April:	355
Total Feeds:	814	Page Views, April:	1,590

OPERATING SYSTEMS

Windows 7:	5,050	Windows 8	461
Windows XP:	4,565	Windows Vista:	440
Linux:	855	Windows 2000:	350
Windows NT 4:	510	Mac OS X Mountain Lion:	345
iOS 7:	492	iPad:	329

BROWSERS

Mozilla:	4,822	Opera 9:	574
Internet Explorer 6:	3,065	Internet Explorer 10:	544
Safari:	1,367	Internet Explorer 7:	525
Firefox 21:	793	Internet Explorer 9:	465
Internet Explorer 8:	694	Chrome 33:	390

SEARCH ENGINES

Google:	294	Search:	4
Yahoo:	36	Dogpile:	1
Yandex:	7		

TOP PAGES

Home:	5,845	/Public-Records/Agendas:	643
/District-Facilities/Ponds	1,740	/Board-Meetings/Board-Members:	584
/robots.txt	1,465		

TOP DAYS

December 20, 2013	1,522	November 21, 2013	303
October 14, 2013	424	March 16, 2014	300
November 26, 2013	310	October 12, 2013	298

TOP DAYS -- Unique Visitors

October 14, 2013	106	February 24, 2014	59
November 22, 2013	76	November 26, 2013	59
November 21, 2013	65	December 13, 2013	42

TOP DAYS -- Page Views

- December 20, 2013 1,450
- October 14, 2013 349
- March 16, 2014 230
- March 19, 2014 230
- October 12, 2013 226
- November 21, 2013 214

LAST PAGES

Date	Page	OS	Browser
April 15, 2014	Page: Home	Windows 8	Firefox 16
April 15, 2014	/wp-config.php-bak	Windows XP	Internet Explorer 6
April 15, 2014	/wp-config.php-bak	Windows XP	Internet Explorer 6
April 15, 2014	/wp-config.txt	Windows XP	Internet Explorer 6
April 15, 2014	Page: Home	iPad	Safari
April 15, 2014	Page: Home	Windows XP	Chrome 16
April 15, 2014	Page: Home	Windows Vista	Chrome 27
April 15, 2014	/apple-touch-icon.png	Android Linux 4	Chrome 28
April 15, 2014	/apple-touch-icon-precomposed...	Android Linux 4	Chrome 28
April 15, 2014	Page: Home	Android Linux 4	Chrome 28

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

- harmony cdd 13
- harmonycdd.org 12
- www.harmonycdd.org 8
- harmony cdd.com 4
- harmony fl cdd fees 3
- www.harmonycdd.org/public-records/agendas 3
- admin@harmonycdd.org 2
- www.harmonycdd.org 2
- www.harmonycdd.com 2
- cdd stories 2
- harmony community development district 2
- harmony fl dockmaster boat reserve 2
- harmony florida cdd 2
- harmonycdd 2
- owners responsibility for easement between property and road 1
- agreement with the cdd 1
- paying harmony fl hoa fees 1
- boat reservations for harmony florida 1
- Town of Harmony florida board of directors 1
- buck lake harmony florida 1