

**HARMONY COMMUNITY
DEVELOPMENT DISTRICT**

JUNE 25, 2009

AGENDA PACKAGE

Harmony Community Development District

Severn Trent Services, Management Services Division

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June 18, 2009

Board of Supervisors
Harmony Community Development District

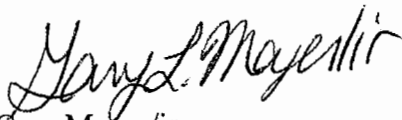
Dear Board Members:

The regular meeting of the Board of Supervisors of the Harmony Community Development District will be held on **Thursday, June 25, 2009 at 9:00 a.m.** at Harmony/Greensides, 7251 Five Oaks Drive, Harmony, Florida. Following is the advance agenda for the meeting.

- 1. Roll Call**
- 2. Approval of the Minutes of the May 28, 2009 Meeting**
- 3. District Manager's Report**
 - A. May 2009 Financial Statements
 - B. Invoice Approvals #110 and Check Run Summary
 - C. Discussion of Fiscal Year 2010 Proposed Budget
- 4. Attorney's Report**
- 5. Engineer's Report**
- 6. Developer's Report**
- 7. Monthly Boat Report**
- 8. Supervisor Requests**
- 9. Audience Comments**
- 10. Adjournment**

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

Sincerely,



Gary Moyer/ir
District Manager

MINUTES

MINUTES OF MEETING HARMONY COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Harmony Community Development District was held Thursday, May 28, 2009, at 9:00 a.m. at 7251 Five Oaks Drive, Harmony, Florida.

Present and constituting a quorum were:

Robert D. Evans	Chairman
Nancy Snyder	Vice Chairman
Kerul Kassel	Supervisor
Mark LeMenager	Supervisor
James O'Keefe	Supervisor

Also present were:

Gary Moyer	Manager: Moyer Management Group
Tim Qualls	Attorney: Young, van Assenderp
Steve Boyd	Engineer: Miller, Einhouse, Rymer & Boyd
Brenda Burgess	Moyer Management Group
Thomas Belieff	Harmony Dockmaster
Greg Golgowski	Harmony Development Company
Todd Haskett	Harmony Development Company
Shad Tome	Harmony Development Company
Residents and members of the public	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Evans called the meeting to order at 9:00 a.m.

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

SECOND ORDER OF BUSINESS

Approval of the Minutes of the March 26, 2009, and April 30, 2009, Meetings

Mr. Evans reviewed the minutes of the March 26, 2009, and April 30, 2009, regular meetings, and asked for any additions, correction, or deletions.

Ms. Snyder stated in the April meeting, at the bottom of Page 7, Mr. Snyder should be Ms. Snyder.

On MOTION by Mr. LeMenager, seconded by Mr. O'Keefe, with all in favor, approval was given to the minutes of the March 26, 2009, and April 30, 2009, regular meetings, as amended.
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THIRD ORDER OF BUSINESS

Presentation of Fiscal Year 2010 Proposed Budget

A. Discussion of Fiscal Year 2010 Proposed Budget

Mr. Moyer stated as I indicated during our workshop last week, keep in mind this is the start of a process, not the end of a process. There are certain changes I want to recommend to the Board on the latest draft that was emailed to you this week that were considered by the Board, but there was no formal action taken on one of them. Under the alley work, the consensus at the workshop was to proceed with that work in this Fiscal Year, and that is not reflected in the anticipated expenditures for 2009. We need to add that, and I used \$40,000 for that item, which will reduce the carry forward Fund Balance from \$80,000 to \$40,000. We need to make those adjustments. The proposed budget shows a \$23,077 deficit that we can fund from Fund Balance. In talking with the Chairman and reviewing the electricity for street lighting, we increased that line item by 25%, going from \$371,000 to \$467,000. We feel comfortable telling the Board that line item is well overstated. In order to balance this budget without having to do anything with fund balance, that item will be reduced by \$23,077. With that change, that will balance the budget. In the intervening period between this meeting and the next meeting, we will get the specifics from OUC on what we will spend for street lighting next year based on our contract so we will have a better handle on that number than we currently have.

Ms. Snyder stated I do not remember the amount, but I think it was a hefty percentage.

Mr. Moyer stated we will confirm that increase.

Mr. Evans stated the OUC contract says up to 3% per year. Based on what they billed us last year, they can increase it as much as 3%.

Mr. Moyer stated we budgeted that item very conservatively, so that will be good news when we bring a revised budget to you in June for further discussion. We rolled in the other things the Board discussed at the workshop, such as combining certain budget categories where we had multiple items, such as pool to include supplies and permits.

Mr. Evans stated the narrative description of budget line items needs to be more descriptive. It is helpful for the Board and also for the accounting department. We need to expand the narrative of those descriptions or consolidate or separate line items, when it comes to the coding process. It will also help us long term in our forecast.

Ms. Kassel asked if you are including the total numbers in the projected column for pools for 2009, why are licenses, permits and supplies also in the projected column for 2009?

Mr. Moyer stated that is a good catch; it was duplicated. We will do an analysis of those expenditures to see if they are recurring or one-time expenses that accounted for the annual amount in this Fiscal Year being \$36,000. If they are recurring, then your point is well taken and we will have to increase the current proposed amount of \$37,000 to add in those items.

Ms. Kassel stated utility for irrigation went from \$143,000 in 2007 to \$99,000 in 2008. Now we have the new computer system, but we projected \$120,000 for 2009. I am wondering why that is. We based our total projected irrigation expense on the projected numbers, which looks like we doubled our actual expenses incurred through March. Those are not the months when we have the more intensive watering use.

Mr. Moyer stated there is really no good way to budget irrigation. We do not know if the drought will continue or when we will go into a normal wet weather pattern that we usually have in Florida. We have historical information, but there are so many variables that it is an educated guess.

Ms. Kassel stated I wonder if we might need to increase it slightly. If it was \$99,000 for 2008, I do not know that we have made any tweaks for it to be even lower this year.

Mr. Golgowski stated we are always tweaking, but we do not know how much less it might be.

Mr. LeMenager stated it came online somewhere in the middle of 2008, so part of the usage is on the old system and part is when we had the new, more efficient system.

Mr. Golgowski stated Maxicom has been in place for several years. Mike Walker started monitoring the system last fall.

Mr. Moyer stated the other thing in that line item that is hard to predict is the Toho Water Authority utility rates.

Ms. Kassel stated I suggest we add \$10,000 to the budgeted amount.

Mr. LeMenager stated I think \$90,000 seems reasonable.

Ms. Snyder stated not if we do not think it will cover the expense.

Ms. Kassel stated we spent \$40,000 for the first six months of the year. I presume in the summer months, we will use more water because there is a greater need for it.

Mr. Golgowski stated it also rains more often.

Mr. LeMenager stated the actuals through March is the dry season and we are projecting to spend the same amount during the wet season.

Mr. Moyer stated that scenario would be \$80,000, and we are budgeting \$10,000 over what we project in expenses.

Mr. Evans stated we have had a drought condition over the last three years.

Ms. Snyder asked do we have the money to increase this item if we need it?

Mr. Moyer stated yes, there is enough in Fund Balance to cover some of these tweaks. If we exceed a budget line item during the year, I will come to the Board and ask that you amend the budget. In some cases, there are sufficient monies within the operating budget and we simply increase one line item and decrease another line item. If we exceed the budget in total, I will ask Board to move monies from the Fund Balance into the operating account.

Mr. LeMenager stated I have my continuing comment for the operating reserve for the first quarter operating expenses. I do not see any supporting documentation on cash flow. It is the same number we have used for three years. When I looked at the cash flow analysis at the time, I thought \$96,000 would be sufficient instead of \$173,000. I would like to see the cash flow analysis. All it changes is how much we have in what is labeled undesignated cash. The developer pays on a monthly basis, so there is cash being received at the beginning of our Fiscal Year and throughout the year. That is still more than 50% of our revenues. I want to update our cash flow analysis. I do not think it has been done for two or three years.

Mr. Evans stated as we progress and the number of residents increase, the requirements for the first quarter operating expenses will increase. The developer already has a substantial amount of on-roll assessments that is tied to that figure. In the coming years, you will see a larger portion of the undeveloped property going on the tax roll. If you have obligations of \$150,000 per month, and you will only be collecting a small portion, you can easily get a \$100,000 deficit per month for the first few months until assessments are received by the Tax Collector.

Ms. Snyder stated when we set this up three years ago, we wanted to make sure there was more than we needed because we did not know what was going to happen. We knew we could take money out of there if we needed it.

Mr. Evans stated it is an emergency fund. When we did the budget several years ago, we forecast that Parcels D2, E and G would come online a lot sooner, which will increase street lights, landscaping and all the other items start incurring those operating expenses, that is how we ended up with these savings. We had an additional carry forward surplus because it was budgeted in anticipation but we did not spend it. We have this money that we can apply to next year's budget or we can establish a self insurance fund and an operating account for the long-term planning. We put those funds aside going forward, and that is how these originated.

Ms. Snyder asked where do we take this down to propose a zero increase instead of 3.35%?

Mr. LeMenager stated the new budget draft has a zero increase. They took out the increase.

Mr. Moyer stated the bottom line is that we do not propose to increase assessments. With the adjustments on street light electricity, we will reduce that, and the assessment increase will end up being zero. Based on the agreement from OUC, we will run the numbers to be sure our budgeted number is more accurate. It sounds like we will have more monies coming out of the electric account for street lighting, that will fall to the Fund Balance at the end of the year.

Ms. Kassel stated the budget that was provided in the package, the revenue is considerably higher by about \$135,000.

Mr. LeMenager stated that is the amount that is required in order to have no increase. The budget in the agenda was what we discussed last week at the workshop. The instructions we gave were to have no change in assessments, so they provided a new draft budget with lower overall revenues to keep assessments the same.

B. Consideration of Resolution 2009-4 approving the fiscal year 2010 proposed budget and setting a public hearing

Mr. Evans read Resolution 2009-4 by title into the record.

<p>On MOTION by Mr. O'Keefe, seconded by Ms. Snyder, with all in favor, approval was given to Resolution 2009-4 approving the fiscal year 2010 budget and setting a public hearing for Thursday, August 27, 2009, at 6:00 p.m.</p>
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FOURTH ORDER OF BUSINESS

**Acceptance of the Audited Financial
Statements for Fiscal Year 2010**

Mr. Moyer stated in the Auditor's letter, they state "*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, 2008.*" That is referred to as clean audit opinion letter. It means what our accounting staff provided to the Auditor at the close of business on September 30, 2008, fairly represented our financial condition as of that date, and that is what they audit. There were no exceptions to that. The other reports I want to highlight are contained in the back of the audit, beginning on Page 22, which is a report on internal control over financial reporting and compliance. For internal controls, they state "*We did not identify any deficiencies in any internal control over financial report that we consider to be a material weakness as defined above.*" For compliance, they state "*The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under Government Auditing Standards.*" The final report is the Management Letter. There are certain findings the Auditor has to review and opine on that are requirements of Florida Statute or rules of the Auditor General. It is also the opportunity for the Auditor to bring certain things to the Board's attention that may not be material weaknesses but may help us with the accounting system and the controls. On Page 25, they have no current year findings and recommendations. Similarly, they did not have any findings or recommendations in the prior Fiscal Year. One thing they look at is whether or not we are in a State of Financial Emergency, which is a defined term under the law. If you have certain things taking place that qualify as a financial emergency, they have to point that out, and there is nothing to indicate that we are in a financial emergency. I will ask the Board to accept the Audit and authorize staff to file it with the appropriate State agencies.

Ms. Kassel stated once again we received all of these documents yesterday. They were received in Harmony on Tuesday afternoon and I was not home to receive the email, so I did not get it until yesterday morning. That is not sufficient time to review this. What happened and how can we change that? This is the second regular meeting this has happened.

Mr. Moyer stated the only thing we can do is to move the cutoff date for staff to provide this information for the agenda packages to give us more time to get this to you.

This material is put together and is sent out of the Coral Springs office one week ahead of the meeting.

Ms. Burgess stated Monday this week was a holiday, and years ago we were instructed to send these FedEx packages two-day instead of overnight to keep your postages costs lower. Staff sent these out on Thursday and because of the holiday, they did not arrive until Tuesday. We may want to move the deadline to mail these to Wednesday so that they will arrive here on Friday.

Ms. Snyder stated we used to get them late the week before.

Ms. Burgess stated we used to send them overnight.

Mr. Moyer stated we will address this item. I do not have a problem moving the deadline up a couple days so we get the agenda sent out on Tuesday. It is not a problem for staff to meet an earlier deadline.

On MOTION by Mr. O'Keefe, seconded by Mr. LeMenager, with all in favor, approval was given to accept the audited financial statements for 2008 and authorize staff to file with the appropriate State agencies.

FIFTH ORDER OF BUSINESS

District Manager's Report

A. Financial Statements

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

B. Invoice Approval #109 and Check Run Summary

Mr. Moyer reviewed the invoices and check summary and requested approval.

Ms. Kassel stated I did not receive the invoices by email. I have a question on a couple things, a payment out of petty cash for reimbursement and a payment to Harmony Development.

Mr. Gologowski stated the District keeps a petty cash fund for small expenses related primarily to the parks, boating activities, and cleaning materials.

Ms. Kassel stated the payment to Harmony Development was for \$166,000.

Mr. LeMenager stated it is for maintenance.

Ms. Kassel asked are these regular amounts reflected in the budget?

Mr. Moyer stated yes, all these invoices end up being posted to line items in the budget.

Ms. Snyder stated I had a couple questions that I sent in and received the answers. I thought it was interesting that we have a phone for Assistant Dockmaster but it is used for when the Assistant is on site and when there are boat users who did not bring a phone so Mr. Belieff can be in contact with them. The other question was why Harmony has a vehicle registered in Broward County, and I found out that you can pay your registration renewal in any County.

Mr. Qualls stated it is a State service and any County can provide it to you.

Ms. Kassel asked why would you go to another County?

Mr. Moyer stated the accounting staff gets these renewals on the District's behalf and they pay it through Broward County to the State.

Mr. LeMenager asked are these the final bills from REW? We still have the issue of the final walk-through and to address what they did and did not do.

Ms. Burgess stated no. Mr. Haskett provided several invoices that he has reviewed and made comments on the appropriate amounts to pay. These will be in your agenda package for the next meeting. There are quite a few adjustments and decreases to these final invoices.

Ms. Kassel asked how was the final walk-through and negotiation in truing up the contract with the services that were provided?

Mr. Haskett stated we have not performed that with REW yet. I am waiting on that next step.

Mr. Tome stated the comments on those invoices are our assessment of what we feel has not been done. At the direction of the Board, if you approve these invoices we will direct them, but we have not had the direction from the Board to do that.

Mr. Evans stated we cannot approve that assessment until you meet with them. They may have other information that you may not have been privy to. You need to discuss that information with them.

Ms. Snyder stated I thought the new contractor started this month.

Mr. Tome stated they are still on-site doing work for the Harmony Development Company. We are not asking them to fix or finish what they should have done as part of their monthly service. We are telling them they did not perform it and we believe this is what should be paid, which ranges from 0% to 75% of the invoices.

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

C. Aquatic Plant Maintenance RFP 2009-201

Mr. Moyer reviewed the Aquatic Plant Maintenance RFP 2009-201 and requested staff be authorized to proceed with soliciting for proposals.

Ms. Kassel stated this was a very nice job in what you prepared. I really liked the environmentally oriented information included in the scope of work. It was very nice and very impressive. In the evaluation criteria, it appears that some things should be lumped together. Past performance with other contracts, experience in dealing with customers and clients, and being responsive are all based on the positive responses for references. There is no other way we would know that than by calling references. Reputation for providing excellent customer service should also be included in the references section.

Mr. LeMenager stated I think that was a problem we had in evaluating the landscaping proposals. We had nice criteria but we had difficulty measuring them. It came down to responses from the references.

Ms. Kassel stated regarding the environmental aspect of the proposal, I do not know if that is counted under personnel in being trained in IPM or if it falls under understanding the scope of work. I would like something included that evaluates whether or not they have addressed these principles in their proposal. Perhaps we can add 5 or 10 points for understanding of this type of work or complexity of the level of this service.

Mr. Boyd stated item 17 in the instructions to bidders is a list of items they must include, and it might be possible to include an item for documentation of how you intend to address IPM or Florida friendly practices.

Ms. Burgess stated I believe it was Mr. Boyd at the last meeting who made a comment that because our ponds are permitted through the Water Management District, there may be some "green" alternatives they may want to use but they may not be allowed in the permits. How do you reconcile that?

Mr. Boyd stated add a line that their practices have to be consistent with State law.

Mr. Moyer stated also add EPA label instructions.

Ms. Kassel stated I am not sure how that would be a conflict.

Ms. Burgess stated they may want to use something that is Florida Friendly but is not allowed under the permits.

Mr. Moyer stated we went through this for mosquito control in another District. The suggestion was to add mosquito fish to a conservation area, and that is in violation of the permit requirements for the conservation area. Instead of using pesticides, one option is using mosquito fish, and we cannot. That is just an example. I do not have an example for aquatic plant management. The reality is, it is so heavily regulated by DEP and EPA and the labeling instructions on the herbicide that they do not have a lot of discretion.

Ms. Kassel stated I am in favor of adding something in the instructions to bidders to include that in the documents. I would also like to add something in the Evaluation Criteria to remind us that it is something to consider.

Mr. Evans stated we will note where possible and not in conflict with Florida Statute or other regulatory guidelines, they are to implement Florida Friendly practices.

Mr. Boyd stated my expectation is that the description they provide will be pretty general, but it will give you something to look at.

Mr. Qualls stated in the Instructions to Proposers, item 17H references F and it should be G. The rest of the comments have been incorporated into this RFP.

Mr. Boyd stated under item 17J in the Instructions to Proposers, we should include a specific list of forms they are required to submit. There are several forms, and some are for information only. To avoid confusion, we should include the list.

Ms. Burgess stated I will work with Mr. Boyd on itemizing that list.

Mr. LeMenager asked does this RFP correspond to the budget item for lake and wetland contracts for \$33,250 in the budget, and nothing else in the budget?

Mr. Moyer stated that is correct.

Mr. Evans stated we are looking to authorize the District Manager to proceed with incorporating all the changes and solicit proposals. They can determine the dates.

Mr. Moyer stated we would target one of your regular meetings, and it will be no earlier than July.

Ms. Kassel asked is the contract ready to expire? Are we on a month-to-month basis?

Mr. Golgowski stated it is an annual contract but, subject to the Attorney's review, we can give a 30-day notice to terminate the contract.

On MOTION by Ms. Kassel, seconded by Mr. LeMenager, with all in favor, approval was given to RFP 2009-201 for aquatic maintenance services, as amended and discussed, to receive individual feedback from Board members, and to proceed with the RFP in order to present the results at the July 30, 2009, meeting.

Ms. Burgess stated the two documents that need to be changed are the Evaluation Criteria and the Instructions to Proposers. I would like to circulate those to the Board to make sure I have incorporated all of your comments, along with review by Mr. Moyer and Mr. Qualls. I want your comments individually before we solicit for proposals.

Mr. Evans stated that is fine.

D. Use of Harmony Pool

Mr. Moyer stated we received a request from the Osceola County Sheriff's Office for use of the pool.

Mr. LeMenager stated my neighbor is a Sheriff's Deputy and works with the schools. They have a program where they have 30 kids a week, ranging from 10 to 14 years old, and they want to use our swimming pool for a few days because their normal location fell through.

Ms. Kassel stated it is only four days, and it is 2.5 hours for each of those days.

Mr. LeMenager stated we will have seven Sheriffs supervising 15 children.

Ms. Kassel asked will they be putting up the \$250 damage deposit?

Ms. Snyder stated I think they need to follow the rules, just like everyone else. Will there be 30 per week?

Mr. LeMenager stated they do not bring them swimming all at once. Their camp is just down the road.

Mr. Evans stated they are requesting only four days. I recall there was some conversation about the swim team using the pool.

Ms. Burgess stated we have not received any formal requests for the pool other than from Ms. Susan McKay for the kindergarten and first graders.

Mr. Evans asked is Ms. McKay's group still using the pool?

Ms. Burgess stated they were here the week of May 15 and they were supposed to be here last week, but they got rained out. They requested to use the rest of this week, and

they are finished until the fall. The dates requested by the Sheriff will not conflict with anyone's previously approved request.

Mr. Tome asked are they requesting that pool not be used by residents at that time?

Mr. LeMenager stated no.

Mr. Tome stated the issue of the swim team came up. Over the holiday weekend, a Coach or someone let 20 to 25 students in, and we do not know how many were residents or non-residents. That is something for the Board to address and how we should address those complaints.

Ms. Kassel stated we limit the number of swimmers who come in to use the pool and limit the number of hours per week or month. The pool is for the use of the residents.

Ms. Burgess stated it should be indicated in the pool rules as to how many guests a resident can bring.

Ms. Snyder stated if no one is at the pool, it is not an issue. But it is if there is a planned activity or a birthday party.

Ms. Kassel stated someone can make a reservation months in advance but if a resident wants to use the pool at the same time, I think the resident should take precedence.

Ms. Burgess stated we do not take reservations for exclusive use of the pool. The only time we have done that is to honor Ms. McKay's request for kindergarten and first grade students taking swimming lessons. They may reserve the pavilion or the areas around the pool, but residents are free to come in and use the pool at any time.

Ms. Snyder asked does the swim team come in and use it early in the morning?

Ms. Burgess stated we do not have any information on that.

Mr. Tome stated it varies. It came up at a meeting last year and to recognize this was happening, the Board adopted rules as far as when and how people should use the pool. They were monopolizing the pool. A good portion of the students are residents.

Mr. LeMenager stated they all have the right to bring a guest.

Ms. Snyder asked have there been a lot of negative comments?

Mr. Tome stated we receive a complaint every other month where students are practicing.

Ms. Burgess stated the issue with the complaint we received was the Coach was not present and they were using the furniture as diving boards.

Ms. Snyder stated I would put a stop to that.

Ms. Kassel stated if we have institutional requests for our facilities, I suggest they be approved on a different basis than residential requests. Perhaps we can have a different policy for institutional use.

Mr. Evans asked do we want to consider waiving the damage deposit for the Sheriff's Department?

Mr. LeMenager stated they asked if that could be waived. I responded to him that everyone else pays a deposit. They would get it right back and all we would need is a credit card number.

Mr. Evans stated the Board has the authority on a case-by-case basis to waive the deposit, and I suggest we waive it for the Sheriff's Department.

Mr. LeMenager stated I would support waiving it.

On MOTION by Mr. O'Keefe, seconded by Mr. LeMenager, with all in favor, approval was given to authorize use of pool by the Sheriff's Department, waiving the payment of the \$250 deposit.

SIXTH ORDER OF BUSINESS

Attorney's Report

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

SEVENTH ORDER OF BUSINESS

**Engineer's Report – Alleyway Pavement
Condition Assessment**

Mr. Boyd stated we submitted the alley evaluation at the budget workshop. It is our understanding that you want to proceed with the severe and moderate repairs in this Fiscal Year.

Mr. LeMenager stated originally the thought was just doing the severe repairs, but in this weather, moderate becomes severe quite quickly. I recommend that the low priority items be monitored.

Ms. Kassel asked is there any warranty on the repairs?

Mr. Boyd stated the contractor that is awarded the work would provide us with documentation, and I would expect it would be 12 months. Since this is under the bidding thresholds, I presume we will solicit for proposals.

Mr. Evans asked did Ms. Burgess receive the email to send the checks for the permits for the water extension line to Mr. Boyd.

Ms. Burgess stated yes.

Mr. Boyd stated we are substantially complete for the water extension line, and are waiting to submit for the DEP permit.

Mr. Evans asked will you send that check directly to Mr. Boyd?

Ms. Burgess stated I will make sure that Mr. Boyd provides whatever accounting form is needed in order to cut the check.

On MOTION by Ms. Kassel, seconded by Ms. Snyder, with all in favor, approval was given to staff to proceed to solicit proposals for alley repairs, as provided in the alley evaluation.

EIGHTH ORDER OF BUSINESS

Developer's Report

Mr. Haskett stated a skate park was presented at the last meeting and I did some research and received input from the community. I looked at concrete versus modular construction, and concrete seems to be better way to go. The costs are higher upfront, but the cost of maintenance is minimal throughout its lifetime. You can buy prefab ramps, concrete prefab ramps and other components. I put a basic concept together for location and a general size. I suggest getting more residents involved who are skaters to see what components they want. I looked at the St. Cloud skate park and it gets very little use. It is a poor location, it has prefab metal ramps, and that is what sent me toward the skate plaza concept, which is a park plaza atmosphere with trees and various ramps on the side incorporated into the landscape theme. For location, there is a parcel called Lakeshore Park 2, across the street from the community school. It is 200 feet deep and 250 feet wide, which is ample space to start off with a small plaza area and can absorb it as it is expanded over time. This would be a good starting point depending on what the budget is and how we determine to fund it. I provided a general cost analysis based on using concrete and some components, site amenities for signage and landscaping and some site work, which is estimated at \$81,000. It would be a surface of 8,500 square feet.

Ms. Snyder asked is there a danger having it that close to the water? Or does it look closer than it really is?

Mr. Haskett stated it will be within 50 to 60 feet.

Ms. Snyder stated I know kids are skating in the school area, which they should not be, so this would end that problem.

Ms. Kassel stated I have some concerns about this. I have spoken with a number of residents and some of them have expressed concern that a skate park might be a haven for

undesirable activities. I do not know how we can restrict it from non-residents using it. There may be older kids who can drive here and use it and then the younger kids would not be able to use it. I have heard there are undesirable activities going on in other skate parks. I would like to hear what some other communities' experiences have been so we do not invite that kind of problem here.

Mr. Evans asked would that be any different from any other amenities we have here? Is this a different attraction?

Ms. Kassel stated yes, I think it would be. There are more basketball courts and soccer fields than there are skate parks.

Mr. Evans asked as far as a user profile, is it any different, other than kids being kids?

Ms. Kassel stated that is one reason why I want to hear from law enforcement or communities about their experience with skate parks. If they have had any problems, we will know about them ahead of time and can address them in advance.

Mr. Haskett stated I provided some research under Deciding Factors, which specifically addresses skate park problems. If you place it a distance from other amenities, that opens the door to undesirable activities. When you make it a plaza and landscaped park across from the community school, where there are children and teens already, I think it is a great location. You should not have anymore foul-mouthed kids than what our swimming pools have.

Ms. Snyder stated we can also call the police when there is undesired activity, like we can for the parks and pool.

Mr. Haskett stated yes, like we do for anyplace else.

Mr. LeMenager stated I was thinking about a good place also, but I wonder if there is a way we can work with the School Board on this. If you think of the entire lot, the staff parking lot at the community school extends a ways at the school. I am not sure what they use it for, but it is just St. Augustine grass, so it is not any kind of sports field.

Mr. Tome stated it is Bahia and it is used by the school for various activities.

Mr. LeMenager stated if we want to make it a plaza, I wonder if we can go in with the School Board.

Mr. Haskett stated that would have a greater impact on the residents, as compared to across the street from the school, which would have less impact on the residents.

Ms. Snyder stated there are rules where the kids cannot go there after school hours. They do, but they are not supposed to.

Mr. Evans asked where will the money come from?

Ms. Kassel stated it will also create noise for residents in that area. We are going to sell some custom home lots next to the school, and that is a lot of noise for those people.

Mr. Evans stated that is a valid concern. The first question is, where is the money coming from? If we do not allocate the funds, nothing else matters. In the Capital Improvement Fund, we have \$258,000 left for capital improvements, and this will fall under capital improvements. The water line extension will cost about \$200,000 which leaves us with about \$50,000. If this skate park is proposed at \$85,000, we will have a shortfall of \$35,000 from the Capital Improvement Fund that will have to be picked up from projected carry-forward surplus. We can take funds from the operating budget and allocate them for a capital improvement, but you cannot take capital funds and use them for operating or maintenance costs. If the Board decides to do this, we could allocate \$50,000 to come from the Capital Improvement Fund and the balance from the General Fund. We are forecasting a certain savings from this year.

Mr. Moyer stated with the adjustments we made to the budget, it will be about \$40,000.

Mr. Evans stated you will be taking that \$40,000 carry-forward surplus to factor into next year's budget. If we are going to spend that \$40,000 this year, we will not have that to carry into next year's budget.

Ms. Snyder stated we were also discussing improving the surface on the basketball court. Is that a capital expenditure? It is pretty severe at this point.

Mr. Evans stated it will come from the maintenance account since it is already built. If you want to resurface the basketball court and you have carry-forward surplus, you can direct the Manager not to factor in any carry-forward surplus that is derived from the 2009 budget into the 2010 budget and that those funds be utilized to supplement other maintenance items during the course of this fiscal year. We can commit those funds to do the resurfacing of the basketball court now. We are already taking some of those funds to do the alley repairs. After we allocate \$40,000 for the alleys, there will be about \$40,000 left. Financially, we can do this, so we have overcome the first hurdle. We also have a location, but if it is the right location is up for discussion.

Ms. Kassel stated some residents want a skate park but other residents will want other amenities. If we spend money on a skate park, then we have nothing left for any other projects coming to us.

Mr. LeMenager stated Mr. Evans made an extremely good point at our budget workshop. There is nothing left in the Capital Improvement Fund, but the entire east side of the CDD has no amenities. We need to think in terms of long-term capital projects. We are not broke, but I do not think we can hide from the fact that there is a significant recession going on and we are still a community of about 1,000 people. I think it is a wonderful idea but I question whether or not it is fiscally responsible for us to add another \$80,000 improvement, given where we are with our finances.

Ms. Snyder stated I do not want to drain everything, knowing what the recession is bringing and when we are trying to keep assessments at no increase. Is there any possibility of bringing the total down?

Mr. Haskett stated I do not think that would be a wise choice to do. This is a minimal size that will be used. You do not want to spend \$40,000 on an amenity that will not get used.

Mr. Evans stated kids will be kids. We are a family community. We have the best schools in the State. These kids need a place to play. This amenity will benefit all of the residents and all of the families who are here, and it keeps them out of the town square. I have had to ask them to keep their skateboards off the benches. For the most part, they have been understanding. If we provide this amenity, we will not have any money left in the Capital Improvement Fund or the operating budget. In this current year, our budget is pretty tight. From the Capital Improvement Fund, after we do the waterline, we will be able to allocate about \$50,000 for a capital improvement. But we cannot fund just part of it. The balance will have to come from and be authorized by the Board to come out of the carry-forward surplus derived from this year's budget.

Mr. Moyer stated as a practical matter in terms of the timing of this, we still have 10% uncollected non-ad valorem assessments. The monies we are talking about assume we collect everything. If you want to do this, I encourage you to wait to see what we collect from tax certificates. We do not actually have the cash at this point.

Mr. Evans stated I suggest we direct the Manager not to factor in projected carry-forward surplus, which is still speculative, into the 2010 budget. So that means we do not have the money at this time.

Ms. Snyder stated it is too close to tell.

Ms. Kassel stated unless we can scale it down or as an added amenity to help sell lots, see if the developer will share in some of that cost.

Mr. Evans stated I do not think that will happen.

Mr. LeMenager stated this is not financially prudent to do at this time. It is a terrific idea but where will money come from? That is my problem.

Mr. O'Keefe stated I suggest we postpone discussion on this until we receive all of our assessments, and then see where we stand.

Mr. LeMenager stated until we know we have the money, we do not have the money.

Mr. Evans stated by the budget hearing in August, we will know what assessments have been collected and we will know how much the water line extension will actually cost.

Mr. LeMenager stated we are estimating the water line extension to cost \$200,000. If they get in there and find problems, it will cost more. We have to finish the water line.

Ms. Kassel stated we also talked about putting in a boardwalk, and there will not be funds for that.

Mr. Boyd stated we are not anticipating that being a CDD project at this time.

Ms. Kassel stated it is a capital improvement and a number of us liked the idea.

Ms. Snyder asked did you go to several companies to see what the proposal would be?

Mr. Haskett stated I have not done proposal pricing but I just provided some estimates on concrete work and components to get a general idea.

Mr. LeMenager asked is there anything we can do behind the basketball courts?

Mr. Haskett stated I recommend waiting before you commit any funds. There are some unknown factors with Osceola, whether or not it will require a CDP plan. That has to be factored into the amount of money needed, as well as design professionals preparing the design or we could project manage it and design it ourselves.

Mr. LeMenager stated for any proposed amenities, the proposal has to include a funding source. The Capital Improvement Fund is exhausted and I do not think we want to do a bond issue for a while.

Mr. Evans stated I suggest we table this matter until the August meeting when we have a better idea on cash flows. It is too unpredictable at this point. I compliment Mr. Haskett on the work you did. The exhibits were great. I do not question the desire from the community or the need for such an amenity, but unfortunately, we do not have the funds at this time.

Mr. Haskett stated regarding the clover leaf climber at Lakeshore Park playground, I contacted Game Time, who is the manufacturer. They sent the replacement part and it is operating again. At the swim club, there was an issue of the gate being secure where people were popping the gate. I met with a resident who provided a proposal for \$350 to modify the gates. We removed one gate on Five Oaks that was not being used and we moved it toward the alcove at the swim club, ten feet from where the original gate was. This allows us to secure it on both sides of the building. It is more secure now. The setup is similar to Ashley Park.

Mr. LeMenager asked were we going to discuss the REW invoices?

Mr. Evans stated they made their recommendations that they provided to the District Manager. They still need to meet with REW to reach an agreement to determine whether REW is in agreement with that.

Mr. Haskett stated we have a good working relationship with REW through the Development Company that we do not want to jeopardize. Would the District Manager be willing to negotiate these with them?

Mr. Moyer stated the problem is that we do not have direct knowledge of what they did or did not do. One way is to take the recommendation of the field staff and make the payment. If they disagree with the payment, they will come back to the Board with a request for additional compensation. Then they will show up at a meeting and then we can discuss it with them.

Mr. Tome stated our approach was this is not a negotiation and this is what you are getting paid.

Mr. Moyer stated we will state “The acceptance of this check finalizes your contract and you agree with this amount.” If they sign the release, that is fine. If they do not, they have recourse to come back.

Mr. LeMenager stated we will approve this next month.

NINTH ORDER OF BUSINESS

Monthly Boat Report

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

TENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Kassel stated the landscape company just started. Will their monthly report begin next month?

Mr. Haskett stated yes, according to their contract.

Mr. LeMenager stated they just started but they sure showed up with a lot of people, just as they said they would. It sure seems like a great start.

Mr. Haskett stated the learning curve will take time since this is a large property. I spend two to three hours a day working with them to make sure things are covered, doggie pots are monitored and finding the right liners. It will continue to get better.

Ms. Kassel stated there are a number of bags missing.

Mr. Haskett stated the contract states that they provide the bags. They had one size and they needed to order some additional sizes. They should be here in a week.

Ms. Kassel stated I would like to request that Mr. Belieff regularly check those and let Mr. Haskett know if they need replacement. They run out quickly.

Mr. Belieff stated I am trying to keep up, and they do go quickly. Some residents will take several at a time.

Ms. Kassel asked what is the status on replacement of the trash bins and a place for water drainage at the dog park?

Mr. Haskett stated I have not resolved the water drainage issue. I have a contractor coming to replace soffit material. We are replacing a couple garbage cans and trying to find a different source for the garbage cans that will be less expensive than \$600 or \$700. I will research those items and bring them to the Board at a future meeting.

Ms. Snyder stated I had a request last week on resurfacing the basketball court.

Mr. Haskett stated I expect to have proposals at the next meeting.

ELEVENTH ORDER OF BUSINESS

Audience Comments

Mr. Steve Berube asked regarding the electric budget, is that purely for electricity or is there more involved in that?

Mr. Evans stated it will be about \$370,000. The District signed a Long-Term Lease Agreement with OUC that provides for utility insulation, poles, lights, replacement of bulbs, and electricity. It is an entire package and it is an amortization of the capital expense for installation, and the electricity that goes with it.

Ms. Kassel stated the developer reduced their own expense by having the utility install everything and we essentially have a mortgage on the lights.

A Resident stated I would like to speak in favor of amenities such as the skate park. I think it is an excellent enhancement to the community overall. It adds to the attractiveness of the community. There is nothing better than for kids to have places where they can interact in a cooperative manner. I hope you do not let that concept and others like it go away forever.

A Resident stated I am thrilled with the drainage after all this rain. I would like to know if we had twice as much rain if they would have worked as well.

Mr. LeMenager stated they worked extremely well during Hurricane Fay.

Mr. Boyd stated we received 14 to 16 inches and the ponds were designed to handle 14 inches of rain over a three-day period. Beyond that, the wetland areas will rise. Once the wetlands rise up, then they are inhibited by the surroundings. The fact that we have not seen that happen leaves me very confident they will operate efficiently. The development has been raised high enough that even if the ponds overflow, all of your lots should be safe.

TWELFTH ORDER OF BUSINESS

Adjournment

The meeting adjourned at 10:35 a.m.

Gary L. Moyer, Secretary

Robert D. Evans, Chairman

THIRD ORDER OF BUSINESS

3A

**Harmony
Community Development District**

Financial Statements

May 31, 2009

**HARMONY COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
MAY 31, 2009**

	GENERAL	2001 DEBT SERVICE	2004 DEBT SERVICE	2004 CAPITAL PROJECTS	TOTALS
ASSETS	\$	\$	\$	\$	\$
CASH	451,823	-	-	-	451,823
CASH ON HAND	994	-	-	-	994
ASSESSMENTS RECEIVABLE, NET	87,630	36,418	-	-	124,048
DUE FROM OTHER FUNDS	18,110	-	-	-	18,110
INVESTMENTS:					
CONSTRUCTION FUND	-	-	-	268,777	268,777
PREPAYMENT ACCOUNT	-	4,471	3,229	-	7,700
RESERVE FUND	-	1,430,769	861,350	-	2,292,119
REVENUE FUND	-	169,617	229,970	-	399,587
TOTAL ASSETS	\$ 558,557	\$ 1,641,275	\$ 1,094,549	\$ 268,777	\$ 3,563,158
LIABILITIES & FUND BALANCES					
LIABILITIES	\$	\$	\$	\$	\$
ACCOUNTS PAYABLE	98,487	-	-	-	98,487
ACCRUED EXPENSES	5,800	-	-	-	5,800
DUE TO OTHER FUNDS	-	-	-	18,110	18,110
DEPOSITS	500	-	-	-	500
TOTAL LIABILITIES	104,787	-	-	18,110	122,897
FUND BALANCES					
RESERVED FOR DEBT SERVICE	-	1,641,275	1,094,549	-	2,735,824
RESERVED FOR CAPITAL PROJECTS	-	-	-	250,667	250,667
UNRESERVED/UNDESIGNATED	453,770	-	-	-	453,770
TOTAL FUND BALANCES	453,770	1,641,275	1,094,549	250,667	3,440,261
TOTAL LIABILITIES & FUND BALANCES	\$ 558,557	\$ 1,641,275	\$ 1,094,549	\$ 268,777	\$ 3,563,158

HARMONY COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MAY 31, 2009

	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD BUDGET VS. ACTUAL VARIANCE FAVORABLE (UNFAVORABLE)
	\$	\$	\$	\$
REVENUE				
INTEREST - INVESTMENTS	5,728	3,819	249	(3,570)
INTEREST - TAX COLLECTOR	-	-	70	70
SPECIAL ASSMNTS - ON ROLL	622,750	622,750	565,753	(56,997)
SPECIAL ASSMNTS - OFF ROLL	914,363	609,575	533,420	(76,155)
SPECIAL ASSMNTS - DISCOUNTS	(24,910)	(24,910)	(10,013)	14,897
OTHER MISCELLANEOUS REVENUES	-	-	1,050	1,050
TOTAL REVENUE	1,517,930	1,211,233	1,090,529	(120,704)
EXPENDITURES				
ADMINISTRATIVE				
P/R-BOARD OF SUPERVISORS	12,000	8,000	5,800	2,200
FICA TAXES	918	612	444	168
WORKERS' COMPENSATION	2,000	1,333	-	1,333
PROFSERV-ARBITRAGE REBATE	3,000	3,000	1,200	1,800
PROFSERV-DISSEMINATION AGENT	500	500	500	-
PROFSERV-ENGINEERING	26,000	17,333	10,114	7,219
PROFSERV-LEGAL SERVICES	20,000	13,333	19,445	(6,112)
PROFSERV-MGMT CONSULTING SERV	50,740	33,827	33,827	(0)
PROFSERV-SPECIAL ASSESSMENT	10,714	10,714	10,714	-
PROFSERV-TRUSTEE	10,000	10,000	10,748	(748)
AUDITING SERVICES	15,500	15,500	15,500	-
COMMUNICATION - TELEPHONE	250	167	141	26
POSTAGE AND FREIGHT	3,400	2,267	820	1,447
INSURANCE - GENERAL LIABILITY	23,000	23,000	18,484	4,516
PRINTING AND BINDING	7,000	4,667	4,686	(19)
LEGAL ADVERTISING	3,000	2,000	1,086	914
MISC-ASSESSMNT COLLECTION FEE	12,455	12,455	12,761	(306)
MISC-CONTINGENCY	1,000	667	158	509
OFFICE SUPPLIES	1,000	667	665	2
ANNUAL DISTRICT FILING FEE	175	175	175	-
CAPITAL OUTLAY	750	500	-	500
TOTAL ADMINISTRATIVE	203,402	160,716	147,268	13,448
OPERATIONS AND MAINTENANCE				
FIELD				
PROFSERV-FIELD MANAGEMENT	-	-	17,840	(17,840)
TOTAL FIELD	-	-	17,840	(17,840)
LANDSCAPE				
UTILITY - REFUSE REMOVAL	-	-	1,529	(1,529)
R&M-GROUNDS	-	-	1,500	(1,500)
R&M-IRRIGATION	22,000	14,667	11,656	3,011
R&M-LAKE PHASE II	52,000	34,667	29,868	4,799
R&M-LANDSCAPE - LAKESHORE PARK	25,000	16,667	14,653	2,014
R&M-LANDSCAPE - TOWN SQUARE	30,600	20,400	18,356	2,044
R&M-LANDSCAPE - US 192 ENTR	63,000	42,000	38,082	3,918
R&M-SWIMMING POOL	13,300	8,867	7,555	1,312
R&M-TREES AND TRIMMING	15,000	10,000	17,956	(7,956)
R&M-TURF CARE	-	-	13,900	(13,900)
R&M-SHRUB CARE	-	-	5,377	(5,377)
R&M-LANDSCAPE PARC D-1 PARK	7,000	4,667	4,081	586
R&M-LANDSCAPE PARC C-2 PARK	6,000	4,000	3,673	327

HARMONY COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MAY 31, 2009

	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD BUDGET VS. ACTUAL VARIANCE FAVORABLE (UNFAVORABLE)
	\$	\$	\$	\$
R&M-LANDSCAPE PET PARK	21,000	14,000	12,813	1,187
R&M-LANDSCAPE HWY 192	30,000	20,000	17,500	2,500
R&M-LANDSCAPE PARCEL G PARK	14,400	9,600	8,652	948
R&M-LANDSCAPE POND AREAS	140,100	93,400	87,563	5,837
R&M-LANDSCAPE BUCK LAKE	6,000	4,000	2,050	1,950
R&M-LANDSCAPE PARC B PARK	6,500	4,333	3,749	584
R&M-LANDSCAPE PARC C PARK	6,000	4,000	3,425	575
R&M-PHASE I	80,000	53,333	46,979	6,354
R&M-PHASE III	80,000	53,333	48,276	5,057
R&M-LANDSCAPE PARCEL D-2 & E	13,200	8,800	8,786	14
MISCELLANEOUS SERVICES	10,000	6,667	7,540	(873)
TOTAL LANDSCAPE	641,100	427,400	415,519	11,881
UTILITY				
ELECTRICITY - GENERAL	21,000	14,000	20,563	(6,563)
ELECTRICITY - STREETLIGHTING	371,000	247,333	249,691	(2,358)
UTILITY - WATER & SEWER	120,000	80,000	51,605	28,395
TOTAL UTILITY	512,000	341,333	321,859	19,474
OPERATION & MAINTENANCE				
PAYROLL-SALARIED	30,889	20,593	2,163	18,430
FICA TAXES	2,111	1,408	165	1,243
CONTRACTS-LAKE AND WETLAND	40,000	26,667	22,196	4,471
COMMUNICATION - TELEPHONE	2,700	1,800	1,964	(164)
R&M-COMMON AREA	12,000	8,000	6,554	1,446
R&M-EQUIPMENT	5,000	3,333	9,245	(5,912)
R&M-POOLS	25,000	16,667	21,157	(4,490)
R&M-LANDSCAPE LAKESHORE PARK	4,000	2,667	-	2,667
R&M-HARDSCAPE CLEANING	10,000	6,667	5,270	1,397
MISC-LICENSES & PERMITS	900	600	1,173	(573)
MISC-PARKS	3,600	2,400	815	1,585
MISC-CONTINGENCY	12,000	8,000	12,330	(4,330)
OP SUPPLIES-POOL AND FOUNTAIN	7,500	5,000	5,548	(548)
TOTAL OPERATION & MAINTENANCE	155,700	103,800	88,580	15,220
RESERVES				
1ST QUARTER OPERATING RESERVES	173,924	173,924	-	173,924
TOTAL RESERVES	173,924	173,924	-	173,924
TOTAL EXPENDITURES	1,686,126	1,207,173	991,066	216,107
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(168,196)	4,060	99,463	95,403
OTHER FINANCING SOURCES				
RESERVE - SELF INSURANCE	(50,000)	(50,000)	-	50,000
TOTAL OTHER FINANCING SOURCES (USES)	(50,000)	(50,000)	-	50,000
NET CHANGE IN FUND BALANCES	(218,196)	(45,940)	99,463	145,403
FUND BALANCE, OCTOBER 1	381,906	381,906	354,305	(27,601)
FUND BALANCE, ENDING	\$ 163,710	\$ 335,966	\$ 453,768	\$ 117,802

HARMONY COMMUNITY DEVELOPMENT DISTRICT
2001 DEBT SERVICE FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MAY 31, 2009

	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD BUDGET VS. ACTUAL VARIANCE FAVORABLE (UNFAVORABLE)
	\$	\$	\$	\$
REVENUE				
INTEREST - INVESTMENTS	25,000	16,667	6,035	(10,632)
SPECIAL ASSMNTS - ON ROLL	1,048,703	1,048,703	952,721	(95,982)
SPECIAL ASSMNTS - OFF ROLL	461,018	271,405	429,813	158,408
SPECIAL ASSMNTS - PREPAYMENT	-	-	21,155	21,155
SPECIAL ASSMNTS - DISCOUNTS	(43,015)	(43,015)	(19,236)	23,779
TOTAL REVENUE	<u>1,491,706</u>	<u>1,293,759</u>	<u>1,390,488</u>	<u>96,729</u>
EXPENDITURES				
ADMINISTRATIVE				
MISC-ASSESSMNT COLLECTION FEE	21,508	21,508	17,803	3,705
TOTAL ADMINISTRATIVE	<u>21,508</u>	<u>21,508</u>	<u>17,803</u>	<u>3,705</u>
DEBT SERVICE				
PRINCIPAL DEBT RETIREMENT	270,000	270,000	270,000	-
PRINCIPAL PREPAYMENTS	-	-	30,000	(30,000)
INTEREST EXPENSE	1,174,138	1,174,138	1,166,525	7,613
TOTAL DEBT SERVICE	<u>1,444,138</u>	<u>1,444,138</u>	<u>1,466,525</u>	<u>(22,388)</u>
TOTAL EXPENDITURES	<u>1,465,645</u>	<u>1,465,645</u>	<u>1,484,328</u>	<u>(18,683)</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>26,061</u>	<u>(171,886)</u>	<u>(93,840)</u>	<u>78,046</u>
NET CHANGE IN FUND BALANCES	<u>26,061</u>	<u>(171,886)</u>	<u>(93,840)</u>	<u>78,046</u>
FUND BALANCE, OCTOBER 1	<u>1,725,707</u>	<u>1,725,707</u>	<u>1,735,114</u>	<u>9,407</u>
FUND BALANCE, ENDING	<u>\$ 1,751,768</u>	<u>\$ 1,553,821</u>	<u>\$ 1,641,274</u>	<u>\$ 87,453</u>

HARMONY COMMUNITY DEVELOPMENT DISTRICT
2004 DEBT SERVICE FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MAY 31, 2009

	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD BUDGET VS. ACTUAL VARIANCE FAVORABLE (UNFAVORABLE)
	\$	\$	\$	\$
REVENUE				
INTEREST - INVESTMENTS	20,000	13,336	3,870	(9,466)
SPECIAL ASSMNTS - OFF ROLL	<u>1,205,596</u>	<u>696,157</u>	<u>849,935</u>	<u>153,778</u>
TOTAL REVENUE	<u>1,225,596</u>	<u>709,493</u>	<u>853,805</u>	<u>144,312</u>
DEBT SERVICE				
PRINCIPAL DEBT RETIREMENT	195,000	195,000	195,000	-
INTEREST EXPENSE	<u>1,028,025</u>	<u>1,028,025</u>	<u>1,028,025</u>	<u>-</u>
TOTAL DEBT SERVICE	<u>1,223,025</u>	<u>1,223,025</u>	<u>1,223,025</u>	<u>-</u>
TOTAL EXPENDITURES	<u>1,223,025</u>	<u>1,223,025</u>	<u>1,223,025</u>	<u>-</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>2,571</u>	<u>(513,532)</u>	<u>(369,220)</u>	<u>144,312</u>
NET CHANGE IN FUND BALANCES	<u>2,571</u>	<u>(513,532)</u>	<u>(369,220)</u>	<u>144,312</u>
FUND BALANCE, OCTOBER 1	<u>1,461,322</u>	<u>1,461,322</u>	<u>1,463,770</u>	<u>2,448</u>
FUND BALANCE, ENDING	<u>\$ 1,463,893</u>	<u>\$ 947,790</u>	<u>\$ 1,094,550</u>	<u>\$ 146,760</u>

HARMONY COMMUNITY DEVELOPMENT DISTRICT
2004 CAPITAL PROJECTS FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MAY 31, 2009

	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD BUDGET VS. ACTUAL VARIANCE FAVORABLE (UNFAVORABLE)
	\$	\$	\$	\$
REVENUE				
INTEREST - INVESTMENTS	-	-	1,043	1,043
TOTAL REVENUE	<u>-</u>	<u>-</u>	<u>1,043</u>	<u>1,043</u>
CONSTRUCTION IN PROGRESS				
CONSTRUCTION IN PROGRESS A	-	-	4,505	(4,505)
TOTAL CONSTRUCTION IN PROGRESS	<u>-</u>	<u>-</u>	<u>4,505</u>	<u>(4,505)</u>
TOTAL EXPENDITURES	<u>-</u>	<u>-</u>	<u>4,505</u>	<u>(4,505)</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	-	-	(3,462)	(3,462)
NET CHANGE IN FUND BALANCES	<u>-</u>	<u>-</u>	<u>(3,462)</u>	<u>(3,462)</u>
FUND BALANCE, OCTOBER 1	<u>-</u>	<u>-</u>	<u>254,129</u>	<u>254,129</u>
FUND BALANCE, ENDING	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 250,667</u>	<u>\$ 250,667</u>

**Harmony
Community Development District**

Notes to the Financial Statements
May 31, 2009

GENERAL FUND - BALANCE SHEET

ASSETS

CASH AND INVESTMENTS	See Cash and Investment Report for details		
ASSESSMENTS RECEIVABLE, NET	Accrued Birchwood Developer monthly assessment for May 2009	\$	76,197
	Delinquent assessments from FY2006.	\$	11,433
		Total	<u>\$ 87,630</u>
DUE FROM OTHER FUNDS	Due from Capital Project Series 2004	\$	18,110

LIABILITIES

ACCOUNTS PAYABLE	REW Landscape for May 2009	\$	11,975
	City Of St. Cloud		33,602
	Severn Trent Management Services		8,443
	Greer's Landscape for May 2009		5,838
	Young Van Assenderp, PA		1,634
	Woolpert- Engineer Services March 2009		9,821
	Luke Bros - Prorated May Landscape Services		24,686
	Vaious May Invoices		2,489
		Total	<u>\$ 98,487</u>
ACCRUED EXPENSES	Kissimmee Utility Authority		5,800
DEPOSITS	Deposits for Pool Keys	\$	500

GENERAL FUND - REVENUES AND EXPENDITURES

REVENUES

INTEREST- INVESTMENTS	Interest Income as of May 2009
INTEREST - TAX COLLECTOR	Interest on Assessments collected as of May 2009
SPECIAL ASSMNTS - ON ROLL	See Assessment Collection Schedule for details
SPECIAL ASSMNTS - OFF ROLL	Birchwood Acres monthly assessment bill - \$76,197
SPECIAL ASSMNTS - DISCOUNTS	See Assessment Collection Schedule for details
OTHER MISCELLANEOUS REVENUES	Donation - Doreen Bardell Memorial \$1,050

EXPENDITURES

ADMINISTRATIVE

PROFSERV-DISSEMINATION AGENT	Digital Assurance dissemination fees for 2004 Series
PROFSERV-ENGINEERING	Miller Einhouse Rymer & Boyd invoices paid through April 2009
PROFSERV-LEGAL SERVICES	Young Van Assenderp, PA invoices paid through April 2009
PROFSERV-MGMT CONSULTING SERV	Severn Trent Management Services monthly fee
PROFSERV-TRUSTEE	US Bank annual fees plus expenses for Series 2001 and Series 2004
AUDITING SERVICES	Grau & Associates billing for Audit FY 2008
COMMUNICATION - TELEPHONE	Charges for telephone and faxes.
POSTAGE AND FREIGHT	Postage for monthly agenda packages and correspondence with trustee.
INSURANCE - GENERAL LIABILITY	Public Risk Agency - Paid in Full for FY 2009 for General Insurance Policy
	Preferred Government - Second Installment for FY 2009 for Worker's Comp Policy

**Harmony
Community Development District**

**Notes to the Financial Statements
May 31, 2009**

PRINTING AND BINDING	Copies of agendas for board meetings. Average monthly \$585
	Pages printed in December 2008 (5,033)
MISC-ASSESSMNT COLLECTION FEE	Commission on Collected Assessment, including Tax-roll Preparation fee of \$779
ANNUAL DISTRICT FILING FEE	Department of Community Affairs

FIELD

PROFSERV- FIELD MANAGEMENT	Salary for full-time dockmaster.
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LANDSCAPE

UTILITY - REFUSE REMOVAL	Luke Bros monthly fee to trash removal and litter control within District
R&M-GROUNDS	Luke Bros monthly fee to maintain ground cover and plant annuals within District
R&M-IRRIGATION	Irrigation repairs by Luke Bros Landscape. Payment for part of May 2009 \$1,425 REW Landscape final bill \$45
	Walker Technical Services average monthly fee monitoring of Maxi Com \$233
R&M-LAKE PHASE II	REW Landscape monthly fee for \$4,083 for Secondary Entrance. Final bill \$1,284
R&M-LANDSCAPE - LAKESHORE PARK	REW Landscape monthly fee \$1,975. Final Bill \$828
R&M-LANDSCAPE - TOWN SQUARE	REW Landscape monthly fee \$2,429 Final Bill \$1,019
R&M-LANDSCAPE - US 192 ENTRY	REW Landscape monthly fee \$5,015 for Entry US 192. and \$200 for US 192 Entrance to Fence line West Side. Final Bill \$1,577
R&M-SWIMMING POOL	REW Landscape monthly fee \$1,018. Final bill \$427
R&M-TREES AND TRIMMING	A Cut Above Tree and Landscape- One time tree work \$14,000 Trimming of 384 trees \$ 3,000 Luke Bros monthly fee for pruning and maintenance for trees under 10 feet
R&M-TURF CARE	Luke Bros monthly fee for mowing, edging and maintenance of turf within District
R&M-SHRUB CARE	Luke Bros monthly fee for pruning,mulching and maintaining shrubs within District
R&M-LANDSCAPE PARK D-1 PARK	REW Landscape monthly fee \$550. Final bill \$231
R&M-LANDSCAPE PARK C-2 PARK	REW Landscape monthly fee \$495. Final bill \$208
R&M-LANDSCAPE PET PARK	REW Landscape monthly fee \$1,673. Final bill \$702 REW Landscape- Installation of Live Oak \$400
R&M-LANDSCAPE HWY 192	REW Landscape monthly fee \$2,500. No more bills.
R&M-LANDSCAPE PARCEL G PARK	REW Landscape monthly fee \$1,200. Final bill \$251
R&M-LANDSCAPE POND AREAS	Greer's Landscape monthly fee \$11,675. May bill \$5,838
R&M-LANDSCAPE BUCK LAKE	Greer's Landscape average monthly fee \$300
R&M-LANDSCAPE PARK B PARK	REW Landscape monthly fee \$520. Final bill \$109
R&M-LANDSCAPE PARK C PARK	REW Landscape monthly fee \$475. Final bill \$100
R&M-PHASE I	REW Landscape monthly fee \$6,332 for Blvd & Linear Park. Final bill \$2,655
R&M-PHASE III	REW Landscape monthly fee \$6,600 for Long Park East and Streetscape Final bill \$ 2,076
R&M-LANDSCAPE PARCEL D-2 AND E	REW Landscape monthly fee \$1,100. Final bill \$461 REW Landscape- Installation of Holly, mulch \$625
MISCELLANEOUS SERVICES	REW Landscape- Playground mulching \$7,540

UTILITY

ELECTRICITY - GENERAL	City of St. Cloud average monthly fee \$2,570 for services paid through May 2009
ELECTRICITY - STREETLIGHTING	City of St. Cloud average monthly fee \$31,194 for services paid through May 2009
UTILITY - WATER & SEWER	KUA average monthly fee \$6,529 for services paid through May 2009

**Harmony
Community Development District**

Notes to the Financial Statements
May 31, 2009

OPERATION & MAINTENANCE

PAYROLL-SALARIED	Salary for assistant dockmaster.		
FICA TAXES	Taxes for assistant dockmaster.		
CONTRACTS-LAKE AND WETLAND	Aquatic System monthly fees of \$2,388 and \$378. The \$378 monthly billing in effect since Jan 2006 covers ponds in Sites 32-34 and Control Structure Outfalls 5,7,8,10,12,13,15,17,18,19,21,24,25,27,28-34 The \$2,388 monthly billing covers 30 Ponds 1-8,10-31.		
COMMUNICATION - TELEPHONE	AT&T and Embarq monthly fee paid through May 2009		
R&M-COMMON AREA	Monthly trash pick up and dumpster pick up services by REW Landscape. Folsom Services- Electrical work \$524 Intelliccept- Skatestoppers \$375 GMS- Remove Swin Club Gate \$405 Harmony Development Co. Maintenance \$467		
R&M-EQUIPMENT	Advance Marine boat supplies for \$8,358. NAPA Auto Parts St. Cloud Welding - Pontoon Repair	\$	7,514 844 887
		Total \$	<u>9,245</u>
R&M-POOLS	Jan Pro and Robert's Pool Service monthly fee \$1,880 Chapco Fence- Fence Installation \$2,440 Wesco - Water Feature part \$780 Various invoices for pest control and pool supplies \$1,852		
R&M-HARDSCAPE CLEANING	Ledesma Innovations Inc.- Pressure washing post and rail \$5,270		
MISC-LICENSES & PERMITS	Osceola County Health Department- Re-Inspections		
MISC-PARKS	REW Landscape- Litter bags \$440 All Florida Septic- Repair pipe in lift station \$375		
MISC-CONTINGENCY	Shade System for Swim Club Chapco Fence- Fence repair Dog/Water Park GMS Home Repair- Installation REW Landscape- Litter bags Poolworks- New Pool Drain March	\$	5,487 3,355 1,045 793 1,650
		Total \$	<u>12,330</u>
OP SUPPLIES-POOL AND FOUNTAIN	Spies Pool LLC average monthly fee \$ 693 for pool chemicals and bleach.		

**Harmony
Community Development District**

Notes to the Financial Statements
May 31, 2009

SERIES 2001 DEBT SERVICE FUND - BALANCE SHEET

ASSETS

CASH AND INVESTMENTS	See Cash and Investment Report for details
ASSESSMENTS RECEIVABLES, NET	Delinquent assessments from FY2006. Added to On-Roll assessments for FY2010

SERIES 2001 DEBT SERVICE FUND - REVENUES AND EXPENDITURES

REVENUES

INTEREST- INVESTMENTS	Interest Income as of April 2009
SPECIAL ASSMNTS - ON ROLL	See Assessment Collection Schedule for details.
SPECIAL ASSMNTS - OFF ROLL	Received assessments for FY 2008
SPECIAL ASSMNTS - PREPAYMENT	Prepaid by Vista Title Company
SPECIAL ASSMNTS - DISCOUNTS	Early payment discount on collected assessments

EXPENDITURES

ADMINISTRATIVE

MISC-ASSESSMNT COLLECTION FEE	Commission on Collected Assessments
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DEBT SERVICE

INTEREST EXPENSE	Due to previous years principal prepayment, the interest payment was lower than budgeted.
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**Harmony
Community Development District**

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

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND			
Checking Account- Operating	Centerstate Bank	0.00%	\$ 451,823
Cash On Hand			\$ 994 (1)
DEBT SERVICE AND CAPITAL PROJECT FUNDS			
Series 2001 Prepayment Fund	US Bank	0.13%	4,471
Series 2001 Reserve Fund	US Bank	0.13%	1,430,769
Series 2001 Revenue Fund	US Bank	0.13%	169,617
Series 2004 Prepayment Fund	US Bank	0.13%	3,229
Series 2004 Reserve Fund	US Bank	0.13%	861,350
Series 2004 Revenue Fund	US Bank	0.13%	229,970
Series 2004 Contruction Fund	US Bank	0.13%	268,777 (2)
		Subtotal	<u>\$ 2,968,183</u>
		Total	<u><u>\$ 3,421,000</u></u>

NOTE 1 - PETTY CASH. WILL BE DECREASED TO \$500 IN JUNE 2009

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

Report Date: 6/16/2009

Harmony

COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COLLECTIONS SCHEDULE - OSCEOLA COUNTY
FISCAL YEAR ENDING SEPTEMBER 30, 2009

Date Received	Net Amount Received	Discount Amount	Commission Amount	Gross Amount	General Fund Gross Assessments	Series 2001 Debt Service Gross Assessments
Assessments Levied				\$1,671,453	\$ 622,750	\$ 1,048,703
Allocation %				100%	37%	63%
11/12/08	\$ 1,824	\$ 103	\$ 37	\$ 1,964	\$ 732	\$ 1,232
12/01/08	18,609	791	380	19,779	7,369	12,410
12/11/08	134,952	5,738	2,754	143,444	53,444	89,999
12/23/08	516,851	21,944	10,548	549,343	204,674	344,669
01/14/09	26,157	826	534	27,517	10,252	17,265
02/14/09	15,571.54	433.80	317.78	16,323.12	6,081.67	10,241.45
03/13/09	14,414.74	189.86	294.18	14,898.78	5,550.99	9,347.79
04/15/09	701,294.97	25.61	14,312.15	715,632.73	266,630.39	449,002.34
05/14/09	29,769	(803)	608	29,574	11,019	18,555
TOTAL	\$ 1,459,442	\$ 29,249	\$ 29,785	\$ 1,518,475	\$ 565,753	\$ 952,721
% COLLECTED				90.85%	90.85%	90.85%
TOTAL OUTSTANDING				\$ 152,978	\$ 56,997	\$ 95,982

3B

**Harmony
Community Development District**

Check Register
May 1 - May 31, 2009

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Check Register By Fund

For The Period from 5/1/09 to 5/31/09

Fund No.	Check No.	Posting Date	Vendor Name	Vendor Inv. No.	Posting Description	G/L Description	G/L / Obj	Check Amount
001	51528	5/5/2009	DEBBIE SMALL-CONTROLLER	043009	PETTY CASH REIMBURSE-10/5/07-2/6/09	Cash On Hand/Petty Cash	102000 -	14.00
001	51528	5/5/2009	DEBBIE SMALL-CONTROLLER	043009	PETTY CASH REIMBURSE-10/5/07-2/6/09	Cash On Hand/Petty Cash	102000 -	11.03
001	51528	5/5/2009	DEBBIE SMALL-CONTROLLER	043009	PETTY CASH REIMBURSE-10/5/07-2/6/09	Cash On Hand/Petty Cash	102000 -	26.75
001	51528	5/5/2009	DEBBIE SMALL-CONTROLLER	043009	PETTY CASH REIMBURSE-10/5/07-2/6/09	Cash On Hand/Petty Cash	102000 -	84.21
001	51528	5/5/2009	DEBBIE SMALL-CONTROLLER	043009	PETTY CASH REIMBURSE-10/5/07-2/6/09	Cash On Hand/Petty Cash	102000 -	8.55
001	51528	5/5/2009	DEBBIE SMALL-CONTROLLER	043009	PETTY CASH REIMBURSE-10/5/07-2/6/09	Cash On Hand/Petty Cash	102000 -	10.50
001	51528	5/5/2009	DEBBIE SMALL-CONTROLLER	043009	PETTY CASH REIMBURSE-10/5/07-2/6/09	Cash On Hand/Petty Cash	102000 -	14.00
001	51528	5/5/2009	DEBBIE SMALL-CONTROLLER	043009	PETTY CASH REIMBURSE-10/5/07-2/6/09	Cash On Hand/Petty Cash	102000 -	22.24
001	51528	5/5/2009	DEBBIE SMALL-CONTROLLER	043009	PETTY CASH REIMBURSE-10/5/07-2/6/09	Cash On Hand/Petty Cash	102000 -	95.96
001	51528	5/5/2009	DEBBIE SMALL-CONTROLLER	043009	PETTY CASH REIMBURSE-10/5/07-2/6/09	Cash On Hand/Petty Cash	102000 -	17.39
001	51528	5/5/2009	DEBBIE SMALL-CONTROLLER	043009	PETTY CASH REIMBURSE-10/5/07-2/6/09	Cash On Hand/Petty Cash	102000 -	15.81
001	51528	5/5/2009	DEBBIE SMALL-CONTROLLER	043009	PETTY CASH REIMBURSE-10/5/07-2/6/09	Cash On Hand/Petty Cash	102000 -	23.61
001	51528	5/5/2009	DEBBIE SMALL-CONTROLLER	043009	PETTY CASH REIMBURSE-10/5/07-2/6/09	Cash On Hand/Petty Cash	102000 -	7.00
001	51528	5/5/2009	DEBBIE SMALL-CONTROLLER	043009	PETTY CASH REIMBURSE-10/5/07-2/6/09	Cash On Hand/Petty Cash	102000 -	29.89
001	51528	5/5/2009	DEBBIE SMALL-CONTROLLER	043009	PETTY CASH REIMBURSE-10/5/07-2/6/09	Cash On Hand/Petty Cash	102000 -	10.50
001	51528	5/5/2009	DEBBIE SMALL-CONTROLLER	043009	PETTY CASH REIMBURSE-10/5/07-2/6/09	Cash On Hand/Petty Cash	102000 -	14.57
001	51528	5/5/2009	DEBBIE SMALL-CONTROLLER	043009	PETTY CASH REIMBURSE-10/5/07-2/6/09	Cash On Hand/Petty Cash	102000 -	14.00
001	51528	5/5/2009	DEBBIE SMALL-CONTROLLER	043009	PETTY CASH REIMBURSE-10/5/07-2/6/09	Cash On Hand/Petty Cash	102000 -	10.58
001	51528	5/5/2009	DEBBIE SMALL-CONTROLLER	043009	PETTY CASH REIMBURSE-10/5/07-2/6/09	Cash On Hand/Petty Cash	102000 -	2.85
001	51528	5/5/2009	DEBBIE SMALL-CONTROLLER	043009	PETTY CASH REIMBURSE-10/5/07-2/6/09	Cash On Hand/Petty Cash	102000 -	13.62
001	51528	5/5/2009	DEBBIE SMALL-CONTROLLER	043009	PETTY CASH REIMBURSE-10/5/07-2/6/09	Cash On Hand/Petty Cash	102000 -	3.94
001	51528	5/5/2009	DEBBIE SMALL-CONTROLLER	043009	PETTY CASH REIMBURSE-10/5/07-2/6/09	Cash On Hand/Petty Cash	102000 -	36.15
001	51528	5/5/2009	DEBBIE SMALL-CONTROLLER	043009	PETTY CASH REIMBURSE-10/5/07-2/6/09	Cash On Hand/Petty Cash	102000 -	7.00
001	51529	5/5/2009	EMBARQ	042509-11308	#4078911308 4/25-5/24	Communication - Telephone	541003 - 53910	43.23
001	51530	5/5/2009	FEDEx	9-173-25888	#2506-5623-8	Postage and Freight	541006 - 51301	12.00
001	51531	5/5/2009	KISSIMMEE UTILITY AUTHORITY	042409-12210	#1525420-812210 3/18-4/17	Utility - Water & Sewer	543021 - 53903	105.00
001	51532	5/12/2009	EMBARQ	050409-27636	#4078927636 5/4-6/3	Communication - Telephone	541003 - 53910	46.77
001	51533	5/12/2009	HARMONY GOLF PRESERVE	000994	MEETING ROOM RENTAL 4/30	Misc-Contingency	549900 - 51301	46.22
001	51534	5/13/2009	BROWARD COUNTY	050809-47856	VEH REG #216047856/ VESSEL#B543QM	Misc-Licenses & Permits	549066 - 53910	17.80
001	51535	5/19/2009	CITY OF ST CLOUD	051109	BILLING PERIOD 4/8-5/8	Electricity - Streetlighting	543013 - 53903	31,329.93
001	51535	5/19/2009	CITY OF ST CLOUD	051109	BILLING PERIOD 4/8-5/8	Electricity - General	543006 - 53903	2,271.88
001	51536	5/19/2009	EMBARQ	050709-83185	#4074983185 5/7-6/6	Communication - Telephone	541003 - 53910	49.12
001	51537	5/19/2009	FEDEx	9-180-89359	#2506-5623-8	Postage and Freight	541006 - 51301	30.29
001	51538	5/19/2009	OSCEOLA COUNTY HEALTH DEPARTME	043009-00621	#49-60-00621	Misc-Licenses & Permits	549066 - 53910	290.00
001	51538	5/19/2009	OSCEOLA COUNTY HEALTH DEPARTME	043009-00622	#49-60-00622	Misc-Licenses & Permits	549066 - 53910	200.00
001	51538	5/19/2009	OSCEOLA COUNTY HEALTH DEPARTME	043009-00634	#49-60-00634	Misc-Licenses & Permits	549066 - 53910	200.00
001	51538	5/19/2009	OSCEOLA COUNTY HEALTH DEPARTME	043009-00687	#49-60-00687	Misc-Licenses & Permits	549066 - 53910	325.00
001	51539	5/19/2009	HOME DEPOT CREDIT SERVICES	050509-08018	#603532202490818 4/24-5/2	R&M-Common Area	546016 - 53910	34.75
001	51539	5/19/2009	HOME DEPOT CREDIT SERVICES	050509-08018	#603532202490818 4/24-5/2	R&M-Common Area	546016 - 53910	12.78
001	51539	5/19/2009	HOME DEPOT CREDIT SERVICES	050509-08018	#603532202490818 4/24-5/2	R&M-Common Area	546016 - 53910	140.09
001	51540	5/19/2009	ST CLOUD WELDING & FABRICATION	005068	PONTOON BOAT REPAIR	R&M-Equipment	546022 - 53910	886.65
001	51541	5/28/2009	WALKER TECHNICAL SERVICES	610	MAXI-COM MONITORING-MAY	R&M-Irrigation	546041 - 53902	250.00
001	51542	5/28/2009	ADVANCED MARINE SERVICES	38926	BOAT PARTS	R&M-Equipment	546022 - 53910	736.85
001	51543	5/28/2009	AQUATIC SYSTEMS, INC	0000120456	MTHLY LAKE & WETLAND SVCS-MAY	Contracts-Lake and Wetland	534021 - 53910	395.00
001	51543	5/28/2009	AQUATIC SYSTEMS, INC	0000120436	MTHLY LAKE & WETLAND SVCS-MAY	Contracts-Lake and Wetland	534021 - 53910	2,388.00
001	51544	5/28/2009	A-1 HOME INSPECTION SVC	050509	PEST CONTROL-MAY	R&M-Pools	546074 - 53910	75.00
001	51545	5/28/2009	CUNNINGHAM'S INC.	1189161	SOAP	R&M-Pools	546074 - 53910	48.26
001	51546	5/28/2009	GARYS LOCK & SAFE INC.	46515	GATE LATCH	R&M-Pools	546074 - 53901	105.80
001	51547	5/28/2009	GRAU & ASSOCIATES	4619	FY 2008 FINAL AUDIT FINAL BILLING	Auditing Services	532002 - 51301	8,500.00
001	51548	5/28/2009	GREER'S LANDSCAPE & LAWN	4*2809	POND MOWING-APRIL	R&M-Landscape Pond Areas	546309 - 53902	11,675.00
001	51548	5/28/2009	GREER'S LANDSCAPE & LAWN	4*2409	BOAT DOCK MOWING APRIL	R&M-Landscape Buck Lake	546310 - 53902	200.00
001	51550	5/28/2009	JAN-PRO OF ORLANDO	10503	JANITORIAL FEES-MAY 2009	R&M-Pools	546074 - 53910	735.39
001	51552	5/28/2009	REW LANDSCAPE CORP.	706088	MAINT- ASHLEY PK POOL APRIL	R&M-Swimming Pool	546096 - 53902	533.33
001	51552	5/28/2009	REW LANDSCAPE CORP.	706089	MAINT-HARMONY 192 APRIL 2009	R&M-Landscape Hwy 192	546305 - 53902	2,500.00



Report Date
6/16/2009

Treasury Services Department

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Check Register By Fund

For The Period from 5/1/09 to 5/31/09

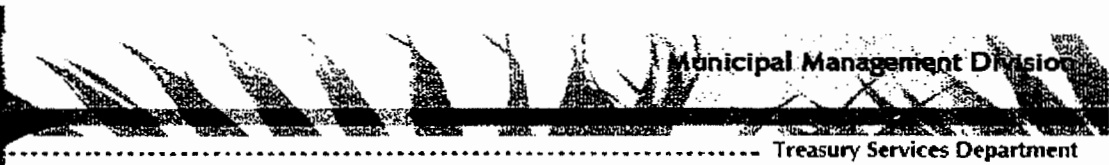
Fund No.	Check No.	Posting Date	Vendor Name	Vendor Inv. No.	Posting Description	G/L Description	G/L Org	Check Amount
001	51552	5/28/2009	REW LANDSCAPE CORP.	706090	MAINT-APRIL 2009	R&M-Landscape - US 192 Entr	546048 - 53902	5,015.00
001	51552	5/28/2009	REW LANDSCAPE CORP.	706090	MAINT-APRIL 2009	R&M-Phase I	546318 - 53902	6,332.00
001	51552	5/28/2009	REW LANDSCAPE CORP.	706090	MAINT-APRIL 2009	R&M-Landscape - Town Square	546047 - 53902	2,429.00
001	51552	5/28/2009	REW LANDSCAPE CORP.	706090	MAINT-APRIL 2009	R&M-Landscape Pet Park	546304 - 53902	1,673.00
001	51552	5/28/2009	REW LANDSCAPE CORP.	706090	MAINT-APRIL 2009	R&M-Landscape - US 192 Entr	546048 - 53902	200.00
001	51552	5/28/2009	REW LANDSCAPE CORP.	706090	MAINT-APRIL 2009	R&M-Swimming Pool	546096 - 53902	485.00
001	51552	5/28/2009	REW LANDSCAPE CORP.	706090	MAINT-APRIL 2009	R&M-Landscape - Lakeshore Park	546046 - 53902	1,975.00
001	51552	5/28/2009	REW LANDSCAPE CORP.	706091	MINT-NBD B APRIL	R&M-Landscape Parc B Park	546314 - 53902	520.00
001	51552	5/28/2009	REW LANDSCAPE CORP.	706092	MAINT-NBD C2 APRIL	R&M-Landscape Parc C-2 Park	546302 - 53902	495.00
001	51552	5/28/2009	REW LANDSCAPE CORP.	706093	MAINT- NBD D1 APRIL	R&M-Landscape Parc D-1 Park	546301 - 53902	550.00
001	51552	5/28/2009	REW LANDSCAPE CORP.	706094	MAINT-LONG PARK EAST APRIL	R&M-Phase III	546320 - 53902	6,600.00
001	51552	5/28/2009	REW LANDSCAPE CORP.	706095	MAINT-NBD C1 APRIL	R&M-Landscape Parc C Park	546315 - 53902	475.00
001	51552	5/28/2009	REW LANDSCAPE CORP.	706096	MAINT-D2 & E APRIL	R&M-Landscape Parcel D-2 & E	546330 - 53902	1,100.00
001	51552	5/28/2009	REW LANDSCAPE CORP.	706097	MAINT-NBD G APRIL	R&M-Landscape Parcel G Park	546307 - 53902	1,200.00
001	51552	5/28/2009	REW LANDSCAPE CORP.	706098	MAINT-2NDARY ENTRANCE APRIL	R&M-Lake Phase II	546045 - 53902	4,083.33
001	51552	5/28/2009	REW LANDSCAPE CORP.	706066	IRRIGATION REPAIRS	R&M-Irrigation	546041 - 53902	235.13
001	51552	5/28/2009	REW LANDSCAPE CORP.	706068	IRRIGATION REPAIRS	R&M-Irrigation	546041 - 53902	145.54
001	51552	5/28/2009	REW LANDSCAPE CORP.	706069	IRRIGATION REPAIRS	R&M-Irrigation	546041 - 53902	249.53
001	51552	5/28/2009	REW LANDSCAPE CORP.	706073	IRRIGATION REPAIRS	R&M-Irrigation	546041 - 53902	68.95
001	51553	5/28/2009	SPIES POOL LLC	197731	BULK BLEACH	Op Supplies-Pool and Fountain	552008 - 53910	477.75
001	51553	5/28/2009	SPIES POOL LLC	197732	BULK BLEACH	Op Supplies-Pool and Fountain	552008 - 53910	82.50
001	51554	5/28/2009	HARMONY DEVELOPMENT CO, LLC	51209	MAINTENANCE-MAY	R&M-Common Area	546016 - 53910	182.00
001	51554	5/28/2009	HARMONY DEVELOPMENT CO, LLC	51209	MAINTENANCE-MAY	R&M-Common Area	546016 - 53910	82.00
001	51554	5/28/2009	HARMONY DEVELOPMENT CO, LLC	51209	MAINTENANCE-MAY	R&M-Common Area	546016 - 53910	110.00
001	51554	5/28/2009	HARMONY DEVELOPMENT CO, LLC	51209	MAINTENANCE-MAY	R&M-Common Area	546016 - 53910	92.50
001	51556	5/29/2009	WESCO FOUNTAINS INC.	5265-S-10355	WATER FEATURE PARTS	R&M-Pools	546074 - 53910	779.99
001	51557	5/29/2009	FEDEX	9-189-19969	#2506-5623-8	Postage and Freight	541006 - 51301	6.00
001	51558	5/29/2009	ORLANDO SENTINEL	663676001	LEGAL AD- BUDGET WKSHOP 5/21	Legal Advertising	548002 - 51301	42.80
001	51524	5/5/2009			JAMES C. O'KEEFE	PAYROLL		184.70
001	51525	5/5/2009			ROBERT D. EVANS	PAYROLL		184.70
001	51526	5/5/2009			NANCY M. SKYDER	PAYROLL		184.70
001	51527	5/5/2009			MARK W. LEMENAGER	PAYROLL		184.70

Credits	
Sub Total	\$ 101,104.11

Fund No.	Check No.	Posting Date	Vendor Name	Vendor Inv. No.	Posting Description	G/L Description	G/L Org	Check Amount
201	51555	5/29/2009	US BANK NATIONAL ASSOC	052809	TRSFER OF TAX RECEIPTS 2008/09	Due From Other Funds	131000 -	18,677.40

Credits	
Sub Total	\$ 18,677.40

Total Checks Paid	\$ 119,781.51
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Report Date
6/16/2009

Treasury Services Department

Harmony CDD

June 15, 2009

Invoice Approval #110

<i>ITEM NO.</i>	<i>PAYEE</i>	<i>A=Approval R=Ratification</i>	<i>General Fund</i>
	<u>A-1 Pest Control</u>		
#060409		A	\$75.00
	<u>Aquatic Systems Inc.</u>		
#0000122749		A	\$2,388.00
#0000122767		A	\$395.00
	<u>AT & T</u>		
#993377585 4/19-5/18		R	\$62.73
	<u>City of St Cloud</u>		
Billing Period 5/8-6/8		R	\$33,565.04
	<u>Embarg</u>		
#4078911308 5/26-6/24		R	\$43.23
#4078927636 6/4-7/3		R	\$46.77
	<u>FedEx</u>		
#9-205-39036		R	\$7.60
#9-189-19969		R	\$6.00
	<u>GMS</u>		
#WR579		A	\$405.00
	<u>Greer's Landscape</u>		
5*2409		A	\$200.00
5*2809		A	\$5,837.50
	<u>Harmony Golf Preserve</u>		
#001396		R	\$43.20
#001401		R	\$43.20
	<u>Ismael Garcia</u>		
#060609		A	\$875.00
	<u>Jan-Pro Cleaning</u>		
#10732		A	\$735.39
	<u>Kissimmee Utility Authority</u>		
Billing Period 4/17-5/19		R	\$6,739.12

Lukes Brothers Inc.

#J009776 R \$24,686.25

Orlando Sentinel

#663676001 R \$42.80

#668030001 R \$44.00

REW Landscape Corp

#706078 A \$0.00

#706128 A \$47.19

#706132 A \$223.60

#706133 A \$0.00

#706134 A \$7,068.33

#706135 A \$109.00

#706136 A \$207.61

#706137 A \$230.62

#706138 A \$2,075.78

#706139 A \$99.58

#706140 A \$461.24

#706141 A \$251.61

#706142 A \$1,284.27

Roberts Pool Service

#051509 A \$1,180.00

Severn Trent Services

#2041565 A \$8,442.89

Spies

#199239 A \$191.00

#199238 A \$369.25

St Cloud Welding & Fabrication

#005068 R \$886.65

Walker Technical Services

#621 A \$250.00

Wesco Fountains

#5265-S-10355 R \$779.99

Woolpert

#2009003029 A \$2,152.50

#2009003865 A \$7,668.75

Young Van Assenderp

#8309	A	\$1,633.63
#8352	A	\$1,635.90
	TOTAL	\$113,490.22

3C

Harmony Community Development District

Operating and Debt Service Budget

Fiscal Year 2010

(Proposed)

1. First revision 5/26/09
2. Second revision 6/16/09

HARMONY COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Proposed Budget - Fiscal Year 2010

DESCRIPTION	ACTUAL FY 2007	ACTUAL FY 2008	ADOPTED BUDGET FY 2009	ACTUAL THRU MARCH 2009	PROJECTED APRIL- SEPT 2009	TOTAL PROJECTED 9/30/2009	PROPOSED BUDGET FY 2010
REVENUE							
Interest - Investments	\$ -	\$ 11,808	\$ 5,728	\$ 249	\$ 240	\$ 489	\$ 500
Special Assmnts - Tax Collector	369,245	519,237	622,750	288,104	334,646	622,750	622,750
Special Assmnts - District Collected	987,873	988,473	914,363	381,026	533,337	914,363	914,363
Special Assmnts - Discounts	-	(14,151)	(24,910)	(11,187)	-	(11,187)	(24,910)
TOTAL REVENUE	1,368,177	1,515,401	1,517,930	659,289	867,125	1,526,414	1,512,702
EXPENDITURES							
ADMINISTRATIVE							
P/R-Board of Supervisors	10,800	9,200	12,000	4,200	6,000	10,200	9,600
FICA Taxes	826	704	918	321	459	780	734
Workers' Compensation	-	1,350	2,000	-	1,000	1,000	2,000
ProfServ-Arbitrage Rebate	3,600	3,600	3,000	1,200	1,200	2,400	3,000
ProfServ-Dissemination Agent	500	500	500	500	-	500	500
ProfServ-Engineering	31,751	15,588	26,000	293	13,000	13,293	18,000
ProfServ-Legal Services	23,016	33,886	20,000	17,811	10,000	27,811	24,000
ProfServ-Mgmt Consulting Serv	44,000	45,540	50,740	25,370	25,370	50,740	52,516
ProfServ-Special Assessment	10,000	10,350	10,714	10,714	-	10,714	11,089
ProfServ-Trustee	13,599	9,186	10,000	10,748	-	10,748	11,000
Auditing Services	15,500	15,500	15,500	7,000	7,750	14,750	15,500
Communication - Telephone	218	421	250	67	75	142	175
Postage and Freight	3,581	2,938	3,400	718	1,000	1,718	2,000
Insurance - General Liability	23,318	21,612	23,000	18,484	-	18,484	18,500
Printing and Binding	7,925	7,550	7,000	3,355	3,000	6,355	7,000
Legal Advertising	2,114	2,032	3,000	954	1,000	1,954	2,500
Misc-Assessmnt Collection Fee	79,000	6,009	12,455	6,317	6,917	13,234	13,234
Misc-Contingency	32	-	1,000	25	500	525	1,000
Office Supplies	759	847	1,000	527	450	977	1,000
Annual District Filing Fee	175	175	175	175	-	175	175
Capital Outlay	-	-	750	-	375	375	750
TOTAL ADMINISTRATIVE	273,571	190,472	203,402	108,779	78,096	186,875	194,273
FIELD							
ProfServ-Field Management	-	-	-	10,704	21,408	32,112	43,896
Payroll-Salaried	8,652	8,652	30,889	2,163	2,163	4,326	4,800
FICA Taxes	662	662	2,111	165	170	335	3,725
TOTAL FIELD	9,314	9,314	33,000	13,032	23,741	36,773	52,421
LANDSCAPE							
R&M-Irrigation	20,243	21,338	22,000	8,985	16,265	25,250	37,500
R&M-Turf Care	-	-	-	-	139,001	139,001	283,001
R&M Ground Cover (Including Flowers)	-	-	-	-	14,997	14,997	32,994
R&M Shrub Care	-	-	-	-	53,769	53,769	110,539
R&M Tree Care 10' and Under	-	-	-	-	9,558	9,558	21,115
R&M Tree Trimming	-	-	15,000	17,000	-	17,000	15,000
R&M Refuse Removal	-	-	-	-	16,081	16,081	32,576
Miscellaneous Services	957	1,600	10,000	7,540	2,000	9,540	10,000
TOTAL LANDSCAPE	21,200	22,938	47,000	33,525	251,671	285,196	542,725

HARMONY COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Proposed Budget - Fiscal Year 2010

DESCRIPTION	ACTUAL FY 2007	ACTUAL FY 2008	ADOPTED BUDGET FY 2009	ACTUAL THRU MARCH 2009	PROJECTED APRIL- SEPT 2009	TOTAL PROJECTED 9/30/2009	PROPOSED BUDGET FY 2010
FORMER LANDSCAPE CONTRACT							
R&M-Lake Phase II	50,600	49,000	52,000	24,500	4,083	28,583	-
R&M-Landscape - Lakeshore Park	23,700	23,885	25,000	11,850	1,975	13,825	-
R&M-Landscape - Town Square	29,148	29,148	30,600	14,574	2,429	17,003	-
R&M-Landscape - US 192 Entr	62,580	62,580	63,000	31,290	5,215	36,505	-
R&M-Swimming Pool	6,601	15,172	13,300	6,110	1,018	7,128	-
R&M-Landscape Parc D-1 Park	6,600	6,600	7,000	3,300	550	3,850	-
R&M-Landscape Parc C-2 Park	5,940	5,940	6,000	2,970	495	3,465	-
R&M-Landscape Pet Park	21,998	21,023	21,000	10,438	1,673	12,111	-
R&M-Landscape Hwy 192	30,000	32,836	30,000	15,000	2,500	17,500	-
R&M-Landscape Parcel G Park	9,600	14,585	14,400	7,200	1,200	8,400	-
R&M-Landscape Pond Areas	112,700	120,100	140,100	70,050	11,675	81,725	-
R&M-Landscape Buck Lake	7,550	5,550	6,000	1,850	750	2,600	-
R&M-Landscape Parc B Park	6,240	6,240	6,500	3,120	520	3,640	-
R&M-Landscape Parc C Park	5,829	5,700	6,000	2,850	475	3,325	-
R&M-Phase I	75,984	76,354	80,000	37,992	6,332	44,324	-
R&M-Phase III	33,400	79,200	80,000	39,600	6,600	46,200	-
R&M-Landscape Parcel D-2 & E	-	9,500	13,200	7,225	1,000	8,225	-
TOTAL FORMER LANDSCAPE CONTRACT	488,470	563,413	594,100	289,919	48,490	338,409	-
UTILITY							
Electricity - General	18,967	23,436	21,000	16,056	16,000	32,056	40,000
Electricity - Streetlighting	290,860	352,200	371,000	187,031	187,030	374,061	385,220
Utility - Water & Sewer	143,625	99,528	120,000	39,851	40,800	80,651	90,000
TOTAL UTILITY	453,452	475,164	512,000	242,938	243,830	486,768	515,220
OPERATION & MAINTENANCE							
Contracts-Lake and Wetland	30,229	31,824	40,000	16,630	16,600	33,230	33,250
Communication - Telephone	3,027	4,081	2,700	1,172	1,300	2,472	2,500
R&M-Renewal and Replacement	10,160	-	-	-	-	-	-
R&M-Common Area	8,040	10,595	12,000	4,870	6,000	10,870	10,500
R&M-Equipment	6,205	10,575	5,000	6,823	3,000	9,823	21,000
R&M-Pools	22,774	34,690	25,000	16,975	19,462	36,437	46,213
R&M-Landscape Lakeshore Park	-	-	4,000	-	-	-	-
R&M-Park and Amenities	-	-	-	-	-	-	10,600
R&M-Hardscape Maintenance	9,114	4,920	10,000	5,270	-	5,270	10,000
Misc-Licenses & Permits	445	958	900	105	750	855	-
R&M-Roads & Alleyways	-	-	-	-	-	-	45,000
R&M-Sidewalks	-	-	-	-	-	-	9,000
Misc-Parks	4,156	1,268	3,600	815	4,855	5,670	-
Misc-Contingency	6,308	10,974	12,000	12,330	(12,330)	-	20,000
Op Supplies - General	142	80	-	-	-	-	-
Op Supplies-Pool and Fountain	7,324	11,410	7,500	4,428	4,000	8,428	-
TOTAL OPERATION & MAINTENANCE	107,924	121,375	122,700	69,418	43,637	113,055	208,063

HARMONY COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Proposed Budget - Fiscal Year 2010

DESCRIPTION	ACTUAL FY 2007	ACTUAL FY 2008	ADOPTED BUDGET FY 2009	ACTUAL THRU MARCH 2009	PROJECTED APRIL- SEPT 2009	TOTAL PROJECTED 9/30/2009	PROPOSED BUDGET FY 2010
RESERVES							
Reserve - Self Insurance	-	-	50,000	-	-	-	-
1st Quarter Operating Reserves	-	-	173,924	-	-	-	-
TOTAL RESERVES	-	-	223,924	-	-	-	-
TOTAL EXPENDITURES & RESERVES	1,353,931	1,382,676	1,736,126	757,611	689,465	1,447,076	1,512,703
Excess of Revenues							
Over (Under) Expenditures	14,246	132,725	(218,196)	(98,322)	177,660	79,338	(0)
OTHER FINANCING SOURCES (USES)							
Prior Year Fund Balance	-	-	218,196	-	-	-	0
TOTAL OTHER SOURCES (USES)	-	-	218,196	-	-	-	0
Net Change in Fund Balance	14,246	132,725	(218,196)	(98,322)	177,660	79,338	(0)
FUND BALANCE, OCTOBER 1	207,336	221,580	354,305	354,305	-	354,305	433,643
FUND BALANCE, ENDING	\$ 221,582	\$ 354,305	\$ 136,109	\$ 255,983	\$ 177,660	\$ 433,643	\$ 433,643

(1) Operating Reserve - First Quarter Operating Capital	\$ (173,924)
(2) Reserve - Self Insurance	\$ (50,000)
Total Undesignated Cash	\$ 209,719

Notes:

<p>1. If we keep assessments same as FY2009- results are \$210,498 in undesignated cash.</p> <p>2. If we want to decrease assessments we can reduce (\$210,498) undesignated cash to zero.</p>
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Harmony
Community Development District

GENERAL FUND BUDGET NARRATIVE
Fiscal Year 2010

REVENUES

Interest Income (Investments)

The District earns interest income on funds in the checking account.

Special Assessment – Tax Collector

The District will levy a Non-Ad Valorem assessment on the Osceola County tax bill on all the platted parcels within the District in support of the overall fiscal year budget.

Special Assessment – District Collected (Maintenance)

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

Special Assessment – Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments and is shown as a deduction to the assessment revenue.

EXPENDITURES

Administrative:

P/R-Board of Supervisors

Chapter 190, Florida Statutes, allows each member of the Board of Supervisors to be compensated for meeting attendance in the amount of \$200 per meeting not to exceed \$4,800. The amount for the Fiscal Year is based upon four supervisors being compensated for 12 meetings annually.

FICA Taxes

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

Harmony
Community Development District

GENERAL FUND BUDGET NARRATIVE
Fiscal Year 2010

Professional Services – Arbitrage Rebate

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series of Benefit Special Assessment Bonds. The budgeted amount for the fiscal year is based on historical fees and industry standard fees charged for this service.

Professional Services – Dissemination Agent

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

Professional Services - Engineering

The District's engineer, Woolpert Inc., will be providing general engineering services to the District, i.e., attendance and preparation for monthly board meetings, review of invoices, preparation of requisitions., etc. Fees are based on anticipated activity.

Professional Services - Legal Services

The District's legal counsel, Young, van Assenderp P.A., will be providing general legal services to the District, i.e., attendance and preparation for monthly meetings, review of operating and maintenance contracts, etc. Fees are based on activity.

Professional Services- Management Consulting Services

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Severn Trent Environmental Services, Inc. The budgeted amount for the fiscal year is based on the contracted fees of the Management Agreement plus 3.5% increases.

<i>Services Provided</i>	<i>Fee</i>
Management Services	\$48,784.00
Information Technology Services	\$1,071.00
Rentals & Leases	\$2,661.00
Total	\$52,516.00

Harmony
Community Development District

GENERAL FUND BUDGET NARRATIVE
Fiscal Year 2010

Professional Services - Special Assessment

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

Professional Services- Trustee

The District pays US Bank an annual fee for trustee services on the Series 2001 and the Series 2004 Special Assessment Bonds. The budgeted amount for the fiscal year is \$4,900 and \$4,350 for each series plus any out-of-pocket expenses.

Auditing Services

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The fee is based on the existing engagement letter with Grau & Associates.

Communication-Telephone

Telephone and fax machine expenses. The amount for fiscal year 2010 is based on prior year expenses...

Postage & Freight

Cost of mailing agenda packages, overnight deliveries, correspondence, and payments to vendors, etc. The amount for fiscal year 2010 is based on prior year expenses.

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Preferred Governmental Insurance Trust (PGIT), providing insurance coverage to governmental agencies. The budgeted amount is based upon a proposal from PGIT.

Printing & Binding

Printing and binding agenda packages for board meetings and other photocopy expenses, such as: checks, correspondence and mailing to agencies. The amount for fiscal year 2010 is based on prior year expenses and anticipated activity.

Harmony
Community Development District

GENERAL FUND BUDGET NARRATIVE
Fiscal Year 2010

Legal Advertising

The District is required to advertise notices for monthly Board meetings, public hearings, workshops, etc. in a newspaper of general circulation within Osceola County. The amount for fiscal year 2010 is based on the prior year budget and anticipated advertising needs for the year.

Misc-Assessment Collection Fee

A collection fee of 2% plus \$1 per unit is paid to Osceola County Tax Collector for the collection and remittance to the District of special assessments pursuant to an agreement with the tax collector.

Misc-Contingency

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects, as well as the purchase of binders, file folders and other supplies used for the District. The amount for fiscal year 2010 is based on prior year expenses adjusted for anticipated activity.

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Department of Community Affairs. This is the only expenditure in this category.

Capital Outlay

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

Harmony
Community Development District

GENERAL FUND BUDGET NARRATIVE
Fiscal Year 2010

Field Management

Professional Services- Field Management

Annual salary and benefits for full-time field manager/dockmaster as provided through Severn Trent Management Services. Primary responsibilities are related to docks and boats, with supplemental activities providing on-site field management and maintenance services.

Payroll-Salaried (Dockmaster)

Yearly salary and benefits for assistant dockmaster. The Assistant Dockmaster provides supplemental support to boating activities, anticipated at \$50/day, 2 days a week.

FICA Taxes

Payroll taxes on compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the expenditures for payroll salaries for both Dockmaster and Assistant Dockmaster.

Landscape

R&M-Irrigation

\$37,500

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

<i>Existing Contract (Luke Brothers)</i>	\$28,500
<i>System Management (monitoring of the system)</i>	\$3,000
<i>Proposed System Upgrade</i>	\$3,000
<i>Unscheduled maintenance</i>	\$3,000

R&M-Turf Care

\$283,001

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

<i>Existing Contract (Luke Brothers)</i>	\$278,001
<i>Unscheduled maintenance</i>	\$5,000

Harmony
Community Development District

GENERAL FUND BUDGET NARRATIVE
Fiscal Year 2010

R&M-Ground Cover

\$32,994

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

<i>Existing Contract (Luke Brothers)</i>	\$20,394
<i>Existing Contract (Luke Brothers- Flowers)</i>	\$9,600
<i>Unscheduled maintenance</i>	\$3,000

R&M-Shrub Care

\$110,539

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

<i>Existing Contract (Luke Brothers)</i>	\$107,539
<i>Unscheduled maintenance</i>	\$3,000

R&M-Tree Trimming

\$21,115

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

<i>Existing Contract (Luke Brothers)</i>	\$19,115
<i>Unscheduled maintenance</i>	\$2,000

R&M-Tree Services

\$15,000

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

Refuse Removal

\$32,576

Scheduled maintenance consists of trash disposal, litter control and replacement of trash liners. Unscheduled maintenance consists of replacement of damaged trash cans.

<i>Existing Contract (Luke Brothers)</i>	\$30,576
<i>Unscheduled maintenance</i>	\$2,000

Harmony
Community Development District

GENERAL FUND BUDGET NARRATIVE
Fiscal Year 2010

Miscellaneous Services

Unscheduled or one-time landscape maintenance expenses for other areas within the District that are not listed above.

UTILITY

Electricity – General

Electricity for accounts with Orlando Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use plus anticipated 25% increase.

Electricity – Street lighting

Contract to lease light-poles and fixtures for all street lighting within the District, as per agreement with the Orlando Utilities Commission. Fees are based on historical costs plus anticipated 3% increase.

Utility - Water & Sewer

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

OPERATION & MAINTENANCE

Contracts-Lake and Wetland

\$33,250

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

Proposed Contract (Unknown)

\$33,250

Harmony
Community Development District

GENERAL FUND BUDGET NARRATIVE
Fiscal Year 2010

Communication – Telephone

\$2,500

Telephone expenses for the dockmaster's phones and the irrigation line for the computerized Maxicom irrigation system. The budgeted amount for the fiscal year is based on prior year expenses.

R&M-Common Area

\$10,500

- Benches: Unscheduled maintenance consists of replacing damaged benches and purchasing benches for added areas. (\$5,000)
- Miscellaneous cleaning supplies, light bulbs, and other supplies used throughout the District. (\$500)
- Security camera: unscheduled maintenance includes repair or replacement of damaged cameras and any required upgrades. (\$2,000)
- Other miscellaneous common area expense not provided in other line items. It is anticipated some items originally installed in 2003 will need to be replaced in FY 2010, including trash cans, doggie pots and fountain. (\$3,000)

R&M-Equipment

\$21,000

Supplies, maintenance and equipment needed for the boats.

<i>Boat Operation, supplies and maintenance</i>	\$8,000
<i>Repairs and system upgrade</i>	\$10,000
<i>Miscellaneous</i>	\$3,000

R&M-Pools

\$46,213

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

<i>Contract (Jan Pro and Robert's Pool Service)</i>	\$22,560
<i>Repairs for Shade</i>	\$2,000
<i>Repairs for Furniture</i>	\$2,000
<i>Supplies</i>	\$9,500
<i>Licenses</i>	\$900
<i>Unscheduled Maintenance</i>	\$6,000
<i>Miscellaneous</i>	\$3,253

Harmony
Community Development District

GENERAL FUND BUDGET NARRATIVE
Fiscal Year 2010

R&M Park Amenities **\$10,600**

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

<i>Lakeshore Park</i>	<i>\$4,000</i>
<i>Dog Parks</i>	<i>\$5,000</i>
<i>Miscellaneous Park Areas</i>	<i>\$1,600</i>

R&M-Hardscape Maintenance **\$10,000**

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

<i>Existing Contract (Luke Brothers)</i>	<i>\$5,270</i>
<i>Unscheduled maintenance</i>	<i>\$4,730</i>

R&M Roads and Alleyways **\$45,000**

Repairs to Alley	<i>\$40,000</i>
Unscheduled maintenance of alleyways.	<i>\$5,000</i>

R&M Sidewalks **\$9,000**

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

Misc-Contingency **\$20,000**

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

RESERVES

1st Quarter Operating Reserve

The District has appropriated a reserve to fund the District during the first quarter of the Fiscal Year to pay invoices the first months of the next fiscal year until assessments are collected.

Self Insurance Reserve

The District has set aside funds as a general self insurance reserve.

HARMONY COMMUNITY DEVELOPMENT DISTRICT

2001 DEBT SERVICE FUND

Proposed Budget - Fiscal Year 2010

DESCRIPTION	ADOPTED BUDGET FY 2009	ACTUAL THRU MARCH 2009	PROJECTED APRIL- SEPT 2009	TOTAL PROJECTED 9/30/2009	PROPOSED BUDGET FY 2010
REVENUE					
Interest - Investments	\$ 25,000	\$ 5,559	\$ 5,000	\$ 10,559	\$ 25,000
Special Assmnts - Tax Collector	1,075,376	485,164	590,212	1,075,376	1,071,740
Special Assmnts - District Collected	373,344	158,409	214,935	373,344	372,380
Special Assmnts - District Collected Golf	61,000	-	61,000	61,000	61,000
Special Assmnts - Prepayment	-	9,693	(9,693)	-	-
Special Assmnts - Discounts	(43,015)	(18,839)	-	(18,839)	(42,870)
TOTAL REVENUE	1,491,705	639,986	861,454	1,501,440	1,487,250
EXPENDITURES					
ADMINISTRATIVE					
Misc-Assessmnt Collection Fee	21,508	9,327	3,585	12,912	21,435
TOTAL ADMINISTRATIVE	21,508	9,327	3,585	12,912	21,435
DEBT SERVICE					
Principal Debt Retirement	270,000	-	270,000	270,000	290,000
Principal Prepayments	-	-	20,000	20,000	-
Interest Expense	1,174,138	583,263	587,069	1,170,332	1,144,775
TOTAL DEBT SERVICE	1,444,138	583,263	877,069	1,460,332	1,434,775
TOTAL EXPENDITURES & RESERVES	1,465,646	592,590	880,653	1,473,243	1,456,210
Excess of Revenues					
Over (Under) Expenditures	26,060	47,396	(19,199)	28,197	31,041

HARMONY COMMUNITY DEVELOPMENT DISTRICT

2001 DEBT SERVICE FUND

Proposed Budget - Fiscal Year 2010

DESCRIPTION	ADOPTED BUDGET FY 2009	ACTUAL THRU MARCH 2009	PROJECTED APRIL- SEPT 2009	TOTAL PROJECTED 9/30/2009	PROPOSED BUDGET FY 2010
OTHER FINANCING SOURCES (USES)					
Contribution to Fund Balance	(26,061)	-	-	-	(31,041)
TOTAL OTHER SOURCES (USES)	(26,061)	-	-	-	(31,041)
Net Change in Fund Balance	26,060	47,396	(19,199)	28,197	31,041
FUND BALANCE, OCTOBER 1	1,735,114	1,735,114	-	1,735,114	1,763,311
FUND BALANCE, ENDING	\$ 1,761,174	\$ 1,782,510	\$ (19,199)	\$ 1,763,311	\$ 1,794,351

Harmony

Community Development District
Series 2001 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	PREPAYMENT	INTEREST	TOTAL
11/01/04	\$ 17,280,000.00	7.25%	\$ 105,000.00		\$ 626,400.00	\$ 1,573,993.75
05/01/05	\$ 17,175,000.00	7.25%	\$ 205,000.00	\$ 15,000.00	\$ 622,593.75	
11/01/05	\$ 16,955,000.00	7.25%	-	\$ 50,000.00	\$ 614,618.75	\$ 1,497,425.00
05/01/06	\$ 16,905,000.00	7.25%	\$ 220,000.00		\$ 612,806.25	
11/01/06	\$ 16,685,000.00	7.25%	-	\$ 20,000.00	\$ 604,831.25	\$ 1,513,937.50
05/01/07	\$ 16,665,000.00	7.25%	\$ 235,000.00	\$ 50,000.00	\$ 604,106.25	
11/01/07	\$ 16,380,000.00	7.25%	-	\$ 35,000.00	\$ 593,775.00	\$ 1,476,281.25
05/01/08	\$ 16,345,000.00	7.25%	\$ 255,000.00		\$ 592,506.25	
11/01/08	\$ 16,090,000.00	7.25%	-	-	\$ 583,262.50	\$ 1,466,525.00
05/01/09	\$ 16,090,000.00	7.25%	\$ 270,000.00	\$ 30,000.00	\$ 583,262.50	
11/01/09	\$ 15,790,000.00	7.25%	-		\$ 572,387.50	\$ 1,434,775.00
05/01/10	\$ 15,790,000.00	7.25%	\$ 290,000.00		\$ 572,387.50	
11/01/10	\$ 15,500,000.00	7.25%	-		\$ 561,875.00	\$ 1,438,750.00
05/01/11	\$ 15,500,000.00	7.25%	\$ 315,000.00		\$ 561,875.00	
11/01/11	\$ 15,185,000.00	7.25%	-		\$ 550,456.25	\$ 1,435,912.50
05/01/12	\$ 15,185,000.00	7.25%	\$ 335,000.00		\$ 550,456.25	
11/01/12	\$ 14,850,000.00	7.25%	-		\$ 538,312.50	\$ 1,431,625.00
05/01/13	\$ 14,850,000.00	7.25%	\$ 355,000.00		\$ 538,312.50	
11/01/13	\$ 14,495,000.00	7.25%	-		\$ 525,443.75	\$ 1,430,887.50
05/01/14	\$ 14,495,000.00	7.25%	\$ 380,000.00		\$ 525,443.75	
11/01/14	\$ 14,115,000.00	7.25%	-		\$ 511,668.75	\$ 1,433,337.50
05/01/15	\$ 14,115,000.00	7.25%	\$ 410,000.00		\$ 511,668.75	
11/01/15	\$ 13,705,000.00	7.25%	-		\$ 496,806.25	\$ 1,433,612.50
05/01/16	\$ 13,705,000.00	7.25%	\$ 440,000.00		\$ 496,806.25	
11/01/16	\$ 13,265,000.00	7.25%	-		\$ 480,856.25	\$ 1,431,712.50
05/01/17	\$ 13,265,000.00	7.25%	\$ 470,000.00		\$ 480,856.25	
11/01/17	\$ 12,795,000.00	7.25%	-		\$ 463,818.75	\$ 1,432,637.50
05/01/18	\$ 12,795,000.00	7.25%	\$ 505,000.00		\$ 463,818.75	
11/01/18	\$ 12,290,000.00	7.25%	-		\$ 445,512.50	\$ 1,431,025.00
05/01/19	\$ 12,290,000.00	7.25%	\$ 540,000.00		\$ 445,512.50	
11/01/19	\$ 11,750,000.00	7.25%	-		\$ 425,937.50	\$ 1,431,875.00
05/01/20	\$ 11,750,000.00	7.25%	\$ 580,000.00		\$ 425,937.50	
11/01/20	\$ 11,170,000.00	7.25%	-		\$ 404,912.50	\$ 1,429,825.00
05/01/21	\$ 11,170,000.00	7.25%	\$ 620,000.00		\$ 404,912.50	
11/01/21	\$ 10,550,000.00	7.25%	-		\$ 382,437.50	\$ 1,429,875.00
05/01/22	\$ 10,550,000.00	7.25%	\$ 665,000.00		\$ 382,437.50	
11/01/22	\$ 9,885,000.00	7.25%	-		\$ 358,331.25	\$ 1,426,662.50
05/01/23	\$ 9,885,000.00	7.25%	\$ 710,000.00		\$ 358,331.25	
11/01/23	\$ 9,175,000.00	7.25%	-		\$ 332,593.75	\$ 1,425,187.50
05/01/24	\$ 9,175,000.00	7.25%	\$ 760,000.00		\$ 332,593.75	
11/01/24	\$ 8,415,000.00	7.25%	-		\$ 305,043.75	\$ 1,425,087.50
05/01/25	\$ 8,415,000.00	7.25%	\$ 815,000.00		\$ 305,043.75	
11/01/25	\$ 7,600,000.00	7.25%	-		\$ 275,500.00	\$ 1,426,000.00
05/01/26	\$ 7,600,000.00	7.25%	\$ 875,000.00		\$ 275,500.00	
11/01/26	\$ 6,725,000.00	7.25%	-		\$ 243,781.25	\$ 1,427,562.50
05/01/27	\$ 6,725,000.00	7.25%	\$ 940,000.00		\$ 243,781.25	
11/01/27	\$ 5,785,000.00	7.25%	-		\$ 209,706.25	\$ 1,424,412.50
05/01/28	\$ 5,785,000.00	7.25%	\$ 1,005,000.00		\$ 209,706.25	
11/01/28	\$ 4,780,000.00	7.25%	-		\$ 173,275.00	\$ 1,416,550.00
05/01/29	\$ 4,780,000.00	7.25%	\$ 1,070,000.00		\$ 173,275.00	
11/01/29	\$ 3,710,000.00	7.25%	-		\$ 134,487.50	\$ 1,418,975.00
05/01/30	\$ 3,710,000.00	7.25%	\$ 1,150,000.00		\$ 134,487.50	
11/01/30	\$ 2,560,000.00	7.25%	-		\$ 92,800.00	\$ 1,425,600.00
05/01/31	\$ 2,560,000.00	7.25%	\$ 1,240,000.00		\$ 92,800.00	
11/01/31	\$ 1,320,000.00	7.25%	-		\$ 47,850.00	\$ 1,425,700.00
05/01/32	\$ 1,320,000.00	7.25%	\$ 1,330,000.00		\$ 47,850.00	
			\$ 17,090,000.00		\$ 23,105,750.00	\$ 40,395,750.00

HARMONY COMMUNITY DEVELOPMENT DISTRICT

2004 DEBT SERVICE FUND

Proposed Budget - Fiscal Year 2010

DESCRIPTION	ADOPTED BUDGET FY 2009	ACTUAL THRU MARCH 2009	PROJECTED APRIL- SEPT 2009	TOTAL PROJECTED 9/30/2009	PROPOSED BUDGET FY 2010
REVENUE					
Interest - Investments	\$ 20,000	\$ 3,575	\$ 3,400	\$ 6,975	\$ 20,000
Special Assmnts - District Collected	1,205,596	153,777	1,051,819	1,205,596	1,201,222
TOTAL REVENUE	1,225,596	157,352	1,055,219	1,212,571	1,221,222
EXPENDITURES					
DEBT SERVICE					
Principal Debt Retirement	195,000	-	195,000	195,000	210,000
Interest Expense	1,028,025	514,013	514,013	1,028,026	1,014,863
TOTAL DEBT SERVICE	1,223,025	514,013	709,013	1,223,026	1,224,863
TOTAL EXPENDITURES & RESERVES	1,223,025	514,013	709,013	1,223,026	1,224,863
Excess of Revenues					
Over (Under) Expenditures	2,571	(356,661)	346,207	(10,455)	(3,641)
OTHER FINANCING SOURCES (USES)					
Prior Year Fund Balance	-	-	-	-	3,641
Contribution to Fund Balance	(2,571)	-	-	-	-
TOTAL OTHER SOURCES (USES)	(2,571)	-	-	-	3,641
Net Change in Fund Balance	2,571	(356,661)	346,207	(10,455)	(3,641)
FUND BALANCE, OCTOBER 1	1,463,770	1,463,770	-	1,463,770	1,453,316
FUND BALANCE, ENDING	\$ 1,466,341	\$ 1,107,109	\$ 346,207	\$ 1,453,316	\$ 1,449,675

Harmony
Community Development District
Series 2004 Capital Improvement Revenue Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
5/1/2005	\$ 15,590,000.00	6.75%	\$ -	\$ 137,442.19	\$ 137,442.19
11/1/2005	\$ 15,590,000.00	6.75%	\$ -	\$ 376,799.06	\$ 902,961.56
5/1/2006	\$ 15,590,000.00	6.75%	\$ -	\$ 526,162.50	
11/1/2006	\$ 15,590,000.00	6.75%	\$ -	\$ 526,162.50	\$ 1,227,325.00
5/1/2007	\$ 15,590,000.00	6.75%	\$ 175,000.00	\$ 526,162.50	
11/1/2007	\$ 15,415,000.00	6.75%	\$ -	\$ 520,256.25	\$ 1,225,512.50
5/1/2008	\$ 15,415,000.00	6.75%	\$ 185,000.00	\$ 520,256.25	
11/1/2008	\$ 15,230,000.00	6.75%	\$ -	\$ 514,012.50	\$ 1,223,025.00
5/1/2009	\$ 15,230,000.00	6.75%	\$ 195,000.00	\$ 514,012.50	
11/1/2009	\$ 15,035,000.00	6.75%	\$ -	\$ 507,431.25	\$ 1,224,862.50
5/1/2010	\$ 15,035,000.00	6.75%	\$ 210,000.00	\$ 507,431.25	
11/1/2010	\$ 14,825,000.00	6.75%	\$ -	\$ 500,343.75	\$ 1,225,687.50
5/1/2011	\$ 14,825,000.00	6.75%	\$ 225,000.00	\$ 500,343.75	
11/1/2011	\$ 14,600,000.00	6.75%	\$ -	\$ 492,750.00	\$ 1,230,500.00
5/1/2012	\$ 14,600,000.00	6.75%	\$ 245,000.00	\$ 492,750.00	
11/1/2012	\$ 14,355,000.00	6.75%	\$ -	\$ 484,481.25	\$ 1,223,962.50
5/1/2013	\$ 14,355,000.00	6.75%	\$ 255,000.00	\$ 484,481.25	
11/1/2013	\$ 14,100,000.00	6.75%	\$ -	\$ 475,875.00	\$ 1,226,750.00
5/1/2014	\$ 14,100,000.00	6.75%	\$ 275,000.00	\$ 475,875.00	
11/1/2014	\$ 13,825,000.00	6.75%	\$ -	\$ 466,593.75	\$ 1,223,187.50
5/1/2015	\$ 13,825,000.00	6.75%	\$ 290,000.00	\$ 466,593.75	
11/1/2015	\$ 13,535,000.00	6.75%	\$ -	\$ 456,806.25	\$ 1,223,612.50
5/1/2016	\$ 13,535,000.00	6.75%	\$ 310,000.00	\$ 456,806.25	
11/1/2016	\$ 13,225,000.00	6.75%	\$ -	\$ 446,343.75	\$ 1,222,687.50
5/1/2017	\$ 13,225,000.00	6.75%	\$ 330,000.00	\$ 446,343.75	
11/1/2017	\$ 12,895,000.00	6.75%	\$ -	\$ 435,206.25	\$ 1,225,412.50
5/1/2018	\$ 12,895,000.00	6.75%	\$ 355,000.00	\$ 435,206.25	
11/1/2018	\$ 12,540,000.00	6.75%	\$ -	\$ 423,225.00	\$ 1,226,450.00
5/1/2019	\$ 12,540,000.00	6.75%	\$ 380,000.00	\$ 423,225.00	
11/1/2019	\$ 12,160,000.00	6.75%	\$ -	\$ 410,400.00	\$ 1,225,800.00
5/1/2020	\$ 12,160,000.00	6.75%	\$ 405,000.00	\$ 410,400.00	
11/1/2020	\$ 11,755,000.00	6.75%	\$ -	\$ 396,731.25	\$ 1,228,462.50
5/1/2021	\$ 11,755,000.00	6.75%	\$ 435,000.00	\$ 396,731.25	
11/1/2021	\$ 11,320,000.00	6.75%	\$ -	\$ 382,050.00	\$ 1,224,100.00
5/1/2022	\$ 11,320,000.00	6.75%	\$ 460,000.00	\$ 382,050.00	
11/1/2022	\$ 10,860,000.00	6.75%	\$ -	\$ 366,525.00	\$ 1,228,050.00
5/1/2023	\$ 10,860,000.00	6.75%	\$ 495,000.00	\$ 366,525.00	
11/1/2023	\$ 10,365,000.00	6.75%	\$ -	\$ 349,818.75	\$ 1,224,637.50
5/1/2024	\$ 10,365,000.00	6.75%	\$ 525,000.00	\$ 349,818.75	
11/1/2024	\$ 9,840,000.00	6.75%	\$ -	\$ 332,100.00	\$ 1,224,200.00
5/1/2025	\$ 9,840,000.00	6.75%	\$ 560,000.00	\$ 332,100.00	
11/1/2025	\$ 9,280,000.00	6.75%	\$ -	\$ 313,200.00	\$ 1,221,400.00
5/1/2026	\$ 9,280,000.00	6.75%	\$ 595,000.00	\$ 313,200.00	
11/1/2026	\$ 8,685,000.00	6.75%	\$ -	\$ 293,118.75	\$ 1,221,237.50
5/1/2027	\$ 8,685,000.00	6.75%	\$ 635,000.00	\$ 293,118.75	
11/1/2027	\$ 8,050,000.00	6.75%	\$ -	\$ 271,687.50	\$ 1,223,375.00
5/1/2028	\$ 8,050,000.00	6.75%	\$ 680,000.00	\$ 271,687.50	
11/1/2028	\$ 7,370,000.00	6.75%	\$ -	\$ 248,737.50	\$ 1,227,475.00
5/1/2029	\$ 7,370,000.00	6.75%	\$ 730,000.00	\$ 248,737.50	
11/1/2029	\$ 6,640,000.00	6.75%	\$ -	\$ 224,100.00	\$ 1,223,200.00
5/1/2030	\$ 6,640,000.00	6.75%	\$ 775,000.00	\$ 224,100.00	
11/1/2030	\$ 5,865,000.00	6.75%	\$ -	\$ 197,943.75	\$ 1,220,887.50
5/1/2031	\$ 5,865,000.00	6.75%	\$ 825,000.00	\$ 197,943.75	
11/1/2031	\$ 5,040,000.00	6.75%	\$ -	\$ 170,100.00	\$ 1,220,200.00
5/1/2032	\$ 5,040,000.00	6.75%	\$ 880,000.00	\$ 170,100.00	
11/1/2032	\$ 4,160,000.00	6.75%	\$ -	\$ 140,400.00	\$ 1,220,800.00
5/1/2033	\$ 4,160,000.00	6.75%	\$ 940,000.00	\$ 140,400.00	
11/1/2033	\$ 3,220,000.00	6.75%	\$ -	\$ 108,675.00	\$ 1,217,350.00
5/1/2034	\$ 3,220,000.00	6.75%	\$ 1,000,000.00	\$ 108,675.00	
11/1/2034	\$ 2,220,000.00	6.75%	\$ -	\$ 74,925.00	\$ 1,219,850.00
5/1/2035	\$ 2,220,000.00	6.75%	\$ 1,070,000.00	\$ 74,925.00	
11/1/2035	\$ 1,150,000.00	6.75%	\$ -	\$ 38,812.50	\$ 1,227,625.00
5/1/2036	\$ 1,150,000.00	6.75%	\$ 1,150,000.00	\$ 38,812.50	
			\$ 15,590,000.00	\$ 22,178,028.75	\$ 37,768,028.75

SEVENTH ORDER OF BUSINESS

**Harmony CDD
Buck Lake Boat Use
May 11-June 13, 2009**

Passengers

Days of the Week	Total Passenger	20' Pontoon	16' Pontoon	Small Fishing Boat	18' Fishing Boat	Sail Boat	Canoes	Kayaks	Solar Boat
Mon, Thurs *	3		3						
Fri, Sat, Sun	32		24		7			1	
Totals	35	0	27	0	7	0	0	1	0
Comments	Large Pontoon and 18' Fishing Boat currently in shop for repair								
	Abundance of rain has affected the turnout this month								

Trips

Days of the Week	Total Trips	20' Pontoon	16' Pontoon	Small Fishing Boat	18' Fishing Boat	Sail Boat	Canoes	Kayaks	Solar Boat
Mon, Thurs *	1		1						
Fri, Sat, Sun	11		7		3			1	
Totals	12	0	8	0	3	0	0	1	0
Comments	* Buck Lake is closed on Tuesday & Wednesday								

Last Month

Passengers	112	70	25	0	9	0	5	3	0
Trips	31	12	10	0	4	0	3	2	0