

**HARMONY COMMUNITY  
DEVELOPMENT DISTRICT**

**JULY 25, 2013**

**AGENDA PACKAGE**

# Harmony Community Development District

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

Gary L. Moyer, District Manager  
Tim Qualls, District Counsel  
Steve Boyd, District Engineer  
Todd Haskett, Project Coordinator

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July 18, 2013

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, July 25, 2013 at 9:00 A.M.** at 7251 Five Oaks Drive, Harmony, Florida. Following is the advance agenda for both meetings:

- 1. Roll Call**
- 2. Approval of the Minutes of the June 27, 2013 Budget Workshop and Regular Meeting**
- 3. Audience Comments**
- 4. Subcontractor Reports**
  - A. Aquatic Plant Maintenance – Bio Tech
  - B. Landscaping – Davey Tree - Monthly Highlight Report
  - C. Dockmaster/Field Manager
    - i. Dock and Maintenance Activities Report
    - ii. Buck Lake Boat Use Report
- 5. Developer's Report**
- 6. District Manager's Report**
  - A. June 2013 Financial Statements
  - B. Invoice Approval #159 and Check Run Summary
  - C. Public Comments/Communication Log
  - D. Website Statistics
  - E. Consideration of Resolution 2013-05 Amending the Debt Service Fund Budget for Fiscal Year 2013
  - F. Consideration of Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year 2013
  - G. Consideration of Arbitrage Rebate Calculation Report for Series 2004 Capital Improvement Revenue Bonds
  - H. Questions and Comments on the Proposed Fiscal Year 2014 Budget
- 7. Staff Reports**
  - A. Attorney
  - B. Engineer
- 8. Supervisor Requests**
- 9. Adjournment**

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

Sincerely,

Gary Moyer/ir  
District Manager

**District Office:**  
610 Sycamore Street, Suite 140  
Celebration, FL 34747

[www.harmonycdd.org](http://www.harmonycdd.org)

**Meeting Location:**  
7251 Five Oaks Drive  
Harmony, Florida

# MINUTES

# **MINUTES OF MEETING**

## **HARMONY COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Harmony Community Development District was held Thursday, June 27, 2013, at 6:00 p.m. at 7251 Five Oaks Drive, Harmony, Florida.

Present and constituting a quorum were:

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

Also present were:

Gary L. Moyer	Manager: Moyer Management Group
Tim Qualls	Attorney: Young vanAssenderp, P.A.
Steve Boyd	Boyd Civil Engineering
Todd Haskett	Harmony Development Company
Brock Nicholas	Harmony Development Company
Garth Rinard	Davey Commercial Grounds

### **FIRST ORDER OF BUSINESS**

#### **Roll Call**

Mr. Berube called the meeting to order at 6:30 p.m.

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

### **SECOND ORDER OF BUSINESS**

#### **Acceptance of the May 30, 2013, Audit Committee Meeting Minutes and Approval of the May 30, 2013, Regular Meeting Minutes**

Mr. Berube reviewed the minutes of the May 30, 2013, regular meeting and requested any additions, corrections, notations, or deletions.

Ms. Kassel stated page 5, third paragraph from the bottom, "cupseed" should be capitalized.

On MOTION by Mr. Walls, seconded by Mr. LeMenager, with all in favor, unanimous approval was given to accept minutes of the May 30, 2013, audit committee and to approve the minutes of the May 30, 2013, regular meeting, as amended.

Mr. Berube stated we have gotten to the point where minutes are 30 to 50 pages long. Over the years, I know we have gone with verbatim minutes for many years, and they are

pretty much a recap of everything we discuss. Ms. Brenda Burgess does a wonderful job. I do not know what the feeling of the Board is, but Robert's Rules of Order say one page per hour. That might be a little short. Do we want to continue to have 30 to 50 pages of minutes each month? Do we want to give Ms. Burgess a little leeway to consolidate somewhat?

Mr. Walls asked what do you do in other Districts?

Mr. Moyer stated this goes back almost 40 years when I got into this business. I was aware that other governments have abbreviated minutes of one page per hour. The problem with that, and the reason we do almost verbatim minutes—you cannot say “verbatim” but they are close—is five years from now when a residents comes here and asks why did you do something, I am not smart enough to tell them why we did that. I do not remember why we did that five years ago. Maybe now I could do that, but at that time, I was managing a couple hundred Districts, and there was no way I could remember. So I realized it was a lot of work, but I am willing to have our people put that work into these minutes so at least we know why we made a decision the way we did.

Mr. Walls stated I think that is a great history. I go back to the minutes sometimes because I wonder why certain decisions were made. When we meet every month, it is hard to remember when we did certain things. I know it is a lot of work, but I like it.

Ms. Kassel stated I am good keeping them this way.

Mr. Berube stated from our perspective, we just read through it.

Ms. Kassel stated but it reminds me of when something has not been addressed to bring it up at the next meeting.

Mr. Berube stated I know it is a lot of work for all concerned, including us. I am fine either way. We do not waste paper by printing the minutes anymore. It is just a little bit of time on the part of a few people.

### **THIRD ORDER OF BUSINESS**

### **Audience Comments**

Ms. Nancy Albert stated we live on Clay Brick Road. Our big concern is across the street from our residence is the ugliest thing you have ever seen. It is alongside of the tunnel. They tore all those things up and they never bothered to put down some groundcover. The real estate people are taking people around that area so prospective buyers do not see it. I saw someone looking at it today.

Mr. Berube stated I was there last week because another resident made the same comment to me. I have already turned it over to Mr. Haskett, and I included a picture.

Mr. Haskett stated it has been on the list for Davey for quite some time of how to address it. It used to have dune sunflower, which died off over the years. The landscape fabric that is there now is starting to deteriorate, so you are getting erosion. You are seeing a lot of issues with it now. Mr. Rinard is looking at several different plants to put in there.

Mr. Rinard stated I was going to address this with the Board later on the agenda. We have been talking about landscape replacement and fillers in relation to the Lakeshore Park proposal and the design work at the roundabout. We provided a proposal for the Lakeshore Park roundabout. As time went on, turf conditions improved and plant conditions improved. We discussed not spending that money in that location but move it throughout the community. Since that time, I have been working on taking an assessment and working on a plan with the idea of using Florida natives and Florida-friendly plant material. That area, the embankment is on my list this evening with a couple different suggestions. Plumbago is one of them, Confederate Jasmine is another, as well as Perennial Peanut. Of those three, I recommend the Confederate Jasmine. It is a little bit larger plant. You can space it out a little bit wider. Its natural growth characteristic is to spread in color. You will get some flowering out of it as well as some fragrance. The closer we space them, the more units we will require, so the higher the cost.

Mr. Berube stated we can continue this discussion for Mr. Rinard's report and proposal. We have a plan coming.

Ms. Albert stated when we had these really bad storms, you really have to watch that area across that street because the limbs are all broken off the trees.

Mr. Berube asked on Hillside?

Ms. Albert stated no, right across the street where the trees are.

Ms. Kassel asked on the far side of the sidewalk on the opposite side of the street?

Ms. Albert stated toward the highway. You might just keep an eye on that because of all the branches, and I am sure it just happened. I was wondering what would happen if we had a liaison from Ashley Park attend your meetings. Perhaps we could understand more of what is going on.

Mr. Berube asked you mean attend these CDD meetings?

Ms. Albert stated I mean an actual person who could be a liaison between the two entities.

Mr. LeMenager stated the people in the front row attend every single meeting.

Mr. Dennis DeMaria stated we do, but I am not on the Board any longer.

Ms. Albert stated we need someone.

Mr. LeMenager stated they are certainly welcome to attend.

Ms. Kassel stated any resident is welcome to attend any of these meetings.

Mr. Berube stated you all are governed by the CDD. You are doing the most effective thing you can to communicate your needs and desires by coming here. The other thing is, Mr. Walls has a Facebook page. I also regularly delve into the Harmony Families Facebook page. If you have not joined the Harmony Families Facebook page, join up. I see a number of regulars here tonight. We have random discussions about things we are contemplating and fees and so forth. It is a great opportunity. You can do it any time of the day at your convenience and post your thoughts.

Mr. Nicholas stated that is a great idea. I would also recommend the master association to attend those meetings as well.

Mr. Berube stated everyone is welcome. We appreciate having people attend our meetings.

Ms. Albert stated there are things that are misunderstood. If you have someone who could actually communicate to us, we can relay that.

Ms. Kassel stated the minutes are available online going back several years.

Mr. Berube stated [www.HarmonyCDD.org](http://www.HarmonyCDD.org) is our website that tells you what is going on with the CDD. You can also contact us directly through our Harmony email addresses that are listed on the website. If you send us an email, I guarantee you will receive a response. This is very public.

Ms. Lindsey Nichols stated I live at Ashley Park, and we use the Ashley Park pool. There have been rumblings about the pool, which I can attest to. The condition of the pool area is pretty bad and it has been pretty bad for quite some time. I go there a lot and the arbors, or whatever you call them, are rusting and bolts are coming out.

Mr. Berube stated once the swimming season is over, we will address the pool.

Ms. Nichols stated I keep hearing that when I come to meetings. First it is in the fall, then it is in the spring.

Mr. Berube stated this year, it will happen. We did not have a full staff of CDD employees last spring due to a number of reasons. We now have three staff members performing CDD maintenance. The whole building will be cleaned up and repainted. The pool is scheduled for an acid wash and general maintenance. All the wood will be repaired and all the metal will be painted. It will look brand new when it is done. We do not want to do that during the swimming season because it does not make any sense.

Ms. Nichols stated the thing I am most concerned about is that we have an exorbitant number of people using the pool who do not live here. They are jumping the fence. They are bringing other members in. I would say there are hardly any young adults under 16 who are bringing their parents with them. They are bringing six to 10 to 20 people with them. There are people who are living here who are bringing 30 guests. They do not fill out a form; it is not a party but they are just bringing them in. They have huge bottles of liquor and they are hanging out by the pool. They are very disrespectful of people who are in the pool. It is a very small pool. It does not take long to fill it up. They are not watching their kids. They let kids into the pool in diapers. I saw football players coming here at 10:00 after practice, bringing 10 or 15 kids and drinking. My big thing is that someone has to be accountable. We have rules. We have signs. We have swipe cards. We have gates. We have fences. None of that is worth anything if you do not enforce it. If no one is going to enforce it, then take it all down. What is the point in having it if no one is going to enforce it? We, as residents, do what we can. We take pictures or call the sheriff. By the time the sheriff gets here, they are gone. The last time the sheriff came out, they asked if anyone here has seen any kids here who should not be, and everyone responded that they had not seen any. There has to be an answer here somewhere.

Mr. Berube stated it is a huge issue because there are rules. Everyone is supposed to have an access card. There should not be anyone under 16 or 18 in the pool areas unaccompanied. The access card identification is the key to this system. We had this discussion last week when Mr. Fred Hawkins had a community meeting in this building with Deputy Wittsen. If you were here, you heard him say if there are unauthorized people in the pool to call him and let him know. Do not call the 9-1-1 number; call the non-emergency line, 407-348-2222. Practically speaking, it probably takes a deputy an hour or so to get out here. The practical method of rules enforcement would be to take some of the field staff and have them do a swing through the pools and other enclosed



areas and have them ask to see people's cards. That is a very difficult job for someone who has to work here and perhaps live here to go through the areas and throw people out.

A Resident stated there were 40 today, and all 40 did not live here. They were in the pool.

Mr. Berube stated I understand.

Ms. Nichols stated that is a safety issue.

Mr. Berube stated I do not disagree. The Sheriff probably will not respond to that. I am not sure how much they will respond and cycle through the pool if no one admits and points out people who do not belong here. To enforce the rules that are in place, there is only one way to do it, and that is to hire someone to have them check access cards and throw people out.

Mr. Farnsworth asked whatever happened to the cameras we have? Where are they, and where are they being used?

Mr. Haskett stated they are at the Swim Club, Ashley Park, and Buck Lake.

Mr. Farnsworth asked do they capture any of this?

Mr. Haskett stated they capture everything when we know something has transpired.

Mr. Berube stated the problem is, when you are watching the camera, it is hard to tell who is the bad guy and who is not.

Mr. Farnsworth asked are you saying the cameras are that bad that they cannot identify people?

Mr. Haskett stated no, it is recorded on a DVR. After 48 hours, it will record over itself. If we know within a certain amount of time, we can go back through and look at specific time stamps. The cameras have come in very handy. We caught an arsonist in 2006 or 2007, so they work great. We just have to know what timeframes to search.

Ms. Kassel stated they have to know that it is happening very soon after it happens so that we can go to the camera.

Mr. Farnsworth asked is the key for the residents who are finding it to contact Mr. Haskett and ask you to put this tape aside so that we have a record of it and if necessary file charges?

The Resident stated it is happening every day.

Ms. Nichols stated it happens so often, you could not keep up with it.

Mr. Farnsworth stated keep calling. If you press it hard one or two times, it will probably be a very good deterrent. But you need something to back it up.

The Resident stated over a period of time, once the word gets out, they will go elsewhere. We had a problem with parking across the street, and we solved that quickly.

Mr. Berube stated as a practical matter, if someone breaks a window or busted down a door or lit someone on fire, you could go back to the tapes. We have had some issues and deputies have looked at the videos. They have asked who the person is in the picture. If they are not from here, they are from three miles down the road, and no one knows them. The deputies are not going to get very excited because some guy jumped over the fence and went in the Harmony pool. This is a civil issue. They will help us a little with trespassing. But because someone jumps over the fence and swims in our pool, they say they are sorry but they do not have the manpower to address that. It goes down to the same thing for us. We have plenty of rules, but enforcement capability is very difficult.

Mr. Farnsworth asked where does that leave them?

Mr. Berube stated we will sort it out.

Ms. Kassel asked how difficult would it be and what would the cost be to temporarily hire some kind of security person to go there daily or several times a day for the next several weeks to clean this problem up? Is that an option?

Mr. Berube stated my guess is it will cost \$25 an hour.

Mr. LeMenager stated there is a practical solution. We have enough sheriff's deputies who live in town, and they do not make any money. I am sure a lot of them would not mind working a few hours.

Mr. Moyer stated I think it would probably be \$18 to \$20 an hour range to have someone do that. The problem is, he is a security guard. All he can do is pick up the phone and call the sheriff.

Ms. Kassel stated he can check access cards and ask people to leave.

Mr. LeMenager stated there is nothing he can do if they do not leave.

Ms. Kassel stated he can start taking pictures and videos of that to submit to the sheriff.

Mr. Berube stated the sheriff is not going to give this a high priority. Going back to the comment from earlier, we might be able to hire off-duty deputies. I suppose they would take that detail because they do other civil work. We have hired off-duty deputies

for the HOA, and it was about \$28 or \$30 an hour. If we had a six-hour detail, which is the main portion of the day, you would spend \$250 to \$300 to have a deputy there. Obviously, someone would have to pay for that because it is not free. This would come out of the CDD funds, which we just went through an exercise to review each line item in the budget. If you are indicating that you want to do that, we will certainly consider that. I have seen it and I have heard enough complaints to know what goes on. It is one of the reasons we increased security with the access cards. There was an abuse problem with the keys. We are at the point now where the abuse is still continuing, although it is better.

Ms. Kassel stated it is worse.

Mr. Berube stated it might be worse because it is more advantageous to come here now. More people also live here. I do not know the reasons. If the residents are telling us that you understand the cost and you want us to put together a program, understand that some residents may get mad because if they do not have a card with a picture that matches their face, we will confiscate the card they come with, because I know that goes on. There are certain people who live in this community who go away and someone asks to borrow their card, so they give it to someone else. I have heard it and I have seen it so I know it happens. If you are telling us that you are in favor of spending the money, we can investigate putting a program together to see what we can do.

Ms. Nichols asked are you talking about just the Ashley Park pool or the Swim Club pool, also?

Ms. Kassel stated both.

Mr. Berube stated I do not hear as many complaints about the Swim Club, and I am not sure why. I know it goes on here, too.

Ms. Kassel stated there is no reason that person cannot go to both pools.

Ms. Nichols stated I was at the pool the other day in the afternoon. There were 17 children in the pool and seven parents. They all started talking about the Ashley Park pool. Every single one of those people were from Ashley Park, and they all said they were scared to go to the Ashley Park pool anymore because the teenagers—whether they were from Harmony or Holopaw or wherever—were so brash and so rude that they could not take their kids to that pool.

A Resident stated residents are refusing to go to the pool.

Mr. Walls stated before we talk about spending more money, we need to meet with the sheriff's office again, which we have done in the past. We need to let them know the problem we are having, and ask them what they can do to help us fix it.

The Resident stated all it takes is one shot to someone's jaw and there will be a lawsuit.

Mr. Walls stated all the residents are paying taxes to the sheriff's office. When these people come here, they are trespassing, and the sheriff's office should handle it accordingly. If they are not, we need to have a talk with them and tell them what we expect from them. We pay taxes and this is what we expect when they come out here.

Mr. Berube stated we will need to sign the pools just like we sign the ponds, which is fine and we can do that. That is step one. I will take it upon myself to contact the deputy and tell him what is going on, and we will see if we can set up a meeting with him. I suspect we will have limited results without paying a deputy for off-duty shifts, but I am hearing that everyone wants this, and we need to do something.

Ms. Nichols stated at least during the summer months.

A Resident stated there are a couple things you can do. We have talked about kids jumping over the fence. There is not much you can do there except for a security detail. If people are just opening the gates and all their friends are coming in, if you have a complaint, you ought to be able to look at the security system to see who carded in. What you can do for little or no money whatsoever is to send a letter to those people who carded in that reminds them of the rules, that everyone in the pool must have a card, you cannot open it for anyone else, and so on. That might address some of that, and it does not cost us anything, but it addresses part of the problem of people bringing in their friends.

Mr. Berube stated the rules allow each Harmony resident with a card to bring in eight guests.

A Resident stated the sign says four guests.

Mr. Berube stated the rules are eight guests. The ratio can be 8-1, but the resident with the card has to own up to having eight guests with them in the pool.

A Resident stated that resident has to be accountable for the guests they bring in.

Mr. Berube stated that is exactly right.

The Resident stated I think some follow up could be done without the expense of a security detail. It may not address the biggest part of the problem, but it may address some of it.

Ms. Kassel stated we have to know who the person is and whose card it is.

Mr. LeMenager asked do we have that information?

Mr. Berube stated yes.

The Resident stated if someone is carded, that means they are at the pool and they are aware of what happened during that time.

Mr. Berube stated we have struggled with this. It is not too bad in the winter because the pools are not used.

Mr. LeMenager stated teenagers are in school.

Mr. Berube stated the pools are in use in the summer. We understand your concerns. I have heard it. I have been waiting for this day because I am at the pools and have seen some of this going on. We will address it. Whether we can really control it tightly or not, I do not know. I suspect it will require someone standing at the gates all the time and watching what is going on. If that is what it takes, we will see what we can do.

Ms. Nichols stated just to let you know how serious this is, it was my husband who was confronted by a dozen teenagers. They did not know that my husband spent the better part of the past 10 years in Afghanistan, special forces, and he is being treated for post-traumatic stress. Only by the grace of God was he able to exit there without hurting someone. When he came home, I read his face and immediately knew something was wrong.

Mr. Berube stated the sheriff says to call the non-emergency number. In a situation like that, if he had a phone, if you feel personally threatened, call 9-1-1. This will be placed on a future agenda. I hear your concerns and I agree. It has always been a matter of moving around priorities. I see a lot of folks here with the same concerns, and we will get on it.

Ms. Nichols stated I appreciate Mr. Berube and Ms. Kassel for responding to Mr. DeMaria's email about the incident.

Mr. Berube stated when I receive an email, I will respond. You may not like the answer, but I will respond. We try to be courteous, but sometimes it does not come out that way.

Ms. Kassel stated my biggest concern about this is the time it will take to get with Deputy Wittsen and sign the pools and so forth. And then we are going to think about getting someone to be present at the pools. By that time, summer will be over.

Mr. Berube stated it will not take me long to meet with Deputy Wittsen. I do not know if we can get a plan in place, though. If I can have some sort of reasonable authority to move forward without waiting until the next meeting, I can do that. Or if a plan comes up, I can email it to Mr. Moyer. We cannot discuss actions to be taken outside of a meeting.

Mr. Moyer stated that is correct, you cannot. The Board can authorize something tonight with a not-to-exceed number, if that is the direction you are proceeding.

Mr. LeMenager stated I think we should authorize Mr. Berube to hire someone.

Mr. Nicholas stated we will contribute half with the CDD. Let us pick some hours and we will do a three-week test. We can handle it through my office, and the CDD can pay for half.

Mr. LeMenager stated that sounds quite reasonable. This is the kind of thing where they will push and push and push. What we need to do is have the occasional deterrent.

Ms. Kassel stated I would like to try it for four weeks because that will get us to the next meeting. If we need to approve something then, we can.

Mr. Nicholas stated we have hired a lot of off-duty deputies and it has worked great. They have a process for it, it offers over-time pay, they like it, and it works. Someone has to be there to meet the guy every day who is on shift and explain the program to him. Every day, a different deputy signs up for the over-time program, and it is a new guy who works on the west side or the central side or somewhere and does not know Harmony or the story about our pools. So every day, that is the part we have to address. someone has to meet with him at the start of every shift and give him a name and number to contact, explain what he is looking for and what he is not. There is no training program; everyone is different and that is the deal.

Mr. Berube stated we have three field staff members who are here every day. If they are aware of what we are looking for, that solves that issue. I will be happy to meet with them when I am around. Mr. Haskett is here nearly every day. The question becomes, do you have a meeting with the sheriff's deputies? Will you do that?

Mr. Nicholas stated yes. What are the hours?

Ms. Kassel asked 10:00 a.m. to 4:00 p.m.?

Ms. Nichols stated weekends in particular, but I would suggest 9:00 a.m. because of the heat.

Mr. Berube stated I think 9:00 a.m. is a little too early.

Ms. Nichols stated football practice gets out at 10:00 a.m.

Mr. Berube asked do deputies typically work four-hour shifts?

Mr. Nicholas stated I do not remember.

Mr. Berube stated I am pretty sure it is four-hour shifts.

A Resident stated if we have an initial period when kids see the deputy, that might solve the problem.

Mr. LeMenager stated that is exactly what I was thinking. Word will get out really fast.

The Resident stated he can come out for a week from 10:00 a.m. to 2:00 p.m. and be there when the kids show up.

Mr. Berube stated let us say prime hours are from 10:00 a.m. to 6:00 p.m., especially on weekends and a couple week days, and we can split it between the CDD and the HOA.

Mr. LeMenager stated we do not need to decide all that now. We will give you leeway to do this.

Mr. Berube stated I understand. Mr. Nicholas is going to talk with the deputies, and he needs some guidance.

Mr. LeMenager stated he can talk with them.

Mr. Qualls stated Mr. Berube and Mr. Nicholas can make an ad-hoc committee, as long as there are not two Supervisors on that committee.

Mr. Berube asked how much money do you want to spend?

Ms. Kassel stated let us figure \$20 an hour as our half of the cost of \$40, at eight hours a day is \$160 per day.

Mr. Nicholas stated it will not cost more than \$2,000 if we include weekends.

On MOTION by Mr. LeMenager, seconded by Ms. Kassel, with all in favor, unanimous approval was given to authorize the Chairman to hire off-duty deputies to patrol the swimming pools, not to exceed \$3,000, as discussed.
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Mr. Berube stated for residents who may not know, Mr. Nicholas is the Vice President for the Harmony Development Company. You just saw the development company step up and offer to spend money.

Mr. Nicholas stated we have been thinking about security for a while, including a full-blown detail for the year, which is about \$130,000. We wanted coverage at night, seven days a week, overnight, and so forth. At some point, this neighborhood will need that kind of coverage. Maybe we are not there yet, but we are not too far off.

Mr. Moyer stated Celebration set the precedent with the sheriff, in which we have our own "town cop," who is a sheriff's deputy, that the CDD pays for. He has a sheriff's car and he is assigned to Celebration only.

Mr. Berube stated there is usually something painted on the side of the car that says something like "sheriff's office providing security services to Celebration."

Mr. Moyer stated we have not opted for that, but we talked about it, and he is willing to put "sheriff/Celebration" or something like that on the car.

Mr. Berube stated Broward County does that in Weston.

Mr. LeMenager stated they have a lot more votes than we do.

Mr. Berube stated what you just saw is the cooperative arrangement, which is done frequently between the CDD and the Harmony Development Company. We are all here for the same result: to make this place nice. Thank you very much, Mr. Nicholas. I will leave you to coordinate it. If you need anything from me, let me know. This should happen as quickly as we can get deputies out here.

Mr. Nicholas stated it should happen pretty quickly.

Mr. Berube stated I will post something about this on the Harmony Families page. Let me know what you see and what the deputy does so we can have some feedback. You residents will be the eyes and ears. I am there sometimes. Let me know what goes on and provide us with feedback if this is effective and working or not.

A Resident asked is it for both pools?

Mr. Berube stated yes, probably not at the same time but he will be back and forth.

Mr. LeMenager stated if they go to one pool and see a sheriff's deputy, they might try the other pool.

A Resident stated then they will leave after they see him at the other one. The Swim Club is too close to the sales office for kids to misbehave over here. Ashley Park is more



remote. As a resident if we ask them if they are residents, they respond with “who are you?” and 12 of them gang up on you.

Mr. Berube stated we understand. Kids today do not have any sense of courtesy.

A Resident stated if there are a lot of football players here, we have a clear way to address that.

Mr. LeMenager stated yes we do, with the coach. I taught at Harmony High School for a year. If you want someone who is playing sports to get in line when they are not in line, just talk to the coach and it will get sorted out very quickly.

A Resident stated one of the problems is one of the coaches, who is letting them in.

Mr. LeMenager stated then we talk to the athletic director or the principal, and it will be resolved.

Mr. Berube stated you may have to bring that forward. If you see it going on, I can be the liaison for that and you can message me or email me. Tell me what you are seeing specifically and we will handle it quietly but try to put a stop to it. I know some people do not like making things public, and my email is private.

Ms. Kassel stated no, it is not private.

Mr. Berube stated let me rephrase that. My emails are subject to public records law.

Mr. LeMenager stated if you send him an email, it is public record.

Mr. Berube stated that is correct, but it is not as public as splashing it on Facebook.

#### **FOURTH ORDER OF BUSINESS**

#### **Subcontractor Reports**

##### **A. Aquatic Plant Maintenance – Bio-Tech Consulting**

###### **i. Monthly Highlight Report**

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

##### **B. Landscaping – Davey Commercial Grounds Management**

###### **i. Monthly Highlight Report**

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

Mr. Rinard stated at the time we prepared our report, the completion date for fertilization was a projection. We are actually in the process of wrapping that up this week. It may go over into Monday. We are on the edge of completion. The July rotation for annuals has been put in, kind of partial. We are keeping the pentas around the square

in tact because they are doing well. The other beds are exposed a little more and have run their course a little sooner than we expected. We are only a week away from when we were scheduled to perform that work. We discussed tree trimming and pruning last month. We have been able to make a good push through certain areas of the property. We still have more to go, but we have been able to supplement our on-site crews over the past week to 10 days off and on. We are going to continue that. In addition, I am putting on a couple of additional direct reports for Mr. Jon Rukkila's crews. We have run into some bumps along the way to find qualified people. They are just not out there based on our process.

Mr. Berube stated we understand and have been through it.

Mr. Rinard stated we are dealing with that. Hopefully we have people lined up to join our crew so we can put that behind us. We basically have a little left to do on East Five Oaks Drive around the lift station on to the end. We have done a little repeat touch up in this stretch of Five Oaks Drive between the clubhouse and the turnabout. The stretch between Cat Brier and Schoolhouse Road is completed. We will focus mid-week next week and be on the west side to do the west entry, Dark Sky and portions of Schoolhouse Road. One of the other aspects in putting some additional people on property is, in my monitoring of the property, we are getting a little loose and away from our weed control. I want to make sure we do not get any farther along.

Mr. Berube asked for the trees in the Estates, does the tree have to be in a sodded area for Davey to trim it? Are those the only trees they trim and maintain and the extent of their service area? The rough areas within the Estates, those streets are not touched.

Mr. Haskett stated no, not necessarily. The 10 feet and under guideline is done on every tree along the street.

Mr. Rinard asked are the natural areas in the Estates what you are referring to?

Mr. Berube stated yes, anywhere along the road within the Estates. You did not mention being done in the Estates. I was there last week and it did not look caught up to me, but you may have been in there since I was.

Mr. Rinard stated I was just curious if you were concerned about some other areas besides street trees.

Mr. Berube stated no, just the trees along the street. That is a weird area back there and it is hard to know who is doing what.

Mr. Rinard stated next Thursday is the 4<sup>th</sup> of July and it is a holiday for us. We will not have crews on site but we will have light staff on Saturday to make up for that day off.

Mr. Berube stated I have noticed crews here on weekends several times. That is nice, but you have also been a little behind so I know you are trying to catch up. It is a little ironic that you work for the Davey Tree Expert Company, and the most noticeable problem that you have had in this community has been the trees. No comment is necessary. I know you realize it and I know it has been a sore point for you.

Mr. Rinard stated when I first came to the company almost 10 years ago, I started out in Tampa. I found it ironic at that time that the branch office subbed out the tree work. We discussed this briefly last month that there is a little bit of a learning curve for us. We are doing a little more than just straight 10-foot line cutting. We got caught a little on the back side and we are trying to catch up. We are moving in that direction.

Mr. Berube stated I think all of us realize it is a giant-sized property and it is a moving target. When something is said to Mr. Rinard or Mr. Rukkila, there is a nearly instant response. I think we are all pretty happy with that. Overall, the place does look good. There are little details that are problematic, but once again, you have addressed both of mine: weeds and trees.

Mr. Rinard stated on the whole for where we are this time of year, at the end of June and beginning of July, one of my big concerns coming into the early part of the summer is with the insect problems with turf. This may be a function of some of the rains we have experienced and the way the weather has been this year, but chinch bug has not reared its ugly head. I do note from reading the past and the history that you have had some problems in the past. I think we are in pretty good shape for where we are this time of year.

Mr. Walls stated I agree. The turf looks great.

Ms. Kassel stated except for the ruts.

Mr. Berube stated the rutting continues and is kind of an issue. I had that discussion with Mr. Rukkila last week.

## **ii. Neighborhood Landscaping Improvements**

Mr. Rinard stated from the original Lakeshore Park proposal that the Board agreed should be spread throughout the community, I have been assessing the common areas and pocket parks and other areas to put together a list of improvements and some costs

associated with filling in areas. I will give you a little background and what I have been dealing with in doing this. I started to go down one road that I thought was carrying me way too far. I want to make sure that our recommendations and suggestions are not detracting from the design and intent of what was originally put into place in the community from a landscape architect standpoint. We design things for certain areas, but I am not an architect. We can sometimes get blinded by taking an area and doing a small improvement here and something there, but at the end of the day, maybe all things do not tie in together. I reassessed the design and decided to keep it simple. In most cases, we are maintaining existing design characteristics and the integrity of the design and layouts. Some areas will have some minor changes. I have approached this on a broad spectrum at this point going through the property.

Mr. Berube asked is this the end result of what you and Ms. Kassel discussed over the past few weeks?

Mr. Rinard stated this is a part of it. There are some areas that are still a work in progress that Mr. Haskett and I have not been able to meet to discuss because of scheduling conflicts. We need to review some irrigation related things.

Ms. Kassel asked this is not a proposal?

Mr. Rinard stated it is and it is not. I have identified some costs associated with some landscape improvements, but I have not specifically said this plant will go in this location. I have provided the dollar amount and left it open a little bit to consult and work with your desires, knowing that we have about \$8,000 from the original Lakeshore Park roundabout proposal to work with. My intent for the Board tonight was to prioritize what areas that we might want to start on, and perhaps we ought to have that answer from earlier this evening, namely Clay Brick Road. At the end, I provided a list and a summary of the costs. The cost summary does not reflect the cost and the information that I show on the Clay Brick embankment. I kept that separate because there is a wide variation in the dollars.

Mr. Berube stated let us focus on Clay Brick because dirt is washing down the hill and onto the sidewalk. We have received a couple resident complaints already.

Mr. LeMenager asked is this because we had to take the trees out?

Mr. Berube stated yes, and the groundcover disappeared. It is a mess and when it rains, it is a mudslide. It will only get worse. Let us focus on the second page for Clay Brick.

Mr. Rinard stated what I tried to show is that by changing spacing and different-sized plant material, it will result in different costs. My recommendation is three plant recommendations, as I mentioned earlier: Plumbago, Confederate Jasmine, and Perennial Peanut. I favor the Confederate Jasmine just for its spreading and the ability to move it to a little bit wider spacing. It will reduce the overall cost a little bit. There is a note on the back sheet. My unit cost has gone from the higher end. So the numbers we see for 3-gallon and 1-gallon pricing is going to be and should be a maximum. If we are going to do one little section at a time and I will be picking these up one or two at a time, then I do not have leverage unless I am buying larger counts. I can go back to my supplier and tell him that I need several hundred of certain plants, which will reduce that cost.

Mr. Berube asked has Mr. Haskett seen this?

Mr. Haskett stated yes, briefly before the meeting.

Mr. Berube stated I know of Confederate Jasmine, which is thick and green and propagates pretty well and does not get very high.

Mr. Haskett stated you are thinking of Asiatic Jasmine. Confederate Jasmine is full and bushy.

Ms. Kassel stated it is a shrub. It can get maybe four or five feet high.

Mr. Rinard stated that is correct.

Mr. Haskett stated that would be a good location for it because you will need to get more coverage and it is low maintenance.

Mr. LeMenager stated it will not ever get tall enough to bother the power lines, which is the reason we had to remove the trees and now we have this problem.

Mr. Berube asked what does it require in ongoing maintenance? Trimming once a year or once a month?

Mr. Rinard stated during the growing season, it will need trimming once a month to keep it back. In the earlier stages, maintenance might be a little heavier because we want to force horizontal growth versus vertical growth. There will need to be some topping and that sort of thing.

Mr. Berube stated the sheet lists 3-gallon plants and 1-gallon plants. I hear what you are telling me. Which one should we do? I think we have settled on the Confederate Jasmine at Mr. Rinard's recommendation.

Mr. Haskett stated our preference would be Perennial Peanut along the edge to stop any float because it is more dense and right on the ground and put Confederate Jasmine on the upper slope.

Mr. Berube asked if we go with that, what is the recommended spacing? Tell us the number.

Mr. Rinard stated if we do a band of Perennial Peanut, I would not go any wider than 24 inches.

Mr. Haskett stated I agree.

Mr. Rinard stated it would be on a staggered basis in three to five rows.

Mr. Haskett stated we can go with three rows.

Mr. Rinard stated for the Confederate Jasmine, I am fine with either 36 or 42 on the spacing.

Mr. Haskett stated 36 is a good number.

Ms. Kassel stated we still have about \$11,000 in that line item for this year.

Mr. Walls stated I do not know anything about these plants. Perhaps we can just give them direction.

Mr. Berube stated we can approve a not-to-exceed number.

Mr. Rinard stated I suggest \$7,000.

On MOTION by Mr. LeMenager, seconded by Ms. Kassel, with all in favor, unanimous approval was given to the proposal from Davey for landscape improvements at Clay Brick Road, in an amount not to exceed \$7,000, as discussed.
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Mr. Rinard stated I will finalize the information in the morning and provide it to you.

Mr. Berube stated we do not need it by tomorrow morning. Just put it together and as long as you come in under \$7,000, I think we will be fine. Provide us with a final number when it is ready.

Mr. LeMenager stated we knew when the trees were removed that this area was going to be a problem. We probably should have been more proactive in addressing it, to be honest.

Ms. Kassel stated then we can choose some other areas to address.

Mr. Berube stated Ms. Kassel has reviewed the areas, so you should make recommendations.

Ms. Kassel stated I am seeing this information for the first time.

Mr. LeMenager stated we do not have to decide right now. We can decide next month. We are not going to do any planting during the hot summer, are we? I do not think we are going to install plants in July.

Mr. Berube stated he is going to plant Clay Brick now.

Mr. Rinard stated it is entirely up to the Board.

Mr. Berube stated Cat Brier and Indiangrass are shown as TBD.

Mr. Rinard stated that is the section from Cat Brier to Indiangrass from the turnabout at Indiangrass up to the golf side on the east side. I still have some work to do, but I wanted to show we are looking at that area. I need to verify some things as far as irrigation is concerned. That area basically lends itself more to changes than maybe many of the other areas. The tree canopies and the shade that has developed over the years have had some impact on what are predominantly grasses underneath those canopies. I have listed some ideas and choices for that area as well as the costs associated with the materials.

Mr. Berube stated the area is a main roadway and fronts the golf course. It needs sprucing up. It comes remarkably close to the number Ms. Kassel just mentioned as remaining. I am not saying to spend money just because we have it in the budget, but we have not done much for colorization this year, and we are running out of time. I was thinking of focusing on that area and suggesting we get \$4,000 worth rather than \$4,500. Does the rest of the Board have any comments? Shall we review the rest of these details and let them get started with this? Or do we want to hold on this one, let them do one project now on Clay Brick and consider this one next month?

Ms. Kassel stated you can authorize me to review this information and meet with Mr. Rinard and decide from there. This includes a lot of areas and I had not seen any of this before.

Mr. LeMenager stated I am fine giving Ms. Kassel a budget up to \$4,000, to agree with Mr. Rinard on what you want to do.

On MOTION by Mr. LeMenager, seconded by Mr. Walls, with all in favor, unanimous approval was given to authorize landscape improvements as decided by Mr. Rinard and Ms. Kassel, in an amount not to exceed \$4,000, as discussed.

Mr. Berube stated do not let these projects impact the normal work schedule.

Mr. Rinard stated understood.

Mr. Berube stated we will work with Ms. Kassel's guidance as the year moves forward to try to complete most of these suggestions.

**C. Dockmaster/Field Manager**

**i. Dock and Maintenance Activities Report**

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

Mr. Haskett stated the swing set at the dog park has been installed.

Mr. LeMenager stated I saw people swinging on it already.

Ms. Kassel stated I have seen people using it every day.

Mr. Haskett stated we received a lot of good comments about the swings being in that park. We are renovating some existing picnic tables for about \$200 instead of \$1,200 for new ones. Mulch was done and trees were added, and it came in under budget.

Mr. LeMenager stated now that we are fully staffed, my wife would like to know when you are going to start power washing the sidewalks again. That seems to have slipped a bit, and there are some areas that are getting dark and dingy.

Mr. Haskett stated I totally agree with you. At the next meeting, I will have a schedule to present.

Mr. Berube stated we probably do not want to perform that work during the summer.

Mr. Haskett stated there are some areas, such as Town Square, where if algae is growing, they will spray it and treat it and then pressure wash it. For the main areas, I think we should concentrate on grinding the cracks and raised panels, and then pressure wash as we can. It will come together.

Ms. Kassel stated I am tripping on a lot of the sidewalk panels.

Mr. Berube stated yes, that will be a big project. When we pressure wash the sidewalks, do we just use plain water in the pressure washer?



Mr. Haskett stated yes, it is plain water and there is a power broom in the pressure washer that whirls around.

Mr. Berube stated it is very labor intensive.

Mr. Haskett stated it does not seem to be. It is what you make of it. In the past it was labor intensive.

Mr. Berube stated I do not know if this is practical or not, but I have seen a product sold in the warehouse called Once and Done. It is an environmentally friendly product used for sidewalks, fences and anywhere you have mold. They claim that it is as simple as spraying it on with a pump sprayer, and the mold and mildew go away. It leaves a protective barrier behind it. I will get some information on it and let you decide if you want to use it. The cost is \$30 per gallon, but you dilute it some. I do not know how far it goes. Rather than spending all this time hooking up a machine and the water, it was something I thought of.

#### **ii. Buck Lake Boat Use Report**

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

Mr. Haskett stated Ms. Rosemary Tschinkel has been doing a good job colorizing the boat list. She shows cancelations, double bookings and things like that. Boat usage has definitely gone up.

Mr. Berube stated it is interesting to note that 35 out of 44 boat trips occur on either Saturday or Sunday, 90%, and only three of those are kayaks or canoes.

Mr. Haskett stated that is correct, and the least busy day is Monday, understanding that the boats are not available at all on Tuesdays. If you ever want to go to a reduced boat schedule for budgeting reasons, you could have them available Wednesday through Sunday and not Monday or Tuesday. Just something to consider for the future.

Mr. Berube stated let us not do that.

Mr. LeMenager stated Mondays have more holidays.

Ms. Kassel asked how much will we really save for our staff not working with boats on one day?

Mr. Berube stated I was just thinking about scheduling for the staff, but we have three employees now. So I do not think having the boats operate on Mondays is a huge crisis.

Mr. Haskett stated it is not a problem during the winter, which is when it does get busier on Mondays. During the summer, we have to cover all those hours, so we are doubling up on staff and one less day will save some staff time. It is just an idea.

Mr. Berube asked is all our staff on board now?

Mr. Haskett stated yes. All three employees are doing fantastic. Schedule beginning on June 24 is from 7:00 a.m. to 7:00 p.m. for boat use. They are taking instant reservations on the phone if people call, and that is working out quite well. Weekends have been really busy. We got the sailboat back last Tuesday and put it in the water. There are a few people who use it who were waiting for it to come back. All the boats are in service and there are no issues. The water level is up, so we are having less fishing line issues.

### **iii. Consideration of Irrigation Services Proposal**

Mr. Haskett stated I provided a proposal from Insight Irrigation. We discussed eliminating two phone lines from Century Link, and this is a proposal that would address that. It would use the internet signal at the golf maintenance facility, merging any signal wireless over to the weather station, and then it will bounce it back via the internet to our computer.

Mr. Berube stated it was my impression that we have two weather stations.

Mr. Haskett stated we have one weather station, we have a CCU and a rain can. There are rain cans at both the Swim Club and the golf maintenance building.

Mr. Berube stated there are two telephone bills.

Mr. Haskett stated that is correct.

Mr. Berube asked are there two telephones for one weather station?

Mr. Haskett stated I have asked that question, but I still do not understand the answer. I am told there is a phone line to call in as well as a phone line for it to receive, but I may be wrong.

Mr. Nicholas stated I think I remember that there is a line on each side to that. It is not wireless; it is two landlines.

Mr. Berube stated clearly this will eliminate two monthly telephone bills.

Mr. Haskett stated that is correct.

Mr. Berube asked will we need only one wireless bridge?

Mr. Haskett stated yes because it will all be done through the internet.

Mr. Berube stated so we will not have the need for cellular service.

Mr. Haskett stated no, because he will assign routing addresses and IP addresses and whatever he does for those modules.

Mr. Berube stated so this will be a shared internet service that the development company is paying for at this time.

Mr. Haskett stated that is correct.

Mr. Berube stated the down side is, if you decide to cancel your internet service here, we will have to pick that up.

Mr. Haskett stated yes.

Mr. Walls asked will there be any kind of fee to us for this service?

Mr. Berube stated not at the current time; they will be cooperative with us. The bottom line is we will save \$100 per month because that is what our phones cost. This proposal is \$2,200, so it will take 22 months to break even. Going forward from that point, we are saving money.

Mr. Haskett stated that is the way it appears.

Mr. Walls stated wireless equipment is finicky and has to be replaced often.

Mr. Berube stated I understand, but the telephone service is getting more and more expensive.

Mr. Nicholas stated dial-up is finicky, also. There are issues with those things. The rain gauges do not always register correctly.

Mr. Berube stated we will be getting a new weather station as part of this, which eliminates a weather station that may fail.

Ms. Kassel stated I thought we were going to wait until we needed to replace the weather station to go with wireless.

Mr. Berube stated the proposal is to convert an existing modem and enable weather to a wi-fi-equipped weather station. It is the same weather station.

Mr. Haskett stated it is just modules.

Mr. Nicholas stated the cost would be \$6,000 if it included a weather station.

Mr. Berube stated computers get less expensive all the time.

<p>On MOTION by Mr. LeMenager, seconded by Mr. Farnsworth, with all in favor, unanimous approval was given to the proposal from Insight Irrigation to convert the weather station to a wireless system in the amount of \$2,200, as discussed.</p>
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**iv. Pool Heater**

Mr. Haskett stated the backup pool heater went out a year or two ago. We held off last year on spending the money, but we need to replace it. It is included in the tentative budget. If we can get the contract signed now, they will get it installed in August when they are not busy, and they will bill us October 5, 2013, in our new budget year.

Mr. Berube stated this is \$1,000 less than the last time we received a proposal, which tells me they are looking for business.

Ms. Kassel stated it is only about \$350 less according to this proposal.

Mr. Haskett stated that was from 2009.

Mr. Berube asked was there a proposal since 2009? I thought the proposal was \$17,550.

Mr. Haskett stated it might have been, but he is giving us a discount if we install it during the summer.

On MOTION by Mr. Walls, seconded by Ms. Kassel, with all in favor, unanimous approval was given to the proposal for a new pool heater to be billed in October, 2013, as discussed.
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**v. Online Reservation System**

Mr. Haskett stated I have a packet of information that I will leave with you to review at your leisure. It provides links and all the abilities of the system.

**vi. Miscellaneous**

Mr. Berube stated Mr. Haskett was getting information from Mr. Moyer to proceed with the RFP for the dock. What is the status of that?

Mr. Moyer stated we have that information and it is being advertised.

Mr. Berube stated I did not see the advertisement in the agenda package.

Mr. Moyer stated we advertised it a week or 10 days ago.

Mr. Berube stated on the debit cards, there appears to be a 90-watt AC power adapter for a laptop.

Mr. Haskett stated yes, that is the AC adapter for my laptop that went out. It is the laptop that I use for the card access system.

Mr. Berube stated there is another charge that appears to be a plow blade from Tractor Supply.

Mr. Haskett stated yes.

Mr. Berube asked does this have to do with the Lakeshore Park area?

Mr. Haskett stated yes, it was cheaper to purchase a plow blade that can be used for each project than it was to hire a contractor to fill everything back in.

Mr. Berube asked did we put it on a Bobcat?

Mr. Haskett stated we borrowed a little John Deere from the gracious staff at the golf course. It was inexpensive but it will last a while.

#### **FIFTH ORDER OF BUSINESS**

#### **Developer's Report**

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

#### **SIXTH ORDER OF BUSINESS**

#### **District Manager's Report**

##### **A. Financial Statements**

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

Mr. Moyer stated we are 96% collected through the end of May. Last year at this same time, we were 94% collected, so we are right where we were last year. Anything that was not paid through the real estate tax bills will go through tax certificate sales, and we anticipate receiving all of our revenues. On the expenses, I am sure everyone looked at what we projected during the budget exercise we just had and noticed that we will be under budget at the end of the fiscal year and contributing to fund balance.

Mr. Berube stated I know it does not happen very often, but when people pay off their bond obligation, what happens to that money? How does it get accounted? Severn Trent receives a check for their obligation.

Mr. Moyer stated Severn Trent tells them the payoff amount, someone writes the check that Severn Trent receives on behalf of the District. That money is then sent to the trustee to be put in the redemption account. There are a variety of accounts in the bond issue. One is the revenue account, which is where we send our money that we collect from assessments to pay the annual principal and interest. When you pay off your debt assessment, that goes into the redemption account. At the next interest payment date, the trustee will call bonds and lower the principal.

Mr. Berube stated that can only apply for the 2001 bonds. Can the 2004 bonds be paid off early now?

Mr. Moyer stated the way the documents are set up, you can prepay at any time. The only person who cannot prepay, pursuant to the trust indenture and the agreements, is the developer. Once a home owner buys a lot, they can prepay any time they want.

Mr. Berube asked is this standard operating practice for Severn Trent and a normal thing for them? They do not need any special training? I know there is turnover sometimes.

Mr. Moyer stated no, this is pretty standard.

Mr. Berube stated the question becomes, if they receive a check for this, it does not go into the checking account but to the bond account.

Mr. Nicholas stated that is the \$12,000 in the budget. They have a separate person who takes care of those, Ms. Alice Carlson.

Ms. Kassel stated on the 2004 debt service, there is a deficit in terms of revenue in the amount of \$172,000.

Mr. Moyer stated that is a timing issue.

Ms. Kassel stated I figured as much, but I just wanted to check.

Mr. Moyer stated Mr. Walls asked the question a little differently. We show a line item called Deferred Revenue or Deferred Income. That means, since we direct bill the developer, we send a bill in September because they have to make their payment so we can get it to the trustee to make the November 1 payment. It ends up being deferred revenue under the accounting rules. We bill it and recognize it as income when we bill it, but we do not spend it until we are in the new fiscal year. The way to address that, if we want to make it simple for the public to understand, would be to adopt a budget amendment to add it into this year's revenues because that is when we bill it. Then at the end of the year, it all trues up. It does not have anything to do with when the developer pays his assessments. It has to do with in which fiscal year we identify it as a revenue.

Mr. Walls asked do you send them a bill that is greater than the budget each year?

Mr. Moyer stated yes.

Mr. Walls stated that is what was throwing me off. Their bill is separate from the budget.

Mr. Moyer stated that is correct, because their bill in September is to pay the November 1 payment.

Mr. Walls asked was this the issue that Mr. Nicholas raised last month?

Mr. Nicholas stated Mr. Berube was more on track with it. The application of some prepaid debt was throwing off the calculation. That is why they hired Ms. Carlson to audit that piece. I discussed it with Ms. Carlson, and I was satisfied that it was correct.

Mr. Berube stated it is not a fixed number from year to year.

Mr. Nicholas stated it changes depending on how many home owners pay off their debt assessment, which happened.

Mr. LeMenager stated you have until July 31 in case anyone wants to pay their's off.

Mr. Nicholas stated they were putting it in the wrong fund, but they straightened it out.

Mr. Farnsworth asked to whom do the home owners go in order to pay off that bond portion?

Mr. Nicholas stated they go through the CDD

Mr. Farnsworth asked who do they see specifically?

Mr. LeMenager stated I just requested that information, and I received a letter. I sent an email to Ms. Burgess and asked who to contact, and it is Ms. Luvinia LaCap. She will send you a letter in an email.

Mr. Nicholas stated we track the balance from time to time for various lot types.

**B. Invoice Approval #158 and Check Run Summary**

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

On MOTION by Mr. LeMenager, seconded by Mr. Walls, with all in favor, unanimous approval was given to the invoices, as discussed.
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**C. Public Comments/Communication Log**

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

**D. Website Statistics**

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

## **SEVENTH ORDER OF BUSINESS**

## **Staff Reports**

### **A. Attorney**

Mr. Qualls stated I want to commend the way you handled the discussion on the enforcement of rules. The Statutes make it clear that you have no police power, but you can contract with the appropriate agencies, which is exactly what I heard happening. Well done on that. I know it is hard for residents to understand that this body simply manages infrastructure. I just handled a separate matter regarding an ADA complaint for a client. If you are not ADA compliant, then you have to get ADA compliant where it is readily achievable. That means capable of doing so without much cost or effort. It is a really tough thing to argue. Here is my observation based on my activity and swimming with my kids at a house we rented in a CDD. I have noticed an influx of ADA-type measures. I am seeing actual lifts installed at all the pools that lift people in and out. I want to put that on the record for the Board to be aware and it is something to think about as you are planning for the future. I did not know the best time to bring it up, but I wanted to mention it because if something did happen, you would look to me and ask why I did not bring it up sooner.

Mr. Berube stated we had a general discussion in the past and I presume that Mr. Haskett is staying on top of the legal requirements for that. At this point, I believe that somehow we are either exempted or in a grace period because I do not see anything showing up at our pools.

Mr. Moyer stated you are in a grace period. They adopted new regulations. We are probably subject to those. Everyone tried to abide by the rules and ordered equipment, and no one can make the equipment. So they deferred that and I think we are still in a grace period. It does need to be addressed. It will be \$8,000 to \$10,000 per pool for a lift. They are not very attractive.

Mr. Berube stated I have noticed them springing up at hotels. There is a wide variety available. The ones I have seen are still under the blue covers and have never been touched. I will say there are some available that are a lot cheaper, but I have noticed a lot of pools that used to have a hot tub and a pool, and the hot tubs are covered and tiled over. Rather than spending the money to put a lift in the hot tub, they are closing them down.

Mr. Haskett stated that was another result.



Mr. Berube stated we have a kiddie pool, which seems ridiculous, and we have discussed some alternatives with others on Facebook, and we know what people are saying. What is the deadline?

Mr. Haskett stated it keeps moving. It was March 2012 and then they extended it. It is in litigation.

Mr. Nicholas stated all the hotels we run are starting to do it. There is one in St. Cloud at the recreation center that stops my dad from using the pools because you cannot get in and out. We talk about the use of it and the fact is, some people need that equipment. It is a reasonable accommodation if you provided it at one pool first instead of not having one at either pool. I think the demonstration is the attempt at accommodation.

Mr. Qualls stated there are occasions where you have serial filers, people who go around and file complaints, which is what happened with my client. What we argued is that the judge should put in a stay. We are going to fix this and we do not need someone to sue us because we are taking steps to fix it now. It is a weird standard: is it readily achievable, is it capable of being done without much expense or effort. That can be argued either way. I think as long as you are taking steps to address it and you are looking at taking those measures, you should be fine, but it is something you have to do. It does not matter when your facility was constructed. You are always supposed to be in compliance with ADA.

Mr. Berube stated the key is that we do not have a deadline right now.

Mr. Haskett stated we should do it. I would like to see the use of a portable lift, not portable that we have to move it around all the time. But if it is off season, it will not be there. You know they will be used as diving boards and damaged so that the people who need the lift will not be able to use them at some point.

Mr. Berube stated I have been looking at them carefully, and the ones I have seen sit on the side of the pool with a cover over them. The latest ones have a controller that you snap into the unit as a battery. They are locked to keep kids from playing with them, and there is a sign that says if you want to use the lift, go to the front desk and get the remote controller and the key for the lock. Every single one I have noticed has been locked in some way because they do not want people playing with them or on them. As long as we do not have a firm deadline, we will move forward.

Mr. Qualls stated I will research it. That is the law, so the only sound advice I can give you is to say you need to abide by the law. Right now, I can argue that you are taking measures to look into it and get it done.

Mr. Berube stated that is correct and Mr. Haskett will look at the options that are available and consider the ones that are the best for us.

Mr. Qualls stated I also saw a sign that said if you need assistance to talk to the lifeguards, who can also help. I do not know the standard on that particular mechanism.

Mr. Berube stated if we are going to be handicap-accessible with a pool lift, then we probably need to be handicap-accessible going through the gate.

Mr. Nicholas stated you are.

Mr. Berube asked we do not have a curb anywhere? They can roll everywhere?

Mr. Nicholas stated you are fine in that regard.

Mr. Haskett stated they are ADA accessible.

Mr. Qualls stated just to educate the deputies who are going to help out, the way I like to say it is that you cannot prohibit access but you can regulate access to the pools. It is a public facility, meaning even people who are not residents here can use it, but they have to follow the rules and get the cards in order to use it. It is no different than a city pool. Yes, the public can use it, but you have to follow the rules to get into the pool. If you take in beer bottles, you will be kicked out.

Mr. Berube stated in talking with the deputies in the past, they are going to want a No Trespassing sign put in the pool area.

Mr. Qualls stated your rules say that any unauthorized use of the facilities is trespassing. If you want to have the sign as well, I can research if that is a necessity. You already have a fence.

Mr. Nicholas stated when you hire a deputy, you tell him what to do, and he does it. That is how that works.

Mr. Haskett stated there is verbiage on the signs that says if you enter by any other means than the access card, it is considered trespassing.

Mr. Berube stated I think the deputy himself will be a better No Trespassing sign than anything else.

Mr. Nicholas stated they are great. We just need to come up with the language to educate them on what we are looking for.

**B. Engineer – Reserve Study**

Mr. Boyd stated I took what we had done previously what we are calling a reserve study, but it is not a true reserve study. We came back with some of the frequencies to be a little more conservative. Then I estimated the approximate year when each item on the list had been completed. I applied the lifetime to it, and then we totaled up the dollars against each year compared to if you had about \$50,000 in continuing reserves. It validates that it is about the right number, and if you continue to put that aside, you should be in good shape. It is a snapshot of where you are today. As new neighborhoods come online and we have new facilities, then there will be new rows to add to this.

Mr. LeMenager stated you started this from zero.

Mr. Boyd stated that is correct.

Mr. LeMenager stated clearly, we have \$185,000 in reserves.

Mr. Boyd stated that is correct, so you are already ahead.

Mr. Haskett stated this report shows C-1 and D-1 as having a resurfacing or a last renovation in 2009. I do not recall that.

Mr. Boyd stated we did a resurfacing and an overlay of the alleys about 2009.

Ms. Kassel stated not that I recall.

Mr. Haskett stated we have done some patching. The overlay was done about 2003 or 2004.

Mr. Boyd stated I will go back and check. I recall that we awarded a contract in 2009 to do some pretty heavy renovations in the oldest alleys.

Mr. LeMenager stated I seem to recall that, as well.

Mr. Haskett stated I will go back and look.

Ms. Kassel stated I asked Mr. Boyd to include some inflationary adjustments to some of the costs. We can take an annual figure and then calculate that in terms of the number of years ahead that we have to replace it, and add it to the current cost so we have a better idea.

Mr. LeMenager stated the way you resolve that is you update this each year. So you will do it in current dollars each year. Your objective is how much we should put in this year.

Mr. Boyd stated that is correct.

Mr. Berube stated another way you can do it is to start with our baseline of \$50,000. If you want to account for inflation and new things coming online, just add 10% to it

every year. So next year, we will put in \$55,000, and the following year, we will put in \$60,000 or \$62,000 or whatever it is. We can address inflation and other things coming online by adding more money to the reserve.

Mr. LeMenager stated that is the point of this, which is to say we are going to put this amount in, and each year there will be variable amounts that we take out. We are talking about taking out \$3,000 some years and \$110,000 in other years. The point is to put in about \$48,000 each year. Our fund balance will go up and down but it will be sufficient.

Mr. Boyd stated you will be in a position where you will know when you are a couple years out from doing something major and what the balance is, so you can protect that amount.

Mr. Berube stated I think we are in good shape.

Mr. Boyd stated Ms. Kassel did point out some things to me, and I will review it line by line to make sure everything is right. I will look into when those alleys were redone and look at it one more time to make sure we did not miss anything or have any mistakes.

#### **EIGHTH ORDER OF BUSINESS**

#### **Supervisor Requests**

There being none, the next order of business followed.

#### **NINTH ORDER OF BUSINESS**

#### **Adjournment**

The next regular meeting is scheduled for Thursday, July 25, 2013, at 9:00 a.m.

The meeting adjourned at 8:00 p.m.
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Gary L. Moyer, Secretary

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Steve Berube, Chairman

## **MINUTES OF WORKSHOP HARMONY COMMUNITY DEVELOPMENT DISTRICT**

A budget workshop of the Board of Supervisors of the Harmony Community Development District was held Thursday, June 27, 2013, at 5:00 p.m. at 7251 Five Oaks Drive, Harmony, Florida.

**Present were:**

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

**Also present were:**

Gary L. Moyer	Manager: Moyer Management Group
Tim Qualls	Attorney: Young vanAssenderp, P.A.
Steve Boyd	Boyd Civil Engineering
Greg Golgowski	Harmony Development Company
Todd Haskett	Harmony Development Company
Residents and members of the public	

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Berube called the meeting to order at 5:00 p.m.

Mr. Berube called the roll.

**SECOND ORDER OF BUSINESS**

**Comments and Questions on the Proposed  
Budget for Fiscal Year 2014**

Mr. Berube introduced the budget for fiscal year 2014 and noted several significant impacts to the overall budget.

Mr. Berube stated the development company is looking into street lights, and there are a couple reasons for that. One is that more street lights will be coming online with the next group of lots. It turns out that street lights are directly related to how money is spent. There is a direct correlation. Currently we have 779 platted lots, and we have 731 street lights. Our revenue has been fairly steady over the last several years. Many of the expenditures have gone up. As the developer told us last month, the income you have is pretty much the income you are going to have. Everything is done. The only way that revenues can increase is through additional assessments. The expenditures are increasing and we are hoping that as the development company gets into talks with OUC that we can gather the economies of scale, which we should be getting from OUC because our street light use has grown but so far, there has been no economy of scale. The bottom line is

that the number of street lights will increase about 5% in quantity over the next year, and probably realistically, we will have about six months for those additional street light expenses and the associated expenses. Our anticipation is that the street lighting cost should go up about half of 5%, or 2.5%.

Mr. LeMenager stated I thought it was by contract how much it goes up.

Mr. Berube stated it is, but we are going to add more lights, so the contract gets changed and we will have a new contract for street lighting. That is why there are nine contracts. As each neighborhood comes online, we get a new contract.

Mr. LeMenager stated that is how we used to do the landscape contract.

Mr. Berube stated that is correct. If you read all those contracts, they are all different in what the monthly cost is per light. Every time one got added, something changed. Sometimes it got more expensive, and sometimes it got cheaper. We have an amortization schedule, and currently we are paying about 10.5% interest on those street lights. It is weighted very heavily in favor of OUC as I see it. The bottom line is, we cannot get away from street lights. They are going to do some work to minimize how many more street lights we have. We will talk to OUC about trying to gain some back. We do not know what is going to happen with street lights, but we have to anticipate that. Sitting here, it is very easy to make assumptions about what we need to do today and maybe for the upcoming year, but I think it is also important to look forward to the future and consider that right now we are paying almost \$390,000 annually for street lighting, forever. We need to fix that. We are looking at a 2.5% increase in street light costs probably by the end of this fiscal year. Two, we pay a pretty hefty amount to the tax collector to collect our assessments. We have fixed income right now, but as lots get sold, revenue will come from CDD-collected assessments and go to tax collector-collected assessments. We will still have the same amount of revenue, but because of the fee that we pay to the tax collector, we will lose some of that revenue to pay the tax collector. That is something to consider. The developer is selling many lots. You may have seen the announcement from Mr. Nicholas that a significant number of lots have closed this year. The shift goes to tax collector-collected assessments, where we pay that 2% fee.

Mr. Nicholas stated all platted lots are collected by the tax collector, including those we own. There is not a change in who collects those assessments.

Mr. Berube asked what does CDD-collected mean?

Mr. Nicholas stated that is for unplatted lots. Any lot that is already platted is already being collected by the tax collector and it already included in the current budget.

Mr. Berube asked so the cost of collection does not change?

Mr. Nicholas stated no.

Mr. Berube stated then never mind.

Mr. Walls stated the fees that the tax collector is charging us are based on what they collect. When their lots move over and become part of the tax collector-collected assessments, then we will be charged a higher fee.

Mr. Berube stated that is correct.

Mr. Nicholas stated there are still 160 platted lots that we own that are on the tax roll.

Mr. Berube stated the tax collector cost of collecting our assessments will increase as lots shift from the development company to a third party. The cost of using the tax collector goes up.

Mr. Nicholas stated not as the lots shift from us to owners but as lots shift from raw land to developed platted lots.

Mr. Berube stated that shift will continue as time goes on. We need to consider the cost of that. We can debate how we are going to do this. We had some preliminary discussion last week, and we can argue infinitum as to what we need to do. The public input that I have seen includes the Facebook page that Mr. Walls has. I looked at the responses, which were not many. I did not see many people who said no to assessment increases. I posted the same question on the Harmony Families page. Ninety people looked at it and about 18 responded. There was not a single nay to a 2% increase. Several people said they like the way the place looks and it is all fine and they have no problem paying that increase. I explained what 2% meant. As an aside, I also posted several other things about facilities, such as canopies versus trees for shade. The overwhelming majority of people prefer canopies. I asked about additional playground equipment. Residents like these facilities, and they are willing to pay for them. We sit in a vacuum here all the time and wonder what the populace in the community thinks about what is going on here. What people are saying is, they want these things and they are willing to pay for them. There were no naysayers. I even asked about converting the kiddie pool to a splash pad, and people overwhelmingly supported a splash pad and said to make it a nice splash pad.

Ms. Kassel stated my husband has not seen your post.

Mr. Berube stated I sent an invitation to join so he can read it. I think the backlash that we anticipate from the populace may materialize, but I do not see it. I will go back to my thought about the requested 2% increase to fund the fiscal year 2014 budget. The development company has indicated that we will have some additional costs coming online. They are the biggest payer here. I have not seen Mr. Nicholas shaking his head. I am sure he would like the assessments to stay flat, but I think he realizes what we are looking at. He prepared an analysis that I have reviewed, and I agree with it. The analysis is on the street lights versus platted lots and other expenses.

Mr. Nicholas stated I was just trying to get a sense of how the expenses grew over the last couple years when lots did come online.

Ms. Kassel asked what did you learn from the exercise?

Mr. Nicholas stated they are fairly correlated. The number for 2013 will drop a little but I think we are receiving more benefit as time goes on. We are learning the property better. The landscapers are learning the property more, and those kinds of things. As you can see from the OUC agreements, there is a fee per light for energy, R&M and capital.

Mr. Berube stated we have been very frugal with our money. We have made many adjustments. Landscaping decreased. We have watched every dime and nickel. You can squeeze only so much water out of a dishrag, and I think we have done a lot of squeezing. There are a couple of unknown factors. Mr. Boyd will make a presentation about the reserves. The place is aging. Clearly, our cost of repairing and improving everything is likely to rise. We are at that point. We have held the line or dropped the assessments every year for the past six years. The management company is telling us we need to increase the assessments a little to make this work. Another thing we have not discussed yet is using reserves. We have been loath to use the reserves, and rightly so. The initial concept is that we are close to \$1 million in reserves or fund balance. The reality is that we have made some decisions regarding the allocation of that fund, well-thought-out decisions that we are going to keep a certain amount in the checking account and a certain amount for insurance liability deductible. So our "free" cash is not really \$1 million, but it is \$262,000, which is much different. We have several things coming up to decide, including a dock. Do we want to take it out of fund balance or do we want to fund it out of our operating money? That is a decision we need to make. There are other things



coming online. If we are going to renegotiate the OUC street light agreement, that might require us to inject some. There is another swimming pool coming online within the next couple years.

Mr. LeMenager stated we are making assumptions there.

Mr. Berube stated I understand.

Mr. LeMenager stated you make a statement of fact, and I would like to make the point that there is a potential swimming pool.

Mr. Berube stated that is correct, but I think it will come online. The point is, if this building goes in a few years, we should make this into some sort of community building or meeting room and get out of this building and have our own meeting center. At some point, we will need to get the staff out of the storage trailers and add something to that building when it goes up. That will cost some money, probably a significant amount of money if we can bring it to fruition. Even if we overshoot with a potential increase, the excess, as it always has, goes into fund balance. There are things here that will require us to spend some money. Clearly, I am advocating for a 2% increase.

Mr. Walls stated I suggest that we go through each line in the budget as we have done in the past, and that we listen to staff, based on our experiences, and decide on the dollars for each line item and then see where it falls out, before we decide what our increase is going to be. Let us first see what our budget needs to be and then decide what the assessment should be to cover it, including what we should allocate to reserves and to fund balance. We need to go through that exercise, because that will tell us what our assessments will look like and if there is an increase and what that will look like. That exercise will get us where we need to be. We can discuss a lot of things for the future and all that is good, but we have our budget and we need to decide what goes into each line item. Then we can figure out how to fund it.

Mr. Berube stated no argument. Mr. Walls and I have both reviewed this budget. If we decrease some items, we do not come out a lot different from the proposed budget, and I am not sure cutting dollars is the way to go.

Mr. LeMenager stated I agree with Mr. Walls. We want to look at what is a reasonable budget for this year. I came to this meeting to listen to Mr. Nicholas. He made statements at the last meeting with respect to various things and indicated that our costs would be going up as the community develops more and more. I would like to explore

that more because I do think we have a good opportunity, as Mr. Nicholas pointed out last month, to build a nice, solid financial future. I appreciated the information we received this afternoon. It made me feel a little better about our reserves for replacements. Let us see if we cannot quantify it. Mr. Berube mentioned a pool, and that will be huge. I know there is a big picture of a pool on the table, but my vote right now would be no. Let us make sure we understand what the costs of these things are. Mr. Berube is making a lot of statements that would be fine for Celebration, but we are not like Celebration and will not be for a very long time.

Ms. Kassel stated I reviewed the proposal from Mr. Walls. I agreed with some things and not with others. I would be very happy to hear what Mr. Nicholas has to say, as well.

Mr. Walls stated this is not necessarily a proposal. I was putting together a status-quo budget, and it does not include things that will change or come online.

Mr. Nicholas stated the prudent thing to do is to go through the budget, line by line. I think the idea is that the budget will be what it will be, once you establish the level of service and who gets what in terms of the allocated resources. I wanted to make sure we looked at the correlation between developed property and the related expense. We have done that, and they are correlated. As Mr. Berube indicated, we have engaged with OUC and are looking at the same things this Board is reviewing. The 10.5% capital return rate is not something OUC negotiates contract by contract. It is a State or Federal regulated minimum interest rate that they have to charge for all of their contracts. There is not a chance to take advantage of any lower interest rates with them. That means a portion of the aggregated capital that is left on the street lights in the neighborhoods has a payoff number. One option is for us to go to outside OUC and get that financed elsewhere at a more competitive rate. I think the CDD would be considered with investment-worthy credit at this point. We are likely to save 500 basis points. I think it is worth looking at. I have not received their feedback to tell you what all our options are, but we hope to have that in about two weeks. We are hoping we can step that down as more lights come online. With respect to the two items I mentioned, we should count the platted lots and street lights and see if there is a correlation between the expense line items and those two factors, per platted lot and per street light. We need to know what our utility expenses and landscaping expenses are, which are the two categories that move a lot. Your administrative burden should not change a whole lot. There are no additional fees for

management or printing or postage. Most all that will stay the same as new lots come online. Electricity as well as water will be variable as we add lots and street lights. It appears that the landscape has been hovering somewhere around \$650 per platted lot and per street light. One is up a little and one is down a little, but if you look at the trend over time, as the property normalized, it has been about \$650. For utilities, you are in about the same area of \$650 per platted lot and per street light. The total of those two is \$1,300 per platted lot and per street light.

Ms. Kassel stated Professional Services-Field staff has increased.

Mr. Nicholas stated the way the contract was done was to go with an absolute maximum of staff as a not-to-exceed number. The adding of positions will still be ad hoc as the Board decides. We are not adding staff. There are three people here.

Ms. Kassel stated there was one. Mr. Thomas Belieff was our staff person. As we have expanded, we have also added more staff.

Mr. Nicholas stated from fiscal year 2012, you do not have any change in labor. You have three people.

Mr. LeMenager stated plus a half-time person.

Mr. Berube stated you added a little for compensation, and I know what you are saying. The line item for field service staff has increased. Something that is hard to measure is how much money have they saved us by not having to pay outside contractors. Almost certainly, it would be more expensive to pay an outside contractor and their markup.

Ms. Kassel stated the only point I am trying to make is that as you are going through that, our field services have increased as we have added more neighborhoods.

Mr. Nicholas stated in fairness to that, instead of budgeting for the absolute maximum of the contract, we can recalculate salaries for three staff people, and that rate will come down. The budget includes the contracted maximum, which I do not see any way that you will use that amount. That is not correlated with neighborhoods coming online. That will happen over time as we add services and as we take things in-house.

Mr. Berube stated that budget line item is too new to use anything but the contract for the budget.

Ms. Kassel stated they are correlated, even if they are not as directly correlated as adding street lights and landscaped areas. I think they are pretty correlated.

Mr. Nicholas stated fair enough. The bottom line is, we are anticipating adding about 90 lots that will come online in March or April. There are about 2,600 linear feet of roads, which should be no more than 30 street lights. If we blended that, we would be at a factor of 50, times \$1,300, which is about what you can expect on a full-year basis if these averages hold. As Mr. Berube said, they are coming online later in the fiscal year so we will not have them for the full fiscal year, nor will the platted lots and street lights have come online at the beginning of the fiscal year for any of the analyses. It is a rough per-street light and platted lot analysis, but \$650 per platted lot is about what this Board has averaged for the last couple years.

Mr. Berube stated if you consider how many houses are built versus the street light cost, it is about \$500 or \$600 per year per house just to keep the street lights on. It is a stunning number when you think about it, just to keep the street lights on. It costs as much for the street lights as it does to manage all the landscaping.

Mr. Nicholas stated I am not going to provide the answer for an overall number, but if you use 50 times \$1,300 as a general guide for making a decision on expenditures, based on the experience and the service level that would need to remain as you add in more horizontal development, that should be close.

Mr. Berube stated that is \$65,000.

Mr. Nicholas stated that is over 12 months.

Mr. Berube stated divide the \$65,000 by 2 is \$32,500. A 1% increase in the budget is worth \$42,350.

Mr. LeMenager stated let us also be clear. I have always hated the game of trying to lump this in. Two-thirds of this is just your mortgage payment. I like to focus on the operations and maintenance where we are talking about a 2.5% increase versus a 5% increase in terms of how much more we want. Also remember last year, we lowered it, which both Mr. Berube and I opposed. To me, clearly there will be some inflation in costs. A lot of what we are talking about is that we would like to avoid several years in the future having to tell the residents that we need 15% more. Maybe we are better off saying that we understand everyone realizes costs go up 1% or 2% or whatever per year. When was the last time our HOA fees stayed constant from one year to the next? We have done a great job holding costs down, but we are probably at a point now where, if we do not actually start increasing, then we are just going to eat into our reserve money.

We have played games with the reserves. Probably the weakest number here is the \$50,000 self-insurance. If we have a hurricane, that is not nearly enough.

Ms. Kassel stated that is our deductible.

Mr. LeMenager stated if we have a huge hurricane and we have to replace a lot of trees, that is really what it is for. There is no deductible, as such, in there. I am not sure we were sold that correctly.

Mr. Moyer stated you cannot insure landscaping. The deductible truly is to raise our deductible on our liability insurance to save money.

Mr. Berube stated to Mr. LeMenager's point, I do not want to be five years in the future and have to levy a 15% increase. Do not forget that if you raise the assessments 2% this year and the next year and so on, it is 2% *ad infinitum*. If we look five years in the future, we have gained 10% from where we are today, if we increase 2% each year.

Ms. Kassel stated it will be more than that because it is compounded.

Mr. Berube stated that is correct. I hear what everyone is saying, and I think Mr. LeMenager is in favor of a little bit of an increase, too.

Mr. LeMenager stated yes, but I wanted to hear what Mr. Nicholas had to say. Could we come up with a budget that did not need another increase? Yes, we could. I do not disagree. I was a resident who first challenged the CDD Board long before there were any residents elected to the Board. I remember sitting in the flag room and we had a few interesting meetings. I have attended the meetings where the budget was discussed line by line. Can we make something work so we do not have to raise assessments by even a nickel? Sure, but we have now looked at our insurance and reserve for replacement, which have been static for two or three years. That does not strike me as prudent. That is my concern, and it was my concern last year when we went backwards \$40,000. It is all about being prudent and what we are going to do in the future. We have been incredibly lucky and have not had a hurricane since 2004. But we will have one.

Mr. Berube stated I do not disagree. I am trying to find a bottom line.

Mr. LeMenager stated we should review this and establish a budget. But to me, the issue of what should we then be assessing is determined by the budget, plus whatever we think is a reasonable increase for reserves. To me, that is the issue we are discussing.

Mr. Berube stated I think I know what is going to happen. We will review the budget line by line and when we have completed that exercise, it will come out remarkably close

to needing a 2% increase. You can move some numbers around. Mr. Walls has done the exercise, also, and he came up with about a 1% increase.

Mr. LeMenager stated I appreciate Mr. Walls's work, but he wants to take \$15,000 out of fund balance. I tend to disagree with that. I have a question for Mr. Boyd. We are talking about replacing the dock. Mr. Boyd's reserve analysis actually says we are going to replace the dock and the boats this year for \$100,000.

Mr. Boyd stated no, that is not what I intended to show.

Mr. LeMenager stated it says boats, completed or last renovated 2013.

Mr. Boyd stated that is saying that you recently performed a lot of boat repairs and the boats are in pretty good shape as of today. The dock is being renovated or repaired now.

Mr. LeMenager stated no it is not. We have not budgeted anything.

Mr. Boyd stated this is assuming the dock has been replaced.

Mr. Berube stated so ground zero is going to be 2013.

Mr. Boyd stated that is correct.

Mr. LeMenager stated this says that the boats are in new condition today, and I tend to disagree with that.

Mr. Berube stated they are not even close.

Mr. Boyd stated that gets back to the overall analysis.

Mr. LeMenager stated that jumped out at me and I noticed that this shows everything starting at zero.

Mr. Berube stated we can nitpick every item, but the bottom line is that we need \$50,000 to go into reserves.

Ms. Kassel stated this includes only two roundabouts, and there are four with pavers.

Mr. Boyd stated that is correct; I will make that change.

Mr. Berube stated we can discuss the life span of individual items, but we still will need to put \$50,000 into reserves every year.

Mr. LeMenager stated that is what I liked about this one and it made me feel a lot better. This is really where Mr. Boyd is saying how much we need to put in each year as well as the fund balance we will end up with.

Mr. Boyd stated if you do the work based on the accompanying schedule.

Mr. Berube asked does Mr. Moyer have any thoughts on this?

Mr. Moyer stated no, not at the present time. Looking at what the build-out scenario is for the District and what the resulting assessments will be at that point in time is the right approach. Then you know exactly where you need to be, depending on the absorption of houses within the community.

Mr. Berube stated my review of the proposed budget shows that, with a couple exceptions, we pretty much follow the graph that has been established for the past five or six years. The projections are all following along. There are a couple things that stand out. I think the way the budget was prepared was to simply follow the graph and plug in some numbers at the end to come up with the bottom-line number that is needed.

Mr. Moyer stated that is correct. We have talked about the street light electricity, and if you look at the proposed increase, that number is pretty much right on. We increased it \$22,000 in this budget, and that looks like it might be pretty close.

Mr. Berube stated what the Board wants to do, I will do.

Ms. Kassel stated we should go through the budget line by line.

Mr. Walls stated I think that is a prudent process. Then we can talk about some things in more detail if we need to.

#### **A. Revenues**

1. Interest—Investments: *Nothing changed on this line item.*
2. Interest—Tax Collector: *Nothing changed on this line item.*
3. Special Assessments—Tax Collector: *Nothing changed on this line item.*
4. Special Assessments—CDD Collected: *Nothing changed on this line item.*
5. Special Assessments—Discounts: *Nothing changed on this line item.*
6. Other Miscellaneous Revenues: *Nothing changed on this line item.*

Mr. Berube stated we cannot change much about our revenues. On Special Assessments—Discounts, from the projected budget for fiscal year 2013 to fiscal year 2014, it doubles.

Mr. LeMenager stated that is because they project the worst-case scenario.

Ms. Kassel stated they project that everyone will take the discount.

Mr. Moyer stated that is correct.

Mr. Berube stated but history does not show that to be the case.

Mr. LeMenager stated we also had a recession.

Mr. Nicholas stated that is their model.

Mr. Walls stated we budget the same way at the County.

Mr. Moyer stated that is a built-in reserve.

Mr. LeMenager stated it is getting less and less because as the economy recovers, people pay their taxes.

Mr. Berube stated the only reason I mentioned it was because we are discussing these line by line, and that was a giant change from what was there.

Ms. Kassel stated look at the 2013 budget, and it is pretty close.

Mr. Berube stated the budgeted amounts are close, but the actuals are about half of what we budget.

Mr. Nicholas stated that is because of the developer. Everyone who has a mortgage pays theirs early. We will always pay ours in March, so you can budget for that.

Mr. Moyer stated you can take a maximum of a 4% discount if you pay your tax bill in November, then it ratchets down each month to zero. If you pay on March 31, you do not get any discount.

Mr. Berube asked does Mr. Walls wish to suggest any changes, based on his proposed version?

Mr. Walls stated no. I was nitpicky on interest, but we are getting more interest than budgeted, but it is minor and does not matter.

## **B. Administrative Expenditures**

1. Payroll—Board of Supervisors: *Nothing changed on this line item.*
2. FICA Taxes: *Nothing changed on this line item.*
3. Professional Services—Arbitrage Rebate: *Nothing changed on this line item.*
4. Professional Services—Dissemination Agent: *Nothing changed on this line item.*
5. Professional Services—Engineering: *Nothing changed on this item.*

Mr. Berube stated the history for engineering is that it has been going down.

Ms. Kassel stated I still think we should budget \$5,000.

Mr. Berube stated I was going to suggest \$3,500, but we will leave it at \$5,000.

6. Professional Services—Legal Services: *This item was increased to \$30,000.*

Mr. LeMenager stated we keep asking Mr. Qualls to provide more services.

Mr. Berube stated we go over budget consistently for legal services year by year. We have \$25,000 budgeted, and I would suggest increasing that to \$30,000.



Ms. Kassel stated \$30,000 is fine with me.

Mr. LeMenager stated I agree.

Mr. Walls stated that is fine.

Mr. Nicholas asked what is the breakdown in billing? How much of this is for time spent at meetings versus specialty contract issues?

Mr. Qualls stated I can provide that analysis.

Mr. Nicholas asked what percentage of the \$25,000 is ongoing versus special, one-time projects.

Mr. LeMenager stated we keep having one-time projects.

Ms. Kassel stated we may have to deal with OUC as a one-time project, for instance, which will be substantial.

Mr. LeMenager stated if we want to redo the nine contracts, Mr. Qualls will need to review them.

Mr. Berube stated he already has them, and I asked him to provide a cursory review and go no further. I directed him not to spend a lot of time on this because it is going to change.

7. Professional Services—Management Consulting Services: *Nothing changed on this item.*
8. Professional Services—Property Appraiser: *Nothing changed on this item.*
9. Professional Services—Special Assessments: *Nothing changed on this item.*
10. Professional Services—Trustee: *Nothing changed on this item.*
11. Auditing Services: *Nothing changed on this item.*

Mr. Berube stated Mr. Walls suggested reducing this line item in his budget version.

Ms. Kassel stated I agree with Mr. Walls to reduce it to \$5,000 because we have a new engagement.

12. Communication and Telephone: *Nothing changed on this item.*

Ms. Kassel stated we renegotiated our telephone costs.

Mr. Berube stated this line item is not for the cell phones. This is telephone service through Severn Trent, because we spend a lot more than that for cell phones.

Ms. Kassel stated that is true.

13. Postage and Freight: *This item was reduced to \$750.*

Mr. Walls stated the budget is \$1,200, which is the same as for this current year, but we stopped mailing agenda packages to the Board and staff.

Ms. Kassel stated I agree with reducing it to \$750, as Mr. Walls suggested.

Mr. LeMenager stated the whole purpose of buying our tablets was to reduce items, including postage.

Mr. Walls stated we will spend about \$700 this year.

14. Insurance—General Liability: *Nothing changed on this item.*

Mr. Berube stated this increases due to market costs. On a \$30,000 insurance policy, do we want to shop this? What is the practicality of shopping this number?

Mr. Moyer stated it is shopped. Brown & Brown shops this for us every year.

Mr. Berube stated then there is no reason to go with something else.

Mr. Moyer stated we should know that number with certainty by the time we have our public hearing.

Mr. Berube stated the reality is that it is increasing a noticeable amount every year.

Mr. Moyer stated that is correct.

Mr. LeMenager stated when we get to the public hearing, we will just insert the real number.

Mr. Moyer stated that is correct.

15. Printing and Binding: *Nothing changed on this item.*

Mr. Berube stated this is budgeted for \$5,000.

Ms. Kassel stated I agree with Mr. Walls to reduce this to \$3,500 since we have our tablets.

Mr. LeMenager asked should it be even less? We are not printing much anymore.

Mr. Walls stated this year we had an RFP and other things, so I suggested \$3,500 in case we have to bid another contract.

Mr. LeMenager stated I am fine with \$3,500.

16. Legal Advertising: *Nothing changed on this item.*

17. Miscellaneous—Assessment Collection Cost: *Nothing changed on this item.*

18. Miscellaneous—Contingency: *Nothing changed on this item.*

19. Office Supplies: *Nothing changed on this item.*

20. Annual District Filing Fee: *Nothing changed on this item.*

### **C. Field Expenditures**

1. Professional Services—Field Management: *Discussion under item G will reduce this line item to \$190,000.*

Ms. Kassel stated I am comfortable leaving this at the proposed amount of \$205,000.

Mr. LeMenager stated that was Mr. Nicholas's point earlier about this being the maximum amount, even though we might not be fully staffed for the entire year. This is for next year, though, so why would we not be fully staffed?

Mr. Walls stated there are more factors going into this.

Mr. Berube stated the fudge factor is 3% for overtime, which is \$6,000. We also have a part-time person included for 20 hours per week at \$10 per hour, which is \$10,000.

Ms. Kassel asked do we have a third employee? I thought I saw someone new.

Mr. Berube stated yes, his name is Mr. Don Caron. If we want to reduce this item, the fudge factor is overtime, which is hard to calculate, and the cost of a part-time person at \$10,000, plus the taxes and the benefits and so forth. If you add 30% for benefits, we could take \$13,000 out of this line item unless we decide to fund that position, which is there for a reason.

Mr. LeMenager stated our history is to keep adding more staff. In the regular meeting, I am going to bring up at least one maintenance issue as to why the staff is not doing it. I think the answer is because we have not had enough staff.

Mr. Berube stated we will have enough now. Do we want to change this number?

Ms. Kassel stated leave it at \$205,000.

Mr. Walls asked what does the developer think? At some point next year, we might ramp up fully on staff. Will we spend \$205,000? Probably not.

Mr. Berube stated the budget number was carefully calculated to get to those numbers.

Mr. Nicholas asked how many employees did we estimate? Four?

Mr. Berube stated it was 3.5; three full-time and one part-time.

Ms. Kassel stated I thought there was an additional part-time person.

### **D. Landscape Expenditures**

1. Contracts—Grounds Maintenance: *Nothing changed on this line item.*
2. Repair and Maintenance—Irrigation: *Nothing changed on this line item.*

Mr. Berube stated this is a rather unknown factor. I presume this is for irrigation supplies and maintenance, not for irrigation water.

Ms. Kassel stated I am fine keeping it at \$20,000, only because so much of our system is older and in need of replacements.

Mr. Berube stated consider that Mr. Rick Druckenmiller just went through most of the system and replaced literally hundreds of sprinkler heads and did other maintenance and things that have been lacking. We just completed a major project at Lakeshore Park, which is all brand new.

Ms. Kassel asked what about all the piping?

Mr. Walls stated that stuff is cheap, especially when we are not paying separately for labor.

Mr. Berube stated the labor is already built into the \$205,000 for field management.

Mr. Walls stated unless you are replacing some major electronic components, we should not spend that much.

Mr. LeMenager stated basically this is just for material since there are no separate labor costs.

Ms. Kassel stated there are no components for the irrigation system that are more expensive, like controllers.

Mr. Berube stated the Maxicom weather stations would be the big costs, and we will discuss more about weather stations later in the meeting. Presuming that Maxicom continues to operate as it has, which has been reasonably reliable, if you take what we spent this year and doubled it, we would be at \$9,500. We are trying to be austere, and I am comfortable reducing the \$20,000 to \$10,000, unless Mr. Haskett has something planned that I do not know about.

Mr. Haskett stated I would not recommend reducing it to \$10,000. When Severn Trent asked me to provide them with numbers, I put in \$20,000. Mr. LeMenager already mentioned that we had limited staff, so a lot of the major things that needed to be done for irrigation were pushed to the side and patched to keep the system running.

Mr. Berube stated that is fine; I understand. Mr. Haskett has the final input since he knows what is going on in the field.

3. Contracts—Tree Canopy Trimming: *This item was increased to \$30,000.*

Mr. LeMenager stated this is money we saved from this year. They did not bill us yet, did they?

Ms. Kassel stated no, they have not.

Mr. Berube stated the next line item is the contracted tree trimming for \$19,889.

Mr. Walls stated that is correct.

Ms. Kassel stated one is above 10 feet and one is below 10 feet.

Mr. Walls stated this line item for \$15,000 is what we contracted separately.

Mr. Berube stated we will probably contract for it again next year.

Ms. Kassel stated we will probably have \$30,000 worth of work because we have this year's work plus next year's work.

Mr. LeMenager stated we have not spent this money this year. They have not billed us yet.

Mr. Berube stated they are not going to bill us. There will be no bill for the work they did.

Mr. LeMenager asked is that because they were so late?

Mr. Berube stated yes.

Mr. Walls stated we want to stay on cycle.

Ms. Kassel stated we deferred this contract.

Mr. Berube stated if you want to stay on cycle and do all of the trees, then that number needs to increase to \$30,000.

Mr. LeMenager stated they will not need to redo the trees they trimmed this year.

Mr. Berube stated they will have to trim them again; that is the unspoken word. They will have to trim them all again to make them look uniform. We basically received half a trimming for free this year, which is what it comes down to.

Mr. Haskett stated they have gone back through the major roads and did what they needed to do to make them right. I think next fiscal year, we need to concentrate on East Five Oaks Drive and cleaning those up a little better and cleaning up Town Square and back through the Estates.

Mr. LeMenager stated they were a little more expensive. I suggest increasing this line item to \$20,000.

Mr. Berube stated I think there is a concern that we do not want to get off our cycle. That means this coming year, we need to trim all the trees.

Mr. LeMenager stated their proposal this year was to do them all for \$18,000.

Mr. Berube stated that is correct.

Mr. LeMenager asked was that for everything?

Mr. Berube stated no, the outer streets.

Mr. Haskett stated it was just for one of the cycles.

Mr. Berube stated it has always classically been about the same amount for the inner trees as for the outer trees, for whatever reason. That is the way it works out. If we are going to do inner and outer next year to stay on the cycle, we will be one year late on one cycle and this number needs to increase to \$30,000.

Mr. Haskett stated they are getting to the age in the first neighborhoods where we do not need to trim them every other year. When they are 10 to 12 years old, they should be trimmed every four to six years. The tree trimmers have been in the training process to keep all the limbs up, so this coming year, we probably want to try to get as many done as we can. Then the following year, you can skip it.

Ms. Kassel stated we are discussing the fiscal year 2014 budget. Will we be spending \$15,000 or \$30,000 or \$20,000? Are we going to have to pay for the trees under the deferred contract plus the other cycle?

Mr. Berube stated yes.

Ms. Kassel stated then we should budget this at \$30,000.

Mr. Berube stated I agree. If we want to stay on cycle, we need to consider cutting all the trees. The year after that, they will not need to be trimmed.

Mr. LeMenager stated then we will alternate with \$30,000 one fiscal year and zero the next, and so on.

Mr. Berube stated we can also do fewer trees or trim them as needed.

Mr. Walls stated as Mr. Haskett said, as they get older, they do not need to be trimmed as often.

Mr. LeMenager stated that is true. It will end at some point.

Mr. Berube stated plus Davey will have trimmed all the trees at least once by that point, and hopefully the trees will be to their standards. The benefit of having the Davey Tree Expert company will become noticeable.

4. Contracts—Trees and Trimming: *Nothing changed on this line item.*
5. Contracts—Turf Care: *Nothing changed on this line item.*

6. Contracts—Shrub Care: *Nothing changed on this line item.*

7. Miscellaneous Services: *This item was reduced to \$20,000.*

Ms. Kassel stated I prefer to keep this at \$23,000. We have a lot of refurbishments to do.

Mr. LeMenager stated we just added \$15,000 to tree trimming, so I am fine leaving this at \$23,000.

Mr. Berube stated I was going to suggest reducing it to \$15,000.

Mr. Walls stated we spent \$18,000 last year.

Mr. LeMenager stated then let us put this at \$20,000.

#### **E. Utilities Expenditures**

1. Electricity—General: *Nothing changed on this line item.*

Mr. Berube stated this looks like a 5% to 8% increase.

Mr. LeMenager stated I thought that was fixed by contract at 3%.

Mr. Berube stated no, not for the electricity. The street lighting is, but not the other electricity.

Mr. LeMenager stated I understand.

Mr. Berube stated we do not know what OUC will do for street lighting, which is the next line item.

Ms. Kassel stated I am fine leaving this at \$31,000.

2. Electricity—Street Lighting: *Nothing changed on this line item.*

Mr. Berube stated if this goes up 3%, that will bring us to about \$390,000 instead of \$400,555.

Mr. LeMenager stated we will be adding more street lights.

Mr. Berube stated that is correct. We estimated about \$7,000 for those additional lights, which brings us to \$397,000, and \$400,555 is not far off.

3. Utility—Water and Sewer: *Nothing changed on this line item.*

#### **F. Operation and Maintenance Expenditures**

1. Contracts—Lake and Wetland: *This item was reduced to \$20,000.*

Ms. Kassel stated I suggest we reduce this to \$20,000.

Mr. Berube asked is there a reason it was budgeted at \$25,000? Are you anticipating something?

Mr. Moyer stated no.

Mr. Walls stated unless we are contemplating doing some additional plantings, which I am not, we can pull that out of there, which is how I got to \$16,000.

Mr. Berube stated I was not thinking about additional work either, and as a matter of fact, I was thinking about potentially cutting back service on some of the pond maintenance to save more money.

Mr. LeMenager stated we will need to do Lakeshore Park. I am not sure if that will be done this year. All the places where we had the channels along the sidewalks, the plan has been to let it grow back and see how it looks. At some point, we will need to have vegetation on the sides.

Mr. Berube stated this is just for plants in the ponds.

Mr. Walls stated the \$16,000 will cover all that.

Mr. Berube stated this is basically the Bio-Tech Consulting contract.

Mr. LeMenager asked how much is that every month?

Mr. Berube stated we will spend \$16,000 this year, which is about \$1,500 or \$1,800 per month. The budget is proposed at \$25,000. Mr. Walls is suggesting \$16,000.

Mr. LeMenager stated for years, Mr. Berube has argued every year for more plants, and now you are saying we do not need any more,

Mr. Berube stated we have to let what we have installed time to grow in.

Mr. LeMenager asked why do the ponds in Celebration look so much prettier than ours?

Mr. Berube stated they are more years ahead of us.

Mr. Boyd stated your ponds will look like that one day.

Mr. LeMenager asked will ours look like that?

Mr. Boyd stated yes.

Mr. Berube stated now that the water level is up, Davey can specially fertilize them, too.

Mr. Walls stated ours are starting to flower.

Mr. LeMenager stated I was in Celebration on Water Street, and it looks awfully nice.

Mr. Boyd stated there are some different aquatic plants in Celebration that you do not necessarily have here.

Mr. LeMenager asked will we eventually have flowers on ours?



Mr. Berube stated we have some, the yellow cannas and the purple flowers. Ms. Kassel recommended \$20,000 for this line item.

Mr. LeMenager stated that is fine.

2. Communication—Telephone: *This item was reduced to \$6,000.*

Mr. Berube stated we do not know when our WSCA contract will be put into effect. The total impact will be \$1,200 over the year, maybe more.

Mr. LeMenager stated I like \$5,000, as Mr. Walls suggested.

Ms. Kassel stated that is fine with me.

Mr. Berube stated \$5,000 gets us in line with the WSCA amounts.

Mr. Walls stated it might be well below that amount, but we will see.

Mr. Berube stated the contract has not been approved yet. It has to go through WSCA and then AT&T.

3. Utility—Refuse Removal: *This item was increased to \$2,500.*

Ms. Kassel stated I am fine going with \$2,500 as Mr. Walls suggested. We will have more garbage cans.

Mr. Farnsworth stated that is more in line with the projected amount for this year.

Ms. Kassel stated that is correct.

Mr. Berube stated I was going to suggest \$3,000. Are we bouncing the capacity of the dumpster? Will we need to get a bigger one?

Mr. Haskett stated no, we will be fine with it.

4. Repair and Maintenance—Common Area: *This item increased to \$20,000.*

Mr. Berube stated the proposed budget amount is \$18,800 and the projected amount is \$26,618 that we will spend this year. I am wondering why the budget is lower than actuals.

Mr. Walls stated I do not know how they arrived at that number.

Mr. Berube stated we spent \$15,000 through May and they are projecting we will spend that amount from June through September. That is the projection.

Ms. Kassel stated I am fine with \$20,000.

Mr. Walls stated I agree.

Mr. LeMenager stated I agree.

5. Repair and Maintenance—Equipment: *Nothing changed on this line item.*

Mr. LeMenager asked what new equipment are we buying?

Ms. Kassel stated benches.

Mr. Berube stated typically this category is for boats.

Ms. Kassel asked what is the story on the benches by the new swings and the other picnic table?

Mr. Berube stated that should be Parks and Facilities.

Ms. Kassel stated I am asking in terms of if we are going to be replacing them.

Mr. Haskett stated they are being refurbished.

Ms. Kassel stated then that is not a new purchase. We may have new purchases for the new neighborhoods coming online.

Mr. Berube stated this category is for boats. The previous line item is for the benches. The boats are aging. Battery use is getting heavier and heavier with weekend use. We have not bought any new chargers. I think the proposed amount for this year of \$15,000 will probably be a pretty good number.

Ms. Kassel stated that is fine.

6. Repair and Maintenance—Pools: *Nothing changed on this line item.*

Mr. Berube stated there are several things coming up, including a heater and various other maintenance. I think the proposed budget of \$57,000 is fine. Mr. Walls suggested \$52,000 in his budget version.

Mr. Walls stated I thought \$30,000 was built into the projected amount for the rest of the fiscal year for the heater. Is the estimate for the heater \$16,000?

Mr. Haskett stated yes.

Mr. Berube stated the number I heard for the heater was \$17,000.

Mr. Haskett stated it is \$16,550.

Mr. Walls stated this budget contemplates spending \$30,000 for that item.

Ms. Kassel asked is that true?

Mr. Haskett stated I left it in there.

Mr. Berube stated through May, we have spent \$49,000. We bought a heater last year.

Mr. Walls stated it was \$20,000 contemplated for the heater.

Mr. Berube stated there is \$10,000 for unscheduled maintenance. We just realized another \$4,000 for the actual price of the heater.

Ms. Kassel stated it is a little less if the heater is \$16,550; it is \$3,500. I think we should leave it at \$57,000.

Mr. Farnsworth stated I am fine leaving it at \$57,000.

Mr. LeMenager stated I agree.

7. Repair and Maintenance—Roads and Alleyways: *Nothing changed on this line item.*

Mr. Berube stated this is somewhat of an unknown, and \$5,000 does not seem bad because we have some potholes to be fixed.

Mr. LeMenager stated if there are potholes in the alleys, those are ours to fix.

Ms. Kassel stated that is correct.

Mr. Berube stated it does not take long to go through \$5,000 if we have to do a few of them.

Mr. LeMenager stated that is what I wondered. Has anyone walked them recently and figured out what kind of condition they are in? The only ones I pay attention to are the ones behind my house.

Mr. Berube stated they are not terrible. They are not at the level of needing repairs like the sidewalks.

Mr. Haskett stated we have made a few repairs recently.

Ms. Kassel asked is there anything that looks like it is coming online?

Mr. Nicholas stated we make the repairs as they occur.

Ms. Kassel stated this number should be good.

8. Repair and Maintenance—Sidewalks: *This item was increased to \$7,000.*

Mr. Berube stated we know what is going on with sidewalks. We have a full staff now, and they will be addressing the sidewalks. I expect we will pass the \$4,000, but it is a little early to make that judgment yet. We have to get the staff involved in it once we get a plan. I suggest we leave the \$4,000 alone.

Mr. LeMenager stated I think the cost will go up.

Mr. Walls stated I suggested \$10,000. There are quite a few areas that need to be repaired.

Mr. Berube stated that is correct.

Mr. LeMenager stated there are panels that will need to be replaced because some locations you cannot grind anymore.

Mr. Berube stated grinding is not effective.

Ms. Kassel stated we do not have to pay for labor for grinding.

Mr. LeMenager stated that is true, this is only for materials. I suggest increasing this to \$7,000 and split the difference.

Mr. Berube stated we will need to lease some equipment.

9. Repair and Maintenance—Parks and Facilities: *Nothing changed on this line item.*

Mr. Berube stated we have more parks and more areas to maintain.

Ms. Kassel stated I am fine leaving it at the proposed budget number.

10. Repair and Maintenance—Hardscape Cleaning: *Nothing changed on this line item.*

Mr. Berube stated there is more stuff to clean, including sidewalks and fences, and \$5,000 seems fine to me.

Ms. Kassel stated Mr. Walls recommended \$3,500 in his version.

Mr. Walls stated I am fine leaving it at \$5,000.

11. Miscellaneous—Contingency: *This item was increased to \$9,000.*

Mr. Berube stated we appear to have a definite number for park improvements a few lines down. I did not read the notes, but how did we get \$4,610 for improvements to the park and why is that not in contingency?

Ms. Kassel stated it is to improve bridges, boardwalks and structures, benches, trash cans and furnishing.

Mr. Berube stated it seemed like a very specific number at \$4,610.

Ms. Kassel stated it is probably a plug number to make the budget work.

Mr. Moyer stated since we are not balancing the budget without raising assessments, there really should not be plug numbers, because that is what we usually do.

Mr. Berube stated it is a real number.

Ms. Kassel stated then we should have information here.

Mr. Moyer stated it is a general category to provide those services.

Ms. Kassel stated then the number should be a little rounder.

Mr. Berube stated rather than adding a line item for park improvements, for simplification purposes, we should take that out and put it into one of the previous line items.

Mr. LeMenager stated I did not understand where that came from. It just appeared.

Mr. Berube stated I thought it had some specific purpose, but it does not. Should we delete this item?

Mr. Walls stated move that amount to Parks and Facilities.

Mr. Berube stated if we move that \$4,610 suggested budget number and include it in contingency, that brings us remarkably close to what we are projected to spend in contingencies this year.

Mr. LeMenager stated I am fine with that.

Mr. Berube asked do we want to change this from \$4,000 to \$9,000?

Mr. LeMenager stated yes, and delete the park improvement line item.

Mr. Walls asked you do not want to move it to Parks and Facilities?

Mr. Berube stated let us put it in Contingency.

12. Miscellaneous—Security Enhancements: *Nothing changed on this line item.*

13. Capital Outlay: *Nothing changed on this line item.*

Mr. Berube stated it looks like we will spend close to \$12,000 this year.

Mr. LeMenager asked where is our \$60,000 dock?

Ms. Kassel asked is that in a capital account?

Mr. Moyer stated it will be paid through reserves for renewal and replacement.

Mr. LeMenager stated no, it will not come out of reserves. That is not how reserves work.

Mr. Berube stated it needs to come out of fund balance.

Mr. LeMenager stated it will be reflected in this document.

Mr. Berube stated we will find some money for it.

Mr. Walls stated we need to get some good estimates for it. We have an amount in reserves to cover it that is more than sufficient. We will pull it out of reserves to pay for it.

Mr. LeMenager stated you take however much you have that you are starting with, then take how much you are going to spend, and how much you want leftover. What is missing is the assessment number. Whatever we spend on the dock will appear in this document.

Mr. Moyer stated yes, ultimately we will do a budget amendment to transfer that money from reserves to an operating line item.

Mr. Berube stated the reality is, if you want to pay for it out of that fund.

Mr. Walls stated we can do that this year.

Mr. Berube stated if you do not want to pay for it out of that fund, then we need to add a line item in this budget for \$50,000 because they always cost more than anticipated.

Mr. LeMenager asked do we want to lower the amount of the \$185,000 that we have in reserves right now?

Mr. Walls stated we will do that when we know the cost.

Ms. Kassel stated I say leave it out for now. We know that we are going to reflect it later.

Mr. Boyd stated the study I prepared assumed you were starting with zero, and you have plenty of issues to use that \$185,000.

14. Improvements—Park: *This line item is to be deleted and the dollars moved to Contingency.*

#### **G. Next Steps**

Mr. Moyer stated we identified \$10,200 in savings and we added \$24,700 for a net increase of \$14,500 over the proposed budget.

Ms. Kassel stated that is an increase of 2.3%.

Mr. Berube stated it is a little more, almost 3%.

Mr. Walls stated we have not yet finalized the number for Field Management.

Mr. Nicholas stated the range for this Field Management is \$165,000 to \$205,000, and the variables are (1) which medical program they selected, and (2) do we add the extra part-time person.

Ms. Kassel stated we may have money leftover that is unspent from this year.

Mr. Moyer stated that gets into the discussion of how much of your fund balance to use, because any excess goes into fund balance. One of the big additions was \$15,000 for tree trimming that we are not doing this year, so that amount will definitely fall to the bottom line that we can transfer over.

Mr. Berube stated our suggested increase was 2.16% with the proposed budget that we just discussed and changed. Surprisingly, the budget came out a little higher. If everyone is fine with these calculations, I would like to settle the budget issue now so that we do not need more workshops. What will happen every time we have a workshop is we will discuss this more and more.

Mr. Farnsworth stated let us first make sure that the Field Management number is settled at \$205,000 maximum rather than \$180,000 that was suggested.

Mr. Berube stated the range as mentioned by Mr. Nicholas is somewhere between \$165,000 and \$205,000. The variables are in that range. If you go in the middle, it is \$185,000.

Ms. Kassel stated we could make Field Management \$190,000, that will absorb the net increase of \$14,500.

Mr. LeMenager stated that is what I am thinking, too. Let us make it \$190,000.

Mr. Nicholas asked did the budget you just review have this line item at \$205,000?

Mr. Moyer stated yes.

Mr. Nicholas stated so you will be reducing this by \$15,000.

Mr. LeMenager stated that is correct, because we raised other items by \$15,000. So we are right back with Ms. Fazeela Khan's budget number. Tell her this was a job well done.

Mr. Berube stated the assessment increase of 2.16% works at this point.

Mr. Walls stated the other things we need to consider are, (1) how much do we put in reserves, (2) how much do we expect to have in fund balance from this year, and (3) how much, if any of that, do we want to use to move forward. As Mr. Moyer said, we are not spending \$15,000 on tree trimming this year, so that will fall to the unassigned fund balance and roll into next year. Do we charge that out as an assessment, or do we keep it in fund balance?

Mr. LeMenager stated that is a great point.

Mr. Walls stated it depends on what those levels are. I think what needs to happen is, they need to go back and put these numbers into their system to generate the new numbers and show what fund balance is going to be now. We need to tell them what we want the reserves to be. At that point, we can look at the budget and then determine the assessments and fund balance.

Mr. Berube stated practically we have taken whatever the excess from the budget and normally we plug that into fund balance, except for the end-of-year spending projects that we set aside money to do.

Mr. Moyer stated we sort of did that when we projected the total. In this case, it would add to fund balance a little.

Mr. Walls stated I would like to see all this again in the standard format. Next month, maybe we can decide how everything is going to fall out as far as assessments and fund balance.

Mr. LeMenager stated Mr. Moyer will prepare the next draft based on what we just discussed. It will be remarkably similar to our last draft. We will vote at the July meeting for what will be published in the newspaper.

Mr. Berube stated we will have our hearing in August.

Mr. Walls stated next month, we have one more time to look at the assessments and where we want them to be.

Mr. Moyer stated the one thing we need to be careful of, and I will look at the meeting dates for July and August, if we are going to increase assessments, we need to send out letters to every property owner in the District, advising them that we are going to increase those assessments. It is either 20 days or 30 days for that letter.

Mr. Walls stated we have until September to adopt the budget.

Mr. Moyer stated we have to adopt it by the end of August. The Statute allows until September 15, but we have to certify it to the property appraiser by the end of August.

Mr. LeMenager stated if we need to have a special meeting, that will cost more money.

Mr. Berube stated we can have the hearing in August to finalize it.

Mr. Moyer stated that is correct. If we put this off until July and I do not have the 30 days that I need to notice the home owners, then we will have a problem.

Mr. Berube stated the bottom line is, right now, based on projections, we are going to stay remarkably similar to the suggested assessment number that was provided, which was 2.16%.

Mr. LeMenager stated August has five weeks. The July meeting is the 25<sup>th</sup> and the August meeting is the 29<sup>th</sup>, so we catch a break.

Mr. Moyer stated that is correct.

Mr. LeMenager asked will that give you enough time to mail the letters? We are giving you a week before they have to be in the mail.

Mr. Moyer stated yes, that will work. I will have the letter ready, and all I need to do is insert the numbers.

Mr. Nicholas stated that is if it requires 30 days.



Mr. Moyer stated that is correct. If it is only 20 days, we have a lot of time. So the Board can make that decision in July.

Mr. Berube stated the total revenue number will not change much. What Mr. Walls is referring to is the allocation of how much will go into reserves and how much we will devote to fund balance.

Mr. Walls stated that is correct.

Mr. Berube stated the numbers that we settled tonight pretty much sets what that increase will be. We just need to allocate the excess numbers.

Mr. LeMenager stated if we are talking about funding the dock out of reserves, then I do not want to see them go any lower.

Mr. Walls stated I need time to digest what Mr. Boyd provided for his reserve analysis.

Mr. LeMenager stated I thought this reserve analysis was the key thing, and Mr. Boyd's point about starting from zero and knowing we have enough money to do other things made me feel more comfortable.

Mr. Berube stated Mr. Moyer will provide a revised budget with the numbers we discussed.

Ms. Kassel asked are we reducing Field Management to \$190,000?

Mr. Berube stated yes. That makes it balance. There will be some minor adjustments to stay at the 2.16% assessment increase. Our final decision will be made next month when we have had another month of actual use, and we will see what the excess will be. We will decide how much we are going to put into fund balance and how much we will put into reserves.

### **THIRD ORDER OF BUSINESS**

### **Resident Comments and Questions**

A Resident asked how much is the percentage increase and what will that apply to?

Mr. Berube stated the increase that is being contemplated is just a little over 2.16%. To the average home owner, that is about \$60 per year, or \$5 per month. Some will pay more depending on your total CDD assessment. The average CDD assessment is about \$3,000 per year, so if you figure 2%, that is about \$60.

The Resident asked when was the last increase?

Mr. Berube stated there has not been one in the past six years.

The Resident asked you are sitting on a surplus now?

Mr. LeMenager stated no, we are sitting on reserves.

Mr. Berube stated the reserve money is allocated to various things, and you do not want to operate with no money.

The Resident asked what is the ratio of reserves to what you are trying to raise? How much of that is for reserves?

Mr. Berube stated in total cash for restricted and fairly unrestricted, there is about \$900,000. About \$700,000 of that is allocated into categories such as insurance deductible and first-quarter operating expenses. We keep a minimum amount in the checking account, and since we rely on receiving our assessments, we operate the first few months of the fiscal year without any revenue. We have to fund for replacing swimming pools, swimming pool buildings, bridges, sidewalks, docks and boats. In reality, if we had to put our hands on our available money, we could come up with \$200,000 to \$250,000. To bring that to zero is running this in the wrong way. If something bad happens tomorrow and we use all that money, and then another bad thing happens the following week, we need to come to the residents for a special increased assessment. We are loath to do that. You would not want a bank to operate without reserves, and we are your bank in this case.

The Resident stated that is fine as long as there is a justifiable reason. You say you are sitting on \$1 million in “contingent” money and yet you are asking for an increase.

Mr. Berube stated part of the increase is to fund anticipated expenditures, which we just discussed line by line. Anything that we over budget and do not spend always goes into that fund balance for reserves, insurance deductible, and those kinds of things. It is not just sitting there doing nothing.

Ms. Kassel stated the engineer just provided a reserve analysis of our estimated reserve need. It is a rolling estimate of what we need to have on hand.

#### **FOURTH ORDER OF BUSINESS**

#### **Adjournment**

The next meeting will be Thursday, July 25, 2013, at 9:00 a.m.

On motion by Mr. Berube, seconded by Ms. Kassel, with all in favor, the workshop adjourned at 6:20 p.m.

---

Gary L. Moyer, Secretary

---

Steve Berube, Chairman

## **Fourth Order of Business**

**4A.**



# Bio-Tech Consulting Inc.

Environmental and Permitting Services

info@btc-inc.com

www.btc-inc.com

## MAINTENANCE REPORT

CUSTOMER Harmony Pond Maintenance DATE 7-15-2013

BTC ACCOUNT NO. 581-01

BIOLOGIST / TECHNICIAN Jon Avance/Mack Metcalf

### TREATMENT SERVICES

POND SITE INSPECTED	EMERG. VEG.	SUBMERG. VEG.	FLOATING VEG.	ALGAE	AQUASTAR	AQUATHOL k	COPPER SULFATE	CUTRINE	POND DYE	REWARD	SONAR	WEEDAR	OTHER
29,22,23	x				x								
20,4,2	X				x								
21,3,28	x				x								
1,5,19,10	x				x								
18,16,17		x		x				x		x			
11,14,15	x				x								
13,12	x				x								
9(irrigation)													
6,7,8	x				x								
24	x				x								

TARGETED VEGETATION Torpedo Grass, Cat-tails, Primrose willow, Thistle, Spatter dock.

ADDITIONAL NOTES / CONCERNS pond 23 treated for spatter dock

Pond 18 treated for surface algae and sprayed for torpedo grass in back corner.

Orlando Office  
2002 E Robinson St  
Orlando FL 32803

Vero Beach Office  
1717 Indian River Blvd  
Suite 201  
Vero Beach FL 32960

Jacksonville Office  
2036 Forbes St  
Jacksonville FL 32204

Tampa Office  
333 Falkenburg Rd N  
Suite A 128  
Tampa FL 33619

Key West Office  
1107 Key Plaza  
Suite 259  
Key West FL 33040

Aquatic & Land  
Management Operations  
3825 Rouse Rd  
Orlando FL 32817

Native Plant Nursery  
DCC Farms  
8580 Bunkhouse Rd  
Orlando FL 32832

407.894.5969  
877.894.5969  
407.894.5970 fax

Key West

Vero Beach

Orlando

Jacksonville

Tampa

**4B.**

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

**July 2013**

**4.1    Turf**

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

Week ending 6/29/13  
Week ending 7/06/13  
Week ending 7/13/13  
Week ending 7/20/13

Mowing is scheduled for the balance of July as follows:

Week ending 07/27/13

- 4.1.2    Edging            (same as above, see 4.1.1)
- 4.1.3    Trimming        (same as above, see 4.1.1)
- 4.1.4    Disease/ Weed Control
- a.   Leaf spot application on Zoysia.
  - b.   Spot treat applications for dollarweed along Cat Brier, Schoolhouse Rd., and Harmony Square. Diminishing.
  - c.   Spot treat grassy weeds in Dog Park (Cat Brier)
- 4.1.5    Fertilization
- a.   Turf fertilization completed week ending 6/29/13.
- 4.1.6    Pest Control
- a.   Pest activity minimal. Spot treat chinch activity at West entry, Clay Brick Rd., Schoolhouse/ Butterfly Ln.
  - b.   Ant treatments on-going.
- 4.1.7    pH Adjustment
- 4.1.8    Other

## **4.2 Sports Turf**

### **4.2.1 Mowing**

- a. Mowing shifted to twice weekly. Mowing is being completed with a rotary style mower, mulching deck, at a 1" cutting height.
- b. Mowing activity shifted to morning hours as requested.

### **4.2.2 Insecticides**

- a. No insect concerns/ activity at this time.

### **4.2.3 Herbicides**

- a. Turf weed applications remain on cycle. Applications completed week of 6/10/13, 7/01/13, 7/15/13. Rainfall has had some diminishing effect on chemical. Next application the week of 8/05/13 at reduced rate. Applications following a three week cycle.

### **4.2.4 Fungicide**

- a. No disease concerns at this time

### **4.2.5 Fertilization**

- a. Granular application of 33-0-17 completed the week of 07/15/13. Next scheduled application the week of 8/19/13.

### **4.2.6 pH Adjustment**

## **4.3 Shrub/Ground Cover Care**

### **4.3.1 Annuals**

- a. General policing and weeding of bedding areas.
- b. Rotation completed week of 6/24/13.

### **4.3.2 Pruning**

- a. General trimming and pruning throughout all locations of the community.

### **4.3.3 Weeding**

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

### **4.3.4 Fertilization**

### **4.3.5 Pest and Disease Control**

- a. No pest/ disease concerns at this time.



- 4.3.6 Mulching
  - a. Touch-up mulch West entry pine tree rings.

- 4.3.7 pH Adjustment

#### **4.4 Tree Care**

- 4.4.1 Pruning

- a. Elevation/ canopy work in progress:
  - a. E. Five Oaks Drive - completed
  - b. Cat Brier – Large Dog Park - completed
  - c. Schoolhouse – Five Oaks round-about to Butterfly – in progress
  - d. West entry (completed)
  - e. Dark Sky – in progress.
  - f. Lakeshore Estates – in progress.
- b. General sucker removal throughout.
- c. Staking large oak transplanted to Lakeshore Park.
- d. One Elm located in Harmony Square removed due to storm related event.

- 4.4.2 Tree Basins

- 4.4.3 Fertilizer

- a. Monitor two Oaks along Cat Brier – east side. One across from Button Bush Loop, and one at seating area across from Large Dog Park. Arborgreen injections scheduled for week of 6/24/13.

- 4.4.4 Pest Control

- a. No pest concerns at this time

- 4.4.5 Mulch

- a. Note section 4.4.2

- 4.4.6 pH Adjustment

#### **4.5 Irrigation**

- 4.5.1 General Requirements

- a. Materials supplied for collateral head damage resulting from mowing operations.

- 4.5.2 Monitoring

- 4.5.3 Valve/ Valve Boxes

#### **4.6 Litter Removal**

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

#### **4.7 District/ District Manager Awareness**

#### **5.0 Unscheduled Maintenance and Repairs**

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

#### **6.0 Other – Proposals, Work Orders**

- 6.1 Proposals
  - a. Proposal for Class I pruning of street trees submitted. Scheduled to begin the week of 12/10/12 with completion projected end of December. Canopy/ elevation work in progress in advance of pruning. Class I pruning deferred to Fall 2013.
  - b. Proposal for landscape renovations at Lakeshore turn-about submitted. Projected to begin the week of 12/26/12 provided suitable material (Butterfly bush) is located and secured. Pending material.

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

- c. Proposal for the installation of replacement and new trees along Cupseed, west entry tree replacement, and miscellaneous locations. 7/15/13 – West entry tree replacement pending. All other trees completed.
- d. Lakeshore Park renovation additions include additional trees and groundcovers. (completed)
- e. 192 embankment planting at Clay Brick Rd. In progress.

**4C.**

**4Ci.**

# THE TOWN OF HARMONY

## District Dock & Maintenance Activities Report

June 18, 2013 – July 14, 2013

### Boat Maintenance

- Removed and inspected all propellers (weekly). Fishing line removed weekly from small & large pontoons, and fishing boat. No damage noted.
- Boat Dock – Daily safety check. Monitoring structural unit connections.
- Boathouse cleaned and organized.

### Buck Lake Activities

- Boat Orientation held at the Enrichment Center 6/22 & 7/13, 8 attended.
- Boats reservations scheduled for July 4<sup>th</sup>.

### Facility / Park Maintenance Activities

- Routine cleaning activities – Including restrooms, trash and doggie potty removal.
- Inspected facilities for cleanliness and/or damage after each scheduled event.
- Dog Park swing set project complete.
- Cat Brier pavilions pressure washed.
- Replaced diaphragm & valves on Splash Pad.
- Inspected play structures for insects, damage and loose fasteners.
- Cleaned pool furniture & deck at Ashley Park pool.
- Cleaned pool furniture & shade unit at the Swim Club.
- Staff checks pool areas multiple times each day for cleanliness & possible infractions.

### Irrigation Maintenance

- Continue to replace broken and clogged irrigation heads and routine maintenance activities.
- Clock 7, 12, 14, 16 & 17 inspected.

**4Cii.**

HARMONY CDD														
Boat Reservations --June--July 2013														
Date	Resident	Time	M-W-Th	F-S-S	Total Passengers	20' Pontoon	16' Pontoon	18' Bass	14' Fishing	Sail Boat	Canoes	Kayaks	COMMENTS	PHONE
6/19/2013	Don Rice	7:30--10:30 AM	x		2			x					Did Not Call when done	304-281-0010
6/19/2013	Justin Helton	7:30--9:30 AM	x		2		x							
6/19/2013	Tim Wilson	2--4:00 PM	x		2			x					Unscheduled	
6/20/2013	Amber Sorrough	9:30--1:30 PM	x			x								407-925-7596
6/21/2013	Joe Sobehart	9--11:00 AM		x	3	x								412-780-1383
6/21/2013	Joe Sobehart	9--11:00 AM		x	2							x		
6/21/2013	Rachel Garwood	8--12:00 PM		x	3							x		407-438-1823
6/22/2013	Corey Clough	9--12:00 PM		x	8	x								407-301-0490
6/22/2013	Ray Walls	7:30--11:30 AM		x	2			x						
6/22/2013	Lief Johnson	7:30--11:00 AM											Cancellation	770-597-0236
6/22/2013	Mike Scarborough	1--5:00 PM											Cancellation	407-908-4875
6/22/2013	Sunnie Templeton	2:30--4:00 PM		x	1	x								770-597-0236
6/23/2013	Greg Gologowski	8:30--11:00 AM		x	4							x	4 kayaks	
6/23/2013	Melissa Burmeister	8:30--10:00 AM		x	4	x							Unscheduled	
6/23/2013	Joe Sobehart	8:40--10:30 AM		x	1					x				
6/23/2013	Thomas Belieff	7:30--9:20 AM		x	1			x						
6/23/2013	Don Rice	7:30--10:45 AM		x	1		x							
6/23/2013	Fatima Ali	2--5:00 PM											Cancellation--Weather	321-848-5577
6/24/2013	Cynthia Wilson	2--4:00 PM											Cancellation--Weather	407-925-7702
6/26/2013	Joseph Sobehart	9--10:30 AM	x		1					x				412-780-1383
6/26/2013	Don Rice	7--11:00 AM	x		3			x						304-281-0010
6/26/2013	Fatima & Ali Amir	3--7:00 PM											Cancellation--Weather	321-848-5577
6/27/2013	Amber Sorrough	10--11:00 AM	x		10	x								407-925-7596
6/27/2013	Matt Larsen	3:30--4:45 PM	x		2		x							407-744-3983
6/28/2013	Joe Sobehart	8--12:00 PM		x	2	x								
6/28/2013	Rachel Garwood	8--12:00 PM		x	4							x		407-438-1823
6/28/2013	Matt Larsen	4:30--7:00 PM											Cancelled due to rain	407-744-3983
6/29/2013	Lief Johnson	9--12:00 PM		x	5	x								571-224-8285
6/29/2013	Dave Brown	3--5:30 PM		x	4	x								
6/29/2013	T.C. Burton	7--9:45 AM		x	5		x							419-304-5417
6/29/2013	Andy Brinkmoeller	11:45--2:15 PM		x	2		x							321-443-3308
6/30/2013	Thomas Belieff	7--10:00 AM		x	1			x						
6/30/2013	Joe Sobehart	9--11:00 AM			1					x				
7/1/2013	Jason Noel	12:30--4:30 PM											Cancelled	860-938-6071
7/3/2013	Don Rice	7--10:30 AM	x		3			x						
7/3/2013	Terence Lee	4:30--7:00 PM											Schedule Conflict	407-545-1892
7/4/2013	Bernard Scarpa	8--10:15 AM		x	2			x						407-572-3022
7/4/2013	Rachel Garwood	8--10:00 AM	x		4							x	4 kayaks	
7/4/2013	Scott Farnsworth	11:15--12:30 PM	x		10	x								407-445-6044
7/4/2013	Albert Sosa	10:00--12:00 PM	x		2		x							786-376-3946

7/4/2013	Shirley Madrosian	1--3:00 PM											Cancelled	
7/5/2013	Tim Flowers	8--12:00 PM											Cancelled	321-446-2356
7/6/2013	Terence Lee	4--7:00 PM		x	6	x								407-545-1892
7/6/2013	Grace Anthony	4--7:00 PM		x	6		x							407-361-8444
7/7/2013	Thomas Belleff	7--10:30 AM		x	2			x						407-921-0990
7/7/2013	Andy Brinkmoeller	12--3:30 PM		x	2		x						Unscheduled	
7/8/2013	Jim Bell	7:30--11:30 AM	x			x								
7/10/2013	Don Rice	7--11:00 AM	x					x						
7/10/2013	Joe Sobehart	9--10:15 AM	x		1					x				412-780-1383
7/11/2013	Gustav Ericksonn	8--12:00 PM			3			x						401-837-1842
7/11/2013	Christie Klammer	4--7:00 PM	x				x							321-222-9262
7/12/2013	Joe Sobehart	8--12:00 PM		x		x								
7/12/2013	Fatima Ali	1:30--5:30 PM											Cancelled	321-848-5577
7/12/2013	Matt Larsen	4--6:30 PM											Cancelled--weather	407-744-3983
7/13/2013	Roger Van Kramer	7--9:45 AM		x	2			x					321-506-8102	321-506-8102
7/13/2013	Traci Gray	8--9:45 AM		x	2		x							407-921-0990
7/13/2013	Joe Sobehart	9--11:30 AM		x	1					x				
7/13/2013	Damien Rockne	11--2:15 PM		x	8	x								
7/13/2013	Justin Helton	7--9:30 AM		x	4	x								407-334-5962
7/14/2013	Jeff Spoor	8--12:00 PM		x	2					x				386-627-3134
7/14/2013	Roger Van Kramer	7--11:00 AM		x	3			x						
7/14/2013	Zach Mulharren	8:30--12:30 PM		x	2	x								
7/15/2013	Rachel Garwood	8--12:00 PM	x		3						x	3 kayaks	407-438-1823	
			17	32	144	16	10	13	0	6	0	6		
Buck Lake is closed on Tuesdays.														
					Last Month	121	Total Passengers		144					
						44	Total Trips		49					



## **Sixth Order of Business**

**6A.**

Harmony  
Community Development District

*Financial Report*

*June 30, 2013*

Prepared by



Harmony  
Community Development District

**Financial Statements**

(Unaudited)

**June 30, 2013**

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## Balance Sheet

June 30, 2013

ACCOUNT DESCRIPTION	GENERAL FUND	2001 DEBT SERVICE FUND	2004 DEBT SERVICE FUND	2004 CAPITAL PROJECTS FUND	TOTAL
<b>ASSETS</b>					
Cash - Checking Account	\$ 312,146	\$ -	\$ -	\$ -	\$ 312,146
Cash On Hand/Petty Cash	500	-	-	-	500
Accounts Receivable	13,119	-	-	-	13,119
Assessments Receivable	73,703	-	-	-	73,703
Interest/Dividend Receivables	3,061	-	-	-	3,061
Investments:					
Certificates of Deposit - 36 Months	127,778	-	-	-	127,778
Money Market Account	531,897	-	-	-	531,897
Construction Fund	-	-	-	3,395	3,395
Prepayment Account	-	24,272	3,229	-	27,501
Reserve Fund	-	1,415,519	857,096	-	2,272,615
Revenue Fund	-	523,189	112	-	523,301
<b>TOTAL ASSETS</b>	<b>\$ 1,062,204</b>	<b>\$ 1,962,980</b>	<b>\$ 860,437</b>	<b>\$ 3,395</b>	<b>\$ 3,889,016</b>
<b>LIABILITIES</b>					
Accounts Payable	\$ 30,138	\$ -	\$ -	\$ -	\$ 30,138
Accrued Expenses	33,114	-	-	-	33,114
Accrued Taxes Payable	122	-	-	-	122
Deferred Revenue	13,119	170,773	-	-	183,892
<b>TOTAL LIABILITIES</b>	<b>76,493</b>	<b>170,773</b>	<b>-</b>	<b>-</b>	<b>247,266</b>
<b>FUND BALANCES</b>					
<b>Restricted for:</b>					
Debt Service	-	1,792,207	860,437	-	2,652,644
Capital Projects	-	-	-	3,395	3,395
<b>Assigned to:</b>					
Operating Reserves	366,305	-	-	-	366,305
Reserves-Renewal & Replacement	185,000	-	-	-	185,000
Reserves - Self Insurance	50,000	-	-	-	50,000
<b>Unassigned:</b>	384,406	-	-	-	384,406
<b>TOTAL FUND BALANCES</b>	<b>\$ 985,711</b>	<b>\$ 1,792,207</b>	<b>\$ 860,437</b>	<b>\$ 3,395</b>	<b>\$ 3,641,750</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,062,204</b>	<b>\$ 1,962,980</b>	<b>\$ 860,437</b>	<b>\$ 3,395</b>	<b>\$ 3,889,016</b>

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2013

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 2,501	\$ 1,872	\$ 2,211	\$ 339
Interest - Tax Collector	-	-	65	65
Special Assmnts- Tax Collector	602,370	602,370	602,371	1
Special Assmnts- CDD Collected	884,442	663,336	663,331	(5)
Special Assmnts- Discounts	(24,095)	(24,095)	(12,695)	11,400
Other Miscellaneous Revenues	-	-	1,872	1,872
<b>TOTAL REVENUES</b>	<b>1,465,218</b>	<b>1,243,483</b>	<b>1,257,155</b>	<b>13,672</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
P/R-Board of Supervisors	11,200	8,800	7,000	1,800
FICA Taxes	857	671	536	135
ProfServ-Arbitrage Rebate	1,200	1,200	1,200	-
ProfServ-Dissemination Agent	500	500	500	-
ProfServ-Engineering	5,000	3,753	3,071	682
ProfServ-Legal Services	25,000	19,253	15,526	3,727
ProfServ-Mgmt Consulting Serv	55,984	41,985	21,926	20,059
ProfServ-Property Appraiser	779	779	-	779
ProfServ-Special Assessment	11,822	11,822	11,822	-
ProfServ-Trustee	10,800	10,800	10,748	52
Auditing Services	8,000	8,000	7,250	750
Communication - Telephone	380	288	16	272
Postage and Freight	1,200	900	531	369
Insurance - General Liability	26,751	26,751	27,848	(1,097)
Printing and Binding	5,000	3,753	2,217	1,536
Legal Advertising	500	377	315	62
Misc-Assessmnt Collection Cost	12,047	12,047	11,794	253
Misc-Contingency	500	377	214	163
Office Supplies	1,000	747	255	492
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>178,695</b>	<b>152,978</b>	<b>122,944</b>	<b>30,034</b>
<b>Field</b>				
ProfServ-Field Management	119,113	89,335	57,251	32,084
<b>Total Field</b>	<b>119,113</b>	<b>89,335</b>	<b>57,251</b>	<b>32,084</b>

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2013

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>Landscape</b>				
R&M-Grounds	29,994	22,500	16,148	6,352
R&M-Irrigation	20,000	15,003	2,898	12,105
R&M-Tree Trimming Services	15,000	11,250	-	11,250
R&M-Trees and Trimming	19,115	14,337	14,917	(580)
R&M-Turf Care	248,001	186,003	182,097	3,906
R&M-Shrub Care	107,540	80,656	82,338	(1,682)
Miscellaneous Services	23,000	17,251	2,411	14,840
<b>Total Landscape</b>	<b>462,650</b>	<b>347,000</b>	<b>300,809</b>	<b>46,191</b>
<b>Utilities</b>				
Electricity - General	30,000	22,500	19,778	2,722
Electricity - Streetlighting	389,000	291,749	284,251	7,498
Utility - Water & Sewer	105,000	78,750	78,116	634
<b>Total Utilities</b>	<b>524,000</b>	<b>392,999</b>	<b>382,145</b>	<b>10,854</b>
<b>Operation &amp; Maintenance</b>				
Contracts-Lake and Wetland	25,000	16,571	11,772	4,799
Communication - Telephone	6,000	4,500	3,321	1,179
Utility - Refuse Removal	2,000	1,503	1,902	(399)
R&M-Common Area	18,800	14,103	16,463	(2,360)
R&M-Equipment	15,000	11,250	13,347	(2,097)
R&M-Pools	57,000	42,750	52,583	(9,833)
R&M-Roads & Alleyways	5,000	3,753	549	3,204
R&M-Sidewalks	4,000	2,997	-	2,997
R&M-Parks & Amenities	8,500	6,372	5,235	1,137
R&M-Hardscape Cleaning	5,000	3,744	5,672	(1,928)
Misc-Contingency	19,960	14,971	5,558	9,413
Misc-Security Enhancements	2,500	1,876	2,570	(694)
Cap Outlay - Other	12,000	6,000	1,070	4,930
<b>Total Operation &amp; Maintenance</b>	<b>180,760</b>	<b>130,390</b>	<b>120,042</b>	<b>10,348</b>
<b>TOTAL EXPENDITURES</b>	<b>1,465,218</b>	<b>1,112,702</b>	<b>983,191</b>	<b>129,511</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	130,781	273,964	143,183



## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2013

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>OTHER FINANCING SOURCES (USES)</b>				
Sale of General Capital Assets	-	-	577	577
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>577</b>	<b>577</b>
Net change in fund balance	\$ -	\$ 130,781	\$ 274,541	\$ 143,760
<b>FUND BALANCE, BEGINNING (OCT 1, 2012)</b>	<b>711,170</b>	<b>711,170</b>	<b>711,170</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 711,170</b>	<b>\$ 841,951</b>	<b>\$ 985,711</b>	

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2013

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 800	\$ 603	\$ 655	\$ 52
Special Assmnts- Tax Collector	1,050,511	1,050,511	1,049,537	(974)
Special Assmnts- Prepayment	-	-	22,766	22,766
Special Assmnts- CDD Collected	439,182	439,182	439,182	-
Special Assmnts- Discounts	(42,021)	(42,021)	(22,119)	19,902
<b>TOTAL REVENUES</b>	<b>1,448,472</b>	<b>1,448,275</b>	<b>1,490,021</b>	<b>41,746</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessmnt Collection Cost	21,010	21,010	20,548	462
<b>Total Administration</b>	<b>21,010</b>	<b>21,010</b>	<b>20,548</b>	<b>462</b>
<b>Debt Service</b>				
Principal Debt Retirement	350,000	350,000	350,000	-
Principal Prepayments	-	-	20,000	(20,000)
Interest Expense	1,072,638	1,072,638	1,071,913	725
<b>Total Debt Service</b>	<b>1,422,638</b>	<b>1,422,638</b>	<b>1,441,913</b>	<b>(19,275)</b>
<b>TOTAL EXPENDITURES</b>	<b>1,443,648</b>	<b>1,443,648</b>	<b>1,462,461</b>	<b>(18,813)</b>
Excess (deficiency) of revenues Over (under) expenditures	4,824	4,627	27,560	22,933
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	4,824	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>4,824</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 4,824	\$ 4,627	\$ 27,560	\$ 22,933
<b>FUND BALANCE, BEGINNING (OCT 1, 2012)</b>	<b>1,764,647</b>	<b>1,764,647</b>	<b>1,764,647</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,769,471</b>	<b>\$ 1,769,274</b>	<b>\$ 1,792,207</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2013

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 2,000	\$ 1,494	\$ 254	\$ (1,240)
Special Assmnts- CDD Collected	1,219,938	886,953	714,296	(172,657)
<b>TOTAL REVENUES</b>	<b>1,221,938</b>	<b>888,447</b>	<b>714,550</b>	<b>(173,897)</b>
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Principal Debt Retirement	255,000	255,000	255,000	-
Interest Expense	968,963	968,963	968,963	-
<b>Total Debt Service</b>	<b>1,223,963</b>	<b>1,223,963</b>	<b>1,223,963</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>1,223,963</b>	<b>1,223,963</b>	<b>1,223,963</b>	<b>-</b>
Excess (deficiency) of revenues Over (under) expenditures	(2,025)	(335,516)	(509,413)	(173,897)
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	(2,025)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(2,025)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (2,025)	\$ (335,516)	\$ (509,413)	\$ (173,897)
<b>FUND BALANCE, BEGINNING (OCT 1, 2012)</b>	<b>1,369,850</b>	<b>1,369,850</b>	<b>1,369,850</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,367,825</b>	<b>\$ 1,034,334</b>	<b>\$ 860,437</b>	

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2013

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ -	\$ 23	\$ 23
<b>TOTAL REVENUES</b>	<b>-</b>	<b>-</b>	<b>23</b>	<b>23</b>
<b>EXPENDITURES</b>				
<b>Construction In Progress</b>				
Construction in Progress	-	-	59,465	(59,465)
<b>Total Construction In Progress</b>	<b>-</b>	<b>-</b>	<b>59,465</b>	<b>(59,465)</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>59,465</b>	<b>(59,465)</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	(59,442)	(59,442)
Net change in fund balance	\$ -	\$ -	\$ (59,442)	\$ (59,442)
<b>FUND BALANCE, BEGINNING (OCT 1, 2012)</b>	<b>-</b>	<b>-</b>	<b>62,837</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,395</b>	

Notes to the Financial Statements  
June 30, 2013

General Fund

► Assets

- **Cash and Investments** - See Cash and Investment Report on page 14 for further details.
- **Accounts Receivable** - Reimbursement for legal fees and estoppel letter corrections.
- **Assessments Receivable** - Birchwood Acres for O&M assessments - June 2013.
- **Interest/Dividend Receivable** - Accrued interest earned on 36 month CD.

► Liabilities

- **Accounts Payable** - Invoices paid in July 2013.
- **Accrued Expenses** - Expenditures accrued for June 2013.

City of St. Cloud Electricity - General - 5/5/13 - 6/5/13

\$ 1,500

City of St. Cloud Streetlighting - 5/7/13 - 6/5/13

31,614

**Total** \$ 33,114

- **Accrued Taxes Payable** - Board FICA taxes due to the IRS.
- **Deferred Revenue - General Fund** - Deferred legal expenses and estoppel letter corrections.

Debt Service Funds

► Assets

- **Cash and Investments** - See Cash and Investment Report on page 14 for further details.

► Liabilities

- **Deferred Revenue** - A portion of the FY 2013 direct collected assessments were deferred to FY 2014.

Capital Project Funds

► Assets

- **Cash and Investments** - See Cash and Investment Report on page 14 for further details.

Miscellaneous Notes

- Based on the letter dated February 2012, the District was reimbursed for the delinquent FY2006 assessments by reducing the monthly invoice for administrative management fee by \$1,300 through January 2013. In addition, any legal fees incurred by the
- District relating to the FY2006 delinquent assessments, will also be reimbursed by monthly deductions of \$986 beginning in February 2013 and ending in November 2013. Starting in April the estoppel letter correction expenses will be reimbursed by monthly deductions of \$2,729 ending in September 2013. Please refer to schedule on page 16 for further explanation.

Notes to the Financial Statements  
June 30, 2013

General Fund

Financial Overview / Highlights

- ▶ The Non-Ad Valorem assessments are 100% collected.
- ▶ Total general fund expenditures are at approximately 88% of the YTD (prorated) budget. Significant variances are explained below.

Variance Analysis ( Rev and Expenditures)

Account Name	YTD Budget	YTD Actual	Variance	Explanation
<b>Revenues</b>				
Other Miscellaneous Revenues	\$ -	\$ 1,872	n/a	Line item includes: Reimbursement to the District from resident for a damaged tree - \$565, fees for replacement key cards for security gate - \$20 and PGIT- Insurance claim reimbursement for the damaged fountain - \$1,277.
<b>Expenditures</b>				
<u><b>Administration</b></u>				
ProfServ - Management Consulting Services	\$41,985	\$21,926	52%	Under Budget: Starting February 2012, per agreement, the District will be reimbursed for the FY2006 outstanding O&M Assessments. The monthly invoice will show a reduction of \$1,300 beginning April 2012 through January 2013. The remaining balance, was reduced in March to \$872. Also, starting February 2013 the District will also be reimbursed monthly for legal fees in the amount of \$986, and starting April for the estoppel letter correction fees in the amount of \$2,729.
Insurance - General Liability	\$26,751	\$27,848	104%	Over Budget: Public Risk Agency - Paid in Full for FY2013. Unfavorable variance due to a higher premium from a new insurance carrier.
<u><b>Field</b></u>				
ProfServ-Field Management	\$89,335	\$57,251	64%	Under Budget: Payroll and overhead costs for full-time field manager/dockmaster and assistant to the field manager as of June 2013. Monthly invoice amount (not including overtime) is <b>\$9,726</b> . Variance is due to credit of \$2,571.86, \$2,944.53, and \$976.51 for open positions from Sept-Nov and \$400 credit for overtime billed double on the October and November invoice. See page 16 for further details.

Notes to the Financial Statements  
June 30, 2013

Account Name	YTD Budget	YTD Actual	Variance	Explanation
<b>Expenditures - (continued)</b>				
<b><u>Landscape</u></b>				
R&M - Grounds	\$22,500	\$16,148	72%	The Davey Tree Expert Company monthly fee to maintain ground cover and plant annuals within District.
R&M-Trees Trimming Services	\$14,337	\$14,917	104%	Over Budget: The Davey Tree Expert Company monthly maintenance agreement for pruning and maintaining tree below the 10-foot height level. \$1,657.
R&M - Trees & Trimming	\$11,250	\$0	0%	No invoices billed ytd. This budget is for canopy trimming for trees above the 10-foot height level.
R&M-Turf Care	\$186,003	\$182,097	98%	Under Budget: The Davey Tree Expert Company monthly maintenance agreement \$20,233.
R&M-Shrub Care	\$80,656	\$82,338	102%	Over Budget: The Davey Tree Expert Company monthly maintenance agreement \$9,149.
Miscellaneous Services	\$17,251	\$2,411	14%	The Davey Tree Expert Company fees for landscape renovation, damage tree replacement and sod replacement.
<b><u>Operation &amp; Maintenance</u></b>				
Contracts-Lake and Wetland	\$16,571	\$11,772	71%	Bio-Tech Consulting monthly fees of \$1,308.
Utility - Refuse Removal	\$1,503	\$1,902	127%	Over Budget: Invoice from Waste Management Services for service through June 2013. Unfavorable variance due to higher costs than anticipated.
R&M-Common Area (District Facilities)	\$14,103	\$16,463	117%	Over Budget: Includes various invoices from Grainger, Northern Tool & Equipment, and Home Depot. Unfavorable variance due to Propet for Dogi-Pot liners purchased in Oct, Nov and April for \$5,597.
R&M-Equipment	\$11,250	\$13,347	119%	Over Budget: Supplies, maintenance and equipment needed for the boats.
R&M-Pools	\$42,750	\$52,583	123%	Over Budget: Due to the expenses for the recycle chairs, lounges and tables. Includes pool maintenance, pool supplies, and permits.
R&M-Hardscape Cleaning	\$3,744	\$5,672	151%	Over Budget: Pressure washing of the Harmony post and rail.
Misc-Security Enhancements	\$1,876	\$2,570	137%	Over Budget: Unfavorable variance due to a purchase of procard readers and color ribbon.
Cap Outlay - Other	\$6,000	\$1,070	18%	Invoice from Dock-Ters Marine Construction for repairs to the floating dock.

Notes to the Financial Statements  
June 30, 2013

Account Name	YTD Budget	YTD Actual	Variance	Explanation
<b>Expenditures - (continued)</b>				
<b><u>Other Financing Sources (Uses)</u></b>				
Sale of General Capital Assets	\$0	\$577	n/a	Sale of the Solar Boat.

**Debt Service Fund Series 2001**

Account Name	YTD Budget	YTD Actual	Variance	Explanation
<b>Revenues</b>				
Interest - Investments	\$603	\$655	109%	Interest earned on investment accounts
Special Assmnts - Tax Collector	\$1,050,511	\$1,049,537	100%	Non-Ad Valorem assessments are 100% collected.
Special Assmnts - Prepayment	\$0	\$22,766	N/A	Prepayment received from Fidelity National Title, Lot #149.
Special Assmnts - CDD Collected	\$439,182	\$609,955	139%	Non-Ad Valorem assessments collected semi-annually by the District on all the un-platted parcels.

**Debt Service Fund Series 2004**

Account Name	YTD Budget	YTD Actual	Variance	Explanation
<b>Revenues</b>				
Interest - Investments	\$1,494	\$254	17%	Interest earned on investment accounts
Special Assmnts - CDD Collected	\$886,953	\$714,296	81%	Non-Ad Valorem assessments collected semi-annually by the District on all the un-platted parcels.

**Miscellaneous Notes**

- Principal prepayments were made in November for Series 2001 - \$20,000.



Harmony  
Community Development District

**Supporting Schedules**

**June 30, 2013**

# HARMONY

## Community Development District

### Non-Ad Valorem Special Assessments Osceola County Tax Collector - Monthly Collection Report For the Fiscal Year Ending September 30, 2013

					Allocation by Fund	
Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	General Fund Assessments	Series 2001 Debt Service Fund Assessments
<b>ASSESSMENTS LEVIED FY 2013</b>						(1)
					\$ 602,370	\$ 1,049,537
Allocation %					36.47%	63.53%
11/08/12	\$ 1,824	\$ 108	\$ 37	\$ 1,970	\$ 718	\$ 1,251
11/23/12	77,094	3,278	1,573	81,945	29,882	52,064
12/07/12	677,330	28,798	13,823	719,951	262,531	457,420
12/20/12	81,675	3,327	1,667	86,669	31,604	55,065
01/11/13	20,358	672	415	21,446	7,820	13,626
02/08/13	31,506	782	643	32,930	12,008	20,922
03/08/13	11,993	124	245	12,361	4,507	7,854
04/08/13	596,671	(18)	12,177	608,830	222,011	386,819
05/08/13	15,007	(138)	306	15,175	5,534	9,641
06/07/13	51,883	(1,542)	1,059	51,400	18,743	32,657
06/21/13	19,411	(577)	396	19,230	7,012	12,218
<b>TOTAL</b>	<b>\$ 1,584,752</b>	<b>\$ 34,814</b>	<b>\$ 32,342</b>	<b>\$ 1,651,907</b>	<b>\$ 602,371</b>	<b>\$ 1,049,537</b>
% COLLECTED					100%	100%
<b>TOTAL OUTSTANDING</b>					<b>\$ (0)</b>	<b>\$ (0)</b>

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

## Non-Ad Valorem Special Assessments - District Collected

## Monthly Collection Report

For the Fiscal Year Ending September 30, 2013

					Allocation by Fund		
Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	General Fund	Series 2001 Debt Service Fund	Series 2004 Debt Service Fund
<b>DISTRICT COLLECTED ASSESSMENTS LEVIED FY 2013</b>				\$ 2,543,562	\$ 884,442	\$ 439,182	\$ 1,219,938
Allocation %				52%	35%	17%	48%
10/31/12	\$ 73,703	\$ -	\$ -	\$ 73,703	\$ 73,703	\$ -	\$ -
10/31/12 (1)	312,188			312,188	-	312,188	-
12/02/12	73,703	-	-	73,703	73,703	-	-
12/08/12	73,703	-	-	73,703	73,703	-	-
01/25/13	73,703	-	-	73,703	73,703	-	-
02/28/13	73,703	-	-	73,703	73,703	-	-
03/13/13	73,703	-	-	73,703	73,703	-	-
04/30/13	73,703	-	-	73,703	73,703	-	-
4/30/13 (2)	126,994	-	-	126,994	-	126,994	-
04/30/13	714,296	-	-	714,296	-	-	714,296
05/31/13	73,703	-	-	73,703	73,703	-	-
06/30/13	73,703	-	-	73,703	73,703	-	-
<b>TOTAL</b>	<b>\$ 1,816,808</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,816,808</b>	<b>\$ 663,330</b>	<b>\$ 439,182</b>	<b>\$ 714,296</b>
% COLLECTED				71.43%	75.00%	100.00%	58.55%
<b>TOTAL OUTSTANDING</b>				<b>\$ 726,754</b>	<b>\$ 221,111</b>	<b>\$ -</b>	<b>\$ 505,642</b>

Note (1) - A portion of assessments received on 4/14/12 and 9/28/12 were deferred to FY 2013.

Note (2) - A portion of assessments received on 4/30/13 were deferred to FY 2014.

# Harmony

## Community Development District

### Cash and Investment Report June 30, 2013

#### General Fund

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account- Operating	CenterState Bank	Interest Bearing Account	n/a	0.05%/0.10% (1)	\$308,117
Checking Account	BankUnited	Business Checking Account	n/a	n/a	\$1,000
Checking Account	CenterState Bank	Business Checking Account	n/a	0.25%	\$3,029
<b>Subtotal</b>					<b>\$312,146</b>
Cash On Hand		Petty Cash	n/a	n/a	\$500
Certificate of Deposit	CenterState Bank	36 month CD	7/6/2014	1.25%	\$127,778
Money Market Account	CenterState Bank	Money Market Account	n/a	0.10%	\$328,102
Money Market Account	Florida Shores Bank	Money Market Account	n/a	0.50%	\$102,326
Money Market Account	BankUnited	Money Market Account	n/a	0.45%	\$101,469
<b>Subtotal</b>					<b>\$531,897</b>

#### Debt Service and Capital Projects Funds

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2001 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.15%	\$24,272
Series 2001 Reserve Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.15%	\$1,415,519
Series 2001 Revenue Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.15%	\$523,189
Series 2004 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.15%	\$3,229
Series 2004 Reserve Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.15%	\$857,096
Series 2004 Revenue Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.15%	\$112
Series 2004 Construction Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.15%	\$3,395
<b>Subtotal</b>					<b>\$2,826,811</b>
<b>Total</b>					<b>\$3,799,131</b>

#### Notes

(1) The Operating Account at CenterState Bank is a combination of Business Checking and Money Market.  
The different yields reflects the interest rate in each account, respectively.

**Schedule of Reimbursement  
June 30, 2013**

FY 2006 Assessments to be reimbursed as per letter on February 2012.	\$	13,872
Legal Fees associated to FY2006 assessments.	\$	9,863
Estoppel letter correction.	\$	16,374
<b>Total to be Reimbursed</b>	<b>\$</b>	<b>40,109</b>

Date	Invoice #	Amount Deducted	
4/30/2012	2060210	\$ 1,300	(1)
5/31/2012	2060668	1,300	
6/30/2012	2061502	1,300	
7/31/2012	2061972	1,300	
8/31/2012	2062526	1,300	
9/30/2012	2062902	1,300	
10/31/2012	2063701	1,300	
11/30/2012	2064255	1,300	
12/31/2012	2064800	1,300	
1/31/2013	2065232	1,300	
2/28/2013	2065906	986	(2)
3/19/2013	2066207	872	(3)
3/19/2013	2066207	986	(2)
4/19/2013	2066783	986	(2)
4/19/2013	2066783	2,729	(4)
5/19/2013	2067296	986	(2)
5/19/2013	2067296	2,729	(4)
6/17/2013	2067727	986	(2)
6/17/2013	2067727	2,729	(4)
Total		\$ 26,989	

**Outstanding Balance      \$      13,119.85**

Note 1 - Invoice from STS Management Services will be reduced \$1,300 until January 2013 for the FY2006 assessments.

Note 2 - Invoice from STS Management Services will be reduced \$986 until November 2013 for the legal fees associated FY 2006 assessments.

Note 3 - A credit of \$872 was applied in March 2013 for the final amount of the FY2006 assessments.

Note 4 - Invoice from STS Management Services will be reduced \$2,729 until September 2013 for the estoppel letter corrections.

# HARMONY

Community Development District

## STS invoice Summary

Billing Month	Invoice #	Management Fees (4)	Field Services (1)	Overtime (2)	Misc. Reimb. (3)	Assessment Services	Total
October	#2063701	4,665.33	4,409.69	611.18	366.97	0.00	10,053.17
November	#2064255	4,665.33	6,981.55	945.04	468.96	0.00	13,060.88
December	#2064800	3,365.33	4,864.38	0.00	1,076.66	0.00	9,306.37
December	#2064801	0.00	0.00	0.00	0.00	11,822.00	11,822.00
December	0-1216	(1,300.00)	0.00	(200.00)	0.00	0.00	(1,500.00)
December	CR2064255-1	(1,300.00)	0.00	(200.00)	0.00	0.00	(1,500.00)
January	#2065232	3,365.33	5,840.89	820.52	419.67	0.00	10,446.41
February	#2065906	3,679.33	5,840.89	775.39	347.21	0.00	10,642.82
March	#2066207	1,935.33	5,840.89	727.54	0.00	0.00	8,503.76
April	#2066783	950.38	0.00	786.27	128.45	0.00	1,865.10
May	#2067296	949.61	5,840.89	1,156.01	114.35	0.00	8,060.86
June	#2067727	949.99	3,203.07	1,384.39	200.87	0.00	5,738.32
<b>Total</b>		<b>21,925.96</b>	<b>42,822.25</b>	<b>6,806.34</b>	<b>3,123.14</b>	<b>11,822.00</b>	<b>86,499.69</b>
<b>Avg Monthly Amount Invoiced</b>		<b>2,436.22</b>	<b>4,758.03</b>	<b>756.26</b>	<b>347.02</b>	<b>985.17</b>	<b>8,297.52</b>
<b>Monthly Amount Budgeted</b>		4,665.33	9,726.06	200.00	631.67	985.17	16,208.23
<b>Difference</b>		<b>\$ 2,229.12</b>	<b>\$ 4,968.03</b>	<b>\$ (556.26)</b>	<b>\$ 284.65</b>	<b>\$ -</b>	<b>\$ 7,910.71</b>

### Notes

- 1.) The Field Services line item was credited \$2,571.86, \$2,944.53, and \$976.51 for open positions from Sept-Nov.
- 2.) Overtime was credited \$400 for being billed double on the October and November invoice for Field Services.
- 3.) The Miscellaneous Reimbursable line item was billed to recover postage, copies, office supplies, and phone charges.
- 4.) The March Management Fees include a credit for final amount of \$872 for reimbursement of FY2006 assessments.

HARMONY  
Community Development District

Monthly Debit Card Purchases  
June 30, 2013

Date	Vendor	Description	Amount
6/3/2013	Sunoco	Fuel	43.00
6/5/2013	Handyman Hardware & Supply	Equipment	168.74
6/6/2013	ICS7	Access card upgrade	54.79
6/7/2013	St. Cloud Cycle, Inc	Mount new tires on Bobcat	60.00
6/8/2013	Amazon.com	Supplies	118.20
6/8/2013	Amazon.com	Bathroom tissue	46.99
6/9/2013	Amazon.com	Disposable gloves	81.51
6/10/2013	Amazon.com	Multifold Paper towels	33.89
6/10/2013	Handyman Hardware & Supply	Equipment	2.46
6/12/2013	Sunoco	Fuel	40.00
6/21/2013	Sunoco	Fuel	60.00
6/24/2013	Amazon.com	Rain Jackets	36.00
6/24/2013	Amazon.com	Rain Jacket and micro cases	119.66
6/24/2013	Amazon.com	Men's workboot	63.80
6/25/2013	Amazon.com	Adult life jacket vest (10)	214.50
6/25/2013	Sign & Vehicle Wraps	Post Sign	320.00
6/26/2013	Staples	Supplies	61.98
6/26/2013	Handyman Hardware & Supply	Supplies	36.57

Total **1,562.09**

**G/L Coding**

RM Equipment	546022.53910.5000	\$	312.71
RM Common Area	546016.53910.5000		342.08
R&M-Park&Amenities	546135-53910-5000		852.51
Misc. Security Enhancements	549911-53910-5000		54.79
		total	<b>\$ 1,562.09</b>

Sunoco

SUNOCO  
6990 E BRONSON MEMORIAL  
ST CLOUD, FL 34771  
Merchant#: H312653779001

06/03/13 10:32:22

WELCOME TO SUNOCO

CARD NOT CHARGED UNTIL SALE COMPLETE  
FINAL RECEIPT PRINTS AT DISPENSER

Regular Pure/Self  
Pump11 Prepa 12.801G @ 3.359 43.00

Subtotal 43.00  
Sales Tax 0.00  
Total \$43.00  
Credit Card(USD\$) \$43.00

Change \$0.00

XXXXXXXXXXXX5286  
MC  
Trans# 245481 Approval# 032633

Join Our Loyalty  
Program and Save

Card Total: \$43.00

\*\*\* Customer signature on file \*\*\*

Change \$ 0.00

Trans ID# 604170  
e11s779t2

Thank you for  
Shopping Sunoco

SUNOCO  
6990 E BRONSON MEMO  
ST CLOUD, FL 34771  
DLR#:H312653779001

06/03/13 10:39:32

\* FINAL RECEIPT \*  
Card charged only  
total shown below.  
Pump#: 11 /Self  
Product: Regular Pure  
Gallons 12.801  
\$/Gal \$ 3.359  
Fuel Sale \$ 43.00  
Total Sale \$ 43.00

XXXXXXXXXXXX  
MC

Trans# 245481  
Approval# 032633

THANK YOU FOR  
YOUR BUSINESS



Handyman Hardware & Supply  
1410 10th St.  
St. Cloud, FL 34769  
407-892-7700

Transaction#: C64786  
Associate: Manager  
Date: 06/05/2013 Time: 07:49:11 AM

\*\*\* SALE \*\*\*

Bill To:  
Customer #: Harmony  
Harmony Community Dev. Dist.  
210 N University Dr  
Ste 702  
Coral Springs, FL 33071

*Equipment*

36" BOLT CUTTER		
345923		
1.00 EACH @ \$139.99 N		\$139.99
SkinnyPac 3/16 1" Sec Hx		
19336		
1.00 EACH @ \$3.49 N		\$3.49
15PC DRILL BIT SET		
310390		
1.00 SET @ \$14.99 N		\$14.99
22-16 FEMALE DISCONNECT		
530204		
1.00 PKG @ \$3.29 N		\$3.29
032076050115		
Mag Bit Holder 2 1/8"		
00370		
2.00 EACH @ \$3.49 N		\$6.98

Subtotal: \$168.74  
TAX EXEMPT  
TOTAL: \$168.74

MASTERCARD: \$168.74  
CHANGE: \$0.00

BUYER AGREES TO PAY TOTAL AMOUNT ABOVE  
ACCORDING TO CARDHOLDER'S AGREEMENT  
WITH ISSUER

Approval: 005799  
CNUM: MASTERCARD-\*\*\*\*\*  
EXP: \*\*/\*\*  
NAME: TUDD HASKETT  
AMT: 168.74

*Todd A. Haskett*

(X) \_\_\_\_\_  
Authorized Signature

Invoice: Todd Haskett

<https://ics7.freshbooks.com/menu.php?CB431CBcm91dGU9c2hvd0...>

ICS7  
503 New York Ave  
St. Cloud FL 34769

ICS7

Harmony CDD  
Todd Haskett  
3500 Harmony Square Dr West  
Harmony FL 34773

Invoice # ICS7-6139  
Invoice Date June 6, 2013  
Amount Due \$0.00 USD

Item	Description	Unit Cost	Quantity	Line Total
SUP/NETWORK	SUPPLIES: ITEM DESC-6F1 - Cat5E Patch Cable	4.95	4	19.80
	[CardAccess System Maintenance 06/06/13] Supplies: Cable/DSL Router / NP041	34.99	1	34.99

Total 54.79  
Amount Paid -54.79  
Amount Due \$0.00 USD

**Notes**

DKS DOORKING / ASHLEY/SWIMCLUB ACCARD UPGRADE

Code to  
Security



**Final Details for Order #**

Print this page for your records.

**Order Placed:** June 7, 2013  
**Amazon.com order number:**  
**Order Total: \$280.59**

**Shipped on June 8, 2013****Items Ordered**

	<b>Price</b>
1 of: <u>Fortune Plastics DuraLiner Premium LDPE 16 Gallon Waste Can Liner, Gusset Seal, Rust, 1 Mil, 31" x 24" x 9" (Case of 500)</u> Condition: New Sold by: Amazon.com LLC	\$84.31
1 of: <u>Georgia-Pacific Envision 24590 White Multifold Paper Towel, 9.4" Length x 9.2" Width (Case of 16 Packs, 250 per Pack)</u> Condition: New Sold by: Amazon.com LLC	\$33.89

**Shipping Address:**

Rick Druckenmiller  
3500 HARMONY SQUARE DR W  
HARMONY, FLORIDA 34773-6047  
United States

Item(s) Subtotal: \$118.20  
Shipping & Handling: \$0.00

Total before tax: \$118.20  
Sales Tax: \$0.00

**Shipping Speed:**

Two-Day Shipping

**Total for This Shipment: \$118.20****Shipped on June 9, 2013****Items Ordered**

	<b>Price</b>
1 of: <u>Taylor 161 18-Inch Metal Outdoor Clock</u> Condition: New Sold by: Amazon.com LLC	\$32.64
3 of: <u>SAS Safety 66519 Raven Powder-Free Disposable Black Nitrile 6 Mil Gloves, Extra Large, 100 Gloves by Weight</u> Condition: New Sold by: Amazon.com LLC	\$16.29

**Shipping Address:**

Rick Druckenmiller  
3500 HARMONY SQUARE DR W  
HARMONY, FLORIDA 34773-6047  
United States

Item(s) Subtotal: \$81.51  
Shipping & Handling: \$0.00

Total before tax: \$81.51  
Sales Tax: \$0.00

**Shipping Speed:**

Two-Day Shipping

**Total for This Shipment: \$81.51**

**Shipped on June 10, 2013****Items Ordered**

1 of: *Georgia-Pacific Envision 24590 White Multifold Paper Towel, 9.4" Length x 9.2" Width (Case of 16 Packs, 250 per Pack)* **Price** \$33.89  
Condition: New  
Sold by: Amazon.com LLC

**Shipping Address:**

Rick Druckenmiller  
3500 HARMONY SQUARE DR W  
HARMONY, FLORIDA 34773-6047  
United States

Item(s) Subtotal: \$33.89  
Shipping & Handling: \$0.00

Total before tax: \$33.89  
Sales Tax: \$0.00

**Shipping Speed:**

Two-Day Shipping

**Total for This Shipment: \$33.89****Shipped on June 8, 2013****Items Ordered**

1 of: *Georgia-Pacific Envision 19880/01 White 2-Ply Embossed Bathroom Tissue, 4.05" Length x 4" Width (Case of 80 Rolls)* **Price** \$46.99  
Condition: New  
Sold by: Amazon.com LLC

**Shipping Address:**

Rick Druckenmiller  
3500 HARMONY SQUARE DR W  
HARMONY, FLORIDA 34773-6047  
United States

Item(s) Subtotal: \$46.99  
Shipping & Handling: \$0.00

Total before tax: \$46.99  
Sales Tax: \$0.00

**Shipping Speed:**

Two-Day Shipping

**Total for This Shipment: \$46.99****Payment information****Payment Method:**

Debit Card | Last digits: 0396

Item(s) Subtotal: \$280.59  
Shipping & Handling: \$0.00

**Billing address**

Todd Haskett  
210 N University Dr  
Suite 702  
Coral Springs, FL 33071  
United States

Total before tax: \$280.59  
Estimated tax to be collected: \$0.00

**Grand Total: \$280.59**

**Credit Card transactions**

MasterCard ending in 0396: June 8, 2013: \$46.99  
MasterCard ending in 0396: June 8, 2013: \$118.20  
MasterCard ending in 0396: June 9, 2013: \$81.51  
MasterCard ending in 0396: June 10, 2013: \$33.89

To view the status of your order, return to [Order Summary](#).

**Please note:** This is not a VAT Invoice.

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Handyman Hardware & Supply  
1410 10th St.  
St. Cloud, FL 34769  
407-892-7700

Transaction#: C65141  
Associate: Manager  
Date: 06/10/2013 Time: 04:41:23 PM

\*\*\* SALE \*\*\*

*Equipment*

FASTENERS  
H229

1.00 EACH @ \$2.29 T \$2.29

Subtotal: \$2.29  
7% - State Tax: \$0.17  
TOTAL: \$2.46

MASTERCARD: \$2.46  
CHANGE: \$0.00

BUYER AGREES TO PAY TOTAL AMOUNT ABOVE  
ACCORDING TO CARDHOLDER'S AGREEMENT  
WITH ISSUER

Approval: 041879  
CNUM: MASTERCARD-\*\*\*\*\*  
EXP: \*\*/\*\*  
NAME: R DRUCKENMILLER  
AMT: 2.46

(X)   
Authorized Signature

Sunoco

SUNOCO  
6990 E BRONSON MEMORIAL  
ST CLOUD, FL 34771  
Merchant#: H312653779001

06/12/13 13:38:55

CARD NOT CHARGED UNTIL SALE COMPLETE  
FINAL RECEIPT. PRINTS AT DISPENSER

Regular Pure/Self  
Pump11 Prepa 11.908G @ 3.359 40.00  
Subtotal 40.00  
Sales Tax 0.00  
Total \$40.00  
Credit Card(USD\$) \$40.00  
Change \$0.00

XXXXXXXXXXXX  
MC  
Trans# 249449 Approval# 053179

Join Our Loyalty  
Program and Save

Card Total: \$40.00

\*\*\* Customer signature on file \*\*\*

Change \$ 0.00

Trans ID# 613636  
e22s789i2

Thank you for  
Shopping Sunoco



Sunoco

SUNOCO  
6990 E BRONSON MEMORIAL  
ST CLOUD, FL 34771  
Merchant#: H312653779001

06/21/13 08:15:18

CARD NOT CHARGED UNTIL SALE COMPLETE  
FINAL RECEIPT PRINTS AT DISPENSER

Regular Pure/Self  
Pump# Prepay 17.862G @ 3.359 60.00

Subtotal 60.00  
Sales Tax 0.00  
Total \$60.00  
Credit Card(USD\$) \$60.00

Change \$0.00

XXXXXXXXXXXX

MC

Trans# 252746 Approval# 034608

Join Our Loyalty

Program and Save

Card Total: \$60.00

\*\*\* Customer signature on file \*\*\*

Change \$ 0.00

Trans ID# 621370  
e34s79812

Thank you for  
Shopping Sunoco

Fuel

**Final Details for Order #:**

Print this page for your records.

**Order Placed:** June 24, 2013  
**Amazon.com order number:** 106-7232449-2559450  
**Order Total:** \$36.00

**Shipped on June 24, 2013****Items Ordered**

2 of: *Frogg Toggs Ultra-Lite2 Rain Suit w/Stuff Sack Medium, Khaki*  
Condition: New  
Sold by: Bois Blanc Sports ([seller profile](#))

**Price**

\$18.00

**Shipping Address:**

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

Item(s) Subtotal: \$36.00  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$36.00  
Sales Tax: \$0.00  
-----

**Shipping Speed:**

Two-Day Shipping

**Total for This Shipment: \$36.00**  
-----**Payment information****Payment Method:**

Debit Card | Last digits: 0396

Item(s) Subtotal: \$36.00  
Shipping & Handling: \$0.00  
-----

**Billing address**

Todd Haskett  
210 N University Dr  
Suite 702  
Coral Springs, FL 33071  
United States

Total before tax: \$36.00  
Estimated tax to be collected: \$0.00  
-----

**Grand Total: \$36.00**To view the status of your order, return to [Order Summary](#).**Please note:** This is not a VAT invoice.[Conditions of Use](#) | [Privacy Notice](#) © 1996-2013, Amazon.com, Inc. or its affiliates

**Final Details for Order #**

Print this page for your records.

**Order Placed:** June 24, 2013**Amazon.com order number:** 106-3738442-9603445**Order Total:** \$397.96**Shipped on June 24, 2013**

Items Ordered	Price
1 of: <i>Frogg Toggs Ultra-lite2 Rain Suit W/stuff Sack - Large, Blue</i> Condition: New Sold by: VetInternetCo ( <a href="#">seller profile</a> )	\$23.99
3 of: <i>Pelican 1050 Black Clear Micro Case with Clear lid and Carabiner</i> Condition: New Sold by: Amazon.com LLC	\$14.39
3 of: <i>Pelican 1060-027-100 Micro Case with Clear Lid and Carabineer (Yellow)</i> Condition: New Sold by: Amazon.com LLC	\$17.50

**Shipping Address:**

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

Item(s) Subtotal: \$119.66  
Shipping & Handling: \$0.00  
Total before tax: \$119.66  
Sales Tax: \$0.00

**Shipping Speed:**

Two-Day Shipping

**Total for This Shipment: \$119.66****Shipped on June 24, 2013**

Items Ordered	Price
2 of: <i>Tingley Men's 10" Work Boot Overshoe, Black, L(9.5-11US Mens/8-9.5US Wmn)</i> Condition: New Sold by: Trademark Supplies ( <a href="#">seller profile</a> )	\$31.90

**Shipping Address:**

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

Item(s) Subtotal: \$63.80  
Shipping & Handling: \$0.00  
Total before tax: \$63.80  
Sales Tax: \$0.00

**Shipping Speed:**

Two-Day Shipping

**Total for This Shipment: \$63.80**

**Shipped on June 25, 2013****Items Ordered**10 of: *X20 Universal Adult Life Jacket Vest - Blue & Black*

Condition: New

Sold by: Amazon.com LLC

**Price**

\$21.45

**Shipping Address:**

Todd Haskett

3500 HARMONY SQUARE DR W

HARMONY, FLORIDA 34773-6047

United States

Item(s) Subtotal: \$214.50

Shipping &amp; Handling: \$0.00

Total before tax: \$214.50

Sales Tax: \$0.00

**Shipping Speed:**

Two-Day Shipping

**Total for This Shipment: \$214.50****Payment information****Payment Method:**

Debit Card | Last digits: 0396

Item(s) Subtotal: \$397.96

Shipping &amp; Handling: \$0.00

**Billing address**

Todd Haskett

210 N University Dr

Suite 702

Coral Springs, FL 33071

United States

Total before tax: \$397.96

Estimated tax to be collected: \$0.00

**Grand Total: \$397.96****Credit Card transactions**

MasterCard ending in June 24, 2013: \$63.80

MasterCard ending in : June 24, 2013: \$119.66

MasterCard ending in June 25, 2013: \$214.50

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955 W. Lancaster Rd. Ste. 2 / Orlando, FL 32809  
Office: 407-859-8631 / Mobile Unit: 407-556-4889

# Invoice

Date	Invoice #
06/25/2013	2701
Terms	Due Date
Due on receipt	07/01/2013

## Bill To

Amber Sambuca  
Harmony Development Co.  
3500 Harmony Square Drive West  
Harmony, FL 34773

PAID

Rep

see

Item	Description	Qty	Rate	Amount
Post Sign	• Post Sign: 8' 2lb. galvanized channel post with 12x18 - 0.080 aluminum with rounded edges- predrilled holes, dry erase laminate (DRY ERASE LAMINATE HAS A LIFE EXPECTANCY OF APPROX. 1 YEAR IF EXPOSED TO DIRECT SUNLIGHT AND LONGER IS NOT.)	4	80.00	320.00
Terms and Conditions	• All custom orders require a minimum 60% prepayment, as a deposit. 1- Deposits on special/custom orders or work are non-refundable as they are made to order on personal request, unless the order is cancelled the same day payment is received. 2- After the Artwork is approved no changes or work cancellation is accepted. Artwork fees are non refundable. 3- With any custom orders, communication about the design is done in person, through emails or fax, to avoid any misunderstandings or mistakes. If the customer decides to cancel a custom made order in which production has already been started, deposits will not be refunded. 4- Photos used for base-relief modeling or photo sketching will not be returned, therefore we recommend sending high-resolution images and scans. 5- This Price is Valid for 3 months.	1	0.00	0.00

## Parks and Amenities.

Terms, Conditions, & Policy: (1) No work will begin until pymnt in full of any inv. totaling <\$120 or 60% Deposit of any inv. totaling >\$120 is received. (2) Artwork fees are non-refundable if design has already been presented to customer at time of cancellation. I AGREE: \_\_\_\_\_

REC.BY: \_\_\_\_\_ DATE: / /

Total	\$320.00
Payment	\$320.00
Balance Due	\$0.00

Email #1: info@signvw.com

Visit our Website: www.SignVW.com

Email #2: Sales@SignVW.com

NO

10

**STAPLES**

that was easy.  
Low prices. Every item. Every day.  
4058 13th Street  
ST. CLOUD, FL 34789  
(407) 892-2793

SALE 1062549 13 001 99645  
1827 06/28/13 08:06

\*\*\*\*\*

QTY	SKU	PRICE
	REWARDS NUMBER 3359971110	
1	STPLS COMP BOOK PO	
	718103170871	1.00N
	Coupon No. 75366	-0.14
1	STPLS COMP BOOK PO	
	718103170871	1.00N
	Coupon No. 75366	-0.14
1	STPLS COMP BOOK PO	
	718103170871	1.00N
	Coupon No. 75366	-0.14
1	Z-GRIP FLIGHT RT B	
	045888219250	4.99N
	Coupon No. 75366	-0.69
1	EXPO DRY ERASE MAR	
	071641036093	4.00N
	Coupon No. 75366	-0.56
1	SONY ICD-PX333	
	027242880100	59.99N
	Coupon No. 75366	-8.33
	SUBTOTAL	61.98

Tax Exempt Number  
This Tax-Exempt Customer number has been  
temporarily deactivated. Please call the  
Staples Tax Dept. at 800-811-4060.  
TOTAL \$61.98

MasterCard 61.98  
Card No.: XXXXXXXXXXXX  
Auth No.: 043772

\*\*\*\*\*STAPLES COUPONS REDEEM\*\*\*\*\*  
Coupon No. 75366 -10.00  
\$10.00 off your in store purchase  
of \$50.00 or more.  
Expiration Date: 06/29/13

TOTAL ITEMS 6

Save with Staples Brand products,  
the most trusted brand in office products.

THANK YOU FOR SHOPPING AT STAPLES !

Shop online at [www.staples.com](http://www.staples.com)

Rewards members now get: 5% back in

Handyman Hardware & Supply  
1410 10th St.  
St. Cloud, FL 34769  
407-892-7700

Transaction#: C66018  
Associate: Manager  
Date: 06/26/2013 Time: 05:20:08 PM

\*\*\* SALE \*\*\*

Bill To:  
Customer # Harmony  
Harmony Community Dev. Dist.  
210 N University Dr  
Ste 702  
Coral Springs, FL 33071

*Park St  
Amenities*

FASTENERS			
H65			
4.00 EACH @	\$0.65 N		\$2.60
FASTENERS			
H177			
4.00 EACH @	\$1.77 N		\$7.08
FASTENERS			
H23			
8.00 EACH @	\$0.23 N		\$1.84
3/8" REAL Cobalt SP			
87219			
1.00 EACH @	\$17.89 N		\$17.89
30Z 3IN1 HOUSEHOLD OIL			
575372			
1.00 EACH @	\$3.79 N		\$3.79
KEY			
KEY			
2.00 EACH @	\$1.49 N		\$2.98
SPLIT RING 1 INCH			
H703514			
1.00 EACH @	\$0.39 N		\$0.39
kr1			

Subtotal: \$36.57

TAX EXEMPT

TOTAL: \$36.57

MASTERCARD: \$36.57

CHANGE: \$0.00

BUYER AGREES TO PAY TOTAL AMOUNT ABOVE  
ACCORDING TO CARDHOLDER'S AGREEMENT  
WITH ISSUER

Approval: 099108

CNUM: MASTERCARD-\*\*\*\*\*

EXP: \*\*/\*\*

NAME: TODD HASKETT

AMT: 36.57

*Todd Haskett*  
(X)

Harmony  
Community Development District

**Check Register**

**June 1 - June 30, 2013**



Harmony  
Check Register by Fund  
For the Period from 6/1/2013 to 6/30/2013  
(Sorted by Check No.)

Fund No.	Check Date	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Check Amount
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GENERAL FUND - 001

<b>CHECK # 53057</b>							
001	06/05/13	ADVANCED MARINE SERVICES	61834	BOAT SUPPLIES	R&M-Equipment	546022-53910	\$1,239.94
001	06/05/13	ADVANCED MARINE SERVICES	63314	BOAT SUPPLIES	R&M-Equipment	546022-53910	\$1,554.37
						<b>Check Total</b>	<b>\$2,794.31</b>
<b>CHECK # 53058</b>							
001	06/05/13	AT & T	993377858X05262013	#993377858 4/19-5/18	Communication - Telephone	541003-53910	\$265.52
						<b>Check Total</b>	<b>\$265.52</b>
<b>CHECK # 53059</b>							
001	06/05/13	BOYD CIVIL ENGINEERING	00206	ENG FEES-MARCH	ProfServ-Engineering	531013-51501	\$1,086.73
						<b>Check Total</b>	<b>\$1,086.73</b>
<b>CHECK # 53060</b>							
001	06/05/13	CENTURY LINK	052513-08324	#311908324 5/25-6/24	Communication - Telephone	541003-53910	\$49.43
						<b>Check Total</b>	<b>\$49.43</b>
<b>CHECK # 53061</b>							
001	06/05/13	CHAPCO FENCE LLC	1286	4"X3" LONG SCHED POST/ADAPTER&CABLE DORKING 183	Misc-Security Enhancements	549911-53910	\$148.00
001	06/05/13	CHAPCO FENCE LLC	1286	4"X3" LONG SCHED POST/ADAPTER&CABLE DORKING 183	R&M-Parks & Amenities	548135-53910	\$60.00
						<b>Check Total</b>	<b>\$208.00</b>
<b>CHECK # 53062</b>							
001	06/05/13	DOUG THOMPSON GRADING INC	1544	STRIP OFF GRASS FOR PLAYGROUND PAD AND GRADE	R&M-Parks & Amenities	548135-53910	\$550.00
						<b>Check Total</b>	<b>\$550.00</b>
<b>CHECK # 53063</b>							
001	06/05/13	GRAU & ASSOCIATES	10368	ARBITRAGE: SERIES 2001 9/30/12	ProfServ-Arbitrage Rebate	531002-51301	\$600.00
001	06/05/13	GRAU & ASSOCIATES	10423	FY 2012 FINAL AUDIT BILLING	Auditing Services	532002-51301	\$1,250.00
						<b>Check Total</b>	<b>\$1,850.00</b>
<b>CHECK # 53064</b>							
001	06/05/13	JAMES AARON SMITH DBA	050113	IRRIGATION DESIGN	R&M-Irrigation	546041-53902	\$250.00
						<b>Check Total</b>	<b>\$250.00</b>
<b>CHECK # 53065</b>							
001	06/05/13	PROPET DISTRIBUTORS INC.	93829	DOGIPOT LITTER BAGS	R&M-Common Area	546016-53910	\$1,770.00
						<b>Check Total</b>	<b>\$1,770.00</b>
<b>CHECK # 53066</b>							
001	06/05/13	ROBERTS POOL SERVICE & REPAIR	040113	POOL MAINT-APRIL	R&M-Pools	546074-53910	\$1,600.00
001	06/05/13	ROBERTS POOL SERVICE & REPAIR	050113	POOL MAINT-MAY	R&M-Pools	546074-53910	\$1,280.00
						<b>Check Total</b>	<b>\$2,880.00</b>
<b>CHECK # 53067</b>							
001	06/05/13	SEVERN TRENT ENVIRONMENTAL SERVICES	2066783	MGT FEES-APRIL	ProfServ-Mgmt Consulting Serv	531027-51201	\$950.38
001	06/05/13	SEVERN TRENT ENVIRONMENTAL SERVICES	2066783	MGT FEES-APRIL	ProfServ-Field Management	531016-53901	\$786.27
001	06/05/13	SEVERN TRENT ENVIRONMENTAL SERVICES	2066783	MGT FEES-APRIL	Postage and Freight	541006-51301	\$16.84

Harmony  
Check Register by Fund  
For the Period from 6/1/2013 to 6/30/2013  
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001	06/05/13	SEVERN TRENT ENVIRONMENTAL SERVICES	2066783	MGT FEES-APRIL	Printing and Binding	547001-51301	\$94.40
001	06/05/13	SEVERN TRENT ENVIRONMENTAL SERVICES	2066783	MGT FEES-APRIL	Office Supplies	551002-51301	\$5.50
001	06/05/13	SEVERN TRENT ENVIRONMENTAL SERVICES	2066783	MGT FEES-APRIL	Postage and Freight	541006-51301	\$12.16
001	06/05/13	SEVERN TRENT ENVIRONMENTAL SERVICES	2067296	MGT FEES-MAY	ProfServ-Mgmt Consulting Serv	531027-51201	\$949.61
001	06/05/13	SEVERN TRENT ENVIRONMENTAL SERVICES	2067296	MGT FEES-MAY	ProfServ-Field Management	531016-53901	\$3,239.59
001	06/05/13	SEVERN TRENT ENVIRONMENTAL SERVICES	2067296	MGT FEES-MAY	ProfServ-Field Management	531016-53901	\$2,601.30
001	06/05/13	SEVERN TRENT ENVIRONMENTAL SERVICES	2067296	MGT FEES-MAY	ProfServ-Field Management	531016-53901	\$1,156.01
001	06/05/13	SEVERN TRENT ENVIRONMENTAL SERVICES	2067296	MGT FEES-MAY	Postage and Freight	541006-51301	\$15.78
001	06/05/13	SEVERN TRENT ENVIRONMENTAL SERVICES	2067296	MGT FEES-MAY	Printing and Binding	547001-51301	\$86.50
001	06/05/13	SEVERN TRENT ENVIRONMENTAL SERVICES	2067296	MGT FEES-MAY	Office Supplies	551002-51301	\$5.50
001	06/05/13	SEVERN TRENT ENVIRONMENTAL SERVICES	2067296	MGT FEES-MAY	Communication - Telephone	541003-51301	\$3.57
001	06/05/13	SEVERN TRENT ENVIRONMENTAL SERVICES	2067296	MGT FEES-MAY	Communication - Telephone	541003-51301	\$3.00
<b>CHECK # 53068</b>							<b>Check Total</b>
001	06/05/13	SPIES POOL LLC	248350	POOL SUPPLIES	R&M-Pools	546074-53910	\$427.85
001	06/05/13	SPIES POOL LLC	248349	POOL SUPPLIES	R&M-Pools	546074-53910	\$84.00
001	06/05/13	SPIES POOL LLC	248453	BULK BLEACH	R&M-Pools	546074-53910	\$449.75
001	06/05/13	SPIES POOL LLC	248454	BULK BLEACH	R&M-Pools	546074-53910	\$85.50
<b>CHECK # 53069</b>							<b>Check Total</b>
001	06/05/13	THE DAVEY TREE EXPERT COMPANY	906645295	MAINT AGREEMENT-APRIL	R&M-Grounds	546037-53902	\$974.33
001	06/05/13	THE DAVEY TREE EXPERT COMPANY	906645295	MAINT AGREEMENT-APRIL	R&M-Trees and Trimming	546099-53902	\$1,657.42
001	06/05/13	THE DAVEY TREE EXPERT COMPANY	906645295	MAINT AGREEMENT-APRIL	R&M-Shrub Care	546131-53902	\$9,148.67
001	06/05/13	THE DAVEY TREE EXPERT COMPANY	906645295	MAINT AGREEMENT-APRIL	R&M-Turf Care	546130-53902	\$20,233.00
001	06/05/13	THE DAVEY TREE EXPERT COMPANY	906645295	MAINT AGREEMENT-APRIL	R&M-Grounds	546037-53902	\$819.92
001	06/05/13	THE DAVEY TREE EXPERT COMPANY	906737546	MAINT AGREEMENT-MAY	R&M-Grounds	546037-53902	\$819.92
001	06/05/13	THE DAVEY TREE EXPERT COMPANY	906737546	MAINT AGREEMENT-MAY	R&M-Turf Care	546130-53902	\$20,233.00
001	06/05/13	THE DAVEY TREE EXPERT COMPANY	906737546	MAINT AGREEMENT-MAY	R&M-Shrub Care	546131-53902	\$9,148.67
001	06/05/13	THE DAVEY TREE EXPERT COMPANY	906737546	MAINT AGREEMENT-MAY	R&M-Trees and Trimming	546099-53902	\$1,657.42
001	06/05/13	THE DAVEY TREE EXPERT COMPANY	906737546	MAINT AGREEMENT-MAY	R&M-Grounds	546037-53902	\$974.30
<b>CHECK # 53070</b>							<b>Check Total</b>
001	06/05/13	YOUNG VAN ASSENDERP, P.A.	12541	LEGAL FEES-MARCH	ProfServ-Legal Services	531023-51401	\$2,815.69
<b>CHECK # 53071</b>							<b>Check Total</b>
001	06/07/13	FEDEX	2-286-51172	BILLING PERIOD THRU 5/28	Postage and Freight	541006-51301	\$17.72
<b>CHECK # 53072</b>							<b>Check Total</b>
001	06/07/13	GRAINGER	9150163088	VALVE REBUILD KIT/SPLASH PAD MAINTENANCE	R&M-Pools	546074-53910	\$1,083.60
<b>CHECK # 53073</b>							<b>Check Total</b>

Prepared by:  
Severn Trent Management Services

Report Date 7/15/2013

Harmony  
Check Register by Fund  
For the Period from 6/1/2013 to 6/30/2013  
(Sorted by Check No.)

Fund No.	Check Date	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Check Amount
001	06/07/13	RENTAL WORLD OF ST CLOUD	02-169139-04	CONCRETE MIXER	R&M-Equipment	546022-53910	\$40.00
001	06/07/13	RENTAL WORLD OF ST CLOUD	02-167909-03	TRENCHER/DIESEL FUEL	R&M-Equipment	546022-53910	\$229.02
						<b>Check Total</b>	<b>\$269.02</b>
<b>CHECK # 53074</b>							
001	06/07/13	WALKER TECHNICAL SERVICES	1158	IRRIGATION CONTROLLER SETTINGS SYSTEM TROUBLESHOOT	R&M-Irrigation	546041-53902	\$100.00
						<b>Check Total</b>	<b>\$100.00</b>
<b>CHECK # 53075</b>							
001	06/07/13	GRAINGER	9150163088A	SHIPPING CHARGE ON INV 9150163088	R&M-Pools	546074-53910	\$10.89
						<b>Check Total</b>	<b>\$10.89</b>
<b>CHECK # 53076</b>							
001	06/13/13	BRIGHT HOUSE NETWORKS	053113-41501	#1046415-01 6/6-7/5	Misc-Security Enhancements	549911-53910	\$44.95
						<b>Check Total</b>	<b>\$44.95</b>
<b>CHECK # 53077</b>							
001	06/13/13	NORTH SOUTH SUPPLY, INC.	2038054	PIPE	R&M-Equipment	546022-53910	\$635.71
001	06/13/13	NORTH SOUTH SUPPLY, INC.	2039132	SUPPLIES	R&M-Equipment	546022-53910	\$184.48
001	06/13/13	NORTH SOUTH SUPPLY, INC.	2041575	VALVE/PIPEMARKERS	R&M-Equipment	546022-53910	\$26.68
001	06/13/13	NORTH SOUTH SUPPLY, INC.	2040820	SUPPLIES	R&M-Equipment	546022-53910	\$406.71
001	06/13/13	NORTH SOUTH SUPPLY, INC.	2040239	PIPE/COUPLINGS	R&M-Equipment	546022-53910	\$57.62
001	06/13/13	NORTH SOUTH SUPPLY, INC.	2039630	PIPE PVC	R&M-Equipment	546022-53910	\$32.57
						<b>Check Total</b>	<b>\$7,343.77</b>
<b>CHECK # 53079</b>							
001	06/13/13	WASTE SERVICES OF FLORIDA INC	0000825413	#0060-126957 JUNE	Utility - Refuse Removal	543020-53910	\$205.40
						<b>Check Total</b>	<b>\$205.40</b>
<b>CHECK # 53080</b>							
001	06/19/13	CITY OF ST CLOUD	061113	BILLING PERIOD 5/8-6/10	Electricity - Streetlighting	543013-53903	\$31,614.90
001	06/19/13	CITY OF ST CLOUD	061113	BILLING PERIOD 5/8-6/10	Electricity - General	543006-53903	\$976.18
						<b>Check Total</b>	<b>\$32,591.08</b>
<b>CHECK # 53081</b>							
001	06/19/13	FEDEX	2-300-36689	BILLING PERIOD THRU 6/3	Postage and Freight	541006-51301	\$8.77
						<b>Check Total</b>	<b>\$8.77</b>
<b>CHECK # 53082</b>							
001	06/21/13	AMERITRAIL, INC	13739	PICNIC TABLE LEGS	R&M-Parks & Amenities	546135-53910	\$560.00
						<b>Check Total</b>	<b>\$560.00</b>
<b>CHECK # 53083</b>							
001	06/21/13	CENTURY LINK	060713-81648	#312281648 6/7-7/6	Communication - Telephone	541003-53910	\$52.69
						<b>Check Total</b>	<b>\$52.69</b>
<b>CHECK # 53084</b>							
001	06/21/13	GRAINGER	9166399171	DISPOSABLE GLOVES	R&M-Common Area	546016-53910	\$91.80
						<b>Check Total</b>	<b>\$91.80</b>
<b>CHECK # 53085</b>							

Harmony  
Check Register by Fund  
For the Period from 6/1/2013 to 6/30/2013  
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Fund No.	Check Date	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Check Amount
001	06/21/13	HARMONY DEVELOPMENT CO, LLC	061913	REIMB:COBRA EXPENSES R. DRUNKNMILLER	ProfServ-Field Management	531016-53901	\$2,591.38
						<b>Check Total</b>	<b>\$2,591.38</b>
<b>CHECK # 53086</b>							
001	06/21/13	HOME DEPOT CREDIT SERVICES	5024632	MISC COMMON AREA SUPPLIES	R&M-Common Area	546016-53910	\$168.40
001	06/21/13	HOME DEPOT CREDIT SERVICES	3010581	EQUIPMENT	R&M-Equipment	546022-53910	\$332.64
001	06/21/13	HOME DEPOT CREDIT SERVICES	9573999	EQUIPMENT	R&M-Equipment	546022-53910	\$64.36
001	06/21/13	HOME DEPOT CREDIT SERVICES	6050203	PARKS & AMENITIES SUPPLIES	R&M-Parks & Amenities	546135-53910	\$213.59
001	06/21/13	HOME DEPOT CREDIT SERVICES	2012060	PARKS & AMENITIES SUPPLIES	R&M-Parks & Amenities	546135-53910	\$162.13
001	06/21/13	HOME DEPOT CREDIT SERVICES	8051283	MISC SUPPLIES	R&M-Common Area	546016-53910	\$332.64
						<b>Check Total</b>	<b>\$1,273.76</b>
<b>CHECK # 53087</b>							
001	06/21/13	LEDESMA INNOVATIONS INC.	052013	COMPLETION OF PRESSURE WASHING:HARMONY POST & RAIL	R&M-Hardscape Cleaning	546312-53910	\$2,836.00
						<b>Check Total</b>	<b>\$2,836.00</b>
<b>CHECK # 53088</b>							
001	06/21/13	HOME DEPOT CREDIT SERVICES	3010581A	BALANCE OF INV# 3010581	R&M-Renewal and Replacement	546002-53910	\$0.63
						<b>Check Total</b>	<b>\$0.63</b>
<b>CHECK # 53089</b>							
001	06/25/13	CITY OF ST CLOUD	061713-34984	#101546-34984 5/9-6/10	Electricity - General	543006-53903	\$305.06
						<b>Check Total</b>	<b>\$305.06</b>
<b>CHECK # 53091</b>							
001	06/28/13	ROBERTS POOL SERVICE & REPAIR	060113	POOL MAINT-JUNE	R&M-Pools	546074-53910	\$1,280.00
						<b>Check Total</b>	<b>\$1,280.00</b>
<b>CHECK # 53092</b>							
001	06/28/13	SPIES POOL LLC	249370	BULK BLEACH	R&M-Pools	546074-53910	\$380.00
001	06/28/13	SPIES POOL LLC	249270	POOL SUPPLIES	R&M-Pools	546074-53910	\$25.85
001	06/28/13	SPIES POOL LLC	249693	45M ADJ RATE FEEDER	R&M-Pools	546074-53910	\$347.95
001	06/28/13	SPIES POOL LLC	249851	BULK BLEACH	R&M-Pools	546074-53910	\$364.50
001	06/28/13	SPIES POOL LLC	249852	BULK BLEACH	R&M-Pools	546074-53910	\$147.50
						<b>Check Total</b>	<b>\$1,265.80</b>
<b>CHECK # 53093</b>							
001	06/28/13	THE DAVEY TREE EXPERT COMPANY	906855001	MAINT AGREEMENT-JUNE	R&M-Grounds	546037-53902	\$974.33
001	06/28/13	THE DAVEY TREE EXPERT COMPANY	906855001	MAINT AGREEMENT-JUNE	R&M-Trees and Trimming	546099-53902	\$1,657.42
001	06/28/13	THE DAVEY TREE EXPERT COMPANY	906855001	MAINT AGREEMENT-JUNE	R&M-Shrub Care	546131-53902	\$9,148.67
001	06/28/13	THE DAVEY TREE EXPERT COMPANY	906855001	MAINT AGREEMENT-JUNE	R&M-Turf Care	546130-53902	\$20,233.00
001	06/28/13	THE DAVEY TREE EXPERT COMPANY	906855001	MAINT AGREEMENT-JUNE	R&M-Grounds	546037-53902	\$819.92
						<b>Check Total</b>	<b>\$32,833.34</b>
<b>CHECK # 53094</b>							
001	06/28/13	YOUNG VAN ASSENDERP, P.A.	12577	GENERAL COUNSEL APRIL 2013	ProfServ-Legal Services	531023-51401	\$2,328.75
						<b>Check Total</b>	<b>\$2,328.75</b>
<b>CHECK # 53053</b>							

Harmony  
Check Register by Fund  
For the Period from 6/1/2013 to 6/30/2013  
(Sorted by Check No.)

Fund No.	Check Date	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Check Amount
001	06/05/13	MARK W. LEMENAGER	PAYROLL	June 05, 2013 Payroll Posting			\$184.70
						<i>Check Total</i>	<u>\$184.70</u>
<b>CHECK # 53054</b>							
001	06/05/13	STEVEN P. BERUBE	PAYROLL	June 05, 2013 Payroll Posting			\$184.70
						<i>Check Total</i>	<u>\$184.70</u>
<b>CHECK # 53055</b>							
001	06/05/13	RAYMOND D. WALLS, III	PAYROLL	June 05, 2013 Payroll Posting			\$184.70
						<i>Check Total</i>	<u>\$184.70</u>
<b>CHECK # 53056</b>							
001	06/05/13	DAVID L. FARNSWORTH	PAYROLL	June 05, 2013 Payroll Posting			\$184.70
						<i>Check Total</i>	<u>\$184.70</u>
<b>CHECK # 53099</b>							
001	06/28/13	MARK W. LEMENAGER	PAYROLL	June 28, 2013 Payroll Posting			\$184.70
						<i>Check Total</i>	<u>\$184.70</u>
<b>CHECK # 53100</b>							
001	06/28/13	STEVEN P. BERUBE	PAYROLL	June 28, 2013 Payroll Posting			\$184.70
						<i>Check Total</i>	<u>\$184.70</u>
<b>CHECK # 53101</b>							
001	06/28/13	RAYMOND D. WALLS, III	PAYROLL	June 28, 2013 Payroll Posting			\$184.70
						<i>Check Total</i>	<u>\$184.70</u>
<b>CHECK # 53102</b>							
001	06/28/13	DAVID L. FARNSWORTH	PAYROLL	June 28, 2013 Payroll Posting			\$184.70
						<i>Check Total</i>	<u>\$184.70</u>
						<b>Fund Total</b>	<u>\$173,731.85</u>
<b>2001 DEBT SERVICE FUND - 201</b>							
<b>CHECK # 53078</b>							
201	06/13/13	US BANK NATIONAL ASSOC	060713	TRANSFER OF ASSMTS FY 2013:SERIES 2001	Due From Other Funds	131000	\$42,498.26
						<i>Check Total</i>	<u>\$42,498.26</u>
<b>CHECK # 53090</b>							
201	06/25/13	US BANK NATIONAL ASSOC	062113	TRANSFER OF FY 2013 ASSMTS	Due From Other Funds	131000	\$12,332.44
						<i>Check Total</i>	<u>\$12,332.44</u>
						<b>Fund Total</b>	<u>\$54,830.70</u>
						<b>Total Checks Paid</b>	<u>\$228,562.55</u>

**6B.**

Harmony  
Check Register by Fund  
For the Period from 6/1/2013 to 6/30/2013  
(Sorted by Check No.)

Fund No.	Check Date	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Check Amount
<u>GENERAL FUND - 001</u>							
<b>CHECK # 53057</b>							
001	06/05/13	ADVANCED MARINE SERVICES	61834	BOAT SUPPLIES	R&M-Equipment	546022-53910	\$1,239.94
001	06/05/13	ADVANCED MARINE SERVICES	63314	BOAT SUPPLIES	R&M-Equipment	546022-53910	\$1,554.37
						<b>Check Total</b>	<b>\$2,794.31</b>
<b>CHECK # 53058</b>							
001	06/05/13	AT & T	993377858X05262013	#993377858 4/19-5/18	Communication - Telephone	541003-53910	\$265.52
						<b>Check Total</b>	<b>\$265.52</b>
<b>CHECK # 53059</b>							
001	06/05/13	BOYD CIVIL ENGINEERING	00206	ENG FEES-MARCH	ProfServ-Engineering	531013-51501	\$1,086.73
						<b>Check Total</b>	<b>\$1,086.73</b>
<b>CHECK # 53060</b>							
001	06/05/13	CENTURY LINK	052513-08324	#311908324 5/25-6/24	Communication - Telephone	541003-53910	\$49.43
						<b>Check Total</b>	<b>\$49.43</b>
<b>CHECK # 53061</b>							
001	06/05/13	CHAPCO FENCE LLC	1286	4"X3" LONG SCHED POST/ADAPTER&CABLE DORKING 183	Misc-Security Enhancements	549911-53910	\$148.00
001	06/05/13	CHAPCO FENCE LLC	1286	4"X3" LONG SCHED POST/ADAPTER&CABLE DORKING 183	R&M-Parks & Amenities	548135-53910	\$60.00
						<b>Check Total</b>	<b>\$208.00</b>
<b>CHECK # 53062</b>							
001	06/05/13	DOUG THOMPSON GRADING INC	1544	STRIP OFF GRASS FOR PLAYGROUND PAD AND GRADE	R&M-Parks & Amenities	548135-53910	\$550.00
						<b>Check Total</b>	<b>\$550.00</b>
<b>CHECK # 53063</b>							
001	06/05/13	GRAU & ASSOCIATES	10368	ARBITRAGE: SERIES 2001 9/30/12	ProfServ-Arbitrage Rebate	531002-51301	\$600.00
001	06/05/13	GRAU & ASSOCIATES	10423	FY 2012 FINAL AUDIT BILLING	Auditing Services	532002-51301	\$1,250.00
						<b>Check Total</b>	<b>\$1,850.00</b>
<b>CHECK # 53064</b>							
001	06/05/13	JAMES AARON SMITH DBA	050113	IRRIGATION DESIGN	R&M-Irrigation	546041-53902	\$250.00
						<b>Check Total</b>	<b>\$250.00</b>
<b>CHECK # 53065</b>							
001	06/05/13	PROPET DISTRIBUTORS INC.	93829	DOGIPOT LITTER BAGS	R&M-Common Area	546016-53910	\$1,770.00
						<b>Check Total</b>	<b>\$1,770.00</b>
<b>CHECK # 53066</b>							
001	06/05/13	ROBERTS POOL SERVICE & REPAIR	040113	POOL MAINT-APRIL	R&M-Pools	546074-53910	\$1,600.00
001	06/05/13	ROBERTS POOL SERVICE & REPAIR	050113	POOL MAINT-MAY	R&M-Pools	546074-53910	\$1,280.00
						<b>Check Total</b>	<b>\$2,880.00</b>
<b>CHECK # 53067</b>							
001	06/05/13	SEVERN TRENT ENVIRONMENTAL SERVICES	2066783	MGT FEES-APRIL	ProfServ-Mgmt Consulting Serv	531027-51201	\$950.38
001	06/05/13	SEVERN TRENT ENVIRONMENTAL SERVICES	2066783	MGT FEES-APRIL	ProfServ-Field Management	531016-53901	\$786.27
001	06/05/13	SEVERN TRENT ENVIRONMENTAL SERVICES	2066783	MGT FEES-APRIL	Postage and Freight	541006-51301	\$16.84

Prepared by:  
Severn Trent Management Services

Report Date 7/15/2013

Harmony  
Check Register by Fund  
For the Period from 6/1/2013 to 6/30/2013  
(Sorted by Check No.)

Fund No.	Check Date	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Check Amount
001	06/05/13	SEVERN TRENT ENVIRONMENTAL SERVICES	2066783	MGT FEES-APRIL	Printing and Binding	547001-51301	\$94.40
001	06/05/13	SEVERN TRENT ENVIRONMENTAL SERVICES	2066783	MGT FEES-APRIL	Office Supplies	551002-51301	\$5.50
001	06/05/13	SEVERN TRENT ENVIRONMENTAL SERVICES	2066783	MGT FEES-APRIL	Postage and Freight	541006-51301	\$12.16
001	06/05/13	SEVERN TRENT ENVIRONMENTAL SERVICES	2067296	MGT FEES-MAY	ProfServ-Mgmt Consulting Serv	531027-51201	\$949.61
001	06/05/13	SEVERN TRENT ENVIRONMENTAL SERVICES	2067296	MGT FEES-MAY	ProfServ-Field Management	531016-53901	\$3,239.59
001	06/05/13	SEVERN TRENT ENVIRONMENTAL SERVICES	2067296	MGT FEES-MAY	ProfServ-Field Management	531016-53901	\$2,601.30
001	06/05/13	SEVERN TRENT ENVIRONMENTAL SERVICES	2067296	MGT FEES-MAY	ProfServ-Field Management	531016-53901	\$1,156.01
001	06/05/13	SEVERN TRENT ENVIRONMENTAL SERVICES	2067296	MGT FEES-MAY	Postage and Freight	541006-51301	\$15.78
001	06/05/13	SEVERN TRENT ENVIRONMENTAL SERVICES	2067296	MGT FEES-MAY	Printing and Binding	547001-51301	\$86.50
001	06/05/13	SEVERN TRENT ENVIRONMENTAL SERVICES	2067296	MGT FEES-MAY	Office Supplies	551002-51301	\$5.50
001	06/05/13	SEVERN TRENT ENVIRONMENTAL SERVICES	2067296	MGT FEES-MAY	Communication - Telephone	541003-51301	\$3.57
001	06/05/13	SEVERN TRENT ENVIRONMENTAL SERVICES	2067296	MGT FEES-MAY	Communication - Telephone	541003-51301	\$3.00
<b>CHECK # 53068</b>							<b>Check Total</b>
001	06/05/13	SPIES POOL LLC	248350	POOL SUPPLIES	R&M-Pools	546074-53910	\$427.85
001	06/05/13	SPIES POOL LLC	248349	POOL SUPPLIES	R&M-Pools	546074-53910	\$84.00
001	06/05/13	SPIES POOL LLC	248453	BULK BLEACH	R&M-Pools	546074-53910	\$449.75
001	06/05/13	SPIES POOL LLC	248454	BULK BLEACH	R&M-Pools	546074-53910	\$85.50
<b>CHECK # 53069</b>							<b>Check Total</b>
001	06/05/13	THE DAVEY TREE EXPERT COMPANY	906645295	MAINT AGREEMENT-APRIL	R&M-Grounds	546037-53902	\$974.33
001	06/05/13	THE DAVEY TREE EXPERT COMPANY	906645295	MAINT AGREEMENT-APRIL	R&M-Trees and Trimming	546099-53902	\$1,657.42
001	06/05/13	THE DAVEY TREE EXPERT COMPANY	906645295	MAINT AGREEMENT-APRIL	R&M-Shrub Care	546131-53902	\$9,148.67
001	06/05/13	THE DAVEY TREE EXPERT COMPANY	906645295	MAINT AGREEMENT-APRIL	R&M-Turf Care	546130-53902	\$20,233.00
001	06/05/13	THE DAVEY TREE EXPERT COMPANY	906645295	MAINT AGREEMENT-APRIL	R&M-Grounds	546037-53902	\$819.92
001	06/05/13	THE DAVEY TREE EXPERT COMPANY	906737546	MAINT AGREEMENT-MAY	R&M-Grounds	546037-53902	\$819.92
001	06/05/13	THE DAVEY TREE EXPERT COMPANY	906737546	MAINT AGREEMENT-MAY	R&M-Turf Care	546130-53902	\$20,233.00
001	06/05/13	THE DAVEY TREE EXPERT COMPANY	906737546	MAINT AGREEMENT-MAY	R&M-Shrub Care	546131-53902	\$9,148.67
001	06/05/13	THE DAVEY TREE EXPERT COMPANY	906737546	MAINT AGREEMENT-MAY	R&M-Trees and Trimming	546099-53902	\$1,657.42
001	06/05/13	THE DAVEY TREE EXPERT COMPANY	906737546	MAINT AGREEMENT-MAY	R&M-Grounds	546037-53902	\$974.30
<b>CHECK # 53070</b>							<b>Check Total</b>
001	06/05/13	YOUNG VAN ASSENDERP, P.A.	12541	LEGAL FEES-MARCH	ProfServ-Legal Services	531023-51401	\$2,815.69
<b>CHECK # 53071</b>							<b>Check Total</b>
001	06/07/13	FEDEX	2-286-51172	BILLING PERIOD THRU 5/28	Postage and Freight	541006-51301	\$17.72
<b>CHECK # 53072</b>							<b>Check Total</b>
001	06/07/13	GRAINGER	9150163088	VALVE REBUILD KIT/SPLASH PAD MAINTENANCE	R&M-Pools	546074-53910	\$1,083.60
<b>CHECK # 53073</b>							<b>Check Total</b>

Prepared by:  
Severn Trent Management Services

Report Date 7/15/2013



Harmony  
Check Register by Fund  
For the Period from 6/1/2013 to 6/30/2013  
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Fund No.	Check Date	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Check Amount
001	06/07/13	RENTAL WORLD OF ST CLOUD	02-169139-04	CONCRETE MIXER	R&M-Equipment	546022-53910	\$40.00
001	06/07/13	RENTAL WORLD OF ST CLOUD	02-167909-03	TRENCHER/DIESEL FUEL	R&M-Equipment	546022-53910	\$229.02
						<b>Check Total</b>	<b>\$269.02</b>
<b>CHECK # 53074</b>							
001	06/07/13	WALKER TECHNICAL SERVICES	1158	IRRIGATION CONTROLLER SETTINGS SYSTEM TROUBLESHOOT	R&M-Irrigation	546041-53902	\$100.00
						<b>Check Total</b>	<b>\$100.00</b>
<b>CHECK # 53075</b>							
001	06/07/13	GRAINGER	9150163088A	SHIPPING CHARGE ON INV 9150163088	R&M-Pools	546074-53910	\$10.89
						<b>Check Total</b>	<b>\$10.89</b>
<b>CHECK # 53076</b>							
001	06/13/13	BRIGHT HOUSE NETWORKS	053113-41501	#1046415-01 6/6-7/5	Misc-Security Enhancements	549911-53910	\$44.95
						<b>Check Total</b>	<b>\$44.95</b>
<b>CHECK # 53077</b>							
001	06/13/13	NORTH SOUTH SUPPLY, INC.	2038054	PIPE	R&M-Equipment	546022-53910	\$635.71
001	06/13/13	NORTH SOUTH SUPPLY, INC.	2039132	SUPPLIES	R&M-Equipment	546022-53910	\$184.48
001	06/13/13	NORTH SOUTH SUPPLY, INC.	2041575	VALVE/PIPEMARKERS	R&M-Equipment	546022-53910	\$26.68
001	06/13/13	NORTH SOUTH SUPPLY, INC.	2040820	SUPPLIES	R&M-Equipment	546022-53910	\$406.71
001	06/13/13	NORTH SOUTH SUPPLY, INC.	2040239	PIPE/COUPLINGS	R&M-Equipment	546022-53910	\$57.62
001	06/13/13	NORTH SOUTH SUPPLY, INC.	2039630	PIPE PVC	R&M-Equipment	546022-53910	\$32.57
						<b>Check Total</b>	<b>\$1,343.77</b>
<b>CHECK # 53079</b>							
001	06/13/13	WASTE SERVICES OF FLORIDA INC	0000825413	#0060-126957 JUNE	Utility - Refuse Removal	543020-53910	\$205.40
						<b>Check Total</b>	<b>\$205.40</b>
<b>CHECK # 53080</b>							
001	06/19/13	CITY OF ST CLOUD	061113	BILLING PERIOD 5/8-6/10	Electricity - Streetlighting	543013-53903	\$31,614.90
001	06/19/13	CITY OF ST CLOUD	061113	BILLING PERIOD 5/8-6/10	Electricity - General	543006-53903	\$976.18
						<b>Check Total</b>	<b>\$32,591.08</b>
<b>CHECK # 53081</b>							
001	06/19/13	FEDEX	2-300-36689	BILLING PERIOD THRU 6/3	Postage and Freight	541006-51301	\$8.77
						<b>Check Total</b>	<b>\$8.77</b>
<b>CHECK # 53082</b>							
001	06/21/13	AMERITRAIL, INC	13739	PICNIC TABLE LEGS	R&M-Parks & Amenities	546135-53910	\$560.00
						<b>Check Total</b>	<b>\$560.00</b>
<b>CHECK # 53083</b>							
001	06/21/13	CENTURY LINK	060713-81648	#312281648 6/7-7/6	Communication - Telephone	541003-53910	\$52.69
						<b>Check Total</b>	<b>\$52.69</b>
<b>CHECK # 53084</b>							
001	06/21/13	GRAINGER	9166399171	DISPOSABLE GLOVES	R&M-Common Area	546016-53910	\$91.80
						<b>Check Total</b>	<b>\$91.80</b>
<b>CHECK # 53085</b>							

Harmony  
Check Register by Fund  
For the Period from 6/1/2013 to 6/30/2013  
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Fund No.	Check Date	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Check Amount
001	06/21/13	HARMONY DEVELOPMENT CO, LLC	061913	REIMB:COBRA EXPENSES R. DRUNKNMILLER	ProfServ-Field Management	531016-53901	\$2,591.38
						<b>Check Total</b>	<b>\$2,591.38</b>
<b>CHECK # 53086</b>							
001	06/21/13	HOME DEPOT CREDIT SERVICES	5024632	MISC COMMON AREA SUPPLIES	R&M-Common Area	546016-53910	\$168.40
001	06/21/13	HOME DEPOT CREDIT SERVICES	3010581	EQUIPMENT	R&M-Equipment	546022-53910	\$332.64
001	06/21/13	HOME DEPOT CREDIT SERVICES	9573999	EQUIPMENT	R&M-Equipment	546022-53910	\$64.36
001	06/21/13	HOME DEPOT CREDIT SERVICES	6050203	PARKS & AMENITIES SUPPLIES	R&M-Parks & Amenities	546135-53910	\$213.59
001	06/21/13	HOME DEPOT CREDIT SERVICES	2012060	PARKS & AMENITIES SUPPLIES	R&M-Parks & Amenities	546135-53910	\$162.13
001	06/21/13	HOME DEPOT CREDIT SERVICES	8051283	MISC SUPPLIES	R&M-Common Area	546016-53910	\$332.64
						<b>Check Total</b>	<b>\$1,273.76</b>
<b>CHECK # 53087</b>							
001	06/21/13	LEDESMA INNOVATIONS INC.	052013	COMPLETION OF PRESSURE WASHING:HARMONY POST & RAIL	R&M-Hardscape Cleaning	546312-53910	\$2,836.00
						<b>Check Total</b>	<b>\$2,836.00</b>
<b>CHECK # 53088</b>							
001	06/21/13	HOME DEPOT CREDIT SERVICES	3010581A	BALANCE OF INV# 3010581	R&M-Renewal and Replacement	546002-53910	\$0.63
						<b>Check Total</b>	<b>\$0.63</b>
<b>CHECK # 53089</b>							
001	06/25/13	CITY OF ST CLOUD	061713-34984	#101546-34984 5/9-6/10	Electricity - General	543006-53903	\$305.06
						<b>Check Total</b>	<b>\$305.06</b>
<b>CHECK # 53091</b>							
001	06/28/13	ROBERTS POOL SERVICE & REPAIR	060113	POOL MAINT-JUNE	R&M-Pools	546074-53910	\$1,280.00
						<b>Check Total</b>	<b>\$1,280.00</b>
<b>CHECK # 53092</b>							
001	06/28/13	SPIES POOL LLC	249370	BULK BLEACH	R&M-Pools	546074-53910	\$380.00
001	06/28/13	SPIES POOL LLC	249270	POOL SUPPLIES	R&M-Pools	546074-53910	\$25.85
001	06/28/13	SPIES POOL LLC	249693	45M ADJ RATE FEEDER	R&M-Pools	546074-53910	\$347.95
001	06/28/13	SPIES POOL LLC	249851	BULK BLEACH	R&M-Pools	546074-53910	\$364.50
001	06/28/13	SPIES POOL LLC	249852	BULK BLEACH	R&M-Pools	546074-53910	\$147.50
						<b>Check Total</b>	<b>\$1,265.80</b>
<b>CHECK # 53093</b>							
001	06/28/13	THE DAVEY TREE EXPERT COMPANY	906855001	MAINT AGREEMENT-JUNE	R&M-Grounds	546037-53902	\$974.33
001	06/28/13	THE DAVEY TREE EXPERT COMPANY	906855001	MAINT AGREEMENT-JUNE	R&M-Trees and Trimming	546099-53902	\$1,657.42
001	06/28/13	THE DAVEY TREE EXPERT COMPANY	906855001	MAINT AGREEMENT-JUNE	R&M-Shrub Care	546131-53902	\$9,148.67
001	06/28/13	THE DAVEY TREE EXPERT COMPANY	906855001	MAINT AGREEMENT-JUNE	R&M-Turf Care	546130-53902	\$20,233.00
001	06/28/13	THE DAVEY TREE EXPERT COMPANY	906855001	MAINT AGREEMENT-JUNE	R&M-Grounds	546037-53902	\$819.92
						<b>Check Total</b>	<b>\$32,833.34</b>
<b>CHECK # 53094</b>							
001	06/28/13	YOUNG VAN ASSENDERP, P.A.	12577	GENERAL COUNSEL APRIL 2013	ProfServ-Legal Services	531023-51401	\$2,328.75
						<b>Check Total</b>	<b>\$2,328.75</b>
<b>CHECK # 53053</b>							

Harmony  
Check Register by Fund  
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Fund No.	Check Date	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Check Amount
001	06/05/13	MARK W. LEMENAGER	PAYROLL	June 05, 2013 Payroll Posting			\$184.70
						<i>Check Total</i>	<u>\$184.70</u>
<b>CHECK # 53054</b>							
001	06/05/13	STEVEN P. BERUBE	PAYROLL	June 05, 2013 Payroll Posting			\$184.70
						<i>Check Total</i>	<u>\$184.70</u>
<b>CHECK # 53055</b>							
001	06/05/13	RAYMOND D. WALLS, III	PAYROLL	June 05, 2013 Payroll Posting			\$184.70
						<i>Check Total</i>	<u>\$184.70</u>
<b>CHECK # 53056</b>							
001	06/05/13	DAVID L. FARNSWORTH	PAYROLL	June 05, 2013 Payroll Posting			\$184.70
						<i>Check Total</i>	<u>\$184.70</u>
<b>CHECK # 53099</b>							
001	06/28/13	MARK W. LEMENAGER	PAYROLL	June 28, 2013 Payroll Posting			\$184.70
						<i>Check Total</i>	<u>\$184.70</u>
<b>CHECK # 53100</b>							
001	06/28/13	STEVEN P. BERUBE	PAYROLL	June 28, 2013 Payroll Posting			\$184.70
						<i>Check Total</i>	<u>\$184.70</u>
<b>CHECK # 53101</b>							
001	06/28/13	RAYMOND D. WALLS, III	PAYROLL	June 28, 2013 Payroll Posting			\$184.70
						<i>Check Total</i>	<u>\$184.70</u>
<b>CHECK # 53102</b>							
001	06/28/13	DAVID L. FARNSWORTH	PAYROLL	June 28, 2013 Payroll Posting			\$184.70
						<i>Check Total</i>	<u>\$184.70</u>
						<b>Fund Total</b>	<u>\$173,731.85</u>
<b>2001 DEBT SERVICE FUND - 201</b>							
<b>CHECK # 53078</b>							
201	06/13/13	US BANK NATIONAL ASSOC	060713	TRANSFER OF ASSMTS FY 2013:SERIES 2001	Due From Other Funds	131000	\$42,498.26
						<i>Check Total</i>	<u>\$42,498.26</u>
<b>CHECK # 53090</b>							
201	06/25/13	US BANK NATIONAL ASSOC	062113	TRANSFER OF FY 2013 ASSMTS	Due From Other Funds	131000	\$12,332.44
						<i>Check Total</i>	<u>\$12,332.44</u>
						<b>Fund Total</b>	<u>\$54,830.70</u>
						<b>Total Checks Paid</b>	<u>\$228,562.55</u>

**6C.**

## HARMONY CDD LOG

DATE	CONCERN	LOCATION	ACTION TAKEN	STATUS	NAME	PHONE
5/8/2013	damage to playground equipment	Lakeshore Park	Replacement installed.	TH	Ray Walls	
5/13/2013	underage persons driving bikes into pool	Ashley Park Pool	Unable to Identify individual	TH	Ray Walls	
5/13/2013	broken irrigation	Ashley Park Pool	Repaired	TH	Chad	407-506-6328
6/3/2013	2 gushers	7015--7019 Five Oaks	Corrected	TH	Dave Leeman	
6/12/2013	both bathrooms clogged, won't flush	Ashley Park Pool	Corrected 6/12/13	TH	Pam	
6/17/2013	resident who reserved pool broke rules	Ashley Park Pool	Pool was checked at 4pm no issues noted.	TH		
6/18/2013	newly planted cypress in pond	Long pond on Schoolhouse	Corrected	TH	Dave Leeman	
6/20/2013	poo-poo in pool	Ashley Park	Corrected	TH	Sandy Colon	
7/3/2013	bees and wasps in palm tree	Swim club pool	Corrected	TH	Heidi	412-979-1731
7/11/2013	small dog attacked by large dog outside the small dog park. Gate not locked properly		Advised resident to communicate with dog owner	TH	Jerry Campbell	407-593-2806

**6D.**

# Harmony CDD

## Website Statistics as of July 15, 2013

*(counter setup March 25, 2011)*

### OVERVIEW

• Total Visitors:	6,550	• Visitors, June:	427
• Total Page Views:	57,984	• Page Views, June:	2,628
• Total Spiders:	40,794	• Visitors, July:	27
• Total Feeds:	1,854	• Page Views, July:	1,118

### OPERATING SYSTEMS

• Windows XP:	13,333	• MAC OS X Snow Leopard:	930
• Windows 7:	8,829	• iPad:	785
• Windows Vista:	2,039	• Android Linux:	751
• iPhone:	1,202	• Windows 2000:	538
• Windows Server 2003:	983	• Windows NT 4:	501

### BROWSERS

• Mozilla:	21,051	• Internet Explorer 7:	3,299
• Internet Explorer 6:	5,490	• Google Chrome:	3,055
• Internet Explorer 8:	4,429	• Internet Explorer 9:	2,760
• Firefox:	3,992	• Firefox 3:	2,069
• Safari:	3,601	• Opera:	1,036

### SEARCH ENGINES

• Google:	1,419	• Search	2
• Yahoo:	107	• Incredimail	1
• Yandex:	88	• Dogpile	1
• Ask:	9	• AOL	1

### TOP PAGES

• Home:	13,954	• /Public-Records/Agendas:	1,705
• /robots.txt	8,069	• About Harmony:	1,214
• District-Facilities/Ponds:	1,904		

### TOP DAYS

• February 20, 2013	410	• December 5, 2012	339
• June 27, 2012	392	• June 12, 2012	322
• June 27, 2013	351	• May 7, 2012	307

**TOP DAYS -- Unique Visitors**

• June 30, 2011	70	• November 1, 2012	66
• March 10, 2013	69	• March 2, 2013	62
• March 4, 2013	68	• February 17, 2013	54

**TOP DAYS -- Page Views**

• June 27, 2012	340	• March 2, 2013	250
• June 27, 2013	275	• March 30, 2013	229
• December 5, 2012	271	• April 21, 2013	214

**LAST PAGES**

Date	Page	OS	Browser
• July 15, 2013	/robots.txt	Windows XP	Firefox 6
• July 15, 2013	Home	Windows 7	Chrome 27
• July 15, 2013	Home	Windows 7	Chrome 27
• July 15, 2013	/register.php		
• July 15, 2013	/Public-Records/register.php		
• July 15, 2013	/District-Facilities/Irrigation	Windows XP	Internet Explorer 6
• July 15, 2013	Home		
• July 15, 2013	/Board-Meetings	Linux	Mozilla
• July 15, 2013	/Board-Meetings/index.php	Linux	Opera 9
• July 15, 2013	/Board-Meetings/index.php	Linux	Opera 9

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

• Harmony CDD	401	• harmony+cdd.org	7
• harmonycdd.org	174	• harmony, fl cdd	7
• harmony community development district	104	• harmony community school florida	7
• harmony fl cdd	72	• admin@harmonicdd.org	7
• www.harmonicdd.org	46	• boat dock	6
• harmony florida cdd	37	• harmony cdd celebration	6
• harmonicdd	26	• harmony golf preserve notice of interest 2012	6
• Harmony logo	19	• cache:6MgNJJuCPNAoJ:www.harmonicdd.org/harmony fl cdd	5
• cdd stories	12	• harmony community water problems	5
• cdd harmony florida	11		
• cdd harmony	8		



**6E.**

**RESOLUTION 2013-05**

**A RESOLUTION AMENDING THE HARMONY  
COMMUNITY DEVELOPMENT DISTRICT DEBT  
SERVICE FUND BUDGET FOR FISCAL YEAR 2013**

**WHEREAS**, the Board of Supervisors, hereinafter referred to as the “Board”, of the Harmony Community Development District, hereinafter referred to as “District”, adopted a Debt Service Fund Budget for Fiscal Year 2013, and

**WHEREAS**, the Board desires to reallocate funds budgeted to reappropriate Revenues and Expenses approved during the Fiscal Year.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD  
OF SUPERVISORS OF THE HARMONY COMMUNITY  
DEVELOPMENT DISTRICT THE FOLLOWING:**

1. The Debt Service Fund Budget is hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective on July 25, 2013 and be reflected in the monthly and Fiscal Year End September 30, 2013 Financial Statements and Audit Report of the District.

**HARMONY  
Community Development District**

Attest:

By: \_\_\_\_\_  
Steve Berube  
Chairman

By: \_\_\_\_\_  
Gary L. Moyer  
Secretary

**HARMONY CDD**  
**2001 DEBT SERVICE FUND**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING SEPTEMBER 30, 2013**

**BUDGET AMENDMENT**

	Original Budget	Proposed Amendment	Final Budget	FY2013 Total Projected	Variance with Final Budget Positive (Negative)
<b>REVENUE</b>					
Interest - Investments	\$ 800	\$ -	\$ 800	\$ 861	\$ 61
Special Assmnts- Tax Collector	1,050,511	-	1,050,511	1,049,537	(974)
Special Assmnts- Prepayment	-	-	-	22,766	22,766
Special Assmnts- CDD Collected	439,182	312,187	751,369	751,369	-
Special Assmnts- Discounts	(42,021)	-	(42,021)	(23,465)	18,556
<b>TOTAL REVENUE</b>	<b>1,448,472</b>	<b>312,187</b>	<b>1,760,659</b>	<b>1,801,068</b>	<b>40,409</b>
<b>EXPENDITURES</b>					
<b>ADMINISTRATIVE</b>					
Misc-Assessmnt Collection Cost	21,010	-	21,010	20,548	462
<b>TOTAL ADMINISTRATIVE</b>	<b>21,010</b>	<b>-</b>	<b>21,010</b>	<b>20,548</b>	<b>462</b>
<b>DEBT SERVICE</b>					
Principal Debt Retirement	350,000	-	350,000	350,000	-
Principal Prepayments	-	-	-	20,000	(20,000)
Interest Expense	1,072,638	-	1,072,638	1,071,913	725
<b>TOTAL DEBT SERVICE</b>	<b>1,422,638</b>	<b>-</b>	<b>1,422,638</b>	<b>1,441,913</b>	<b>(19,275)</b>
<b>TOTAL EXPENDITURES</b>	<b>1,443,648</b>	<b>-</b>	<b>1,443,648</b>	<b>1,462,461</b>	<b>(18,813)</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>4,824</b>	<b>312,187</b>	<b>317,011</b>	<b>338,607</b>	<b>21,596</b>
<b>NET CHANGE IN FUND BALANCES</b>	<b>4,824</b>	<b>312,187</b>	<b>317,011</b>	<b>338,607</b>	<b>21,596</b>
<b>FUND BALANCE, OCTOBER 1</b>	<b>1,764,647</b>	<b>-</b>	<b>1,764,647</b>	<b>1,764,647</b>	<b>-</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,769,471</b>	<b>\$ 312,187</b>	<b>\$ 2,081,658</b>	<b>\$ 2,103,254</b>	<b>\$ 21,596</b>

Breakdown of Estimated Fund Balance	
Reserve account	1,415,518.75
Prepayment	24,271.68
Nov 1 Interest payment	522,906.25
<b>Remaining Fund Balance</b>	<b>140,557.88</b>

**HARMONY CDD**  
**DEBT SERVICE FUNDS**  
**FY2013 PROJECTED ENDING FUND BALANCE**

	<b>Series 2001</b>	<b>Series 2004</b>
<b>REVENUE</b>		
Interest - Investments	\$ 861	\$ 326
Special Assmnts- Tax Collector	1,049,537	-
Special Assmnts- Prepayment	22,766	-
Special Assmnts- CDD Collected (1)	751,369	1,219,938
Special Assmnts- Discounts	(23,465)	-
<b>TOTAL REVENUE</b>	<b>1,801,068</b>	<b>1,220,264</b>
<b>EXPENDITURES</b>		
<b>ADMINISTRATIVE</b>		
Misc-Assessmnt Collection Cost	20,548	-
<b>TOTAL ADMINISTRATIVE</b>	<b>20,548</b>	<b>-</b>
<b>DEBT SERVICE</b>		
Principal Debt Retirement	350,000	255,000
Principal Prepayments	20,000	-
Interest Expense	1,071,913	968,963
<b>TOTAL DEBT SERVICE</b>	<b>1,441,913</b>	<b>1,223,963</b>
<b>TOTAL EXPENDITURES</b>	<b>1,462,461</b>	<b>1,223,963</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>338,607</b>	<b>(3,700)</b>
<b>NET CHANGE IN FUND BALANCES</b>	<b>338,607</b>	<b>(3,700)</b>
<b>FUND BALANCE, OCTOBER 1</b>	<b>1,764,647</b>	<b>1,369,850</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 2,103,254</b>	<b>\$ 1,366,151</b>

**ALLOCATION OF ENDING FUND BALANCE**

	<b>Series 2001</b>	<b>Series 2004</b>
Funds restricted in reserve account	1,415,519	857,096
Funds restricted for principal prepayment	24,272	3,229
Funds restricted in construction account	-	3,394
November 1, 2013 interest payment	522,906	475,875
Remaining Fund Balance for Future P&I payments	\$ 140,558	\$ 26,556

**Notes**

(1) The total amount projected for FY2013 includes the September 2013 invoices which will be required to cover the November 1 interest payment.

# Harmony

## Community Development District

### Non-Ad Valorem Special Assessments - District Collected

#### Monthly Collection Report

For the Fiscal Year Ending September 30, 2013

					Allocation by Fund		
Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	General Fund Fund	Series 2001 Debt Service Fund	Series 2004 Debt Service Fund
<b>DISTRICT COLLECTED ASSESSMENTS LEVIED FY 2013</b>				\$ 2,543,562	\$ 884,442	\$ 439,182	\$ 1,219,938
Allocation %				52%	35%	17%	48%
10/31/12	\$ 73,703	\$ -	\$ -	\$ 73,703	\$ 73,703	\$ -	\$ -
10/31/12 (1)	312,188	-	-	312,188	-	312,188	-
12/02/12	73,703	-	-	73,703	73,703	-	-
12/08/12	73,703	-	-	73,703	73,703	-	-
01/25/13	73,703	-	-	73,703	73,703	-	-
02/28/13	73,703	-	-	73,703	73,703	-	-
03/13/13	73,703	-	-	73,703	73,703	-	-
04/30/13	73,703	-	-	73,703	73,703	-	-
4/30/13 (2)	126,994	-	-	126,994	-	126,994	-
04/30/13	714,296	-	-	714,296	-	-	714,296
05/31/13	73,703	-	-	73,703	73,703	-	-
<b>TOTAL</b>	<b>\$ 1,743,105</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,743,105</b>	<b>\$ 589,627</b>	<b>\$ 439,182</b>	<b>\$ 714,296</b>
<b>% COLLECTED</b>				<b>68.53%</b>	<b>66.67%</b>	<b>100.00%</b>	<b>58.55%</b>
<b>TOTAL OUTSTANDING</b>				<b>\$ 800,457</b>	<b>\$ 294,815</b>	<b>\$ -</b>	<b>\$ 505,642</b>

Note (1) - A portion of assessments received on 4/14/12 and 9/28/12 were deferred to FY 2013.

Note (2) - A portion of assessments received on 4/30/13 were deferred to FY 2014.

**6F.**



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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June 17, 2013

Board of Supervisors  
Harmony Community Development District  
210 N University Drive, Suite 702  
Coral Springs, FL 33071

We are pleased to confirm our understanding of the services we are to provide Harmony Community Development District, Osceola County, Florida ("the District") for each of the fiscal years ended September 30, 2013 with an option for two one-year renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Harmony Community Development District as of and for each of the fiscal years ended September 30, 2013 with an option of two one-year renewals.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1. Management's discussion and analysis
2. Budgetary comparison schedule for the general fund

## Audit Objectives

The objective of our audit is the expression of opinions as to whether your basic financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of additional information, if applicable, when considered in relation to the basic financial statements taken as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or to issue a report as a result of this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and compliance will include a paragraph that states that the purpose of the report is solely to describe the scope of testing of internal control over financial reporting and compliance, and the result of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance, and that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering internal control over financial reporting and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

**Management Responsibilities**

Management is responsible for the basic financial statements and all accompanying information as well as all representations contained therein. As part of the audit, we will assist with preparation of your financial statements and related notes. You will be required to acknowledge in the written representation letter our assistance with the preparation of the financial statements and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. You agree to assume all management responsibilities for any nonaudit services we provide; oversee the services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with U.S. generally accepted accounting principles.

Management is also responsible for making all financial records and related information available to us and for ensuring that management is reliable and financial information is reliable and properly recorded. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard, adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of any proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the entity complies with applicable laws, regulations, contracts, agreements, and grants for taking timely and appropriate steps to remedy any fraud, violations of contracts or grant agreements, or abuse that we may report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying for us previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and the timing and format for providing that information.

With regard to using the audit's report, you understand that you must obtain our prior written consent to reproduce or use our report in bond offering official statements or other documents.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

**Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the entity or to acts by management or employees acting on behalf of the entity. Because the



determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will also require certain written representations from you about the financial statements and related matters.

#### **Audit Procedures—Internal Controls**

Our audit will include obtaining an understanding of the District and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

#### **Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants, if applicable. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

#### **Audit Administration, Fees, and Other**

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, pursuant to authority given by law or regulation, we may be requested to make certain audit documentation available to a cognizant or oversight agency for audit or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$4,500 for the September 30, 2013 audit. The fees for the two additional annual renewals for the fiscal years 2014 and 2015 will not exceed \$4,700 and \$4,900, respectively, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

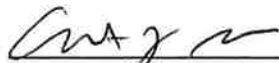
This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2010 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Harmony Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Harmony Community Development District.

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



# PEER REVIEW PROGRAM


is proud to present this

## Certificate of Recognition

to

### GRAU & ASSOCIATES

*For having a system of quality control for its accounting and auditing practice in effect for the year ended June 30, 2010, which has been designed to meet the requirements of the quality control standards for an accounting and auditing practice established by the AICPA, and which was complied with during the year then ended to provide the firm with reasonable assurance of conforming with professional standards.*

  
Daniel J. Henis, Chair  
AICPA Peer Review Board  
2010

**6G.**

**HARMONY  
COMMUNITY DEVELOPMENT DISTRICT  
\$15,590,000  
CAPITAL IMPROVEMENT REVENUE BONDS  
SERIES 2004  
ARBITRAGE REBATE REQUIREMENT  
NOVEMBER 30, 2012**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

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April 16, 2013

Harmony Community Development District  
Osceola County, Florida

Re: \$15,590,000 Harmony Community Development District  
(Osceola County, Florida)  
Capital Improvement Revenue Bonds, Series 2004 (the "Bonds")

Harmony Community Development District has requested that we prepare certain computations related to the above-described Bonds for the year ended November 30, 2012 ("Computation Period"). The engagement consisted of the preparation of computations to be used to assist in the determination of the amount, if any, of the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"). You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

In order to prepare these computations, we were provided with the following information: various trust statements and the Official Statement for the Bonds. We did not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. The attached schedules are based upon the aforementioned information provided to us. A brief description of the attached schedules is attached.

The results of our computations based on the information provided to us indicate a negative Rebate Requirement of (\$1,642,236) for November 30, 2012. Consequently, our results indicate no amount must be on deposit in the Rebate Fund.

The Rebate Requirement has been determined as described in the Code and the Arbitrage Rebate Regulations. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report. It is understood that these calculations are solely for the information of, and assistance to, the addressee for the purpose of complying with the Code and the Arbitrage Rebate Regulations. Our report is not to be used for any other purpose.

  
Grau & Associates

## DESCRIPTION OF ATTACHED SCHEDULES

Summary of Rebate Calculations - Provides a summary of the rebate calculations.

Purpose Expenditures Future Value Report - Verifies the rebate calculation. The report future values the purpose expenditures by the arbitrage yield limit to the computation date (November 30, 2012).

Arbitrage Yield Limit (AYL) Verification Report - Verifies the calculation of the arbitrage yield limit and the arbitrage gross proceeds. Discounts the debt service schedule by the arbitrage yield limit.

True Interest Cost (TIC) Verification Report - Verifies the calculation of the true interest cost and the gross proceeds. Discounts the debt service schedule by the true interest cost.

Unspent Proceeds Report - Verifies the amount of unspent proceeds. Lists purpose expenditures in chronological order.

Internal Rate of Return (IRR) Report Via Purpose Expenditures - Verifies the internal rate of return for the investment portfolio. This report presents values the purpose expenditures by the internal rate of return to the delivery date.

Harmony CDD  
Capital Improvement Revenue Bonds, Series 2004  
Summary of Rebate Calculations  
\$ 15,590,000.00

Dated: 12/16/2004  
Delivered: 12/16/2004

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<i>Anniversary Date.</i> .....	05/01/2005
<i>Future-Value Date.</i> .....	11/30/2012
<i>Arbitrage Yield Limit.</i> .....	6.7509631
<i>Total of Purpose Expenditures.</i> .....	\$15,160,542.00
<i>Internal Rate of Return.</i> .....	2.0816302
<i>90% of rebate liability.</i> .....	-\$1,478,012.21
<i>Full rebate liability.</i> .....	-\$1,642,235.79

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Harmony CDD  
Capital Improvement Revenue Bonds, Series 2004  
Purpose Expenditures Future Value Report  
\$ 15,590,000.00

Dated: 12/16/2004  
Delivered: 12/16/2004  
Future Valued To: 11/30/2012

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
12/16/2004	-1	COI	Beg. Arbitrage Gross Proceeds	15.9111111	-15,590,000.00	100.0000000	1.6958958	-26,439,015.85
12/16/2004	0		Construction	15.9111111	1,404,150.00	100.0000000	1.6958958	2,381,292.12
12/16/2004	0		Cost of Issuance	15.9111111	254,500.00	100.0000000	1.6958958	431,605.49
12/16/2004	0		Underwriter's Discount	15.9111111	233,850.00	100.0000000	1.6958958	396,585.24
12/30/2004	0		Construction	15.8333333	47,068.00	100.0000000	1.6915226	79,616.59
12/31/2004	0		Construction	15.8333333	42,298.00	100.0000000	1.6915226	71,548.02
1/11/2005	0		Cost of Issuance	15.7722222	5,250.00	100.0000000	1.6880944	8,862.50
1/14/2005	0		Cost of Issuance	15.7555556	6,107.00	100.0000000	1.6871607	10,303.49
1/20/2005	0		Cost of Issuance	15.7222222	35,444.00	100.0000000	1.6852947	59,733.59
1/21/2005	0		Cost of Issuance	15.7166667	3,491.00	100.0000000	1.6849839	5,882.28
1/25/2005	0		Construction	15.6944444	147,546.00	100.0000000	1.6837413	248,429.30
1/27/2005	0		Reserve	15.6833333	198.00	100.0000000	1.6831204	333.26
2/2/2005	0		Reserve	15.6555556	338.00	100.0000000	1.6815690	568.37
2/7/2005	0		Construction	15.6277778	42,032.00	100.0000000	1.6800190	70,614.56
2/9/2005	0		Construction	15.6166667	18,318.00	100.0000000	1.6793994	30,763.24
2/9/2005	0		Cost of Issuance	15.6166667	4,180.50	100.0000000	1.6793994	7,020.73
2/23/2005	0		Construction	15.5388889	1,986.00	100.0000000	1.6750688	3,326.69
3/2/2005	0		Reserve	15.4888889	378.00	100.0000000	1.6722907	632.13
3/8/2005	0		Construction	15.4555556	126,185.00	100.0000000	1.6704411	210,784.62
3/9/2005	0		Construction	15.4500000	-500.00	100.0000000	1.6701331	-835.07
4/4/2005	0		Reserve	15.3111111	503.00	100.0000000	1.6624502	836.21
4/13/2005	0		Construction	15.2611111	240,826.00	100.0000000	1.6596930	399,697.23
4/13/2005	0		Cost of Issuance	15.2611111	34,000.00	100.0000000	1.6596930	56,429.56
5/2/2005	0		Cap.Interest	15.1555556	137,442.00	100.0000000	1.6538873	227,313.58
5/3/2005	0		Reserve	15.1500000	806.00	100.0000000	1.6535823	1,332.79
5/4/2005	0		Construction	15.1444444	633,014.00	100.0000000	1.6532774	1,046,547.71
6/2/2005	0		Reserve	14.9888889	831.00	100.0000000	1.6447617	1,366.80
6/13/2005	0		Construction	14.9277778	502,424.00	100.0000000	1.6414283	824,692.97
7/5/2005	0		Reserve	14.8055556	920.00	100.0000000	1.6347817	1,504.00
7/8/2005	0		Construction	14.7888889	491,684.00	100.0000000	1.6338775	803,351.40
7/8/2005	0		Cost of Issuance	14.7888889	20,000.00	100.0000000	1.6338775	32,677.55
7/22/2005	0		Construction	14.7111111	-50,000.00	100.0000000	1.6296642	-81,483.21
8/2/2005	0		Reserve	14.6555556	1,420.00	100.0000000	1.6266613	2,309.86
8/5/2005	0		Construction	14.6388889	372,480.00	100.0000000	1.6257616	605,563.66
8/22/2005	0		Construction	14.5444444	-150,000.00	100.0000000	1.6206722	-243,100.83
9/2/2005	0		Reserve	14.4888889	1,561.50	100.0000000	1.6176860	2,526.02
9/6/2005	0		Construction	14.4666667	591,621.00	100.0000000	1.6164930	956,351.20
9/6/2005	0		Cost of Issuance	14.4666667	37,000.00	100.0000000	1.6164930	59,810.24
10/4/2005	0		Reserve	14.3111111	1,765.00	100.0000000	1.6081668	2,838.41
10/11/2005	0		Construction	14.2722222	326,061.00	100.0000000	1.6060920	523,683.96
10/19/2005	0		Construction	14.2277778	408.00	100.0000000	1.6037240	654.32
10/20/2005	0		Construction	14.2222222	-45,000.00	100.0000000	1.6034283	-72,154.27
10/26/2005	0		Construction	14.1888889	48,630.00	100.0000000	1.6016549	77,888.48
10/28/2005	0		Construction	14.1777778	92,245.00	100.0000000	1.6010642	147,690.17
11/1/2005	0		Cap.Interest	14.1611111	376,799.00	100.0000000	1.6001786	602,945.71

# Harmony CDD

## Capital Improvement Revenue Bonds, Series 2004

### Purpose Expenditures Future Value Report

\$ 15,590,000.00

Dated: 12/16/2004

Delivered: 12/16/2004

Future Valued To: 11/30/2012

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
11/2/2005	0		Reserve	14.1555556	2,191.00	100.0000000	1.5998835	3,505.34
11/7/2005	0		Construction	14.1277778	235,722.00	100.0000000	1.5984089	376,780.14
11/28/2005	0		Construction	14.0111111	1,180.00	100.0000000	1.5922301	1,878.83
12/2/2005	0		Reserve	13.9888889	2,386.00	100.0000000	1.5910559	3,796.26
12/7/2005	0		Construction	13.9611111	17,300.00	100.0000000	1.5895894	27,499.90
12/20/2005	0		Construction	13.8888889	135,056.00	100.0000000	1.5857827	214,169.47
1/4/2006	0		Reserve	13.8111111	2,763.00	100.0000000	1.5816935	4,370.22
1/4/2006	0		Construction	13.8111111	262,672.00	100.0000000	1.5816935	415,466.59
1/31/2006	0		Construction	13.6666667	418,734.00	100.0000000	1.5741271	659,140.53
2/1/2006	0		Construction	13.6611111	164,998.00	100.0000000	1.5738368	259,679.92
2/2/2006	0		Reserve	13.6555556	2,505.00	100.0000000	1.5735465	3,941.73
2/28/2006	0		Construction	13.5000000	621,626.00	100.0000000	1.5654416	973,119.19
3/1/2006	0		Construction	13.4944444	250.00	100.0000000	1.5651529	391.29
3/2/2006	0		Reserve	13.4888889	2,585.00	100.0000000	1.5648643	4,045.17
4/4/2006	0		Reserve	13.3111111	3,067.00	100.0000000	1.5556559	4,771.20
4/4/2006	0		Construction	13.3111111	611,895.00	100.0000000	1.5556559	951,898.09
5/1/2006	0		Cap Interest	13.1611111	526,163.00	100.0000000	1.5479286	814,462.75
5/2/2006	0		Reserve	13.1555556	2,724.00	100.0000000	1.5476431	4,215.78
5/2/2006	0		Construction	13.1555556	1,157,512.00	100.0000000	1.5476431	1,791,415.49
6/2/2006	0		Reserve	12.9888889	3,097.00	100.0000000	1.5391038	4,766.60
6/14/2006	0		Construction	12.9222222	510,919.00	100.0000000	1.5357012	784,618.93
7/5/2006	0		Reserve	12.8055556	3,263.00	100.0000000	1.5297649	4,991.62
7/10/2006	0		Construction	12.7777778	627,483.00	100.0000000	1.5283548	959,016.67
7/11/2006	0		Construction	12.7722222	143,167.00	100.0000000	1.5280730	218,769.62
8/2/2006	0		Reserve	12.6555556	3,552.00	100.0000000	1.5221661	5,406.73
8/3/2006	0		Construction	12.6500000	878,319.00	100.0000000	1.5218854	1,336,700.87
9/5/2006	0		Reserve	12.4722222	3,562.00	100.0000000	1.5129300	5,389.06
9/20/2006	0		Construction	12.3888889	415,742.00	100.0000000	1.5087503	627,250.87
9/21/2006	0		Construction	12.3833333	35,888.00	100.0000000	1.5084721	54,136.05
9/26/2006	0		Construction	12.3555556	-119,161.00	100.0000000	1.5070817	-179,585.36
10/3/2006	0		Reserve	12.3166667	3,450.00	100.0000000	1.5051372	5,192.72
10/16/2006	0		Construction	12.2444444	215,895.00	100.0000000	1.5015328	324,173.43
10/17/2006	0		Construction	12.2388889	2,299.00	100.0000000	1.5012559	3,451.39
11/1/2006	0		Cap Interest	12.1611111	520,825.00	100.0000000	1.4973846	779,875.36
11/2/2006	0		Reserve	12.1555556	3,593.00	100.0000000	1.4971085	5,379.11
11/2/2006	0		Construction	12.1555556	282,430.00	100.0000000	1.4971085	422,828.35
11/3/2006	0		Construction	12.1500000	2,280.00	100.0000000	1.4968324	3,412.78
12/4/2006	0		Reserve	11.9777778	3,467.00	100.0000000	1.4882989	5,159.93
12/4/2006	0		Construction	11.9777778	-13,914.00	100.0000000	1.4882989	-20,708.19
12/5/2006	0		Construction	11.9722222	293,064.00	100.0000000	1.4880244	436,086.39
1/3/2007	0		Reserve	11.8166667	3,590.00	100.0000000	1.4803600	5,314.49
1/29/2007	0		Construction	11.6722222	-16,250.00	100.0000000	1.4732783	-23,940.77
2/1/2007	0		Construction	11.6611111	348,432.00	100.0000000	1.4727350	513,147.99
2/6/2007	0		Reserve	11.6333333	3,579.00	100.0000000	1.4713775	5,266.06
3/2/2007	0		Reserve	11.4888889	3,232.00	100.0000000	1.4643388	4,732.74

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# Harmony CDD

## Capital Improvement Revenue Bonds, Series 2004

### Purpose Expenditures Future Value Report

\$ 15,590,000.00

Dated: 12/16/2004  
 Delivered: 12/16/2004  
 Future Valued To: 11/30/2012

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
3/16/2007	0		Construction	11.4111111	101,329.00	100.0000000	1.4605627	147,997.36
4/2/2007	0		Construction	11.3222222	53,410.00	100.0000000	1.4562591	77,778.80
4/3/2007	0		Reserve	11.3166667	3,587.00	100.0000000	1.4559906	5,222.64
5/1/2007	0		Cap Interest	11.1611111	2,208.00	100.0000000	1.4484911	3,198.27
5/2/2007	0		Reserve	11.1555556	3,461.00	100.0000000	1.4482240	5,012.30
5/2/2007	0		Construction	11.1555556	239,918.00	100.0000000	1.4482240	347,455.00
6/4/2007	0		Reserve	10.9777778	3,555.00	100.0000000	1.4397020	5,118.14
7/2/2007	0		Construction	10.8222222	3,258.00	100.0000000	1.4322864	4,666.39
7/3/2007	0		Reserve	10.8166667	3,459.00	100.0000000	1.4320223	4,953.37
8/2/2007	0		Reserve	10.6555556	3,573.00	100.0000000	1.4243836	5,089.32
9/5/2007	0		Reserve	10.4722222	3,495.00	100.0000000	1.4157408	4,948.01
9/28/2007	0		Reserve	10.3444444	3,229.00	100.0000000	1.4097480	4,552.08
10/2/2007	0		Reserve	10.3222222	3,341.00	100.0000000	1.4087084	4,706.49
11/1/2007	0		Cap Interest	10.1611111	9.00	100.0000000	1.4011940	12.61
11/2/2007	0		Reserve	10.1555556	3,290.00	100.0000000	1.4009356	4,609.08
12/4/2007	0		Reserve	9.9777778	3,007.00	100.0000000	1.3926920	4,187.82
1/3/2008	0		Reserve	9.8166667	3,006.00	100.0000000	1.3852630	4,164.10
2/4/2008	0		Reserve	9.6444444	2,759.00	100.0000000	1.3773656	3,800.15
3/4/2008	0		Reserve	9.4777778	2,069.00	100.0000000	1.3697657	2,834.05
4/2/2008	0		Reserve	9.3222222	1,911.00	100.0000000	1.3627104	2,604.14
5/2/2008	0		Reserve	9.1555556	1,532.00	100.0000000	1.3551914	2,076.15
5/2/2008	0		Construction	9.1555556	26,884.00	100.0000000	1.3551914	36,432.97
5/28/2008	0		Construction	9.0111111	54,599.00	100.0000000	1.3487085	73,638.14
6/3/2008	0		Reserve	8.9833333	1,428.00	100.0000000	1.3474654	1,924.18
7/2/2008	0		Reserve	8.8222222	1,319.00	100.0000000	1.3402777	1,767.83
7/17/2008	0		Construction	8.7388889	4,866.00	100.0000000	1.3365750	6,503.77
7/31/2008	0		Construction	8.6666667	15,190.00	100.0000000	1.3333742	20,253.95
8/4/2008	0		Reserve	8.6444444	1,351.00	100.0000000	1.3323909	1,800.06
8/29/2008	0		Construction	8.5055556	11,888.00	100.0000000	1.3262617	15,766.60
9/3/2008	0		Reserve	8.4833333	1,336.00	100.0000000	1.3252837	1,770.58
10/2/2008	0		Reserve	8.3222222	1,307.00	100.0000000	1.3182143	1,722.91
11/4/2008	0		Reserve	8.1444444	1,050.00	100.0000000	1.3104574	1,375.98
12/2/2008	0		Reserve	7.9888889	860.00	100.0000000	1.3037075	1,121.19
12/18/2008	0		Construction	7.9000000	4,505.00	100.0000000	1.2998661	5,855.90
1/5/2009	0		Reserve	7.8055556	619.00	100.0000000	1.2957969	802.10
2/3/2009	0		Reserve	7.6500000	367.00	100.0000000	1.2891226	473.11
3/3/2009	0		Reserve	7.4833333	210.00	100.0000000	1.2820097	269.22
4/2/2009	0		Reserve	7.3222222	138.00	100.0000000	1.2751711	175.97
5/4/2009	0		Reserve	7.1444444	87.00	100.0000000	1.2676675	110.29
6/2/2009	0		Reserve	6.9888889	38.00	100.0000000	1.2611380	47.92
6/30/2009	0		Construction	6.8333333	23,464.00	100.0000000	1.2546422	29,438.92
7/2/2009	0		Reserve	6.8222222	13.00	100.0000000	1.2541795	16.30
9/3/2009	0		Construction	6.4833333	4,905.00	100.0000000	1.2401487	6,082.93
10/6/2009	0		Construction	6.3000000	9,952.00	100.0000000	1.2326238	12,267.07
10/29/2009	0		Reserve	6.1722222	18.00	100.0000000	1.2274062	22.09

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# Harmony CDD

## Capital Improvement Revenue Bonds, Series 2004

### Purpose Expenditures Future Value Report

\$ 15,590,000.00

Dated: 12/16/2004

Delivered: 12/16/2004

Future Valued To: 11/30/2012

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
12/2/2009	0		Reserve	5.9888889	14.00	100.0000000	1.2199586	17.08
1/5/2010	0		Reserve	5.8055556	37.00	100.0000000	1.2125562	44.86
1/25/2010	0		Construction	5.6944444	118,832.00	100.0000000	1.2080917	143,559.96
2/2/2010	0		Reserve	5.6555556	37.00	100.0000000	1.2065331	44.64
2/25/2010	0		Construction	5.5277778	12,982.00	100.0000000	1.2014259	15,596.91
3/2/2010	0		Reserve	5.4888889	34.00	100.0000000	1.1998758	40.80
4/2/2010	0		Reserve	5.3222222	37.00	100.0000000	1.1932553	44.15
4/22/2010	0		Construction	5.2111111	12,531.00	100.0000000	1.1888620	14,897.63
5/4/2010	0		Reserve	5.1444444	36.00	100.0000000	1.1862337	42.70
6/2/2010	0		Reserve	4.9888889	37.00	100.0000000	1.1801237	43.66
7/2/2010	0		Reserve	4.8222222	36.00	100.0000000	1.1736122	42.25
8/3/2010	0		Reserve	4.6500000	56.00	100.0000000	1.1669214	65.35
8/27/2010	0		Reserve	4.5166667	149.00	100.0000000	1.1617676	173.10
9/2/2010	0		Reserve	4.4888889	14.00	100.0000000	1.1606967	16.25
9/7/2010	0		Reserve	4.4611111	362.00	100.0000000	1.1596269	419.78
9/23/2010	0		Reserve	4.3722222	369.00	100.0000000	1.1562100	426.64
9/27/2010	0		Reserve	4.3500000	185.00	100.0000000	1.1553573	213.74
10/4/2010	0		Reserve	4.3111111	195.00	100.0000000	1.1538667	225.00
10/6/2010	0		Reserve	4.3000000	171.00	100.0000000	1.1534412	197.24
10/19/2010	0		Construction	4.2277778	1,510.00	100.0000000	1.1506790	1,737.53
10/27/2010	0		Reserve	4.1833333	179.00	100.0000000	1.1489825	205.67
11/2/2010	0		Reserve	4.1555556	65.00	100.0000000	1.1479234	74.62
11/4/2010	0		Reserve	4.1444444	185.00	100.0000000	1.1475001	212.29
11/8/2010	0		Reserve	4.1222222	177.00	100.0000000	1.1466538	202.96
11/29/2010	0		Reserve	4.0055556	185.00	100.0000000	1.1422214	211.31
12/2/2010	0		Reserve	3.9888889	63.00	100.0000000	1.1415896	71.92
12/6/2010	0		Reserve	3.9666667	350.00	100.0000000	1.1407477	399.26
12/27/2010	0		Reserve	3.8500000	179.00	100.0000000	1.1363381	203.40
1/4/2011	0		Reserve	3.8111111	250.00	100.0000000	1.1348720	283.72
1/6/2011	0		Reserve	3.8000000	177.00	100.0000000	1.1344534	200.80
1/27/2011	0		Reserve	3.6833333	185.00	100.0000000	1.1300681	209.06
2/2/2011	0		Reserve	3.6555556	65.00	100.0000000	1.1290265	73.39
2/4/2011	0		Reserve	3.6444444	185.00	100.0000000	1.1286101	208.79
2/7/2011	0		Reserve	3.6277778	177.00	100.0000000	1.1279858	199.65
2/28/2011	0		Reserve	3.5000000	185.00	100.0000000	1.1232112	207.79
3/2/2011	0		Reserve	3.4888889	58.00	100.0000000	1.1227969	65.12
3/4/2011	0		Reserve	3.4777778	173.00	100.0000000	1.1223828	194.17
3/7/2011	0		Reserve	3.4611111	159.00	100.0000000	1.1217620	178.36
3/8/2011	0		Construction	3.4555556	18,110.00	100.0000000	1.1215551	20,311.36
3/9/2011	0		Reserve	3.4500000	6.00	100.0000000	1.1213483	6.73
3/16/2011	0		Reserve	3.4111111	-3,156.00	100.0000000	1.1199016	-3,534.41
4/4/2011	0		Reserve	3.3111111	98.00	100.0000000	1.1161899	109.39
5/3/2011	0		Reserve	3.1500000	78.00	100.0000000	1.1102359	86.60
6/2/2011	0		Reserve	2.9888889	69.00	100.0000000	1.1043137	76.20
6/28/2011	0		Construction	2.8444444	3,900.00	100.0000000	1.0990309	4,286.22

# Harmony CDD

## Capital Improvement Revenue Bonds, Series 2004

### Purpose Expenditures Future Value Report

\$ 15,590,000.00

Dated: 12/16/2004

Delivered: 12/16/2004

Future Valued To: 11/30/2012

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
7/5/2011	0		Reserve	2.8055556	33.00	100.0000000	1.0976130	36.22
8/2/2011	0		Reserve	2.6555556	35.00	100.0000000	1.0921608	38.23
8/8/2011	0		Reserve	2.6222222	269.00	100.0000000	1.0909529	293.47
9/2/2011	0		Reserve	2.4888889	36.00	100.0000000	1.0861347	39.10
10/11/2011	0		Reserve	2.2722222	254.00	100.0000000	1.0783503	273.90
11/2/2011	0		Reserve	2.1555556	24.00	100.0000000	1.0741819	25.78
11/10/2011	0		Reserve	2.1111111	262.00	100.0000000	1.0725981	281.02
12/2/2011	0		Reserve	1.9888889	23.00	100.0000000	1.0682549	24.57
12/12/2011	0		Reserve	1.9333333	254.00	100.0000000	1.0662865	270.84
1/4/2012	0		Reserve	1.8111111	24.00	100.0000000	1.0619688	25.49
1/10/2012	0		Reserve	1.7777778	262.00	100.0000000	1.0607943	277.93
2/2/2012	0		Reserve	1.6555556	24.00	100.0000000	1.0564989	25.36
2/10/2012	0		Reserve	1.6111111	262.00	100.0000000	1.0549412	276.39
2/17/2012	0		Reserve	1.5722222	1,482.00	100.0000000	1.0535802	1,561.41
3/2/2012	0		Reserve	1.4888889	25.00	100.0000000	1.0506695	26.27
3/12/2012	0		Reserve	1.4333333	245.00	100.0000000	1.0487335	256.94
4/3/2012	0		Reserve	1.3166667	34.00	100.0000000	1.0446796	35.52
4/10/2012	0		Reserve	1.2777778	262.00	100.0000000	1.0433317	273.35
5/2/2012	0		Reserve	1.1555556	33.00	100.0000000	1.0391070	34.29
5/10/2012	0		Reserve	1.1111111	254.00	100.0000000	1.0375750	263.54
6/4/2012	0		Reserve	0.9777778	34.00	100.0000000	1.0329925	35.12
6/11/2012	0		Reserve	0.9388889	262.00	100.0000000	1.0316597	270.29
7/3/2012	0		Reserve	0.8166667	33.00	100.0000000	1.0274823	33.91
7/10/2012	0		Reserve	0.7777778	254.00	100.0000000	1.0261566	260.64
8/2/2012	0		Reserve	0.6555556	34.00	100.0000000	1.0220014	34.75
8/10/2012	0		Reserve	0.6111111	262.00	100.0000000	1.0204946	267.37
9/5/2012	0		Reserve	0.4722222	34.00	100.0000000	1.0158002	34.54
9/10/2012	0		Reserve	0.4444444	262.00	100.0000000	1.0148639	265.89
10/2/2012	0		Reserve	0.3222222	33.00	100.0000000	1.0107544	33.35
10/10/2012	0		Reserve	0.2777778	254.00	100.0000000	1.0092642	256.35
11/1/2012	0		Reserve	0.1611111	29.00	100.0000000	1.0053628	29.16
11/2/2012	0		Reserve	0.1555556	36.00	100.0000000	1.0051774	36.19
11/30/2012	-1		Unspent Proceeds as of 11/30/2012	0.0000000	919,941.00	100.0000000	1.0000000	919,941.00
					490,483.00			-1,642,235.79
Arbitrage Yield Limit (AYL) .....					6.7509631			
Internal Rate of Return (IRR) .....					2.0816302			
Future Valued To.....					11/30/2012			

# Harmony CDD

## Capital Improvement Revenue Bonds, Series 2004

### A.Y.L. Verification Report

15,590,000.00

Dated: 12/16/2004

Delivered: 12/16/2004

MSRB 30/360 SEMI 4/3

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Cred. Enh./ Sinking Fund Adj	Periodic Debt Service	Present Value Factor	Discounted Debt Service
1	05/01/2005			394,621.90	-	394,621.90	0.9754092	384,917.83
2	11/01/2005			526,162.50	-	526,162.50	0.9435595	496,465.63
3	05/01/2006			526,162.50	-	526,162.50	0.9127498	480,254.72
4	11/01/2006			526,162.50	-	526,162.50	0.8829461	464,573.14
5	05/01/2007	175,000.00	6.750	526,162.50	-	701,162.50	0.8541156	598,873.84
6	11/01/2007			520,256.25	-	520,256.25	0.8262265	429,849.49
7	05/01/2008	185,000.00	6.750	520,256.25	-	705,256.25	0.7992480	563,674.66
8	11/01/2008			514,012.50	-	514,012.50	0.7731505	397,409.00
9	05/01/2009	195,000.00	6.750	514,012.50	-	709,012.50	0.7479051	530,274.04
10	11/01/2009			507,431.25	-	507,431.25	0.7234840	367,118.39
11	05/01/2010	215,000.00	6.750	507,431.25	-	722,431.25	0.6998603	505,600.98
12	11/01/2010			500,175.00	-	500,175.00	0.6770081	338,622.51
13	05/01/2011	225,000.00	6.750	500,175.00	-	725,175.00	0.6549020	474,918.53
14	11/01/2011			492,581.25	-	492,581.25	0.6335177	312,058.94
15	05/01/2012	240,000.00	6.750	492,581.25	-	732,581.25	0.6128317	448,948.99
16	11/01/2012			484,481.25	-	484,481.25	0.5928211	287,210.71
17	05/01/2013	260,000.00	6.750	484,481.25	-	744,481.25	0.5734639	426,933.15
18	11/01/2013			475,706.25	-	475,706.25	0.5547388	263,892.73
19	05/01/2014	275,000.00	6.750	475,706.25	-	750,706.25	0.5366251	402,847.85
20	11/01/2014			466,425.00	-	466,425.00	0.5191029	242,122.58
21	05/01/2015	295,000.00	6.750	466,425.00	-	761,425.00	0.5021528	382,351.73
22	11/01/2015			456,468.75	-	456,468.75	0.4857562	221,732.54
23	05/01/2016	310,000.00	6.750	456,468.75	-	766,468.75	0.4698950	360,159.84
24	11/01/2016			446,006.25	-	446,006.25	0.4545517	202,732.90
25	05/01/2017	330,000.00	6.750	446,006.25	-	776,006.25	0.4397094	341,217.24
26	11/01/2017			434,868.75	-	434,868.75	0.4253517	184,972.17
27	05/01/2018	350,000.00	6.750	434,868.75	-	784,868.75	0.4114629	322,944.35
28	11/01/2018			423,056.25	-	423,056.25	0.3980275	168,388.03
29	05/01/2019	380,000.00	6.750	423,056.25	-	803,056.25	0.3850309	309,201.46
30	11/01/2019			410,231.25	-	410,231.25	0.3724586	152,794.16
31	05/01/2020	405,000.00	6.750	410,231.25	-	815,231.25	0.3602969	293,725.26
32	11/01/2020			396,562.50	-	396,562.50	0.3485322	138,214.81
33	05/01/2021	430,000.00	6.750	396,562.50	-	826,562.50	0.3371517	278,676.97
34	11/01/2021			382,050.00	-	382,050.00	0.3261428	124,602.87
35	05/01/2022	460,000.00	6.750	382,050.00	-	842,050.00	0.3154934	265,661.22
36	11/01/2022			366,525.00	-	366,525.00	0.3051917	111,860.39
37	05/01/2023	490,000.00	6.750	366,525.00	-	856,525.00	0.2952264	252,868.80
38	11/01/2023			349,987.50	-	349,987.50	0.2855865	99,951.70
39	05/01/2024	525,000.00	6.750	349,987.50	-	874,987.50	0.2762613	241,725.22
40	11/01/2024			332,268.75	-	332,268.75	0.2672407	88,795.73
41	05/01/2025	560,000.00	6.750	332,268.75	-	892,268.75	0.2585146	230,664.47

HARMONY-2004-C | Mun-EaseElevateMainDb | 15.10 EDB | 04/16/2013 | 12:47 | Rpt01h

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**Harmony CDD**  
**Capital Improvement Revenue Bonds, Series 2004**  
**A.Y.L. Verification Report**  
15,590,000.00

*Dated:* 12/16/2004  
*Delivered:* 12/16/2004

*MSRB 30/360 SEMI 4/3*

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
42	11/01/2025			313,368.75	-	313,368.75	0.2500734	78,365.18
43	05/01/2026	600,000.00	6.750	313,368.75	-	913,368.75	0.2419078	220,951.05
44	11/01/2026			293,118.75	-	293,118.75	0.2340089	68,592.40
45	05/01/2027	635,000.00	6.750	293,118.75	-	928,118.75	0.2263679	210,096.29
46	11/01/2027			271,687.50	-	271,687.50	0.2189764	59,493.15
47	05/01/2028	680,000.00	6.750	271,687.50	-	951,687.50	0.2118262	201,592.38
48	11/01/2028			248,737.50	-	248,737.50	0.2049095	50,968.69
49	05/01/2029	725,000.00	6.750	248,737.50	-	973,737.50	0.1982187	193,012.99
50	11/01/2029			224,268.75	-	224,268.75	0.1917464	43,002.71
51	05/01/2030	775,000.00	6.750	224,268.75	-	999,268.75	0.1854853	185,349.69
52	11/01/2030			198,112.50	-	198,112.50	0.1794287	35,547.08
53	05/01/2031	825,000.00	6.750	198,112.50	-	1,023,112.50	0.1735699	177,581.56
54	11/01/2031			170,268.75	-	170,268.75	0.1679024	28,588.53
55	05/01/2032	885,000.00	6.750	170,268.75	-	1,055,268.75	0.1624200	171,396.70
56	11/01/2032			140,400.00	-	140,400.00	0.1571165	22,059.16
57	05/01/2033	945,000.00	6.750	140,400.00	-	1,085,400.00	0.1519862	164,965.87
58	11/01/2033			108,506.25	-	108,506.25	0.1470235	15,952.97
59	05/01/2034	1,000,000.00	6.750	108,506.25	-	1,108,506.25	0.1422228	157,654.85
60	11/01/2034			74,756.25	-	74,756.25	0.1375788	10,284.88
61	05/01/2035	1,070,000.00	6.750	74,756.25	-	1,144,756.25	0.1330865	152,351.64
62	11/01/2035			38,643.75	-	38,643.75	0.1287409	4,975.03
63	05/01/2036	1,145,000.00	6.750	38,643.75	-	1,183,643.75	0.1245372	147,407.65
		<b>15,590,000.00</b>		<b>22,581,196.90</b>	<b>0.00</b>	<b>38,171,196.90</b>		<b>15,590,000.02</b>

<i>True Interest Cost (TIC)</i> . . . . .	<b>6.8933148</b>
<i>Net Interest Cost (NIC)</i> . . . . .	<b>6.8199027</b>
<i>Arbitrage Yield Limit (AYL)</i> . . . . .	<b>6.7509631</b>
<i>Arbitrage Net Interest Cost (ANIC)</i> . . . . .	<b>6.7500000</b>

<i>Face value of bond Issue</i> . . . . .	<b>\$15,590,000.00</b>
<i>Accrued interest (+)</i> . . . . .	
<i>Original issue premium/discount (+)</i> . . . . .	<b>\$0.00</b>
<i>Bond surety fee (-)</i> . . . . .	<b>\$0.00</b>
<i>Lump-sum credit enhancements (-)</i> . . . . .	<b>\$0.00</b>
<i>Other AYL costs (-)</i> . . . . .	
<i>= AYL Target</i> . . . . .	<b>\$15,590,000.00</b>

Dated: 12/16/2004

T.I.C. Verification Report (Regular)

1

Delivered: 12/16/2004

Harmony CDD  
Capital Improvement Revenue Bonds, Series 2004

MSRB 30/360 SEMI 4/3

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
1	5/1/2005			394,621.90	-	394,621.93	0.9749058	384,719.20
2	11/1/2005			526,162.50	-	526,162.50	0.9424237	495,868.00
3	5/1/2006			526,162.50	-	526,162.50	0.9110238	479,346.57
4	11/1/2006			526,162.50	-	526,162.50	0.8806701	463,375.60
5	5/1/2007	175,000.00	6.750	526,162.50	-	701,162.50	0.8513278	596,919.11
6	11/1/2007			520,256.25	-	520,256.25	0.8229631	428,151.68
7	5/1/2008	185,000.00	6.750	520,256.25	-	705,256.25	0.7955434	561,061.96
8	11/1/2008			514,012.50	-	514,012.50	0.7690373	395,294.80
9	5/1/2009	195,000.00	6.750	514,012.50	-	709,012.50	0.7434144	527,090.09
10	11/1/2009			507,431.25	-	507,431.25	0.7186451	364,663.00
11	5/1/2010	215,000.00	6.750	507,431.25	-	722,431.25	0.6947012	501,873.84
12	11/1/2010			500,175.00	-	500,175.00	0.6715550	335,895.01
13	5/1/2011	225,000.00	6.750	500,175.00	-	725,175.00	0.6491800	470,769.08
14	11/1/2011			492,581.25	-	492,581.25	0.6275504	309,119.58
15	5/1/2012	240,000.00	6.750	492,581.25	-	732,581.25	0.6066416	444,414.25
16	11/1/2012			484,481.25	-	484,481.25	0.5864294	284,114.04
17	5/1/2013	260,000.00	6.750	484,481.25	-	744,481.25	0.5668906	422,039.42
18	11/1/2013			475,706.25	-	475,706.25	0.5480028	260,688.37
19	5/1/2014	275,000.00	6.750	475,706.25	-	750,706.25	0.5297443	397,682.39
20	11/1/2014			466,425.00	-	466,425.00	0.5120942	238,853.54
21	5/1/2015	295,000.00	6.750	466,425.00	-	761,425.00	0.4950322	376,929.86
22	11/1/2015			456,468.75	-	456,468.75	0.4785386	218,437.90
23	5/1/2016	310,000.00	6.750	456,468.75	-	766,468.75	0.4625945	354,564.24
24	11/1/2016			446,006.25	-	446,006.25	0.4471817	199,445.83
25	5/1/2017	330,000.00	6.750	446,006.25	-	776,006.25	0.4322824	335,453.85
26	11/1/2017			434,868.75	-	434,868.75	0.4178795	181,722.75
27	5/1/2018	350,000.00	6.750	434,868.75	-	784,868.75	0.4039565	317,052.86
28	11/1/2018			423,056.25	-	423,056.25	0.3904974	165,202.38
29	5/1/2019	380,000.00	6.750	423,056.25	-	803,056.25	0.3774867	303,143.09
30	11/1/2019			410,231.25	-	410,231.25	0.3649096	149,697.31
31	5/1/2020	405,000.00	6.750	410,231.25	-	815,231.25	0.3527514	287,573.99
32	11/1/2020			396,562.50	-	396,562.50	0.3409984	135,227.17
33	5/1/2021	430,000.00	6.750	396,562.50	-	826,562.50	0.3296369	272,465.53
34	11/1/2021			382,050.00	-	382,050.00	0.3186540	121,741.77
35	5/1/2022	460,000.00	6.750	382,050.00	-	842,050.00	0.3080370	259,382.59
36	11/1/2022			366,525.00	-	366,525.00	0.2977738	109,141.54
37	5/1/2023	490,000.00	6.750	366,525.00	-	856,525.00	0.2878525	246,552.87
38	11/1/2023			349,987.50	-	349,987.50	0.2782618	97,388.14
39	5/1/2024	525,000.00	6.750	349,987.50	-	874,987.50	0.2689906	235,363.40
40	11/1/2024			332,268.75	-	332,268.75	0.2600283	86,399.28
41	5/1/2025	560,000.00	6.750	332,268.75	-	892,268.75	0.2513646	224,284.80
42	11/1/2025			313,368.75	-	313,368.75	0.2429896	76,145.35
43	5/1/2026	600,000.00	6.750	313,368.75	-	913,368.75	0.2348936	214,544.50
44	11/1/2026			293,118.75	-	293,118.75	0.2270674	66,557.71

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HARMONY-2004-C



Dated: 12/16/2004

## T.I.C. Verification Report (Regular)

2

Delivered: 12/16/2004

Harmony CDD  
Capital Improvement Revenue Bonds, Series 2004

MSRB 30/360 SEMI 4/3

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
45	5/1/2027	635,000.00	6.750	293,118.75	-	928,118.75	0.2195019	203,723.84
46	11/1/2027			271,687.50	-	271,687.50	0.2121885	57,648.96
47	5/1/2028	680,000.00	6.750	271,687.50	-	951,687.50	0.2051188	195,208.96
48	11/1/2028			248,737.50	-	248,737.50	0.1982846	49,320.81
49	5/1/2029	725,000.00	6.750	248,737.50	-	973,737.50	0.1916781	186,644.14
50	11/1/2029			224,268.75	-	224,268.75	0.1852917	41,555.14
51	5/1/2030	775,000.00	6.750	224,268.75	-	999,268.75	0.1791181	178,987.15
52	11/1/2030			198,112.50	-	198,112.50	0.1731502	34,303.23
53	5/1/2031	825,000.00	6.750	198,112.50	-	1,023,112.50	0.1673812	171,249.77
54	11/1/2031			170,268.75	-	170,268.75	0.1618043	27,550.22
55	5/1/2032	885,000.00	6.750	170,268.75	-	1,055,268.75	0.1564133	165,058.07
56	11/1/2032			140,400.00	-	140,400.00	0.1512019	21,228.75
57	5/1/2033	945,000.00	6.750	140,400.00	-	1,085,400.00	0.1461641	158,646.53
58	11/1/2033			108,506.25	-	108,506.25	0.1412942	15,331.30
59	5/1/2034	1,000,000.00	6.750	108,506.25	-	1,108,506.25	0.1365865	151,407.01
60	11/1/2034			74,756.25	-	74,756.25	0.1320357	9,870.49
61	5/1/2035	1,070,000.00	6.750	74,756.25	-	1,144,756.25	0.1276365	146,112.69
62	11/1/2035			38,643.75	-	38,643.75	0.1233839	4,768.02
63	5/1/2036	1,145,000.00	6.750	38,643.75	-	1,183,643.75	0.1192730	141,176.69
		<b>15,590,000.00</b>		<b>22,581,196.90</b>	<b>0.00</b>	<b>38,171,196.93</b>		<b>15,356,150.02</b>
				<b>True Interest Cost (TIC) . . . . .</b>	<b>6.8933148</b>			
				<b>Net Interest Cost (NIC) . . . . .</b>	<b>6.8199027</b>			
				<b>Arbitrage Yield Limit (AYL) . . . . .</b>	<b>6.7509631</b>			
				<b>Arbitrage Net Interest Cost (ANIC) . . . . .</b>	<b>6.7500000</b>			
						<b>Face value of bond Issue. . . . .</b>	<b>\$15,590,000.00</b>	
						<b>Accrued interest (+) . . . . .</b>		
						<b>Original issue premium/discount (+) . . . . .</b>	<b>\$0.00</b>	
						<b>Underwriter discount (+) . . . . .</b>	<b>(\$233,850.00)</b>	
						<b>Lump-sum credit enhancements (-) . . . . .</b>	<b>\$0.00</b>	
						<b>Other TIC costs (-) . . . . .</b>		
						<b>Bond surety fee (-) . . . . .</b>	<b>N/A</b>	
						<b>= TIC Target . . . . .</b>	<b>\$15,356,150.00</b>	

Harmony CDD  
Capital Improvement Revenue Bonds, Series 2004  
Unspent Proceeds Report  
\$ 15,590,000.00

Dated: 12/16/2004

Delivered: 12/16/2004

Calc Date	Grp ID	Purp	Fund ID	Description	Gross Amount	Pool Percentage	Nonpurpose Investment	Purpose Expenditures	Unspent Proceeds
12/16/2004	-1	N	COI	Beg. Arbitrage Gross Proceeds		100.0000000			15,590,000.00
12/16/2004	0	Y		Construction	1,404,150.00	100.0000000		1,404,150.00	14,185,850.00
12/16/2004	0	Y		Cost of Issuance	254,500.00	100.0000000		254,500.00	13,931,350.00
12/16/2004	0	Y		Underwriter's Discount	233,850.00	100.0000000		233,850.00	13,697,500.00
02/07/2005	0	Y		Construction	42,032.00	100.0000000		42,032.00	13,367,728.00
02/09/2005	0	Y		Construction	18,318.00	100.0000000		18,318.00	13,349,410.00
02/09/2005	0	Y		Cost of Issuance	4,180.50	100.0000000		4,180.50	13,345,229.50
02/23/2005	0	Y		Construction	1,986.00	100.0000000		1,986.00	13,343,243.50
03/02/2005	0	Y		Reserve	378.00	100.0000000		378.00	13,342,865.50
03/08/2005	0	Y		Construction	126,185.00	100.0000000		126,185.00	13,216,680.50
03/09/2005	0	Y		Construction	-500.00	100.0000000		-500.00	13,217,180.50
04/04/2005	0	Y		Reserve	503.00	100.0000000		503.00	13,216,677.50
04/13/2005	0	Y		Construction	240,826.00	100.0000000		240,826.00	12,975,851.50
07/22/2005	0	Y		Construction	-50,000.00	100.0000000		-50,000.00	11,204,730.50
08/02/2005	0	Y		Reserve	1,420.00	100.0000000		1,420.00	11,203,310.50
08/05/2005	0	Y		Construction	372,480.00	100.0000000		372,480.00	10,830,830.50
08/22/2005	0	Y		Construction	-150,000.00	100.0000000		-150,000.00	10,980,830.50
09/02/2005	0	Y		Reserve	1,561.50	100.0000000		1,561.50	10,979,269.00
09/06/2005	0	Y		Construction	591,621.00	100.0000000		591,621.00	10,387,648.00
09/06/2005	0	Y		Cost of Issuance	37,000.00	100.0000000		37,000.00	10,350,648.00
10/04/2005	0	Y		Reserve	1,765.00	100.0000000		1,765.00	10,348,883.00
10/11/2005	0	Y		Construction	326,061.00	100.0000000		326,061.00	10,022,822.00
12/30/2004	0	Y		Construction	47,068.00	100.0000000		47,068.00	13,650,432.00
12/31/2004	0	Y		Construction	42,298.00	100.0000000		42,298.00	13,608,134.00
01/11/2005	0	Y		Cost of Issuance	5,250.00	100.0000000		5,250.00	13,602,884.00
01/14/2005	0	Y		Cost of Issuance	6,107.00	100.0000000		6,107.00	13,596,777.00

Harmony CDD  
Capital Improvement Revenue Bonds, Series 2004  
Unspent Proceeds Report  
\$ 15,590,000.00

Dated: 12/16/2004  
Delivered: 12/16/2004

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
01/20/2005	0	Y		Cost of Issuance	35,444.00	100.0000000		35,444.00	13,561,333.00
01/21/2005	0	Y		Cost of Issuance	3,491.00	100.0000000		3,491.00	13,557,842.00
01/25/2005	0	Y		Construction	147,546.00	100.0000000		147,546.00	13,410,296.00
01/27/2005	0	Y		Reserve	198.00	100.0000000		198.00	13,410,098.00
02/02/2005	0	Y		Reserve	338.00	100.0000000		338.00	13,409,760.00
04/13/2005	0	Y		Cost of Issuance	34,000.00	100.0000000		34,000.00	12,941,851.50
05/02/2005	0	Y		Cap.Interest	137,442.00	100.0000000		137,442.00	12,804,409.50
05/03/2005	0	Y		Reserve	806.00	100.0000000		806.00	12,803,603.50
05/04/2005	0	Y		Construction	633,014.00	100.0000000		633,014.00	12,170,589.50
06/02/2005	0	Y		Reserve	831.00	100.0000000		831.00	12,169,758.50
06/13/2005	0	Y		Construction	502,424.00	100.0000000		502,424.00	11,667,334.50
07/05/2005	0	Y		Reserve	920.00	100.0000000		920.00	11,666,414.50
07/08/2005	0	Y		Construction	491,684.00	100.0000000		491,684.00	11,174,730.50
07/08/2005	0	Y		Cost of Issuance	20,000.00	100.0000000		20,000.00	11,154,730.50
10/19/2005	0	Y		Construction	408.00	100.0000000		408.00	10,022,414.00
10/20/2005	0	Y		Construction	-45,000.00	100.0000000		-45,000.00	10,067,414.00
10/26/2005	0	Y		Construction	48,630.00	100.0000000		48,630.00	10,018,784.00
10/28/2005	0	Y		Construction	92,245.00	100.0000000		92,245.00	9,926,539.00
11/01/2005	0	Y		Cap.Interest	376,799.00	100.0000000		376,799.00	9,549,740.00
11/02/2005	0	Y		Reserve	2,191.00	100.0000000		2,191.00	9,547,549.00
11/07/2005	0	Y		Construction	235,722.00	100.0000000		235,722.00	9,311,827.00
11/28/2005	0	Y		Construction	1,180.00	100.0000000		1,180.00	9,310,647.00
12/02/2005	0	Y		Reserve	2,386.00	100.0000000		2,386.00	9,308,261.00
03/02/2006	0	Y		Reserve	2,585.00	100.0000000		2,585.00	7,679,772.00

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<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
04/04/2006	0	Y		Reserve	3,067.00	100.0000000		3,067.00	7,676,705.00
04/04/2006	0	Y		Construction	611,895.00	100.0000000		611,895.00	7,064,810.00
05/01/2006	0	Y		Cap Interest	526,163.00	100.0000000		526,163.00	6,538,647.00
05/02/2006	0	Y		Reserve	2,724.00	100.0000000		2,724.00	6,535,923.00
05/02/2006	0	Y		Construction	1,157,512.00	100.0000000		1,157,512.00	5,378,411.00
06/02/2006	0	Y		Reserve	3,097.00	100.0000000		3,097.00	5,375,314.00
06/14/2006	0	Y		Construction	510,919.00	100.0000000		510,919.00	4,864,395.00
07/05/2006	0	Y		Reserve	3,263.00	100.0000000		3,263.00	4,861,132.00
10/16/2006	0	Y		Construction	215,895.00	100.0000000		215,895.00	2,653,235.00
10/17/2006	0	Y		Construction	2,299.00	100.0000000		2,299.00	2,650,936.00
11/01/2006	0	Y		Cap Interest	520,825.00	100.0000000		520,825.00	2,130,111.00
11/02/2006	0	Y		Reserve	3,593.00	100.0000000		3,593.00	2,126,518.00
11/02/2006	0	Y		Construction	282,430.00	100.0000000		282,430.00	1,844,088.00
11/03/2006	0	Y		Construction	2,280.00	100.0000000		2,280.00	1,841,808.00
12/04/2006	0	Y		Reserve	3,467.00	100.0000000		3,467.00	1,838,341.00
12/04/2006	0	Y		Construction	-13,914.00	100.0000000		-13,914.00	1,852,255.00
12/05/2006	0	Y		Construction	293,064.00	100.0000000		293,064.00	1,559,191.00
05/02/2007	0	Y		Reserve	3,461.00	100.0000000		3,461.00	1,052,613.00
05/02/2007	0	Y		Construction	239,918.00	100.0000000		239,918.00	812,695.00
06/04/2007	0	Y		Reserve	3,555.00	100.0000000		3,555.00	809,140.00
07/02/2007	0	Y		Construction	3,258.00	100.0000000		3,258.00	805,882.00
07/03/2007	0	Y		Reserve	3,459.00	100.0000000		3,459.00	802,423.00
08/02/2007	0	Y		Reserve	3,573.00	100.0000000		3,573.00	798,850.00
09/05/2007	0	Y		Reserve	3,495.00	100.0000000		3,495.00	795,355.00
09/28/2007	0	Y		Reserve	3,229.00	100.0000000		3,229.00	792,126.00
10/02/2007	0	Y		Reserve	3,341.00	100.0000000		3,341.00	788,785.00

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Calc Date	Grp ID	Purp	Fund ID	Description	Gross Amount	Pool Percentage	Nonpurpose Investment	Purpose Expenditures	Unspent Proceeds
05/28/2008	0	Y		Construction	54,599.00	100.0000000		54,599.00	689,719.00
06/03/2008	0	Y		Reserve	1,428.00	100.0000000		1,428.00	688,291.00
07/02/2008	0	Y		Reserve	1,319.00	100.0000000		1,319.00	686,972.00
07/17/2008	0	Y		Construction	4,866.00	100.0000000		4,866.00	682,106.00
07/31/2008	0	Y		Construction	15,190.00	100.0000000		15,190.00	666,916.00
08/04/2008	0	Y		Reserve	1,351.00	100.0000000		1,351.00	665,565.00
08/29/2008	0	Y		Construction	11,888.00	100.0000000		11,888.00	653,677.00
09/03/2008	0	Y		Reserve	1,336.00	100.0000000		1,336.00	652,341.00
10/02/2008	0	Y		Reserve	1,307.00	100.0000000		1,307.00	651,034.00
12/07/2005	0	Y		Construction	17,300.00	100.0000000		17,300.00	9,290,961.00
12/20/2005	0	Y		Construction	135,056.00	100.0000000		135,056.00	9,155,905.00
01/04/2006	0	Y		Reserve	2,763.00	100.0000000		2,763.00	9,153,142.00
01/04/2006	0	Y		Construction	262,672.00	100.0000000		262,672.00	8,890,470.00
01/31/2006	0	Y		Construction	418,734.00	100.0000000		418,734.00	8,471,736.00
02/01/2006	0	Y		Construction	164,998.00	100.0000000		164,998.00	8,306,738.00
02/02/2006	0	Y		Reserve	2,505.00	100.0000000		2,505.00	8,304,233.00
02/28/2006	0	Y		Construction	621,626.00	100.0000000		621,626.00	7,682,607.00
03/01/2006	0	Y		Construction	250.00	100.0000000		250.00	7,682,357.00
07/10/2006	0	Y		Construction	627,483.00	100.0000000		627,483.00	4,233,649.00
07/11/2006	0	Y		Construction	143,167.00	100.0000000		143,167.00	4,090,482.00
08/02/2006	0	Y		Reserve	3,552.00	100.0000000		3,552.00	4,086,930.00
08/03/2006	0	Y		Construction	878,319.00	100.0000000		878,319.00	3,208,611.00
09/05/2006	0	Y		Reserve	3,562.00	100.0000000		3,562.00	3,205,049.00
09/20/2006	0	Y		Construction	415,742.00	100.0000000		415,742.00	2,789,307.00

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<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
09/21/2006	0	Y		Construction	35,888.00	100.0000000		35,888.00	2,753,419.00
09/26/2006	0	Y		Construction	-119,161.00	100.0000000		-119,161.00	2,872,580.00
10/03/2006	0	Y		Reserve	3,450.00	100.0000000		3,450.00	2,869,130.00
01/03/2007	0	Y		Reserve	3,590.00	100.0000000		3,590.00	1,555,601.00
01/29/2007	0	Y		Construction	-16,250.00	100.0000000		-16,250.00	1,571,851.00
02/01/2007	0	Y		Construction	348,432.00	100.0000000		348,432.00	1,223,419.00
02/06/2007	0	Y		Reserve	3,579.00	100.0000000		3,579.00	1,219,840.00
03/02/2007	0	Y		Reserve	3,232.00	100.0000000		3,232.00	1,216,608.00
03/16/2007	0	Y		Construction	101,329.00	100.0000000		101,329.00	1,115,279.00
04/02/2007	0	Y		Construction	53,410.00	100.0000000		53,410.00	1,061,869.00
04/03/2007	0	Y		Reserve	3,587.00	100.0000000		3,587.00	1,058,282.00
05/01/2007	0	Y		Cap Interest	2,208.00	100.0000000		2,208.00	1,056,074.00
11/01/2007	0	Y		Cap Interest	9.00	100.0000000		9.00	788,776.00
11/02/2007	0	Y		Reserve	3,290.00	100.0000000		3,290.00	785,486.00
12/04/2007	0	Y		Reserve	3,007.00	100.0000000		3,007.00	782,479.00
01/03/2008	0	Y		Reserve	3,006.00	100.0000000		3,006.00	779,473.00
02/04/2008	0	Y		Reserve	2,759.00	100.0000000		2,759.00	776,714.00
03/04/2008	0	Y		Reserve	2,069.00	100.0000000		2,069.00	774,645.00
04/02/2008	0	Y		Reserve	1,911.00	100.0000000		1,911.00	772,734.00
05/02/2008	0	Y		Reserve	1,532.00	100.0000000		1,532.00	771,202.00
05/02/2008	0	Y		Construction	26,884.00	100.0000000		26,884.00	744,318.00
11/04/2008	0	Y		Reserve	1,050.00	100.0000000		1,050.00	649,984.00
12/02/2008	0	Y		Reserve	860.00	100.0000000		860.00	649,124.00
12/18/2008	0	Y		Construction	4,505.00	100.0000000		4,505.00	644,619.00

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<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
01/05/2009	0	Y		Reserve	619.00	100.0000000		619.00	644,000.00
02/03/2009	0	Y		Reserve	367.00	100.0000000		367.00	643,633.00
03/03/2009	0	Y		Reserve	210.00	100.0000000		210.00	643,423.00
04/02/2009	0	Y		Reserve	138.00	100.0000000		138.00	643,285.00
05/04/2009	0	Y		Reserve	87.00	100.0000000		87.00	643,198.00
06/02/2009	0	Y		Reserve	38.00	100.0000000		38.00	643,160.00
02/25/2010	0	Y		Construction	12,982.00	100.0000000		12,982.00	472,906.00
03/02/2010	0	Y		Reserve	34.00	100.0000000		34.00	472,872.00
04/02/2010	0	Y		Reserve	37.00	100.0000000		37.00	472,835.00
04/22/2010	0	Y		Construction	12,531.00	100.0000000		12,531.00	460,304.00
05/04/2010	0	Y		Reserve	36.00	100.0000000		36.00	460,268.00
06/02/2010	0	Y		Reserve	37.00	100.0000000		37.00	460,231.00
07/02/2010	0	Y		Reserve	36.00	100.0000000		36.00	460,195.00
08/03/2010	0	Y		Reserve	56.00	100.0000000		56.00	460,139.00
08/27/2010	0	Y		Reserve	149.00	100.0000000		149.00	459,990.00
11/04/2010	0	Y		Reserve	185.00	100.0000000		185.00	456,755.00
11/08/2010	0	Y		Reserve	177.00	100.0000000		177.00	456,578.00
11/29/2010	0	Y		Reserve	185.00	100.0000000		185.00	456,393.00
12/02/2010	0	Y		Reserve	63.00	100.0000000		63.00	456,330.00
12/06/2010	0	Y		Reserve	350.00	100.0000000		350.00	455,980.00
12/27/2010	0	Y		Reserve	179.00	100.0000000		179.00	455,801.00
01/04/2011	0	Y		Reserve	250.00	100.0000000		250.00	455,551.00
01/06/2011	0	Y		Reserve	177.00	100.0000000		177.00	455,374.00
01/27/2011	0	Y		Reserve	185.00	100.0000000		185.00	455,189.00

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Calc Date	Grp ID	Purp	Fund ID	Description	Gross Amount	Pool Percentage	Nonpurpose Investment	Purpose Expenditures	Unspent Proceeds
03/16/2011	0	Y		Reserve	-3,156.00	100.0000000		-3,156.00	439,227.00
04/04/2011	0	Y		Reserve	98.00	100.0000000		98.00	439,129.00
05/03/2011	0	Y		Reserve	78.00	100.0000000		78.00	439,051.00
06/02/2011	0	Y		Reserve	69.00	100.0000000		69.00	438,982.00
06/28/2011	0	Y		Construction	3,900.00	100.0000000		3,900.00	435,082.00
07/05/2011	0	Y		Reserve	33.00	100.0000000		33.00	435,049.00
08/02/2011	0	Y		Reserve	35.00	100.0000000		35.00	435,014.00
08/08/2011	0	Y		Reserve	269.00	100.0000000		269.00	434,745.00
09/02/2011	0	Y		Reserve	36.00	100.0000000		36.00	434,709.00
06/30/2009	0	Y		Construction	23,464.00	100.0000000		23,464.00	619,696.00
07/02/2009	0	Y		Reserve	13.00	100.0000000		13.00	619,683.00
09/03/2009	0	Y		Construction	4,905.00	100.0000000		4,905.00	614,778.00
10/06/2009	0	Y		Construction	9,952.00	100.0000000		9,952.00	604,826.00
10/29/2009	0	Y		Reserve	18.00	100.0000000		18.00	604,808.00
12/02/2009	0	Y		Reserve	14.00	100.0000000		14.00	604,794.00
01/05/2010	0	Y		Reserve	37.00	100.0000000		37.00	604,757.00
01/25/2010	0	Y		Construction	118,832.00	100.0000000		118,832.00	485,925.00
02/02/2010	0	Y		Reserve	37.00	100.0000000		37.00	485,888.00
09/02/2010	0	Y		Reserve	14.00	100.0000000		14.00	459,976.00
09/07/2010	0	Y		Reserve	362.00	100.0000000		362.00	459,614.00
09/23/2010	0	Y		Reserve	369.00	100.0000000		369.00	459,245.00
09/27/2010	0	Y		Reserve	185.00	100.0000000		185.00	459,060.00
10/04/2010	0	Y		Reserve	195.00	100.0000000		195.00	458,865.00
10/06/2010	0	Y		Reserve	171.00	100.0000000		171.00	458,694.00



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<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
10/19/2010	0	Y		Construction	1,510.00	100.0000000		1,510.00	457,184.00
10/27/2010	0	Y		Reserve	179.00	100.0000000		179.00	457,005.00
11/02/2010	0	Y		Reserve	65.00	100.0000000		65.00	456,940.00
02/02/2011	0	Y		Reserve	65.00	100.0000000		65.00	455,124.00
02/04/2011	0	Y		Reserve	185.00	100.0000000		185.00	454,939.00
02/07/2011	0	Y		Reserve	177.00	100.0000000		177.00	454,762.00
02/28/2011	0	Y		Reserve	185.00	100.0000000		185.00	454,577.00
03/02/2011	0	Y		Reserve	58.00	100.0000000		58.00	454,519.00
03/04/2011	0	Y		Reserve	173.00	100.0000000		173.00	454,346.00
03/07/2011	0	Y		Reserve	159.00	100.0000000		159.00	454,187.00
03/08/2011	0	Y		Construction	18,110.00	100.0000000		18,110.00	436,077.00
03/09/2011	0	Y		Reserve	6.00	100.0000000		6.00	436,071.00
10/11/2011	0	Y		Reserve	254.00	100.0000000		254.00	434,455.00
11/02/2011	0	Y		Reserve	24.00	100.0000000		24.00	434,431.00
11/10/2011	0	Y		Reserve	262.00	100.0000000		262.00	434,169.00
12/02/2011	0	Y		Reserve	23.00	100.0000000		23.00	434,146.00
12/12/2011	0	Y		Reserve	254.00	100.0000000		254.00	433,892.00
01/04/2012	0	Y		Reserve	24.00	100.0000000		24.00	433,868.00
01/10/2012	0	Y		Reserve	262.00	100.0000000		262.00	433,606.00
02/02/2012	0	Y		Reserve	24.00	100.0000000		24.00	433,582.00
02/10/2012	0	Y		Reserve	262.00	100.0000000		262.00	433,320.00
07/03/2012	0	Y		Reserve	33.00	100.0000000		33.00	430,656.00
07/10/2012	0	Y		Reserve	254.00	100.0000000		254.00	430,402.00
08/02/2012	0	Y		Reserve	34.00	100.0000000		34.00	430,368.00

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<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
08/10/2012	0	Y		Reserve	262.00	100.0000000		262.00	430,106.00
09/05/2012	0	Y		Reserve	34.00	100.0000000		34.00	430,072.00
09/10/2012	0	Y		Reserve	262.00	100.0000000		262.00	429,810.00
10/02/2012	0	Y		Reserve	33.00	100.0000000		33.00	429,777.00
10/10/2012	0	Y		Reserve	254.00	100.0000000		254.00	429,523.00
11/01/2012	0	Y		Reserve	29.00	100.0000000		29.00	429,494.00
11/02/2012	0	Y		Reserve	36.00	100.0000000		36.00	429,458.00
02/17/2012	0	Y		Reserve	1,482.00	100.0000000		1,482.00	431,838.00
03/02/2012	0	Y		Reserve	25.00	100.0000000		25.00	431,813.00
03/12/2012	0	Y		Reserve	245.00	100.0000000		245.00	431,568.00
04/03/2012	0	Y		Reserve	34.00	100.0000000		34.00	431,534.00
04/10/2012	0	Y		Reserve	262.00	100.0000000		262.00	431,272.00
05/02/2012	0	Y		Reserve	33.00	100.0000000		33.00	431,239.00
05/10/2012	0	Y		Reserve	254.00	100.0000000		254.00	430,985.00
06/04/2012	0	Y		Reserve	34.00	100.0000000		34.00	430,951.00
06/11/2012	0	Y		Reserve	262.00	100.0000000		262.00	430,689.00
					<b>15,160,542.00</b>		<b>0.00</b>	<b>15,160,542.00</b>	

<i>First Investment Date . . . . .</i>	<b>12/16/2004</b>
<i>Calculation Date . . . . .</i>	<b>11/30/2012</b>
<i>Arbitrage Yield Limit (AYL) . . . . .</i>	<b>6.7509631</b>
<i>Internal Rate of Return (IRR) . . . . .</i>	<b>2.0816302</b>

# Harmony CDD

## Capital Improvement Revenue Bonds, Series 2004

### I.R.R. Report Via Purpose Expenditures

\$ 15,590,000.00

Dated: 12/16/2004

Delivered: 12/16/2004

Grp	Trans	Fund	Day Count	Calculation Amt	Pool	** Internal Rate of Return **
ID	Date	ID	Factor	(Interest Earnings)	Pctg	PV Factor
-1	12/16/2004					
		Beg. Arbitrage Gross Proceeds	0.0000000	(15,590,000.00)	100.000	1.0000000
0	12/16/2004	Construction	0.0000000	1,404,150.00	100.000	1.0000000
	12/16/2004	Cost of Issuance	0.0000000	254,500.00	100.000	1.0000000
	12/16/2004	Underwriter's Discount	0.0000000	233,850.00	100.000	1.0000000
	12/30/2004	Construction	0.0777778	47,068.00	100.000	0.9991950
	12/31/2004	Construction	0.0833333	42,298.00	100.000	0.9991375
	01/11/2005	Cost of Issuance	0.1388889	5,250.00	100.000	0.9985629
	01/14/2005	Cost of Issuance	0.1555556	6,107.00	100.000	0.9983906
	01/20/2005	Cost of Issuance	0.1888889	35,444.00	100.000	0.9980461
	01/21/2005	Cost of Issuance	0.1944444	3,491.00	100.000	0.9979887
	01/25/2005	Construction	0.2166667	147,546.00	100.000	0.9977591
	01/27/2005	Reserve	0.2277778	198.00	100.000	0.9976443
	02/02/2005	Reserve	0.2555556	338.00	100.000	0.9973574
	02/07/2005	Construction	0.2833333	42,032.00	100.000	0.9970706
	02/09/2005	Construction	0.2944444	18,318.00	100.000	0.9969559
	02/09/2005	Cost of Issuance	0.2944444	4,180.50	100.000	0.9969559
	02/23/2005	Construction	0.3722222	1,986.00	100.000	0.9961533
	03/02/2005	Reserve	0.4222222	378.00	100.000	0.9956377
	03/08/2005	Construction	0.4555556	126,185.00	100.000	0.9952941
	03/09/2005	Construction	0.4611111	(500.00)	100.000	0.9952369
	04/04/2005	Reserve	0.6000000	503.00	100.000	0.9938066
	04/13/2005	Cost of Issuance	0.6500000	34,000.00	100.000	0.9932923
	04/13/2005	Construction	0.6500000	240,826.00	100.000	0.9932923
	05/02/2005	Cap.Interest	0.7555556	137,442.00	100.000	0.9922072
	05/03/2005	Reserve	0.7611111	806.00	100.000	0.9921502
	05/04/2005	Construction	0.7666667	633,014.00	100.000	0.9920931
	06/02/2005	Reserve	0.9222222	831.00	100.000	0.9904964
	06/13/2005	Construction	0.9833333	502,424.00	100.000	0.9898699
	07/05/2005	Reserve	1.1055556	920.00	100.000	0.9886180
	07/08/2005	Construction	1.1222222	491,684.00	100.000	0.9884474
	07/08/2005	Cost of Issuance	1.1222222	20,000.00	100.000	0.9884474
	07/22/2005	Construction	1.2000000	(50,000.00)	100.000	0.9876516
	08/02/2005	Reserve	1.2555556	1,420.00	100.000	0.9870837
	08/05/2005	Construction	1.2722222	372,480.00	100.000	0.9869133
	08/22/2005	Construction	1.3666667	(150,000.00)	100.000	0.9859487
	09/02/2005	Reserve	1.4222222	1,561.50	100.000	0.9853817
	09/06/2005	Construction	1.4444444	591,621.00	100.000	0.9851550
	09/06/2005	Cost of Issuance	1.4444444	37,000.00	100.000	0.9851550
	10/04/2005	Reserve	1.6000000	1,765.00	100.000	0.9835695
	10/11/2005	Construction	1.6388889	326,061.00	100.000	0.9831735
	10/19/2005	Construction	1.6833333	408.00	100.000	0.9827212
	10/20/2005	Construction	1.6888889	(45,000.00)	100.000	0.9826647
	10/26/2005	Construction	1.7222222	48,630.00	100.000	0.9823256
	10/28/2005	Construction	1.7333333	92,245.00	100.000	0.9822125
	11/01/2005	Cap.Interest	1.7500000	376,799.00	100.000	0.9820431
	11/02/2005	Reserve	1.7555556	2,191.00	100.000	0.9819866
	11/07/2005	Construction	1.7833333	235,722.00	100.000	0.9817042
	11/28/2005	Construction	1.9000000	1,180.00	100.000	0.9805190
	12/02/2005	Reserve	1.9222222	2,386.00	100.000	0.9802934
	12/07/2005	Construction	1.9500000	17,300.00	100.000	0.9800115
	12/20/2005	Construction	2.0222222	135,056.00	100.000	0.9792789
	01/04/2006	Reserve	2.1000000	2,763.00	100.000	0.9784905
	01/04/2006	Construction	2.1000000	262,672.00	100.000	0.9784905

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# Harmony CDD

## Capital Improvement Revenue Bonds, Series 2004

### I.R.R. Report Via Purpose Expenditures

\$ 15,590,000.00

Dated: 12/16/2004  
Delivered: 12/16/2004

Grp	Trans	Fund	Day Count	Calculation Amt	Pool	** Internal Rate of Return **		
ID	Date	ID	Description	Factor	(Interest Earnings)	Pctg	PV Factor	PV Amt
0	01/31/2006		Construction	2.2500000	418,734.00	100.000	0.9769720	409,091.38
	02/01/2006		Construction	2.2500000	164,998.00	100.000	0.9769720	161,198.42
	02/02/2006		Reserve	2.2555556	2,505.00	100.000	0.9769158	2,447.17
	02/28/2006		Construction	2.4000000	621,626.00	100.000	0.9754558	606,368.67
	03/01/2006		Construction	2.4166667	250.00	100.000	0.9752874	243.82
	03/02/2006		Reserve	2.4222222	2,585.00	100.000	0.9752313	2,520.97
	04/04/2006		Reserve	2.6000000	3,067.00	100.000	0.9734378	2,985.53
	04/04/2006		Construction	2.6000000	611,895.00	100.000	0.9734378	595,641.73
	05/01/2006		Cap Interest	2.7500000	526,163.00	100.000	0.9719271	511,392.07
	05/02/2006		Reserve	2.7555556	2,724.00	100.000	0.9718712	2,647.38
	05/02/2006		Construction	2.7555556	1,157,512.00	100.000	0.9718712	1,124,952.56
	06/02/2006		Reserve	2.9222222	3,097.00	100.000	0.9701954	3,004.70
	06/14/2006		Construction	2.9888889	510,919.00	100.000	0.9695260	495,349.23
	07/05/2006		Reserve	3.1055556	3,263.00	100.000	0.9683555	3,159.74
	07/10/2006		Construction	3.1333333	627,483.00	100.000	0.9680770	607,451.85
	07/11/2006		Construction	3.1388889	143,167.00	100.000	0.9680213	138,588.71
	08/02/2006		Reserve	3.2555556	3,552.00	100.000	0.9668526	3,434.26
	08/03/2006		Construction	3.2611111	878,319.00	100.000	0.9667970	849,156.19
	09/05/2006		Reserve	3.4388889	3,562.00	100.000	0.9650190	3,437.40
	09/20/2006		Construction	3.5222222	415,742.00	100.000	0.9641867	400,852.90
	09/21/2006		Construction	3.5277778	35,888.00	100.000	0.9641312	34,600.74
	09/26/2006		Construction	3.5555556	(119,161.00)	100.000	0.9638540	(114,853.80)
	10/03/2006		Reserve	3.5944444	3,450.00	100.000	0.9634659	3,323.96
	10/16/2006		Construction	3.6666667	215,895.00	100.000	0.9627457	207,851.98
	10/17/2006		Construction	3.6722222	2,299.00	100.000	0.9626903	2,213.23
	11/01/2006		Cap Interest	3.7500000	520,825.00	100.000	0.9619153	500,989.55
	11/02/2006		Reserve	3.7555556	3,593.00	100.000	0.9618600	3,455.96
	11/02/2006		Construction	3.7555556	282,430.00	100.000	0.9618600	271,658.12
	11/03/2006		Construction	3.7611111	2,280.00	100.000	0.9618047	2,192.91
	12/04/2006		Reserve	3.9333333	3,467.00	100.000	0.9600911	3,328.64
	12/04/2006		Construction	3.9333333	(13,914.00)	100.000	0.9600911	(13,358.71)
	12/05/2006		Construction	3.9388889	293,064.00	100.000	0.9600358	281,351.94
	01/03/2007		Reserve	4.0944444	3,590.00	100.000	0.9584908	3,440.98
	01/29/2007		Construction	4.2388889	(16,250.00)	100.000	0.9570583	(15,552.20)
	02/01/2007		Construction	4.2500000	348,432.00	100.000	0.9569482	333,431.37
	02/06/2007		Reserve	4.2777778	3,579.00	100.000	0.9566730	3,423.93
	03/02/2007		Reserve	4.4222222	3,232.00	100.000	0.9552432	3,087.35
	03/16/2007		Construction	4.5000000	101,329.00	100.000	0.9544742	96,715.92
	04/02/2007		Construction	4.5888889	53,410.00	100.000	0.9535962	50,931.57
	04/03/2007		Reserve	4.5944444	3,587.00	100.000	0.9535413	3,420.35
	05/01/2007		Cap Interest	4.7500000	2,208.00	100.000	0.9520067	2,102.03
	05/02/2007		Reserve	4.7555556	3,461.00	100.000	0.9519519	3,294.71
	05/02/2007		Construction	4.7555556	239,918.00	100.000	0.9519519	228,390.41
	06/04/2007		Reserve	4.9333333	3,555.00	100.000	0.9502012	3,377.97
	07/02/2007		Construction	5.0888889	3,258.00	100.000	0.9486720	3,090.77
	07/03/2007		Reserve	5.0944444	3,459.00	100.000	0.9486174	3,281.27
	08/02/2007		Reserve	5.2555556	3,573.00	100.000	0.9470362	3,383.76
	09/05/2007		Reserve	5.4388889	3,495.00	100.000	0.9452402	3,303.61
	09/28/2007		Reserve	5.5666667	3,229.00	100.000	0.9439904	3,048.15
	10/02/2007		Reserve	5.5888889	3,341.00	100.000	0.9437732	3,153.15
	11/01/2007		Cap Interest	5.7500000	9.00	100.000	0.9422001	8.48
	11/02/2007		Reserve	5.7555556	3,290.00	100.000	0.9421459	3,099.66
	12/04/2007		Reserve	5.9333333	3,007.00	100.000	0.9404133	2,827.82

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# Harmony CDD

## Capital Improvement Revenue Bonds, Series 2004

### I.R.R. Report Via Purpose Expenditures

\$ 15,590,000.00

Dated: 12/16/2004

Delivered: 12/16/2004

Grp	Trans	Fund		Day Count	Calculation Amt	Pool	** Internal Rate of Return **	
ID	Date	ID	Description	Factor	(Interest Earnings)	Pctg	PV Factor	PV Amt
0	01/03/2008		Reserve	6.0944444	3,006.00	100.000	0.9388458	2,822.17
	02/04/2008		Reserve	6.2666667	2,759.00	100.000	0.9371731	2,585.66
	03/04/2008		Reserve	6.4333333	2,069.00	100.000	0.9355572	1,935.67
	04/02/2008		Reserve	6.5888889	1,911.00	100.000	0.9340515	1,784.97
	05/02/2008		Reserve	6.7555556	1,532.00	100.000	0.9324410	1,428.50
	05/02/2008		Construction	6.7555556	26,884.00	100.000	0.9324410	25,067.74
	05/28/2008		Construction	6.9000000	54,599.00	100.000	0.9310474	50,834.26
	06/03/2008		Reserve	6.9277778	1,428.00	100.000	0.9307797	1,329.15
	07/02/2008		Reserve	7.0888889	1,319.00	100.000	0.9292282	1,225.65
	07/17/2008		Construction	7.1722222	4,866.00	100.000	0.9284268	4,517.72
	07/31/2008		Construction	7.2500000	15,190.00	100.000	0.9276794	14,091.45
	08/04/2008		Reserve	7.2666667	1,351.00	100.000	0.9275193	1,253.08
	08/29/2008		Construction	7.4055556	11,888.00	100.000	0.9261864	11,010.50
	09/03/2008		Reserve	7.4277778	1,336.00	100.000	0.9259733	1,237.10
	10/02/2008		Reserve	7.5888889	1,307.00	100.000	0.9244299	1,208.23
	11/04/2008		Reserve	7.7666667	1,050.00	100.000	0.9227298	968.87
	12/02/2008		Reserve	7.9222222	860.00	100.000	0.9212447	792.27
	12/18/2008		Construction	8.0111111	4,505.00	100.000	0.9203972	4,146.39
	01/05/2009		Reserve	8.1055556	619.00	100.000	0.9194976	569.17
	02/03/2009		Reserve	8.2611111	367.00	100.000	0.9180178	336.91
	03/03/2009		Reserve	8.4277778	210.00	100.000	0.9164349	192.45
	04/02/2009		Reserve	8.5888889	138.00	100.000	0.9149074	126.26
	05/04/2009		Reserve	8.7666667	87.00	100.000	0.9132248	79.45
	06/02/2009		Reserve	8.9222222	38.00	100.000	0.9117551	34.65
	06/30/2009		Construction	9.0777778	23,464.00	100.000	0.9102877	21,358.99
	07/02/2009		Reserve	9.0888889	13.00	100.000	0.9101830	11.83
	09/03/2009		Construction	9.4277778	4,905.00	100.000	0.9069948	4,448.81
	10/06/2009		Construction	9.6111111	9,952.00	100.000	0.9052747	9,009.29
	10/29/2009		Reserve	9.7388889	18.00	100.000	0.9040777	16.27
	12/02/2009		Reserve	9.9222222	14.00	100.000	0.9023631	12.63
	01/05/2010		Reserve	10.1055556	37.00	100.000	0.9006518	33.32
	01/25/2010		Construction	10.2166667	118,832.00	100.000	0.8996162	106,903.19
	02/02/2010		Reserve	10.2555556	37.00	100.000	0.8992540	33.27
	02/25/2010		Construction	10.3833333	12,982.00	100.000	0.8980651	11,658.68
	03/02/2010		Reserve	10.4222222	34.00	100.000	0.8977035	30.52
	04/02/2010		Reserve	10.5888889	37.00	100.000	0.8961557	33.16
	04/22/2010		Construction	10.7000000	12,531.00	100.000	0.8951252	11,216.81
	05/04/2010		Reserve	10.7666667	36.00	100.000	0.8945076	32.20
	06/02/2010		Reserve	10.9222222	37.00	100.000	0.8930679	33.04
	07/02/2010		Reserve	11.0888889	36.00	100.000	0.8915281	32.10
	08/03/2010		Reserve	11.2611111	56.00	100.000	0.8899397	49.84
	08/27/2010		Reserve	11.3944444	149.00	100.000	0.8887119	132.42
	09/02/2010		Reserve	11.4222222	14.00	100.000	0.8884563	12.44
	09/07/2010		Reserve	11.4500000	362.00	100.000	0.8882008	321.53
	09/23/2010		Reserve	11.5388889	369.00	100.000	0.8873837	327.44
	09/27/2010		Reserve	11.5611111	185.00	100.000	0.8871795	164.13
	10/04/2010		Reserve	11.6000000	195.00	100.000	0.8868224	172.93
	10/06/2010		Reserve	11.6111111	171.00	100.000	0.8867204	151.63
	10/19/2010		Construction	11.6833333	1,510.00	100.000	0.8860575	1,337.95
	10/27/2010		Reserve	11.7277778	179.00	100.000	0.8856498	158.53
	11/02/2010		Reserve	11.7555556	65.00	100.000	0.8853951	57.55
	11/04/2010		Reserve	11.7666667	185.00	100.000	0.8852933	163.78
	11/08/2010		Reserve	11.7888889	177.00	100.000	0.8850896	156.66

# Harmony CDD

## Capital Improvement Revenue Bonds, Series 2004

### I.R.R. Report Via Purpose Expenditures

\$ 15,590,000.00

Dated: 12/16/2004

Delivered: 12/16/2004

Grp	Trans	Fund	Day Count	Calculation Amt	Pool	** Internal Rate of Return **	
ID	Date	ID	Factor	(Interest Earnings)	Pctg	PV Factor	PV Amt
0	11/29/2010	Reserve	11.9055556	185.00	100.000	0.8840211	163.54
	12/02/2010	Reserve	11.9222222	63.00	100.000	0.8838685	55.68
	12/06/2010	Reserve	11.9444444	350.00	100.000	0.8836652	309.28
	12/27/2010	Reserve	12.0611111	179.00	100.000	0.8825983	157.99
	01/04/2011	Reserve	12.1000000	250.00	100.000	0.8822430	220.56
	01/06/2011	Reserve	12.1111111	177.00	100.000	0.8821415	156.14
	01/27/2011	Reserve	12.2277778	185.00	100.000	0.8810765	163.00
	02/02/2011	Reserve	12.2555556	65.00	100.000	0.8808231	57.25
	02/04/2011	Reserve	12.2666667	185.00	100.000	0.8807218	162.93
	02/07/2011	Reserve	12.2833333	177.00	100.000	0.8805698	155.86
	02/28/2011	Reserve	12.4000000	185.00	100.000	0.8795067	162.71
	03/02/2011	Reserve	12.4222222	58.00	100.000	0.8793044	51.00
	03/04/2011	Reserve	12.4333333	173.00	100.000	0.8792032	152.10
	03/07/2011	Reserve	12.4500000	159.00	100.000	0.8790515	139.77
	03/08/2011	Construction	12.4555556	18,110.00	100.000	0.8790010	15,918.71
	03/09/2011	Reserve	12.4611111	6.00	100.000	0.8789504	5.27
	03/16/2011	Reserve	12.5000000	(3,156.00)	100.000	0.8785965	(2,772.85)
	04/04/2011	Reserve	12.6000000	98.00	100.000	0.8776873	86.01
	05/03/2011	Reserve	12.7611111	78.00	100.000	0.8762243	68.35
	06/02/2011	Reserve	12.9222222	69.00	100.000	0.8747638	60.36
	06/28/2011	Construction	13.0666667	3,900.00	100.000	0.8734565	3,406.48
	07/05/2011	Reserve	13.1055556	33.00	100.000	0.8731048	28.81
	08/02/2011	Reserve	13.2555556	35.00	100.000	0.8717498	30.51
	08/08/2011	Reserve	13.2888889	269.00	100.000	0.8714490	234.42
	09/02/2011	Reserve	13.4222222	36.00	100.000	0.8702467	31.33
	10/11/2011	Reserve	13.6388889	254.00	100.000	0.8682966	220.55
	11/02/2011	Reserve	13.7555556	24.00	100.000	0.8672483	20.81
	11/10/2011	Reserve	13.8000000	262.00	100.000	0.8668493	227.11
	12/02/2011	Reserve	13.9222222	23.00	100.000	0.8657529	19.91
	12/12/2011	Reserve	13.9777778	254.00	100.000	0.8652551	219.77
	01/04/2012	Reserve	14.1000000	24.00	100.000	0.8641608	20.74
	01/10/2012	Reserve	14.1333333	262.00	100.000	0.8638625	226.33
	02/02/2012	Reserve	14.2555556	24.00	100.000	0.8627700	20.71
	02/10/2012	Reserve	14.3000000	262.00	100.000	0.8623730	225.94
	02/17/2012	Reserve	14.3388889	1,482.00	100.000	0.8620259	1,277.52
	03/02/2012	Reserve	14.4222222	25.00	100.000	0.8612824	21.53
	03/12/2012	Reserve	14.4777778	245.00	100.000	0.8607871	210.89
	04/03/2012	Reserve	14.5944444	34.00	100.000	0.8597479	29.23
	04/10/2012	Reserve	14.6333333	262.00	100.000	0.8594017	225.16
	05/02/2012	Reserve	14.7555556	33.00	100.000	0.8583148	28.32
	05/10/2012	Reserve	14.8000000	254.00	100.000	0.8579199	217.91
	06/04/2012	Reserve	14.9333333	34.00	100.000	0.8567363	29.13
	06/11/2012	Reserve	14.9722222	262.00	100.000	0.8563914	224.37
	07/03/2012	Reserve	15.0944444	33.00	100.000	0.8553083	28.23
	07/10/2012	Reserve	15.1333333	254.00	100.000	0.8549640	217.16
	08/02/2012	Reserve	15.2555556	34.00	100.000	0.8538827	29.03
	08/10/2012	Reserve	15.3000000	262.00	100.000	0.8534898	223.61
	09/05/2012	Reserve	15.4388889	34.00	100.000	0.8522633	28.98
	09/10/2012	Reserve	15.4666667	262.00	100.000	0.8520182	223.23
	10/02/2012	Reserve	15.5888889	33.00	100.000	0.8509406	28.08
	10/10/2012	Reserve	15.6333333	254.00	100.000	0.8505491	216.04
	11/01/2012	Reserve	15.7500000	29.00	100.000	0.8495222	24.64
	11/02/2012	Reserve	15.7555556	36.00	100.000	0.8494734	30.58

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Harmony CDD  
Capital Improvement Revenue Bonds, Series 2004  
I.R.R. Report Via Purpose Expenditures  
\$ 15,590,000.00

Dated: 12/16/2004  
Delivered: 12/16/2004

<i>Grp</i>	<i>Trans</i>	<i>Fund</i>	<i>Day Count</i>	<i>Calculation Amt</i>	<i>Pool</i>	<i>** Internal Rate of Return **</i>	
<i>ID</i>	<i>Date</i>	<i>ID</i>	<i>Factor</i>	<i>(Interest Earnings)</i>	<i>Pctg</i>	<i>PV Factor</i>	<i>PV Amt</i>
99999	11/30/2012		15.9111111	919,941.00	100.000	0.8481062	780,207.71
				490,483.00			(0.04)
						Arbitrage Yield Limit .....	6.7509631
						Internal Rate of Return .....	2.0816302
						Calculation Standard .....	MSRB 30/360 SEMI 4/3





**6H.**

HARMONY  
Community Development District

***Annual Operating and Debt Service Budget***  
**Fiscal Year 2014**

Version 4 - Modified Tentative Budget  
(Printed 7/15/13)

Prepared by:



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Harmony  
Community Development District

**Budget Overview**  
Fiscal Year 2014

## General Fund Budget Overview FY 2014

Below are some highlights on the proposed budget for FY 2014. Overall, the expenditures budgeted for the General Fund, in this version is approximately 5.65% higher than last's budgeted amount.

### Revenue

- Assessments increased primarily due to an increase in field management expenditures.

### Administration

- Total Administration costs have increased by \$5,526.

### Field

- ProfServ-Field Management increased from \$119,000 to \$190,000.

### Landscape

- The landscape contract changed from Luke Brothers to The Davey Tree Expert Company which has reduced the entire contract amount by approximately \$10,000.

### Utility

- OUC General Electricity increased approximately 3%.
- KUA Water and Sewer charges increased approximately 5%.
- OUC Streetlight Electricity increased approximately 2%.

### Operation & Maintenance

- Total Operation & Maintenance have decreased by \$12,650 reducing Misc-Contingency.

Harmony  
Community Development District

**Operating Budget**  
Fiscal Year 2014

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2014 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2012	ADOPTED BUDGET FY 2013	ACTUAL THRU JUNE-2013	PROJECTED JULY- SEP-2013	TOTAL PROJECTED FY 2013	ANNUAL BUDGET FY 2014
<b>REVENUES</b>						
Interest - Investments	\$ 3,421	\$ 2,501	\$ 2,211	\$ 737	\$ 2,948	\$ 2,500
Interest - Tax Collector	134	-	65	-	65	-
Special Assmnts- Tax Collector	622,472	602,370	602,371	-	602,370	636,415
Special Assmnts- CDD Collected	913,955	884,442	663,331	221,111	884,442	934,428
Special Assmnts- Discounts	(11,952)	(24,095)	(12,695)	-	(12,695)	(25,457)
Other Miscellaneous Revenues	1,511	-	1,872	-	1,872	-
<b>TOTAL REVENUES</b>	<b>1,529,541</b>	<b>1,465,218</b>	<b>1,257,155</b>	<b>221,848</b>	<b>1,479,002</b>	<b>1,547,886</b>
<b>EXPENDITURES</b>						
<i><b>Administrative</b></i>						
P/R-Board of Supervisors	10,200	11,200	7,000	2,400	9,400	11,200
FICA Taxes	780	857	536	184	720	857
ProfServ-Arbitrage Rebate	1,200	1,200	1,200	-	1,200	1,200
ProfServ-Dissemination Agent	500	500	500	-	500	500
ProfServ-Engineering	4,742	5,000	3,071	1,536	4,607	5,000
ProfServ-Legal Services	35,666	25,000	15,526	7,763	23,289	30,000
ProfServ-Mgmt Consulting Serv	48,184	55,984	21,926	2,850	24,776	55,984
ProfServ-Property Appraiser	-	779	-	-	-	779
ProfServ-Special Assessment	11,822	11,822	11,822	-	11,822	11,822
ProfServ-Trustee	9,186	10,800	10,748	-	10,748	10,800
Auditing Services	7,500	8,000	7,250	-	7,250	5,000
Communication - Telephone	239	380	16	234	250	380
Postage and Freight	1,108	1,200	531	669	1,200	750
Insurance - General Liability	23,262	26,751	27,848	-	27,848	31,546
Printing and Binding	6,770	5,000	2,217	2,783	5,000	3,500
Legal Advertising	1,592	500	315	1,185	1,500	500
Misc-Assessmnt Collection Cost	7,522	12,047	11,794	-	11,794	12,728
Misc-Contingency	228	500	214	286	500	500
Office Supplies	797	1,000	255	745	1,000	1,000
Annual District Filing Fee	175	175	175	-	175	175
<b>Total Administrative</b>	<b>171,473</b>	<b>178,695</b>	<b>122,944</b>	<b>20,634</b>	<b>143,578</b>	<b>184,221</b>
<i><b>Field</b></i>						
ProfServ-Field Management	107,860	119,113	57,251	11,819	69,070	190,000
<b>Total Field</b>	<b>107,860</b>	<b>119,113</b>	<b>57,251</b>	<b>11,819</b>	<b>69,070</b>	<b>190,000</b>
<i><b>Landscape</b></i>						
R&M-Grounds	29,539	29,994	16,148	5,383	21,531	21,531
R&M-Irrigation	29,074	20,000	2,898	966	3,864	20,000
R&M-Tree Trimming Services	13,000	15,000	-	15,000	15,000	30,000
R&M-Trees and Trimming	17,587	19,115	14,917	4,972	19,889	19,889
R&M-Turf Care	276,952	248,001	182,097	60,699	242,796	242,796
R&M-Shrub Care	107,059	107,540	82,338	27,446	109,784	109,784
Miscellaneous Services	18,654	23,000	2,411	10,000	12,411	20,000
<b>Total Landscape</b>	<b>491,865</b>	<b>462,650</b>	<b>300,809</b>	<b>124,466</b>	<b>425,275</b>	<b>464,000</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2014 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2012	ADOPTED BUDGET FY 2013	ACTUAL THRU JUNE-2013	PROJECTED JULY- SEP-2013	TOTAL PROJECTED FY 2013	ANNUAL BUDGET FY 2014
<b>Utilities</b>						
Electricity - General	20,160	30,000	19,778	6,593	26,371	31,000
Electricity - Streetlighting	377,961	389,000	284,251	94,750	379,001	400,555
Utility - Water & Sewer	102,793	105,000	78,116	26,039	104,155	110,000
<b>Total Utilities</b>	<b>500,914</b>	<b>524,000</b>	<b>382,145</b>	<b>127,382</b>	<b>509,527</b>	<b>541,555</b>
<b>Operation &amp; Maintenance</b>						
Contracts-Lake and Wetland	26,780	25,000	11,772	3,924	15,696	20,000
Communication - Telephone	4,637	6,000	3,321	1,125	4,446	5,000
Utility - Refuse Removal	-	2,000	1,902	634	2,536	2,500
R&M-Common Area	19,014	18,800	16,463	5,488	21,951	20,000
R&M-Equipment	16,081	15,000	13,347	4,449	17,796	15,000
R&M-Pools	58,929	57,000	52,583	8,840	61,423	57,000
R&M-Roads & Alleyways	4,041	5,000	549	3,451	4,000	5,000
R&M-Sidewalks	82	4,000	-	4,000	4,000	7,000
R&M-Parks & Amenities	5,204	8,500	5,235	(235)	5,000	8,500
R&M-Hardscape Cleaning	2,836	5,000	5,672	-	5,672	5,000
Misc-Contingency	13,316	19,960	5,558	1,853	7,411	8,610
Misc-Security Enhancements	2,358	2,500	2,570	285	2,855	2,500
Cap Outlay - Other	30,263	12,000	1,070	10,930	12,000	12,000
Impr - Park	-	-	-	-	-	-
Cap Outlay - Vehicles	7,323	-	-	-	-	-
<b>Total Operation &amp; Maintenance</b>	<b>190,864</b>	<b>180,760</b>	<b>120,042</b>	<b>44,743</b>	<b>164,785</b>	<b>168,110</b>
<b>TOTAL EXPENDITURES</b>	<b>1,462,976</b>	<b>1,465,218</b>	<b>983,191</b>	<b>329,044</b>	<b>1,312,235</b>	<b>1,547,886</b>
Excess (deficiency) of revenues						
Over (under) expenditures	66,565	-	273,964	(107,196)	166,767	-
<b>OTHER FINANCING SOURCES (USES)</b>						
Sale of General Capital Assets	-	-	577	-	577	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>577</b>	<b>-</b>	<b>577</b>	<b>-</b>
Net change in fund balance	66,565	-	274,541	(107,196)	167,344	-
<b>FUND BALANCE, BEGINNING</b>	<b>644,605</b>	<b>711,170</b>	<b>711,170</b>	<b>-</b>	<b>711,170</b>	<b>878,514</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 711,170</b>	<b>\$ 711,170</b>	<b>\$ 985,711</b>	<b>\$ (107,196)</b>	<b>\$ 878,514</b>	<b>\$ 878,514</b>



**Exhibit "A"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2014	\$ 878,514
Net Change in Fund Balance - Fiscal Year 2014	-
Reserves - Fiscal Year 2014 Additions	-
<b>Total Funds Available (Estimated) - 9/30/2014</b>	<b>878,514</b>

**ALLOCATION OF AVAILABLE FUNDS**

***Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital	386,972	(1)
Reserves - Insurance	50,000	(2)
Reserves - Renewal & Replacement	185,000	(3)
Subtotal	621,972	
<b>Total Allocation of Available Funds</b>	<b>621,972</b>	

<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 256,543</b>
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**Notes**

- (1) Represents approximately 3 months of operating expenditures  
(2) Represents deductibles for Liability and Property insurance  
(3) Represents annual amount of 10 year plan (until 2020) for renewal and replacement

**Budget Narrative**  
Fiscal Year 2014

**REVENUES**

**Interest-Investments**

The District earns interest on its operating accounts.

**Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Selection 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

**Special Assessment – CDD Collected (Maintenance)**

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

**Special Assessments-Discounts**

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

**EXPENDITURES**

**Administrative**

**P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 12 meetings and 2 workshops.

**FICA Taxes**

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

**Professional Services – Arbitrage Rebate**

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

**Professional Services – Dissemination Agent**

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

**Professional Services-Engineering**

The District's engineer, Boyd Civil Engineering, 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.

**Professional Services-Legal Services**

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

**Budget Narrative**  
Fiscal Year 2014

<b>EXPENDITURES</b>
---------------------

**Administrative** (continued)

**Professional Services-Management Consulting Services**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Severn Trent Management Services, Inc. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement. No increase is expected for FY2014.

Contract -Severn Trent Management Services	\$55,984
--	----------

**Professional Services - Special Assessment (Advisor)**

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

**Professional Services -Property Appraiser**

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. The FY2014 budget for property appraiser costs was based on a unit price per parcel. In prior years, this cost was included in Misc.-Assessment Collection Cost.

**Professional Services- Trustee**

The District pays US Bank an annual fee for trustee services on the Series 2001 and Series 2004 Bonds. The budgeted amount for the fiscal year is \$5,400 for each series plus any out-of-pocket expenses.

**Auditing Services**

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

**Communication-Telephone**

Telephone and fax transmission expenditures.

**Postage and Freight**

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

**Insurance-General Liability**

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

**Printing and Binding**

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

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

**Budget Narrative**  
Fiscal Year 2014

**EXPENDITURES**

**Administrative** (continued)

**Miscellaneous-Assessment Collection Costs**

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

**Miscellaneous -Contingency**

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

**Office Supplies**

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

**Annual District Filing Fee**

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity Division of Community Development.

**Field**

**Professional Services – Field Management**

**\$190,000**

Project Manager will provide onsite field operations management and supervisory services, including oversight of all District contractors providing services including landscape, hardscape, stormwater/ponds, etc. Field services provided for within this scope include community boat operations, facility and common area maintenance and irrigation.

**Landscape**

**Contracts-Ground**

**\$21,531**

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.

New Contract (Davey Tree)	\$11,692
New Contract (Davey Tree)	\$9,839

**R&M-Irrigation**

**\$20,000**

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components.

Unscheduled maintenance/repair of Weather Station	\$1,400
Unscheduled maintenance/repair of lines	\$3,000
Irrigation supplies	\$15,600

**Budget Narrative**  
Fiscal Year 2014

<b>EXPENDITURES</b>
---------------------

**Landscape** (continued)

**Contracts –Trees Canopy Trimming**

**\$30,000**

Scheduled maintenance consists of canopy trimming for trees above the 10-foot height level, and consulting with a certified arborist.

**Contracts –Trees and Trimming**

**\$19,889**

Scheduled maintenance consists of pruning, maintaining tree basins and fertilizing trees below the 10-foot height level.

New Contract (Davey Tree)

\$19,889

**Unscheduled maintenance – Added to Misc Services**

**Contracts -Turf Care**

**\$242,796**

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.

New Contract (Davey Tree)-

\$242,796

**Unscheduled maintenance – Added to Misc Services**

**R&M-Shrub Care**

**\$109,784**

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.

New Contract (Davey Tree)

\$109,784

**Unscheduled maintenance – Added to Misc Services**

**Miscellaneous Services**

**\$20,000**

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

**Utility**

**Electricity - General**

**\$31,000**

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

**Electricity - Streetlighting**

**\$400,555**

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.

**Utility - Water & Sewer**

**\$110,000**

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

**Budget Narrative**  
Fiscal Year 2014

**EXPENDITURES**

**Operation & Maintenance**

**Contracts-Lake and Wetland**

**\$20,000**

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

Existing Contract (Bio-Tech Consulting)	\$15,696
Unscheduled maintenance	\$4,304

**Communication – Telephone**

**\$5,000**

Telephone expenses for the dockmaster and assistant and the irrigation line for the computerized Maxicom irrigation system.

**Utility - Refuse Removal**

**\$2,500**

Scheduled maintenance consists of trash disposal. Unscheduled maintenance consists of replacement or repair of dumpster.

**R&M-Common Area**

**\$20,000**

- Benches: Unscheduled maintenance consists of replacing damaged benches and purchasing benches for added areas
- Miscellaneous cleaning supplies, light bulbs, and other supplies used throughout the District.
- 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 2014, including trash cans, doggie pots, and hardscape elements located within the neighborhood pocket parks.

**R&M-Equipment**

**\$15,000**

Supplies, maintenance and equipment needed for the boats.

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

**R&M-Pools**

**\$57,000**

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

Contract (Robert's Pool Service)	\$15,360
Repair/replace Swim Club Pool Heater Unit # 2	\$20,000
Supplies	\$9,840
Licenses	\$1,050
Unscheduled Maintenance	\$10,750

**R&M Roads and Alleyways**

**\$5,000**

Unscheduled maintenance of alleyways. Operation & Maintenance (continued)

**Budget Narrative**  
Fiscal Year 2014

<b>EXPENDITURES</b>
---------------------

**Operation & Maintenance** (continued)

**R&M Sidewalks** **\$7,000**

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

**R&M Parks and Facilities** **\$8,500**

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

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

**R&M-Hardscape Maintenance** **\$5,000**

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.

**Misc-Contingency** **\$8,610**

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

**Misc-Security Enhancement** **\$2,500**

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

**Capital – Outlay** **\$12,000**

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

## Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2014 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2012	ADOPTED BUDGET FY 2013	ACTUAL THRU JUNE-2013	PROJECTED JULY- SEP-2013	TOTAL PROJECTED FY 2013	ANNUAL BUDGET FY 2014
<b>REVENUES</b>						
Interest - Investments	\$ 957	\$ 800	\$ 655	\$ 218	\$ 873	\$ 500
Special Assmnts- Tax Collector	1,031,779	1,050,511	1,049,537	-	1,049,537	1,049,873
Special Assmnts- Prepayment	16,668	-	22,766	-	22,766	-
Special Assmnts- CDD Collected	432,192	439,182	609,955	-	609,955	439,551
Special Assmnts- Discounts	(19,810)	(42,021)	(22,119)	-	(22,119)	(41,995)
<b>TOTAL REVENUES</b>	<b>1,461,786</b>	<b>1,448,472</b>	<b>1,660,794</b>	<b>218</b>	<b>1,661,012</b>	<b>1,447,930</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	12,467	21,010	20,548	-	20,548	20,997
<b>Total Administrative</b>	<b>12,467</b>	<b>21,010</b>	<b>20,548</b>	<b>-</b>	<b>20,548</b>	<b>20,997</b>
<i>Debt Service</i>						
Principal Debt Retirement	325,000	350,000	350,000	-	350,000	375,000
Principal Prepayments	30,000	-	20,000	-	20,000	-
Interest Expense	1,097,288	1,072,638	1,071,913	-	1,071,913	1,045,813
<b>Total Debt Service</b>	<b>1,452,288</b>	<b>1,422,638</b>	<b>1,441,913</b>	<b>-</b>	<b>1,441,913</b>	<b>1,420,813</b>
<b>TOTAL EXPENDITURES</b>	<b>1,464,755</b>	<b>1,443,648</b>	<b>1,462,461</b>	<b>-</b>	<b>1,462,461</b>	<b>1,441,810</b>
Excess (deficiency) of revenues						
Over (under) expenditures	(2,969)	4,824	198,333	218	198,551	6,120
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	-	4,824	-	-	-	6,120
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>4,824</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>6,120</b>
Net change in fund balance	(2,969)	4,824	198,333	218	198,551	6,120
<b>FUND BALANCE, BEGINNING</b>	<b>1,767,616</b>	<b>1,764,647</b>	<b>1,764,647</b>	<b>-</b>	<b>1,764,647</b>	<b>1,963,198</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,764,647</b>	<b>\$ 1,769,471</b>	<b>\$ 1,962,980</b>	<b>\$ 218</b>	<b>\$ 1,963,198</b>	<b>\$ 1,969,318</b>



Harmony  
Community Development District

**Debt Service Budgets**  
Fiscal Year 2014

**AMORTIZATION SCHEDULE**

<b>Period Ending</b>	<b>Balance</b>	<b>Coupon Rate</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual Debt Service</b>
11/1/2013	\$14,425,000	7.250%		\$522,906	
5/1/2014	\$14,050,000	7.250%	\$375,000	\$522,906	\$1,420,813
11/1/2014	\$14,050,000	7.250%		\$509,313	
5/1/2015	\$13,650,000	7.250%	\$400,000	\$509,313	\$1,418,625
11/1/2015	\$13,650,000	7.250%		\$494,813	
5/1/2016	\$13,220,000	7.250%	\$430,000	\$494,813	\$1,419,625
11/1/2016	\$13,220,000	7.250%		\$479,225	
5/1/2017	\$12,755,000	7.250%	\$465,000	\$479,225	\$1,423,450
11/1/2017	\$12,755,000	7.250%		\$462,369	
5/1/2018	\$12,260,000	7.250%	\$495,000	\$462,369	\$1,419,738
11/1/2018	\$12,260,000	7.250%		\$444,425	
5/1/2019	\$11,725,000	7.250%	\$535,000	\$444,425	\$1,423,850
11/1/2019	\$11,725,000	7.250%		\$425,031	
5/1/2020	\$11,150,000	7.250%	\$575,000	\$425,031	\$1,425,063
11/1/2020	\$11,150,000	7.250%		\$404,188	
5/1/2021	\$10,535,000	7.250%	\$615,000	\$404,188	\$1,423,375
11/1/2021	\$10,535,000	7.250%		\$381,894	
5/1/2022	\$9,880,000	7.250%	\$655,000	\$381,894	\$1,418,788
11/1/2022	\$9,880,000	7.250%		\$358,150	
5/1/2023	\$9,175,000	7.250%	\$705,000	\$358,150	\$1,421,300
11/1/2023	\$9,175,000	7.250%		\$332,594	
5/1/2024	\$8,415,000	7.250%	\$760,000	\$332,594	\$1,425,188
11/1/2024	\$8,415,000	7.250%		\$305,044	
5/1/2025	\$7,600,000	7.250%	\$815,000	\$305,044	\$1,425,088
11/1/2025	\$7,600,000	7.250%		\$275,500	
5/1/2026	\$6,725,000	7.250%	\$875,000	\$275,500	\$1,426,000
11/1/2026	\$6,725,000	7.250%		\$243,781	
5/1/2027	\$5,785,000	7.250%	\$940,000	\$243,781	\$1,427,563
11/1/2027	\$5,785,000	7.250%		\$209,706	
5/1/2028	\$4,780,000	7.250%	\$1,005,000	\$209,706	\$1,424,413
11/1/2028	\$4,780,000	7.250%		\$173,275	
5/1/2029	\$3,700,000	7.250%	\$1,080,000	\$173,275	\$1,426,550
11/1/2029	\$3,700,000	7.250%		\$134,125	
5/1/2030	\$2,545,000	7.250%	\$1,155,000	\$134,125	\$1,423,250
11/1/2030	\$2,545,000	7.250%		\$92,256	
5/1/2031	\$1,310,000	7.250%	\$1,235,000	\$92,256	\$1,419,513
11/1/2031	\$1,310,000	7.250%		\$47,488	
5/1/2032	\$0	7.250%	\$1,310,000	\$47,488	\$1,404,975
<b>Total</b>			<b>\$14,425,000</b>	<b>\$12,592,163</b>	<b>\$27,017,163</b>

## Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2014 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2012	ADOPTED BUDGET FY 2013	ACTUAL THRU JUNE-2013	PROJECTED JULY- SEP-2013	TOTAL PROJECTED FY 2013	ANNUAL BUDGET FY 2014
<b>REVENUES</b>						
Interest - Investments	\$ 3,778	\$ 2,000	\$ 254	\$ 85	\$ 339	\$ 100
Net Incr (Decr) In FMV-Invest	(2,765)	-	-	-	-	-
Special Assmnts- CDD Collected	1,197,400	1,219,938	714,296	505,642	1,219,938	1,221,130
<b>TOTAL REVENUES</b>	<b>1,198,413</b>	<b>1,221,938</b>	<b>714,550</b>	<b>505,727</b>	<b>1,220,277</b>	<b>1,221,230</b>
<b>EXPENDITURES</b>						
<i>Debt Service</i>						
Principal Debt Retirement	245,000	255,000	255,000	-	255,000	275,000
Interest Expense	985,500	968,963	968,963	-	968,963	951,750
<b>Total Debt Service</b>	<b>1,230,500</b>	<b>1,223,963</b>	<b>1,223,963</b>	<b>-</b>	<b>1,223,963</b>	<b>1,226,750</b>
<b>TOTAL EXPENDITURES</b>	<b>1,230,500</b>	<b>1,223,963</b>	<b>1,223,963</b>	<b>-</b>	<b>1,223,963</b>	<b>1,226,750</b>
Excess (deficiency) of revenues						
Over (under) expenditures	(32,087)	(2,025)	(509,413)	505,727	(3,686)	(5,520)
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	-	(2,025)	-	-	-	(5,520)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>(2,025)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(5,520)</b>
Net change in fund balance	(32,087)	(2,025)	(509,413)	505,727	(3,686)	(5,520)
<b>FUND BALANCE, BEGINNING</b>	<b>1,401,937</b>	<b>1,369,850</b>	<b>1,369,850</b>	<b>-</b>	<b>1,369,850</b>	<b>1,366,164</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,369,850</b>	<b>\$ 1,367,825</b>	<b>\$ 860,437</b>	<b>\$ 505,727</b>	<b>\$ 1,366,164</b>	<b>\$ 1,360,644</b>

**AMORTIZATION SCHEDULE**

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/1/2013	\$ 14,100,000	6.75%	\$ -	\$ 475,875.00	
5/1/2014	\$ 14,100,000	6.75%	\$ 275,000.00	\$ 475,875.00	\$ 1,226,750.00
11/1/2014	\$ 13,825,000	6.75%	\$ -	\$ 466,593.75	
5/1/2015	\$ 13,825,000	6.75%	\$ 290,000.00	\$ 466,593.75	\$ 1,223,187.50
11/1/2015	\$ 13,535,000	6.75%	\$ -	\$ 456,806.25	
5/1/2016	\$ 13,535,000	6.75%	\$ 310,000.00	\$ 456,806.25	\$ 1,223,612.50
11/1/2016	\$ 13,225,000	6.75%	\$ -	\$ 446,343.75	
5/1/2017	\$ 13,225,000	6.75%	\$ 330,000.00	\$ 446,343.75	\$ 1,222,687.50
11/1/2017	\$ 12,895,000	6.75%	\$ -	\$ 435,206.25	
5/1/2018	\$ 12,895,000	6.75%	\$ 355,000.00	\$ 435,206.25	\$ 1,225,412.50
11/1/2018	\$ 12,540,000	6.75%	\$ -	\$ 423,225.00	
5/1/2019	\$ 12,540,000	6.75%	\$ 380,000.00	\$ 423,225.00	\$ 1,226,450.00
11/1/2019	\$ 12,160,000	6.75%	\$ -	\$ 410,400.00	
5/1/2020	\$ 12,160,000	6.75%	\$ 405,000.00	\$ 410,400.00	\$ 1,225,800.00
11/1/2020	\$ 11,755,000	6.75%	\$ -	\$ 396,731.25	
5/1/2021	\$ 11,755,000	6.75%	\$ 435,000.00	\$ 396,731.25	\$ 1,228,462.50
11/1/2021	\$ 11,320,000	6.75%	\$ -	\$ 382,050.00	
5/1/2022	\$ 11,320,000	6.75%	\$ 460,000.00	\$ 382,050.00	\$ 1,224,100.00
11/1/2022	\$ 10,860,000	6.75%	\$ -	\$ 366,525.00	
5/1/2023	\$ 10,860,000	6.75%	\$ 495,000.00	\$ 366,525.00	\$ 1,228,050.00
11/1/2023	\$ 10,365,000	6.75%	\$ -	\$ 349,818.75	
5/1/2024	\$ 10,365,000	6.75%	\$ 525,000.00	\$ 349,818.75	\$ 1,224,637.50
11/1/2024	\$ 9,840,000	6.75%	\$ -	\$ 332,100.00	
5/1/2025	\$ 9,840,000	6.75%	\$ 560,000.00	\$ 332,100.00	\$ 1,224,200.00
11/1/2025	\$ 9,280,000	6.75%	\$ -	\$ 313,200.00	
5/1/2026	\$ 9,280,000	6.75%	\$ 595,000.00	\$ 313,200.00	\$ 1,221,400.00
11/1/2026	\$ 8,685,000	6.75%	\$ -	\$ 293,118.75	
5/1/2027	\$ 8,685,000	6.75%	\$ 635,000.00	\$ 293,118.75	\$ 1,221,237.50
11/1/2027	\$ 8,050,000	6.75%	\$ -	\$ 271,687.50	
5/1/2028	\$ 8,050,000	6.75%	\$ 680,000.00	\$ 271,687.50	\$ 1,223,375.00
11/1/2028	\$ 7,370,000	6.75%	\$ -	\$ 248,737.50	
5/1/2029	\$ 7,370,000	6.75%	\$ 730,000.00	\$ 248,737.50	\$ 1,227,475.00
11/1/2029	\$ 6,640,000	6.75%	\$ -	\$ 224,100.00	
5/1/2030	\$ 6,640,000	6.75%	\$ 775,000.00	\$ 224,100.00	\$ 1,223,200.00
11/1/2030	\$ 5,865,000	6.75%	\$ -	\$ 197,943.75	
5/1/2031	\$ 5,865,000	6.75%	\$ 825,000.00	\$ 197,943.75	\$ 1,220,887.50
11/1/2031	\$ 5,040,000	6.75%	\$ -	\$ 170,100.00	
5/1/2032	\$ 5,040,000	6.75%	\$ 880,000.00	\$ 170,100.00	\$ 1,220,200.00
11/1/2032	\$ 4,160,000	6.75%	\$ -	\$ 140,400.00	
5/1/2033	\$ 4,160,000	6.75%	\$ 940,000.00	\$ 140,400.00	\$ 1,220,800.00
11/1/2033	\$ 3,220,000	6.75%	\$ -	\$ 108,675.00	
5/1/2034	\$ 3,220,000	6.75%	\$ 1,000,000.00	\$ 108,675.00	\$ 1,217,350.00
11/1/2034	\$ 2,220,000	6.75%	\$ -	\$ 74,925.00	
5/1/2035	\$ 2,220,000	6.75%	\$ 1,070,000.00	\$ 74,925.00	\$ 1,219,850.00
11/1/2035	\$ 1,150,000	6.75%	\$ -	\$ 38,812.50	
5/1/2036	\$ 1,150,000	6.75%	\$ 1,150,000.00	\$ 38,812.50	\$ 1,227,625.00
			\$ 14,100,000.00	\$ 14,046,750.00	\$ 28,146,750.00

**Budget Narrative**  
Fiscal Year 2014

**REVENUES**

**Interest-Investments**

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

**Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the debt service expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Selection 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

**Special Assessment – CDD Collected (Maintenance)**

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

**Special Assessments-Discounts**

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

**EXPENDITURES**

**Administrative**

**Miscellaneous-Assessment Collection Cost**

The District reimburses the Osceola Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The FY2014 budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

**Principal Debt Retirement**

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

**Interest Expense**

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

Harmony  
Community Development District

**Supporting Budget Schedules**  
Fiscal Year 2014

HARMONY  
Community Development District

2013-2014 Non-Ad Valorem Assessment Summary

Platted			O & M			Debt Service			Total			
Neighborhood	Lot Type	Lot Width	2014 O & M Assessment	2013 O & M Assessment	% Change (Decrease) Increase	2014 Debt Service Assessment	2013 Debt Service Assessment	% Change (Decrease) Increase	2014 Total Assessment	2013 Total Assessment	% Change (Decrease) Increase	Units
A-1 B	MF	n/a	\$ 402.79	\$ 381.24	5.65%	\$ 689.55	\$ 688.88	0.10%	\$ 1,092.34	\$ 1,070.12	2.08%	186
	B	80	\$ 1,273.35	\$ 1,205.23	5.65%	\$ 2,179.90	\$ 2,177.77	0.10%	\$ 3,453.25	\$ 3,383.00	2.08%	9
	C	65	\$ 1,034.60	\$ 979.25	5.65%	\$ 1,771.17	\$ 1,769.44	0.10%	\$ 2,805.76	\$ 2,748.69	2.08%	25
	E	52	\$ 827.68	\$ 783.40	5.65%	\$ 1,416.93	\$ 1,415.55	0.10%	\$ 2,244.61	\$ 2,198.95	2.08%	35
	G	42	\$ 668.51	\$ 632.75	5.65%	\$ 1,144.45	\$ 1,143.33	0.10%	\$ 1,812.95	\$ 1,776.08	2.08%	22
C-1	H	35	\$ 557.09	\$ 527.29	5.65%	\$ 953.70	\$ 952.77	0.10%	\$ 1,510.79	\$ 1,480.06	2.08%	15
	B	80	\$ 1,252.43	\$ 1,185.43	5.65%	\$ 2,144.08	\$ 2,141.98	0.10%	\$ 3,396.51	\$ 3,327.41	2.08%	10
	C	65	\$ 1,017.60	\$ 963.16	5.65%	\$ 1,742.06	\$ 1,740.36	0.10%	\$ 2,759.66	\$ 2,703.52	2.08%	30
	E	52	\$ 814.08	\$ 770.53	5.65%	\$ 1,393.65	\$ 1,392.29	0.10%	\$ 2,207.73	\$ 2,162.82	2.08%	35
	G	42	\$ 657.52	\$ 622.35	5.65%	\$ 1,125.64	\$ 1,124.54	0.10%	\$ 1,783.17	\$ 1,746.89	2.08%	30
C-2	H	35	\$ 547.94	\$ 518.63	5.65%	\$ 938.03	\$ 937.12	0.10%	\$ 1,485.97	\$ 1,455.74	2.08%	12
	B	80	\$ 1,302.35	\$ 1,232.68	5.65%	\$ 2,229.54	\$ 2,227.36	0.10%	\$ 3,531.88	\$ 3,460.04	2.08%	4
	C	65	\$ 1,058.16	\$ 1,001.55	5.65%	\$ 1,811.50	\$ 1,809.73	0.10%	\$ 2,869.65	\$ 2,811.28	2.08%	14
	E	52	\$ 846.53	\$ 801.24	5.65%	\$ 1,449.20	\$ 1,447.78	0.10%	\$ 2,295.72	\$ 2,249.02	2.08%	13
	G	42	\$ 683.73	\$ 647.16	5.65%	\$ 1,170.51	\$ 1,169.36	0.10%	\$ 1,854.24	\$ 1,816.52	2.08%	31
D-1	H	35	\$ 569.78	\$ 539.30	5.65%	\$ 975.42	\$ 974.47	0.10%	\$ 1,545.20	\$ 1,513.77	2.08%	25
	B	80	\$ 1,345.51	\$ 1,273.54	5.65%	\$ 2,303.44	\$ 2,301.19	0.10%	\$ 3,648.95	\$ 3,574.72	2.08%	9
	C	65	\$ 1,093.23	\$ 1,034.75	5.65%	\$ 1,871.54	\$ 1,869.71	0.10%	\$ 2,964.77	\$ 2,904.46	2.08%	20
	E	52	\$ 874.58	\$ 827.80	5.65%	\$ 1,497.23	\$ 1,495.77	0.10%	\$ 2,371.82	\$ 2,323.57	2.08%	6
	G	n/a	\$ 799.25	\$ 756.49	5.65%	\$ 1,368.26	\$ 1,366.93	0.10%	\$ 2,167.51	\$ 2,123.42	2.08%	11
D-2 E G	Custom	n/a	\$ 2,132.54	\$ 2,018.47	5.65%	\$ 3,650.78	\$ 3,647.22	0.10%	\$ 5,783.33	\$ 5,665.69	2.08%	51
	E	52	\$ 962.70	\$ 911.20	5.65%	\$ 1,648.08	\$ 1,646.47	0.10%	\$ 2,610.78	\$ 2,557.67	2.08%	62
	G	42	\$ 777.56	\$ 735.97	5.65%	\$ 1,331.14	\$ 1,329.84	0.10%	\$ 2,108.70	\$ 2,065.81	2.08%	85
	H	35	\$ 647.97	\$ 613.31	5.65%	\$ 1,109.28	\$ 1,108.20	0.10%	\$ 1,757.25	\$ 1,721.51	2.08%	39
Unplatted												
A-2 H-1/H-2 F M I/J K L Comm Office TC GC	MF		\$ 356.22	\$ 337.16	5.65%	\$ 609.82	\$ 609.23	0.10%	\$ 966.04	\$ 946.39	2.08%	44
	MF		\$ 612.31	\$ 579.55	5.65%	\$ 1,048.23	\$ 1,047.21	0.10%	\$ 1,660.54	\$ 1,626.76	2.08%	222
	MF		\$ 473.47	\$ 448.14	5.65%	\$ 810.55	\$ 809.76	0.10%	\$ 1,284.02	\$ 1,257.91	2.08%	120
	MF		\$ 230.95	\$ 218.59	5.65%	\$ 395.37	\$ 394.98	0.10%	\$ 626.31	\$ 613.57	2.08%	120
	TBD		\$ 479.23	\$ 453.59	5.65%	\$ 820.41	\$ 819.61	0.10%	\$ 1,299.64	\$ 1,273.21	2.08%	600
	TBD		\$ 441.22	\$ 417.62	5.65%	\$ 755.35	\$ 754.61	0.10%	\$ 1,196.57	\$ 1,172.23	2.08%	220
	TBD		\$ 472.78	\$ 447.49	5.65%	\$ 809.37	\$ 808.58	0.10%	\$ 1,282.15	\$ 1,256.07	2.08%	180
	Comm		\$ 27,001.23	\$ 25,556.84	5.65%	\$ 46,224.41	\$ 46,179.26	0.10%	\$ 73,225.63	\$ 71,736.10	2.08%	7.58
	Office		\$ 93,827.48	\$ 88,808.32	5.65%	\$ 160,626.76	\$ 160,469.90	0.10%	\$ 254,454.24	\$ 249,278.22	2.08%	26.34
	Town Center Golf Course (1)		\$ 107,755.55	\$ 101,991.34	5.65%	\$ 184,470.75	\$ 184,290.60	0.10%	\$ 292,226.31	\$ 286,281.93	2.08%	30.25

Note 1: As per report: \$60,919.52, gross is \$64,808

Total Units 2,349.17