

**HARMONY
COMMUNITY DEVELOPMENT DISTRICT**

JANUARY 30, 2020

AGENDA PACKAGE



Steve Berube, Chairman
 William Bokunic, Vice Chairman
 Kerul Kassel, Assistant Secretary
 David Farnsworth, Assistant Secretary
 Mike Scarborough, Assistant Secretary



Kristen Suit, District Manager
 Timothy Qualls, *Esq.* District Counsel
 Steve Boyd, *PE* District Engineer
 Gerhard van der Snel, Field Manager

January 20, 2020

Board of Supervisors
 Harmony Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Harmony Community Development District will be held Thursday, January 30, 2020 at 6:00 p.m. at the Creative Inspiration Journey School, 2030 Old Hickory Tree Road, St. Cloud, FL 34769. Following is the advance agenda for the meeting:

1. **Roll Call**
2. **Developer's Report**
 - A. **Discussion of VC-1 Parcel Usage**
3. **Audience Comments**
4. **Approval of:**
 - A. **December 19, 2019 - Regular Monthly Meeting Minutes**
5. **Subcontractors' Reports**
 - A. **Servello**
 - i. Grounds Maintenance Status (*Work Chart*)
 - ii. Dead Tree Removal - Proposal #3478 – \$8,010.00
6. **Staff Reports**
 - A. **District Engineer**
 - B. **District Counsel**
 - i. Interlocal Agreement for Maintenance of Buck Lake & Its Canals
 - ii. Update on Field Services Trailer matter
 - iii. Update on PoolWorks Matter
 - iv. Auditing Requirements per F.S. Chapter 2019-15, (CS for SB 7014)
 - v. Public Rights and Limits in Accessing District Records
 - C. **Field Manager**
 - i. Facilities Maintenance (*Parks, Pools, Docks, Boats, etc.*)
 - ii. Facility Use Records (*Inclusive - Boats & Other*)
 - iii. Resident Submittals (*Facebook & Direct*)
 - iv. Pond Maintenance (*Chart & Map*)
 - v. Wetlands Report (*Chart & Map*)
7. **District Manager's Report**
 - A. **Financial Statements for December 31, 2019**
 - B. **Approval of: #237 Invoices, Check Register, and Debit Purchases**
(Invoices and Debit Receipts Available Upon Request)
 - C. **Facilities Usage Applications**

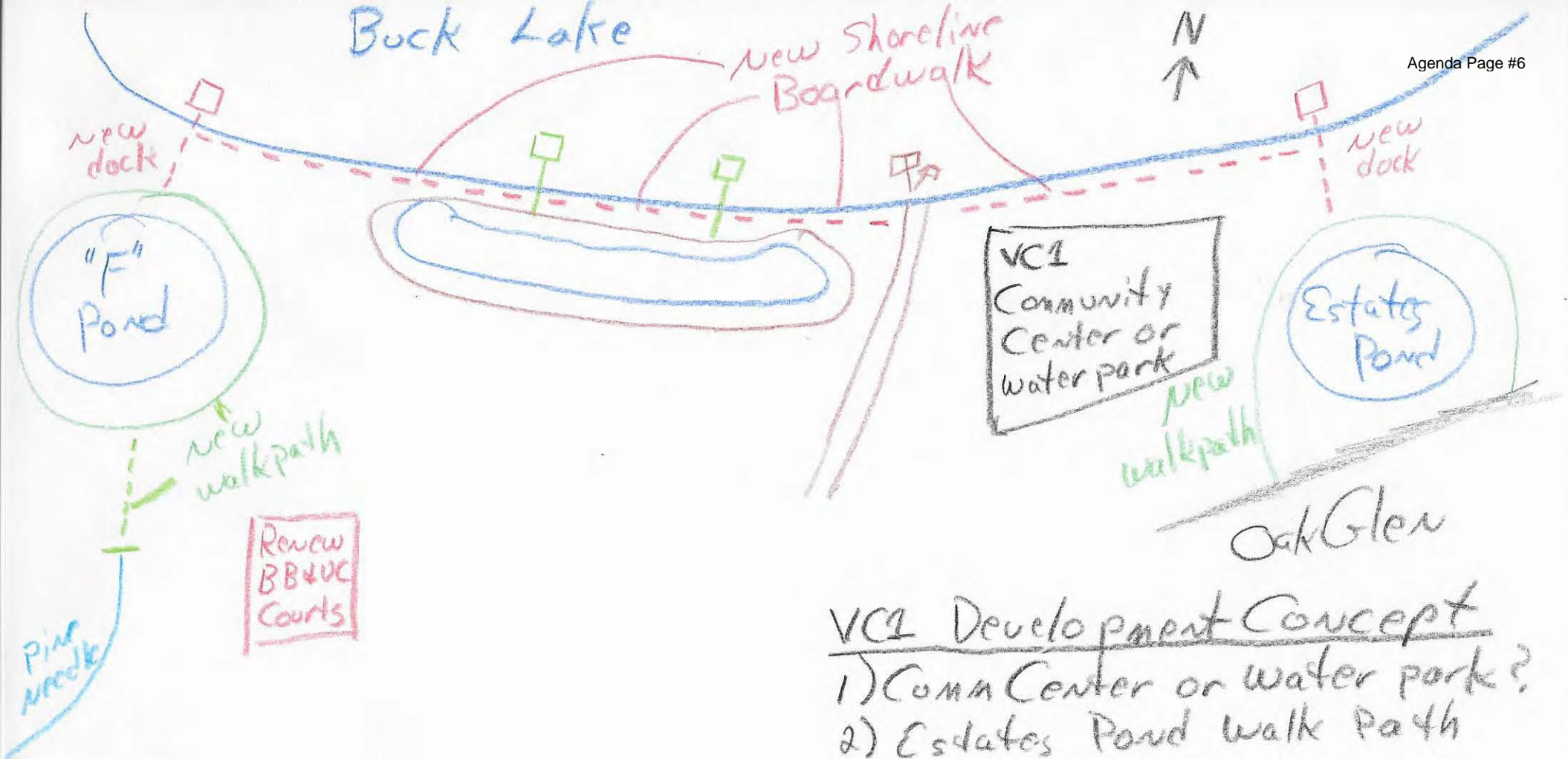
- 8. Business Discussions**
 - A. Boardwalk & Docks**
 - B. District Website Features**
 - i. Assistive Plugin
 - ii. Page Contents
 - iii. Site Dependence
 - C. Website Auditing Insurance**
 - D. Parking & Garden Facilities Report**
- 9. Supervisors' Requests**
- 10. Adjournment**

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

Sincerely,
Kristen Suit
Kristen Suit
District Manager

Second Order of Business

2A.



Permanent Field Services Building at Commercial area.

- VCI Development Concept
- 1) Comm Center or water park?
 - 2) Estates Pond walk path
 - 3) Dock & Boardwalk + East
 - 4) shoreline walk + in phases
 - 5) Dock + Boardwalk + West
 - 6) "F" Pond walk path
 - 7) "F" Pond connect to Pine needle
 - ? Field Services Building

Fourth Order of Business

4A.

**MINUTES OF MEETING
HARMONY COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Harmony Community Development District was held Thursday, December 19, 2019, at 6:00 p.m. at the Creative Inspiration Journey School, 2030 Old Hickory Tree Road, St. Cloud, FL 34769.

Present and constituting a quorum were:

Steve Berube	Chairman
Bill Bokunic	Vice Chairman
Kerul Kassel	Assistant Secretary
David Farnsworth	Assistant Secretary
Mike Scarborough	Assistant Secretary

Also present were:

Kristen Suit	District Manager: Inframark
Tim Qualls	District Attorney: Young Qualls, P.A.
Tristan LaNasa	Young Qualls, P.A.
Steve Boyd	District Engineer
Gerhard van der Snel	Field Services Manager
Scott Feliciano	Servello
Pete Betancourt	Servello
Residents and Members of the Public	

The following is a summary of the discussions and actions taken at the December 19, 2019 Harmony CDD Board of Supervisors meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Supv Berube called the meeting to order at 6:00 p.m.
Supv Berube called the roll and stated the record will reflect we have a quorum.

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

A. Discussion of Potential Community Center
Supv Berube noted he has nothing to offer this month on this topic.

Supv Kassel noted based on what Supervisor Berube posted on Facebook it seems they need to poll the owners with Harmony to see if a community center is something they actually want. Before doing a poll they need upfront and ongoing costs.

Supv Bokunic noted most of the residents he has heard from have either been for them building a facility or not and it is almost unanimous not to do something with Mr. Fusilier.

Supv Kassel noted she is happy to be in communication with Mr. Rieger and some other people along with the Engineer to discuss costs for building.

Supv Berube noted Supervisor Kassel will move it forward and they will have discussion next month.

B. Interlocal Government Agreements – Buck Lake / Harmony West
i. Hourly Wage Analysis

Supv Berube addressed the hourly wage analysis:

- Average hourly wage - \$15.71
- Management Fee (FRM) - \$3.93
- Supervisory - \$6.00
- Vehicle - \$7.50
- Phones & Tools – \$1.00
- Sub-Total Fixed Costs - \$34.14
- Allowance for chemicals, misc. supplies & unknown - \$15.86
- Total Hourly - \$50.00

Supv Berube noted he has presented the analysis to Harmony West, there is no answer as yet, but there has been some discussion back-and-forth. He further noted if they are going to do any work for the lake or the Harmony West ponds the contracts will be very specific as to what the CDD is going to handle and would exclude extraordinary events.

Discussion continued on irrigation, sprinkler heads, and controllers with Supervisor Berube noting they are doing basic maintenance and anything extraordinary would be separate.

THIRD ORDER OF BUSINESS

Audience Comments

Mr. Kramer inquired if they included benefits.

Supv Berube noted it is. The employees receive a stipend instead of health care. Supervisory is figured into the \$60,000.

Discussion followed on vehicles with Supervisor Berube noting the boats are paid for.

Discussion followed on the cost for an outside vendor to provide the services to Harmony West. It was noted BioTech would charge \$800 to Harmony and Harmony West to do the lake. The thought is they can do the lake for 12 hours per month at \$50 per hour, charging Harmony West 50%.

An unidentified speaker inquired how much time this is going to take away from Harmony CDD staff.

Supv Berube noted Mr. van der Snel feels they can do the lake for less than 12 hours per month. They added 2,000 hours of labor to field services this budget year for sidewalk cleaning, weed eradication and some other minor things. There will be some available labor from the addition.

An unidentified speaker inquired what if Harmony West contributed to the community center so it would be on unified town.

Discussion followed on where a common community center could be built.

An unidentified speaker further addressed a community center noting he had not heard anything about it until a couple of months ago and the problem may be education of the homeowners.

Supv Berube outlined how the community center conversations came to be.

An unidentified speaker addressed the invoices noting there is an invoice for over \$20,000 in legal fees and inquired why.

Supv Kassel noted the invoice from the firm details what the cost were.

Mr. Qualls noted the total of the two months is \$13,000 and they do very detailed invoices.

Discussion continued on legal fees, budget and year to date.

The unidentified speaker addressed bringing the meetings back to Harmony.

Supv Kassel noted they have paid for this space for the year.

Discussion continued on a meeting location with it being noted it will be part of the budget process.

An unidentified speaker addressed being a resident of South Lake and inquired about using the community center.

Supv Berube noted the HOA declined to allow CDD meetings.

FOURTH ORDER OF BUSINESS

Approval of the Minutes

A. November 21, 2019 – Regular Monthly Meeting Minutes

<p>On MOTION by Supv Kassel seconded by Supv Bokunic, with all in favor, the November 21, 2019 regular meeting minutes were approved as amended.</p>
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FIFTH ORDER OF BUSINESS

Subcontractors' Reports

A. Servello

i. Grounds Maintenance Status (*Work Chart*)

Mr. Feliciano reported they have started every other week service. They have a few grass areas to cut back, and annuals have been postponed to the first week of January. For the tree trimming there are a couple of areas that have been pointed out that will be completed on Monday.

One area with questions is H-1 – Blue Lane – all of the trees on in front of homes and not sidewalk and curb.

Supv Berube noted it is a unique situation in this area with the trees being on the home side of the sidewalk. He agrees they should not be going on the home side to trim trees.

Supv Berube noted for H-2 it does not look like any of the trees have been done. Have they gone to H-2?

Mr. Feliciano noted they are going to go through it. For the ones with tree straps they will remove the suckers.

Supv Kassel inquired when they anticipate the tree trimming being completed.

Mr. Feliciano noted Monday.

Supv Berube noted on the conservation areas he noticed they have started pushing some of it back, but it still looks like the conservation areas are moving onto what used to be grassy property.

Mr. Feliciano noted he will look at it with Mr. Betancourt to start pushing some of it back next week.

Supv Berube noted some of the signs look like they have been moved; they are in the ground loose and leaning over. They have to push the conservation areas back.

Mr. Feliciano noted some of the conservation areas were sprayed.

Supv Kassel noted they have been sprayed where there are invasives.

Supv Berube noted overall the property looks good. There are still some weeds in the tree rings.

ii. Proposal 3256 – Dead Tree Removal - \$6,770.00

Discussion followed on Proposal 3256 and the cost.

This item tabled to January.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

i. Update on Billy's Trail Staking

Mr. Boyd reported he does not have an update on Billy's Trail.

Supv Kassel reported it has been staked, Servello brush hogged the area, Mr. van der Snel had a new fence installed. She noted she needs to contact the mower to have the trail mowed.

Mr. Boyd noted Mr. Qualls inquired about a report that there may have been a problem with the way the sewer service was being handled at the old trailer. He spoke with Mr. van der Snel and looked at it himself; what was there was a storage tank that was being pumped out, it was disconnected and hauled away. There are no problems that need to be investigated there. Everything is clean, they are fine.

Supv Kassel noted he is asking for a Phase 1 and Phase 2.

Supv Berube noted there was an email today.

Mr. Qualls noted he forwarded to them.

Supv Berube reported the email from Mr. Fusilier's attorney alleges they had a septic tank in a drain field that was improperly installed, not to code and improperly removed.

At the trailer we had a plastic holding tank, which held 200 gallons of sewage, attached to the sewer line on the trailer, it was above ground and pumped out on a regular basis by a professional company, Kincaid Inc., until they determined that they were going to stop using the restroom and sink in trailer as they had other facilities available and they could stop paying for the sewage hauling. When the trailer was vacated the CDD took their steps, sewage tank, and disconnected the electricity which was connected to the CDD meter. Through his attorney, Mr. Fusilier is alleging the CDD had a septic tank on the site, which they did not.

Supv Farnsworth inquired if there were any chance photographs taken while the prior trailer was in use.

Mr. van der Snel noted there might be.

Mr. Boyd noted there are also records of it being pumped out.

Supv Berube noted the original claim was there was an open sewer on the property. What is there is an open sewer pipe coming from the trailer that can be connected to either a sewer line, a septic tank or a plastic holding tank as the CDD had it.

Supv Kassel addressed the electric and do they give it to him.

Supv Berube noted the electric is on the CDD meter. Counsel has suggested the steps be put back on and they will place a plastic tank there. They can pay to reconnect the electric, but Mr. Fusilier has to supply a meter. The meter there is the CDD's. What Mr. Fusilier is asking for is to remove the trailer completely or make the trailer usable and we can leave it there. It is now a matter of who is going to pay for the electric.

Supv Scarborough noted he does not know why they are thinking about conforming to the demands. They paid for this to begin with.

Supv Berube inquired if he wants to say no to all of it.

Supv Scarborough noted he would. Supv Farnsworth noted the question becomes if they remove the trailer where they are going to put it.

Supv Kassel noted there is going to be a cost to remove the trailer.

Supv Berube noted it \$6,000. He reiterated that they can put the steps back on, reconnect a holding tank, and reconnect the electric to satisfy the demands. The Engineer is telling them they do not have to do anything with a Phase 1 or Phase 2 environmental because the CDD has not put anything in the ground.

An unidentified speaker inquired if on Billy's Trail the gate will remain and be opened as needed.

Supv Kassel noted there may still be cattle there and this way it protects the people and the cattle.

Supv Berube noted Field Services supplied and installed the gate at no cost.

B. District Attorney

i. Update on Servello Landscape Addendum Removing Maintenance of Certain Property – Retail Property & Harmony Golf

Mr. Qualls noted the Servello contract is completed.

Supv Berube addressed the issue with the delamination of the pool noting Mr. Qualls had sent a letter to the pool contractor stating mid-winter they would ask them to come back, drain the pool again, acid wash it and potentially look for additional

delamination of the surface. Should Mr. van der Snel make contact with Pool Works to see what they say before involving Counsel?

Mr. Qualls noted he should.

C. Field Manager

- i. Facilities Maintenance (Parks, Pools, Docks, Boats, etc.)**
- ii. Facility Use Records (Inclusive – Boats & Other)**
- iii. Resident Submittals (Facebook & Direct)**
- iv. Pond Maintenance (Chart & Map)**

Mr. van der Snel inquired if there were any comments or questions.

Supv Farnsworth inquired if Mr. van der Snel knows how to use Windows 10 to print pdfs.

Mr. van der Snel noted currently he scans and prints it.

Discussion continued on operating systems for Mr. van der Snel's computer.

Mr. van der Snel noted a resident contacted him because the sailboat does not have a rudder. A new rudder is about \$600.

On MOTION by Supv Kassel seconded by Supv Bokunic, with all in favor, the purchase of a rudder for the sailboat in the amount of \$600 was approved.
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v. Wetlands Report (Chart & Map)

Supv Farnsworth inquired if the numbers will be straightened out.

Mr. van der Snel noted he believes he did.

vi. Well Permit Application

Mr. van der Snel reported as of today the well is active. It is working and they are hooking it up tomorrow to the garden.

Supv Scarborough inquired how deep they had to drill.

Mr. van der Snel noted it was 430 feet.

Supv Kassel inquired as to the cost.

Mr. van der Snel noted it was \$12,000.

Discussion followed on a bathroom sink being off the wall with it being noted this is the second sink.

vii. Update on the Move of Field Services

Previously addressed.

SEVENTH ORDER OF BUSINESS

District Manager's Report

A. Financial Statements for November 30, 2019

Supv Berube addressed the Unassigned Fund Balance noting it is trending down and will probably stay down for a bit for a number of reasons. He outlined unbudgeted expenses which have happened in the last quarter of calendar year 2019 which are hitting FY 2020. He outlined the Davey Landscaping item and the costs associated with it.

The remediation action for Old World Climbing Fern was addressed.

Discussion followed O&M and Debt Service assessments.

B. Approval of: #236 Invoices, Check Register and Debit Purchases

Supv Berube addressed the website billing.

Ms. Suit noted Inframark billed for emailing and archiving; they have not billed in the past for this and she has requested it be removed from the invoice. We are going to have to start paying for some of this stuff at some point; it is going to have to be a consideration. We are going to take it off the bill because it was something that was not discussed.

On MOTION by Supv Kassel seconded by Supv Berube, with all in favor, the November 30, 2019 financials, Invoice Approval #236, as amended, Check Register and Debit Purchases were approved.

C. Facilities Usage Applications

i. Harmony Community Church – Easter Services 7:00 a.m. to 12:00 p.m.

Supv Berube noted they have routinely given them permission to do Easter services.

On MOTION by Supv Kassel seconded by Supv Scarborough, with all in favor, the facilities usage application for Harmony Community Church Easter Services was approved.

EIGHTH ORDER OF BUSINESS

Old Business

A. Discussion of Boardwalk & Docks

Ms. Suit noted she sent it via email this afternoon.

Supv Kassel requested in the future Mr. Leet send to the District Manager and copy her.

Supv Kassel noted the last time they talked about Site 1, but they had also talked about the possibility of expanding it. Based on the discussion about being a bit tight on funds, I propose if we do anything with it be Site 1 A.

Supv Farnsworth inquired what they are calling Site 1 A.

Mr. Leet noted it was clearer in his email to Supervisor Kassel. He will repackage for next month.

Supv Berube noted he likes the fact that they own the south shore of Buck Lake. If they are going to continue to shape a community center on VC-1, right behind that area is a natural pond with nice features to it. He was thinking about a walk path from community center property onto a path around the pond and extending off the pond at the east end of the property through the woods with another boardwalk at that area, putting a boardwalk in that area. As money permits run a boardwalk coming west all along the Buck Lake shore.

Supv Kassel noted that is an expensive proposal.

Supv Berube addressed keeping Harmony leading edge and Buck Lake a showpiece.

Discussion continued on a proposed project for walking paths, trails and boardwalks and tying it into the community center.

Discussion followed on sprucing up Town Square and the entrances with Supv Berube noting Town Square is the HROA and the east entrance is not the CDDs.

Supv Kassel suggested moving forward with Site 1 A.

Mr. Leet noted he will repackage it and bring it back next month.

B. Discussion of Accessibility Plug-ins

Supv Berube addressed the policy that the website would be purged of anything over seven years old. There are numerous older items still on the website.

Supv Farnsworth noted they are no longer there. He noted there is a problem with the motion for documents that cannot be made screen readable. There is an issue an issue with invoices and it would be his recommendation not to post them on the website but continue to distribute as currently being done.

Mr. Qualls noted the invoices are a public record and are available if someone requests them.

Ms. Suit addressed the debit card receipts.

Supv Farnsworth noted it is the same issue and they need to come out of the agenda package.

Mr. Qualls noted they have adopted a policy and what is being recommended is consistent with the policy. They are not putting items on the website that are not screen readable.

Supv Kassel suggested a note on agenda package stating they are not ADA compliant and if you would like to see them please request from the District Manager.

Ms. Suit addressed numerous public records requests and the possibility it may generate a charge for the records.

Mr. Qualls noted the invoices will continue to be available under public records.

Accessibility Plug-ins

Mr. Qualls noted Supervisor Farnsworth found some technology that helps those who have visual or hearing impairments access the website.

Supv Farnsworth noted the cost is \$45 to have IT install it.

Discussion continued on 'User Ways' for the website.

<p>On MOTION by Supv Farnsworth seconded by Supv Bokunic, with Supv Farnsworth, Supv Bokunic, Supv Berube and Supv Kassel voting aye and Supv Berube voting nay, to add accessibility plug-ins (User Ways at \$45) to the District website was approved.</p>
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Supv Farnsworth reviewed information from the Florida Insurance Alliance noting everything they have suggested doing the District has done with the exception of one area that being in order to be insured you have to pay a third party to do quarterly audits. Where did this come from?

Supv Berube requested Ms. Suit check with the District insurance agency.

Ms. Suit noted she brought it up on the record when they chose to not go with an outside vendor that it was one of the requirements and was something the outside vendors provided in their proposals.

Supv Farnsworth noted there are two places – one being \$1,400 per year and the other is \$1,600 per year.

Ms. Suit noted she provided a third one which included maintaining and updating the website for \$3,000 or \$4,000.

Supv Farnsworth noted the one uses Lighthouse. He is requesting District Counsel get in touch with this vendor to see if they would be willing to handle an audit for the District and what they would charge.

Supv Berube inquired why District Counsel would do this rather than the District Manager.

Supv Scarborough noted it is 100% impossible for them to be ADA compliant without a certificate or a seal.

Supv Farnsworth noted that is not the problem. The problem is with the insurance.

Ms. Suit noted in the last proposal she provided the company provides the insurance with the quarterly audit reports. The District's insurance company has currently not.

Supv Berube noted they do not yet have a requirement from the insurance company.

Ms. Suit noted the insurance company asked if they had and she said they were getting it. For this year there is a little leeway.

Supv Scarborough inquired would it not be up to the insurance company to determine what they would see fit as an audit.

Sup Berube requested Ms. Suit contact the insurance agent to inquire what they require the District to do at this point and if they have an auditor, they can recommend for discussion next month.

NINTH ORDER OF BUSINESS

New Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Topical Subject Discussions

A. Infrastructure Maintenance

- i. Alleyways
 - a. Locations Survey (Map)
 - b. Work Breakdown (Table)
 - c. Cost Estimates (By Task)

- ii. Sidewalks
 - a. Locations Survey (Map)
 - b. Work Breakdown (Table)
 - c. Cost Estimates (By Task)

Supv Farnsworth addressed the Engineer's Report and updating and suggested a camera drone.

Supv Berube requested Supervisor Farnsworth contact Mr. Boyd about the report and what it should encompass.

Mr. Qualls noted anything from a drone would be a public record.

Mr. van der Snel noted he thinks the best monitoring is the staff on the ground.

Supv Bokunic noted there are multiple people within Harmony with drones they could pay for pictures of the lakes, ponds and such.

Supv Berube noted Supv Bokunic will look into it.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Supv Kassel seconded by Supv Scarborough, with all in favor, the meeting was adjourned.

Kristen Suit
Secretary

Steven Berube
Chairman

Fifth Order of Business

5A

5Ai.

Servello & Sons Status Report a/o 1/16/2020 HARMONY CDD SCOPE OF SERVICE / FREQUENCY CHART

Frequency	Type of Service	4-Nov	11-Nov	25-Nov	2-Dec	9-Dec	16-Dec	23-Dec	30-Dec	6-Jan	EVENTS	
Turf Mowing/Trim/Blow												
42 (per year)	Bahia	X	✓		X	✓	X	✓		X	✓	42 of 42
52 (per year)	Sports/Bermuda		X	✓		X	✓		X	✓	52 of 52	
42 (per year)	St. Augustine	✓	X	✓		X	✓		X	✓	42 of 42	
12 (per year)	Meadow Grass Land	X	✓		X	✓		X	✓		12 of 12	
42 (per year)	Hard Surface Edging	X	✓	X	✓	X	✓		X	✓	42 of 42	
18 (per year)	Soft Surface Edging	X	✓		X	✓		X	✓		18 of 18	
42 (per year)	Line Trimming	X	✓	X	✓	X	✓		X	✓	42 of 42	
Turf Weed/Disease Control												
3 + 48hr Service call	Bahia										4 of 4	
3 + 48hr Service call	Sports/Bermuda										4 of 4	
3 + 48hr Service call	St. Augustine										4 of 4	
Turf Fertilization												
3 + 48hr Service call	Bahia										3 of 3	
3 + 48hr Service call	Sports/Bermuda										3 of 3	
3 + 48hr Service call	St. Augustine										3 of 3	
Turf Pest Control												
3 + 48hr Service call	Bahia					X	✓				4 of 4	
3 + 48hr Service call	Sports/Bermuda					X	✓				4 of 4	
3 + 48hr Service call	St. Augustine					X	✓				4 of 4	
1 (per year)	Top Choice					X	✓				2 of 1	
Shrub / Bed Detailing												
4 to 6 week rotation	Shrub Pruning	X	✓	X	✓	X	✓	X	✓	X	✓	38 of 38
4 to 6 week rotation	Shape Ornamentals	X	✓	X	✓	X	✓	X	✓	X	✓	38 of 38
4 to 6 week rotation	Ground Cover	X	✓	X	✓	X	✓	X	✓	X	✓	38 of 38
4 to 6 week rotation	Remove Tree Suckers	X	✓	X	✓	X	✓	X	✓	X	✓	37 of 37
4 to 6 week rotation	Weeding	X	✓	X	✓	X	✓	X	✓	X	✓	37 of 37
4 to 6 week rotation	Trim POOL Palm Trees to 15'										12 of 12	
Tree Pruning												
Maintain Height Only	7' Clearance Walkways										7 of 7	
Maintain Height Only	15' Clearance Roadways										7 of 7	
Tree / Shrub Care												
3 (per year)	Fertilization										3 of 3	
6 (per year)	Inspect / Treat										6 of 6	
Mulching												
1 (per year)	Beds / Tree Rings 2"										1 of 1	
1 (per year)	Playgrounds										1 of 1	
1 (per year)	Privacy Berms										1 of 1	
Annual Flowers												
4 (per year)	Flowers(1600 per change out)								X	✓	5 of 4	

Week Number

per/Year

Tasks
Calendar Year 2018

5Aii.



261 Springview Commerce Drive
DeBary, FL 32713
Telephone 386-753-1100
Fax 386-753-1106

Date	Proposal #
01/16/2020	3478

Submitted To	Project
Harmony CDD Gerhard van der Snel 210 North University Drive Suite 702 Coral Springs, FL 33071	Harmony CDD 7360 Five Oaks Dr. Harmony, FL 34773

Scope

We propose to furnish the following scope of work to complete Harmony CDD.

Removal and Install Trees

Removal of Dead Trees at the following addresses below and Install New Matching Trees. Removal and Flush cut Dead Trees located in Lake Shore Park. Removal and Flush cut dead trees at Lake Shore Park. Locations; West of Bathrooms, behind Volleyball Court, Five Oaks West, across from the Lakes along Golf Course and East Lake.

Description	Quantity	Unit	Price
3344 Primrose way			0.00
Removal of dead "Live Oak Tree"	1.00	EA	400.00
Install "Live Oak Tree" 2.5" Caliper	1.00	EA	720.00
Pro 40 Kit	1.00		40.00
7042 Buttonbush Loop			0.00
Removal of dead "Sycamore Tree"	1.00	EA	400.00
Install "Sycamore Tree" 2.5" Caliper	1.00	EA	720.00
Pro 40 Kit	1.00		40.00
7019 Buttonbush Loop			0.00
Removal of dead "Sycamore Tree"	1.00	EA	400.00
Install "Sycamore Tree" 2.5" Caliper	1.00	EA	720.00
Pro 40 Kit	1.00		40.00
3332 Braken Fern			0.00
Removal of dead "Maple Tree"	1.00	EA	400.00
	1.00	EA	720.00

Harmony CDD

Removal and Install Trees

Removal of Dead Trees at the following addresses below and Install New Matching Trees. Removal and Flush cut Dead Trees located in Lake Shore Park. Removal and Flush cut dead trees at Lake Shore Park. Locations; West of Bathrooms, behind Volleyball Court, Five Oaks West, across from the Lakes along Golf Course and East Lake.

Description	Quantity	Unit	Price
Install "Maple Tree" 2.5" Caliper			
Pro 40 Kit	1.00		40.00
Arbor Services	0.00	Hr	0.00
Stump Grind Tree Trunks at the addresses above	1.00	Hr	600.00
Debris Removal/ Flush cut dead trees	8.00	EA	1,250.00
Install Sycamore Trees across from the School			0.00
Install "Sycamore Trees" 2.5 Caliper	2.00	EA	1,440.00
Pro 40 Kit	2.00		80.00

Subtotal Removal and Install Trees 8,010.00

Project Total \$8,010.00

Harmony CDD

Proposal # 3478

Project Total

\$8,010.00

Terms & Conditions

Plant material is guaranteed for controlable insects and disease only when a horticulture program is in place through Servello & Son, Inc. Plant damage due to drought is only covered when an irrigation agreement is in place through Servello & Son, Inc. and the Client signs off on needed repairs as they are brought to the Clients attention. Servello & Son, Inc. will not be responsible for plant damage due to catastrophic events such as: Hurricanes, Floods, Fire, Lightning, Freeze, and severe drought (no recorded rainfall for 30 days). Irrigation parts will be guaranteed against defect and improper installation for a period of (1) one year.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from the above specifications will be executed only upon written authorization and billed accordingly. Servello & Son, Inc. is a drug free workplace and carries workers compensation insurance.

By: Pedro Betancourt 1/16/2020 Accepted: _____
 Servello & Son, Inc. Date Harmony CDD Date

The above prices, specifications and conditions are accepted. Not valid after 30 days. Full payment is due upon completion.
All jobs equal to or totaling a price of \$10,000.00 and above: A minimum 40% draw is required to schedule and start the job.

Sixth Order of Business

6C.

6Ci.

December/January 2019

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
- Routine check on Play areas for safety and wasp nests.
- Painting benches ongoing. Swapping new non steel benches at Splash pad finalized
- RV lot fencing permit is pending
- Installed water supply station at Office.
- Added 18 Tons of shell rock at garden shed by request Garden coordinator.
- Used Back hoe on tractor for installing Water station at Office.
- Well installation finalized.
- Mitigation project continued at Schoolhouse/East of Dog park area. This area will be finished January 2020 see report.
- Play area for Middlebrook Place pending.
- Tower at East entrance cleaned out.
- Replaced window decals on vehicles.
- Installation marker poles and gate at new Billy trail finalized.
- Sidewalk grinding project started 12/03/2019.
- Power washing project has started. Boulevards and The Estates completed.
- Replaced Soccer nets.
- Bark Central out of Maintenance CDD. Trash and Dog potty will be maintained.

Ponds

- See Pond report.

Irrigation

- All Clocks inspected & adjusted as needed.
- Shut down all irrigation Non CDD related property.
- Maxicomm fully functional.

Pools Operations

- Pools checked, chemically balanced and cleaned daily.
- Splash pad will have to be repaired. Scheduled beginning February
- Ashley Park Access system repaired.
- Yearly maintenance Chemical balance equipment performed.

Boat Maintenance

- All propellers weekly checked.
- Sailboat active.

Buck Lake Activities

- Boat Orientation held at the Dock, 12 Attended

Access Cards

- Approximately 21 ID cards have been made this month.

End of report

6C.ii.

HARMONY CDD

Gerhard van der Snel

Date	Resident	Time	M W Th	F S	Total Pass	20' Pont	16' Pont	16' SunTrk	18' Bass	Tracker Bass	Canoe	Kayak	Comments
12/6/2019	Michael Giberson	8:00 - 11:00 AM			2					X			
12/7/2019	Larry Crouch	8:00 - 11:00 AM			2		X						
12/7/2019	neville pennington	8:30 - 11:30 AM			2					X			
12/7/2019	Brett Leffew	11:00 - 2:00 PM			3			X					
12/7/2019	John Howard	2:00 - 4:00 PM			5	X							
12/8/2019	Donald Rice	7:30 - 10:30 AM		X	2		X						
12/8/2019	neville pennington	8:00 - 10:30 AM		X	2					X			
12/8/2019	Hannah James	10:00 - 12:00 PM		X	3			X					
12/8/2019	Krystal Cohen	10:00 - 12:00 PM		X	6	X							
12/8/2019	Kory Benken	11:00 - 2:00 PM		X	2					X			
12/9/2019	Larry Crouch	8:00 - 11:00 AM	X		2		X						
12/11/2019	Larry Crouch	8:00 - 11:00 AM			2		X						
12/11/2019	Sara Giroux	2:00 - 4:00 PM			3	X							
12/12/2019	Joshua DuPre	1:00 - 4:00 PM			4				X				
12/13/2019	Cherry Young	7:30 - 10:30 AM			4				X				
12/14/2019	Joe Brotzman	7:30 - 10:30 AM			2				X				
12/14/2019	David Shank	7:30 - 10:30 AM			3					X			
12/14/2019	KEVIN SHEA	10:00 - 12:00 PM			8	X							
12/14/2019	Reynaldo Milliam Velazquez	2:30 - 4:00 PM			8	X							
12/15/2019	Donald Rice	7:30 - 10:30 AM		X	2		X						
12/15/2019	neville pennington	8:00 - 11:00 AM		X	2					X			
12/15/2019	neville pennington	8:00 - 11:00 AM		X	2					X			
12/15/2019	David Shank	8:00 - 10:00 AM		X	6	X							
12/15/2019	Patrick Conley	11:00 - 1:00 PM		X	5				X				
12/15/2019	KEVIN SHEA	12:00 - 2:00 PM		X	8	X							
12/15/2019	David Bronson	3:00 - 4:00 PM		X	3				X				
12/15/2019	Richard Mason	3:00 - 4:00 PM		X	2		X						
12/18/2019	Larry Crouch	8:00 - 11:00 AM			2		X						
12/18/2019	Donald Robinson	12:00 - 2:00 PM			2	X							

17 38 442 36 23 27 15 13 4 12

Total

Passengers:

442

Total Trips: 130

Date	Resident	Time	M W Th	F S	Total Pass	20' Pont	16' Pont	16' SunTrk	18' Bass	Tracker Bass	Canoe	Kayak	Comments
12/20/2019	Larry Crouch	8:00 - 11:00 AM			2		X						
12/21/2019	David Shank	7:30 - 10:30 AM			3					X			
12/21/2019	Edens Henrius	11:00 - 1:00 PM			6	X							
12/21/2019	David Bronson	2:00 - 4:00 PM			3			X					
12/21/2019	Sara Giroux	2:30 - 4:00 PM			8	X							
12/22/2019	Donald Rice	7:30 - 10:30 AM		X	2		X						
12/22/2019	Donald Rice	7:30 - 10:30 AM		X	2				X				
12/22/2019	Jonathan Platt	8:00 - 11:00 AM		X	2					X			
12/22/2019	Mark Wienbarg	10:00 - 11:30 AM		X	8	X							
12/22/2019	David Bronson	2:00 - 4:00 PM		X	3	X							
12/22/2019	Richard Mason	2:00 - 4:00 PM		X	3			X					
12/23/2019	millie murray	7:30 - 9:30 AM	X		5	X							
12/26/2019	neville pennington	8:30 - 11:30 AM			1				X				
12/26/2019	Barbara Gabel	10:00 - 1:00 PM			6			X					
12/26/2019	Timothy Dwyer	10:30 - 12:30 PM			7	X							
12/27/2019	Jonathan Platt	7:30 - 10:30 AM			2					X			
12/27/2019	Larry Crouch	8:00 - 11:00 AM			2		X						
12/27/2019	neville pennington	9:00 - 12:00 PM			1				X				
12/27/2019	Richard Mason	3:00 - 4:00 PM			2	X							
12/28/2019	neville pennington	8:00 - 11:00 AM			1				X				
12/28/2019	Larry Crouch	8:00 - 11:00 AM			2		X						
12/28/2019	Kory Benken	8:00 - 11:00 AM			3					X			
12/28/2019	cathryn ortiz	11:00 - 1:00 PM			6	X							
12/28/2019	Mauricio Perez	12:00 - 3:00 PM			4			X					
12/28/2019	ELIZABETH MURRAY	2:00 - 3:30 PM			1							X	
12/28/2019	ELIZABETH MURRAY	2:00 - 3:30 PM			1							X	
12/28/2019	ELIZABETH MURRAY	2:00 - 2:00 PM			1							X	
12/28/2019	ELIZABETH MURRAY	2:00 - 3:30 PM			1							X	
12/28/2019	ELIZABETH MURRAY	2:00 - 2:00 PM			1							X	
12/28/2019	ELIZABETH MURRAY	2:00 - 2:00 PM			1							X	
12/28/2019	Jason Baker	3:00 - 4:00 PM			6	X							
12/29/2019	Donald Rice	7:30 - 10:30 AM		X	2				X				
12/29/2019	Kory Benken	8:00 - 11:00 AM		X	3					X			

17 38 442 36 23 27 15 13 4 12

Total

Passengers:

442

Total Trips: 130

Date	Resident	Time	M W Th	F S	Total Pass	20' Pont	16' Pont	16' SunTrk	18' Bass	Tracker Bass	Canoe	Kayak	Comments
12/29/2019	David Bronson	10:00 - 12:00 PM		X	3	X							
12/29/2019	Patrick Conley	11:00 - 1:00 PM		X	2			X					
12/29/2019	Tamiko Radcliff	11:00 - 2:00 PM		X	4		X						
12/29/2019	Edens Henrius	2:00 - 4:00 PM		X	6	X							
12/30/2019	Amber Sorrough	8:00 - 10:30 AM	X		1							X	
12/30/2019	Amber Sorrough	8:00 - 10:30 AM	X		1							X	
12/30/2019	Amber Sorrough	8:00 - 10:30 AM	X		1							X	
12/30/2019	Larry Crouch	8:00 - 11:00 AM	X		2		X						
12/30/2019	Amber Sorrough	8:00 - 10:30 AM	X		1							X	
12/30/2019	Debra Edwards	9:30 - 12:30 PM	X		3			X					
12/30/2019	Bernard Scarpa	10:00 - 12:00 PM	X		8	X							
12/30/2019	Debra Edwards	1:00 - 4:00 PM	X		3			X					
12/30/2019	David Bronson	2:00 - 4:00 PM	X		3	X							
1/2/2020	Jonathan Platt	7:30 - 10:30 AM			2					X			
1/2/2020	Hannah James	10:00 - 12:00 PM			4			X					
1/2/2020	Donald Robinson	12:00 - 2:00 PM			4	X							
1/2/2020	cathryn ortiz	2:00 - 4:00 PM			6			X					
1/3/2020	Martin Koerner	7:30 - 10:30 AM			4			X					
1/3/2020	Larry Crouch	8:00 - 11:00 AM			2		X						
1/3/2020	Jonathan Platt	1:00 - 4:00 PM			2					X			
1/3/2020	Miguel Ramos	2:00 - 4:00 PM			2						X		
1/3/2020	Miguel Ramos	2:00 - 4:00 PM			2						X		
1/3/2020	Miguel Ramos	2:00 - 4:00 PM			1							X	
1/3/2020	Miguel Ramos	2:00 - 4:00 PM			1							X	
1/3/2020	David Bronson	2:00 - 4:00 PM			3	X							
1/4/2020	Martin Koerner	7:30 - 10:30 AM			5			X					
1/4/2020	Ray Walls	8:00 - 11:00 AM			3		X						
1/4/2020	Eric Nelson	12:00 - 2:00 PM			6	X							
1/4/2020	Brittni Battaglia	1:00 - 4:00 PM			3			X					
1/4/2020	Brittni Battaglia	1:00 - 4:00 PM			3			X					
1/5/2020	Donald Rice	7:30 - 10:30 AM		X	2		X						
1/5/2020	Jonathan Platt	7:30 - 10:30 AM		X	2					X			
1/5/2020	Steven Sepulveres	9:30 - 11:30 AM		X	6	X							

17 38 442 36 23 27 15 13 4 12

Total

Passengers:

442

Total Trips: 130

Date	Resident	Time	M W Th	F S	Total Pass	20' Pont	16' Pont	16' SunTrk	18' Bass	Tracker Bass	Canoe	Kayak	Comments
1/5/2020	Miguel Ramos	10:00 - 2:00 PM		X	2							X	
1/5/2020	Miguel Ramos	10:00 - 2:00 PM		X	2							X	
1/5/2020	Kory Benken	2:00 - 4:00 PM		X	5	X							
1/6/2020	Martin Koerner	7:30 - 10:30 AM	X		5			X					
1/6/2020	Larry Crouch	9:00 - 12:00 PM	X		2		X						
1/6/2020	Cyrene Mills	12:00 - 2:00 PM	X		6	X							
1/8/2020	Martin Koerner	7:30 - 10:00 AM			3					X			
1/8/2020	Cyrene Mills	10:00 - 12:00 PM			5	X							
1/8/2020	Louise Triplett	2:00 - 3:30 PM			8	X							
1/9/2020	Larry Crouch	8:00 - 11:00 AM			2		X						
1/9/2020	Wayne Triplett	1:30 - 3:30 PM			6	X							
1/10/2020	Michael Giberson	8:00 - 11:00 AM			2				X				
1/10/2020	Daniel Drake	9:00 - 12:00 PM			6			X					
1/11/2020	Madeline Visciano	7:30 - 10:30 AM			3				X				
1/11/2020	Kory Benken	8:30 - 11:30 AM			3					X			
1/11/2020	Ken Franson	10:00 - 12:00 PM			4		X						
1/11/2020	Daniel Drake	11:00 - 2:00 PM			6			X					
1/11/2020	Reynaldo Milliam Velazquez	12:00 - 2:00 PM			8	X							
1/12/2020	David Shank	7:30 - 10:30 AM		X	3					X			
1/12/2020	Donald Rice	7:30 - 10:30 AM		X	2		X						
1/12/2020	Daniel Drake	8:00 - 11:00 AM		X	6			X					
1/12/2020	Luke Newcomer	8:30 - 11:30 AM		X	2				X				
1/12/2020	Jerome Schletter	1:00 - 4:00 PM		X	2		X						
1/12/2020	Wayne Triplett	2:00 - 4:00 PM		X	6	X							
1/12/2020	Cyrene Mills	2:00 - 4:00 PM		X	4	X							
1/13/2020	Le Drake	8:00 - 11:00 AM	X		6			X					
1/13/2020	Dianna Ashton	10:00 - 12:30 PM	X		5			X					
1/13/2020	Dianna Ashton	10:00 - 12:00 PM	X		7	X							
1/15/2020	neville pennington	8:00 - 11:00 AM			2				X				
1/15/2020		12:30 - 2:30 PM			4	X							
1/15/2020	Hannah James	1:00 - 3:00 PM			2			X					
1/15/2020	Debra Edwards	1:00 - 4:00 PM			4		X						

17 38 442 36 23 27 15 13 4 12

Total

Passengers:

442

Total Trips: 130

Date	Resident	Time	M	F	S	Total	20'	16'	16'	18'	Tracker	Canoe	Kayak	Comments
			W	S	Pass	Pont	Pont	SunTrk	Bass	Bass				
			Th											
1/16/2020	Justin Helton	7:30 - 10:30 AM			2			X						
1/16/2020	neville pennington	8:00 - 11:00 AM			2					X				
1/16/2020	Donald Robinson	11:00 - 1:00 PM			4	X								
				17	38	442	36	23	27	15	13	4	12	
						Total								
						Passengers:								
						442								
						Total Trips: 130								

6C.iii.

Facebook report December/January 2019.

On an average of 10 times per month new and existing residents contact me for information regarding obtaining Pool ID access Cards. This is filtered on this report.

On December 18th a resident reported a TOHO Water meter damage at Dog Park. CDD reported it to TOHO.

On December 22nd a resident reported an overflowing Dog potty. CDD resolved issue.

On December 30th a resident requested an extra boat reservation. Request approved.

On January 8th a resident reported damage to a street light at the main Entrance West. CDD already reported damage.

On January 12th a resident reported empty dog potty bags on Lakeshore Park. CDD replenished.

On January 16th a resident requested the Dog Park around the paved area to be barricaded for the grass to come back.

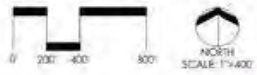
End of report.

6C.iv.

Harmony Community Development District Field Services Monthly Pond Report

#	Pond Name	Acres	<div style="display: flex; justify-content: space-around; font-size: small;"> Duckweed Algae Cattail Pennywort Grasses Spartan </div>					December 2019 (End-of-Month Status)		Treatment Plan * SeClear G - Algae * Komeen Crystals - Hydrilla * SonarOne - Hydrilla * Diquat - Lateral plants
			SEVERITY: L1=minimal L2=moderate L3=significant L4=extreme Blank = indicates non issue					Current Treatment & Treatment Needs		
Map Quickview, click here Internet access not required										
Map links below Require Internet										
1	Rosewood - W.	1.4					L1			
2	Rosewood - C.	1.0					L1			
3	Rosewood - N.	2.3				L1				
4	Hawthorne	3.7	L1				L1			
5	Cherry Hill	2.8	L1							
6	Long Pond - W.	3.1					L1			
7	Long Pond - E.	3.1					L1			
8	Cypress 2	3.5	L1							
9	Dog Park Tr.	1.0					L1			
10	Birchwood	3.0					L1			
11	Drake 2 - N.	1.8	L1							
12	Drake 2 - E.	1.7	L1							
13	Golf Course	1.5	L1							
14	Golf Course	1.5	L1							
15	Golf Course	4.0	L1							
16	Golf Course	3.4	L1							
17	Golf Course	1.4	L1							
18	Golf Course	2.0	L2							
19	Golf Course	5.3	L1							
20	Golf Course	3.5								
21	Golf Course	2.3	L1							
22	Golf Course	3.2	L2							
23	Golf Course	2.0	L1							
24	Golf Course	2.0	L1							
25	Golf Course	0.5	L2							
26	Golf Course	0.7								
27	Golf Course	0.7	L2							
28	Golf Course	1.3	L1							
29	Golf Course	1.2	L1							
30	Golf Course	2.3	L1							
31	Golf Course	1.1	L2							
32	Golf Course	2.0	L1							
33	West Lake - S.	1.3	L1							
34	West Lake - C.	0.0						Future pond, not active		
35	West Lake - N.	0.0						Future pond, not active		
36	North Lake	0.0						Future pond, not active		
37	East Lake - E.	3.0				L1				
38	East Lake - W.	0.5				L1				
39	South Lake - N.	3.3				L1				
40	South Lake - E.	1.4				L1				
41	South Lake - W.	2.3	L1							
42	South Lake - S.	5.2	L1							
43	Waterside	3.0	L2							
44	DOT [192 - E.]	6.0			L1					
45	DOT [192 - C.]	3.6			L1					
46	DOT [192 - W.]	2.0			L2					
47	Maintenance	0.4			L1					
TOTAL ACRES		102.3	Total size (in acres) of all ponds combined							
AVG. TREATED ACRES		20.5	Average treated pond area is roughly 20%							

Additional Notes: I have not had Tom treat any ponds this month. I have been checking on them weekly to make sure there are no problems that have occurred. I have been pulling any trash and debris from the rain and the strong winds we received. They are doing well and are not having problems with any invasive weeds at this time, so I have not treated any this month at all.



AREAS BEING MAINTAINED BY THE HARMONY CDD

- LEGEND**
- DRAINAGE ARROWS
 - Community Parks & Open Spaces
 - Undeveloped Open Spaces
 - CDD AND/OR TDOT EASEMENTS FOR INGRESS / EGRESS, MAINTENANCE AND CONSTRUCTION
 - Highway U.S. 192 Median & R.O.W.
 - Harmony CDD Boundary
 - Water Surface
 - Conservation Areas

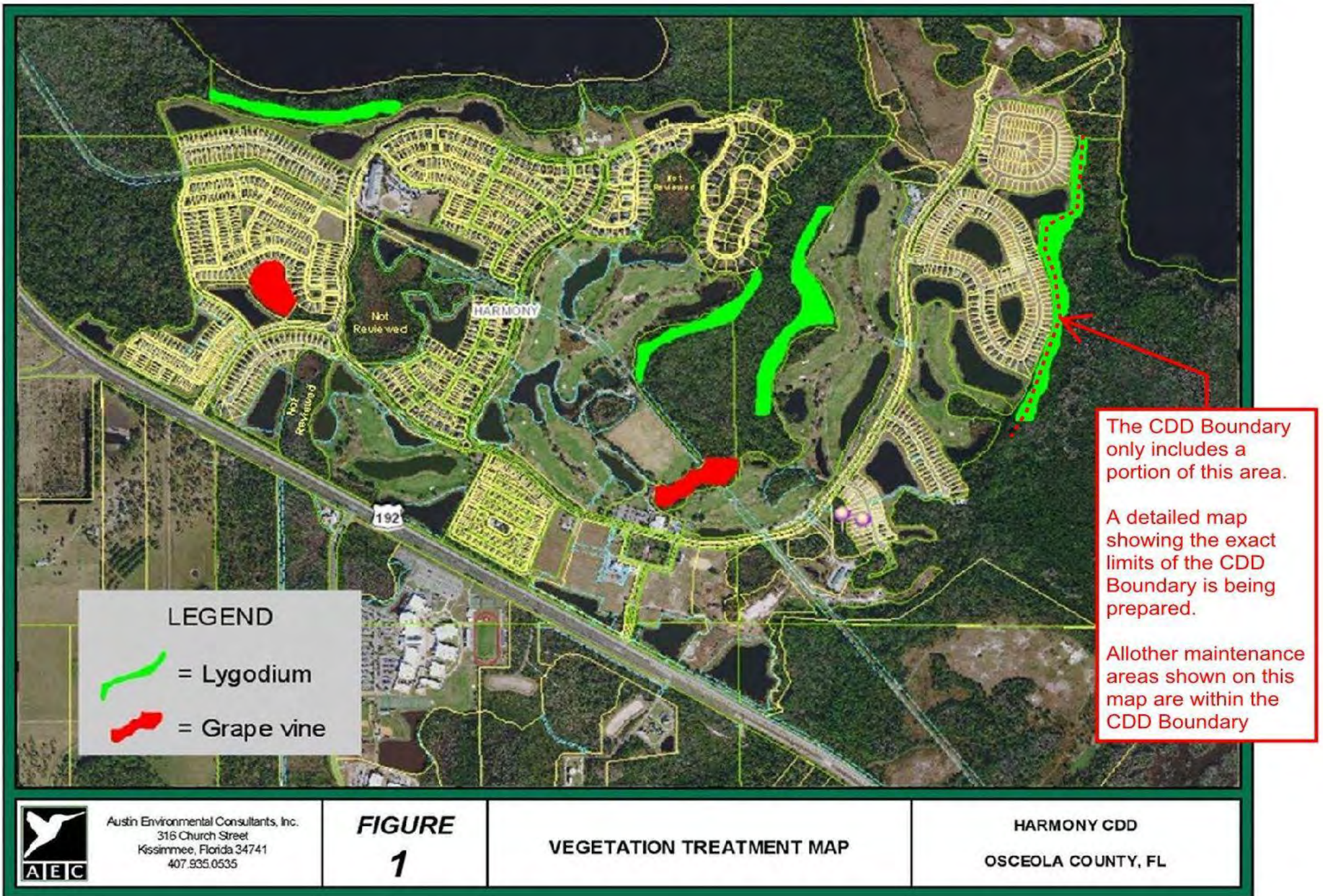
6C.v.

Harmony Community Development District Field Services Monthly Wetlands Report

#	Maintenance Area Name	Acres	Invasive Species VEGETATION IDENTIFICATION Infestation Severity High, Medium, Low	December 2019 (End-of-Month Status) Prescribed Treatment	Treatment Status Pending Activities Percent Complete
Map Tab Shows Local QuickMap Click Links Below For Internet Maps					
1	Buck Lake - South	0.0?	LYGODIUM HIGH	RoundUp	Treating all of the Conservation Area that runs along Buck Lake
2	Green - South	0.0?	GRAPEVINE MEDIUM		
3	Golf Course - West	0.0?	LYGODIUM HIGH		
4	Golf Course - East	0.0?	LYGODIUM HIGH		
5	Golf Course - South	0.0?	GRAPEVINE MEDIUM		
6	The Lakes - East	0.0?	LYGODIUM HIGH		
7	{Future}	--	----		
8	{Future}	--	----		
9	{Future}	--	----		
10	{Future}	--	----		
11	{Future}	--	----		
12	{Future}	--	----		
13	{Future}	--	----		
14	{Future}	--	----		

TOTAL ACRES	0.0	Total size (in acres) of all foliage maintenance areas
AVG. TREATED ACRES	0.0	Average infested foliage treated area is roughly 20 %

Additional Notes: This month we have continued the treatment of all of the conservation area that runs along Buck Lake. This is not only what they marked but continues the whole stretch heading out to the Estates because there is significant lygodium growing once you pass Lakeshore park. We have also started to treat the area along Schoolhouse that runs back and along the side of the large dog park due to the different conditions after rains and wind direction. After we had a lot of rain we had to stop treatment out by the lake because of the wet conditions.



Seventh Order of Business

7A

MEMORANDUM

TO: Board of Supervisors, Harmony CDD
FROM: Helena Randel, Accountant II
CC: Kristen Suit, District Manager
DATE: January 15, 2020
SUBJECT: December 2019 Financials

Please find the attached December 2019 financial report. During your review, please keep in mind that the goal is for revenue to meet or exceed the annual budget and for expenditures to be at or below the annual budget. To assist with your review, an overview of each District fund is provided below. Should you have any questions or require additional information, please contact me at Helena.Randel@Inframark.com.

General Fund

- Total Revenue through December is approximately 53% of the annual budget.
 - Special Assessments-Tax Collector-VC1 - FY18 & FY19 VC1 debt service assessments in the amount of \$56,596 were paid from the general fund.
 - Insurance Reimbursements - sign, post and shrub damage claim.
- Total Expenditures through December are at 28% of the annual budget.
 - ▶ Administrative
 - Postage and Freight - FedEx services and reimbursements to Inframark.
 - Rental-Meeting Room - FY20 room rental services were recorded as a prepayment, when paid in Sept. 2019, then moved to 'Rental-Meeting Room' in October 2019.
 - Misc.-Property Taxes - FY20 debt service payment on VC1 to be paid in March 2020.
 - Misc.-Contingency - Includes a Centerstate bank fee and reimbursements to Inframark for GoDaddy office 365 e-mail, archiving and domain renewal services.
 - ▶ Field
 - ProfServ-Field Management - Florida Resource Mgmt services and health/life insurance.
 - ▶ Landscaping Services
 - R&M-Trees and Trimming- Lift and thinning of community trees.
 - ▶ Utilities
 - Electricity-General - Services provided by OUC.
 - Electricity-Streetlighting - Services provided by OUC.
 - ▶ Operation & Maintenance
 - Communication-Telephone - Sprint Solutions.
 - Utility-Refuse Removal - Waste Connections of Florida.
 - R&M-User Supported Facility - Pud amendment services and application fee.
 - Misc.-Contingency - Printers (2), Adobe Acrobat Pro, hedge trimmer, iCloud storage, plastic shelving, work boots, job posting and ancillary costs.
 - Capital Outlay-Other - Playground equipment deposit and 4" well.
 - Reserve-Renewal & Replacement - Costs associated with trailer (trench \$1,500, disconnect power and move service \$6,380, truck rental and container lease \$580, installation of shell area \$6,300).
- In FY 2019, the general fund loaned the series 2015 debt service fund \$53,231.95 to cover a shortfall. This loan has been repaid.
- In FY 2020, the general fund loaned the series 2015 debt service fund \$4,658.20 to cover a shortfall.

HARMONY

Community Development District

Financial Report

December 31, 2019

Prepared by



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FINANCIAL STATEMENTS

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Debt Service Funds	5 - 6

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Non-Ad Valorem Special Assessments	7
Cash and Investment Report	8

HARMONY

Community Development District

Financial Statements

(Unaudited)

December 31, 2019

Balance Sheet
December 31, 2019

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2014 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 697,848	\$ -	\$ -	\$ 697,848
Accounts Receivable	200	-	-	200
Due From Other Funds	-	91,660	68,843	160,503
Investments:				
Certificates of Deposit - 6 Months	105,624	-	-	105,624
Money Market Account	1,039,258	-	-	1,039,258
Prepayment Account	-	-	206,946	206,946
Reserve Fund	-	607,313	340,000	947,313
Revenue Fund	-	851,392	437,590	1,288,982
Prepaid Items	398	-	-	398
TOTAL ASSETS	\$ 1,843,328	\$ 1,550,365	\$ 1,053,379	\$ 4,447,072
<u>LIABILITIES</u>				
Accounts Payable	\$ 35,683	\$ -	\$ -	\$ 35,683
Accrued Expenses	11,300	-	-	11,300
Due To Other Funds	160,503	-	-	160,503
TOTAL LIABILITIES	207,486	-	-	207,486
<u>FUND BALANCES</u>				
Nonspendable:				
Prepaid Items	398	-	-	398
Restricted for:				
Debt Service	-	1,550,365	1,053,379	2,603,744
Assigned to:				
Operating Reserves	423,528	-	-	423,528
Reserves-Renewal & Replacement	92,370	-	-	92,370
Reserves - Self Insurance	50,000	-	-	50,000
Reserves - Sidewalks & Alleyways	153,208	-	-	153,208
Unassigned:	916,338	-	-	916,338
TOTAL FUND BALANCES	\$ 1,635,842	\$ 1,550,365	\$ 1,053,379	\$ 4,239,586
TOTAL LIABILITIES & FUND BALANCES	\$ 1,843,328	\$ 1,550,365	\$ 1,053,379	\$ 4,447,072

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2019

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>REVENUES</u>				
Interest - Investments	\$ 6,000	\$ 1,500	\$ 2,449	\$ 949
Interest - Tax Collector	-	-	22	22
Special Assmnts- Tax Collector	1,876,212	1,500,968	1,043,608	(457,360)
Special Assessments-Tax Collector-VC10	(22,435)	(17,947)	(56,596)	(38,649)
Special Assmnts- Discounts	(75,048)	(60,040)	(41,138)	18,902
Access Cards	1,200	300	290	(10)
Insurance Reimbursements	-	-	891	891
Facility Revenue	300	75	500	425
User Facility Revenue	12,600	3,150	-	(3,150)
TOTAL REVENUES	1,798,829	1,428,006	950,026	(477,980)

EXPENDITURES

Administration

P/R-Board of Supervisors	11,200	2,799	2,000	799
FICA Taxes	857	213	153	60
ProfServ-Arbitrage Rebate	1,200	-	-	-
ProfServ-Dissemination Agent	1,500	-	-	-
ProfServ-Engineering	7,500	1,875	1,085	790
ProfServ-Legal Services	75,000	18,750	15,929	2,821
ProfServ-Mgmt Consulting Serv	64,985	16,246	16,246	-
ProfServ-Property Appraiser	779	-	-	-
ProfServ-Special Assessment	8,822	8,822	8,822	-
ProfServ-Trustee Fees	10,024	-	-	-
Auditing Services	4,355	-	-	-
Postage and Freight	750	189	365	(176)
Rental - Meeting Room	4,200	1,050	3,600	(2,550)
Insurance - General Liability	27,867	27,867	22,888	4,979
Printing and Binding	2,000	501	120	381
Legal Advertising	900	225	-	225
Misc-Property Taxes	26,600	21,280	-	21,280
Misc-Records Storage	150	39	-	39
Misc-Assessmnt Collection Cost	37,524	30,020	20,050	9,970
Misc-Contingency	2,600	651	782	(131)
Office Supplies	150	39	-	39
Annual District Filing Fee	175	175	175	-
Total Administration	289,138	130,741	92,215	38,526

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Field</u>				
ProfServ-Field Management	290,000	72,501	73,151	(650)
Total Field	290,000	72,501	73,151	(650)
<u>Landscape Services</u>				
Contracts-Mulch	61,000	15,249	14,921	328
Contracts - Landscape	278,000	69,501	69,112	389
Cntrs-Shrub/Grnd Cover Annual Svc	157,000	39,249	38,742	507
R&M-Irrigation	15,000	3,750	1,668	2,082
R&M-Trees and Trimming	25,000	6,249	22,400	(16,151)
Miscellaneous Services	27,475	6,870	3,853	3,017
Total Landscape Services	563,475	140,868	150,696	(9,828)
<u>Utilities</u>				
Electricity - General	32,000	8,001	8,254	(253)
Electricity - Streetlighting	88,000	21,999	24,466	(2,467)
Utility - Water & Sewer	150,000	37,500	33,451	4,049
Total Utilities	270,000	67,500	66,171	1,329
<u>Operation & Maintenance</u>				
Communication - Telephone	4,500	1,125	1,292	(167)
Utility - Refuse Removal	3,000	750	775	(25)
R&M-Ponds	10,000	2,499	2,085	414
R&M-Pools	25,000	6,249	5,072	1,177
R&M-Roads & Alleyways	5,000	1,251	-	1,251
R&M-Sidewalks	15,000	3,750	1,807	1,943
R&M-Vehicles	20,000	5,001	2,984	2,017
R&M-User Supported Facility	12,600	3,150	3,320	(170)
R&M-Equipment Boats	7,500	1,875	1,541	334
R&M-Parks & Facilities	70,000	17,499	6,045	11,454
Miscellaneous Services	2,400	600	1,250	(650)
Misc-Contingency	9,000	2,250	1,396	854
Misc-Security Enhancements	7,500	1,875	1,047	828
Op Supplies - Fuel, Oil	5,000	1,251	831	420
Cap Outlay - Other	5,000	5,000	24,875	(19,875)
Cap Outlay - Vehicles	20,000	20,000	15,451	4,549
Reserve - Renewal&Replacement	-	-	14,760	(14,760)
Reserve - Sidewalks & Alleyways	60,000	60,000	-	60,000
Total Operation & Maintenance	281,500	134,125	84,531	49,594

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
TOTAL EXPENDITURES	1,694,113	545,735	466,764	78,971
Excess (deficiency) of revenues Over (under) expenditures	104,716	882,271	483,262	(399,009)
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	104,716	-	-	-
TOTAL FINANCING SOURCES (USES)	104,716	-	-	-
Net change in fund balance	\$ 104,716	\$ 882,271	\$ 483,262	\$ (399,009)
FUND BALANCE, BEGINNING (OCT 1, 2019)	1,152,580	1,152,580	1,152,580	
FUND BALANCE, ENDING	\$ 1,257,296	\$ 2,034,851	\$ 1,635,842	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 1,000	\$ 249	\$ 3,678	\$ 3,429
Special Assmnts- Tax Collector	1,255,895	1,004,715	702,706	(302,009)
Special Assmnts- Discounts	(50,235)	(40,187)	(27,700)	12,487
TOTAL REVENUES	1,206,660	964,777	678,684	(286,093)
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	25,118	20,094	13,500	6,594
Total Administration	25,118	20,094	13,500	6,594
<u>Debt Service</u>				
Principal Debt Retirement	615,000	-	-	-
Principal Prepayments	-	-	70,000	(70,000)
Interest Expense	571,213	285,606	285,606	-
Total Debt Service	1,186,213	285,606	355,606	(70,000)
TOTAL EXPENDITURES	1,211,331	305,700	369,106	(63,406)
Excess (deficiency) of revenues Over (under) expenditures	(4,671)	659,077	309,578	(349,499)
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(4,671)	-	-	-
TOTAL FINANCING SOURCES (USES)	(4,671)	-	-	-
Net change in fund balance	\$ (4,671)	\$ 659,077	\$ 309,578	\$ (349,499)
FUND BALANCE, BEGINNING (OCT 1, 2019)	1,240,787	1,240,787	1,240,787	
FUND BALANCE, ENDING	\$ 1,236,116	\$ 1,899,864	\$ 1,550,365	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 300	\$ 75	\$ 3,832	\$ 3,757
Special Assmnts- Tax Collector	1,029,367	823,495	527,779	(295,716)
Special Assmnts- Prepayment	-	-	203,021	203,021
Special Assmnts- Discounts	(41,175)	(32,940)	(20,805)	12,135
TOTAL REVENUES	988,492	790,630	713,827	(76,803)
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	20,587	16,471	10,140	6,331
Total Administration	20,587	16,471	10,140	6,331
<u>Debt Service</u>				
Principal Debt Retirement	430,000	-	-	-
Principal Prepayments	-	-	955,000	(955,000)
Interest Expense	556,606	278,303	278,303	-
Total Debt Service	986,606	278,303	1,233,303	(955,000)
TOTAL EXPENDITURES	1,007,193	294,774	1,243,443	(948,669)
Excess (deficiency) of revenues Over (under) expenditures	(18,701)	495,856	(529,616)	(1,025,472)
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(18,701)	-	-	-
TOTAL FINANCING SOURCES (USES)	(18,701)	-	-	-
Net change in fund balance	\$ (18,701)	\$ 495,856	\$ (529,616)	\$ (1,025,472)
FUND BALANCE, BEGINNING (OCT 1, 2019)	1,582,995	1,582,995	1,582,995	
FUND BALANCE, ENDING	\$ 1,564,294	\$ 2,078,851	\$ 1,053,379	

HARMONY

Community Development District

Supporting Schedules

December 31, 2019

**Non-Ad Valorem Special Assessments
Osceola County Tax Collector - Monthly Collection Report
For the Fiscal Year Ending September 30, 2020**

Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	Allocation by Fund		
					General Fund	Series 2014 Debt Service Fund	Series 2015 Debt Service Fund
ASSESSMENTS LEVIED FY 2020				\$ 4,039,513	\$ 1,853,780	\$ 1,248,230	\$ 937,503
Allocation %				100%	45.89%	30.90%	23.21%
11/08/19	11,970	657	245	12,871	5,907	3,977	2,987
11/21/19	222,565	9,463	4,542	236,570	108,565	73,101	54,904
12/06/19	1,608,753	68,399	32,832	1,709,984	784,732	528,394	396,859
12/09/19	844	10	17	871	400	269	202
12/23/19	296,629	11,114	6,054	313,797	144,005	96,965	72,827
TOTAL	\$ 2,140,760	\$ 89,643	\$ 43,689	\$ 2,274,093	\$ 1,043,608	\$ 702,706	\$ 527,779

Collected in % 56% 56% 56% 56%

TOTAL OUTSTANDING	\$ 1,765,420	\$ 810,172	\$ 545,524	\$ 409,725
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Cash and Investment Report
December 31, 2019

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%	\$697,230
Debit Account	CenterState Bank	Debit Account	n/a	0.25%	\$618
				Subtotal	<u>\$697,848</u>
Certificate of Deposit	BankUnited	6 month CD	2/20/2020	2.00%	\$105,624
Money Market Account	BankUnited	Money Market Account	n/a	1.50%	\$1,039,258
				Subtotal	<u>\$1,144,882</u>

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 2014 Reserve Fund	US Bank	US Bank Governmental Obligation Fund	n/a	1.30%	\$607,313
Series 2014 Revenue Fund	US Bank	US Bank Governmental Obligation Fund	n/a	1.30%	\$851,392
Series 2015 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	1.30%	\$206,946
Series 2015 Reserve Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	1.30%	\$340,000
Series 2015 Revenue Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	1.30%	\$437,590
				Subtotal	<u>\$2,443,241</u>
				Total	<u><u>\$4,285,971</u></u>

7B

Harmony

Community Development District

General Fund

Invoice Approval Report # 237

January 15, 2020

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
AMERITAS LIFE INSURANCE CORP.	122019-0000 ACH	R	\$ 43.76
		Vendor Total	\$ 43.76
BOYD CIVIL ENGINEERING	02498	R	\$ 935.38
		Vendor Total	\$ 935.38
BRIGHT HOUSE NETWORKS - ACH	028483501113019 ACH	R	\$ 99.98
	028483401120719 ACH	R	\$ 123.98
	Vendor Total	\$ 223.96	
D. GARY HUTTON	20-01-106	R	\$ 45.00
		Vendor Total	\$ 45.00
ENROLLMENT FIRST	123119 ACH	R	\$ 397.60
	120219 ACH	R	\$ 397.60
	Vendor Total	\$ 795.20	
FEDEX	6-849-13872	R	\$ 34.08
	6-856-56341	R	\$ 30.22
	6-870-70164	R	\$ 88.58
	Vendor Total	\$ 152.88	
FLORIDA RESOURCE MGT LLC-ACH	79052 ACH	R	\$ 10,320.79
	79326 ACH	R	\$ 10,330.25
	79498 ACH	R	\$ 10,132.91
	Vendor Total	\$ 30,783.95	
HARMONY CDD	121219	R	\$ 400,000.00
		Vendor Total	\$ 400,000.00
HARMONY CDD C/O U.S. BANK	121219-2015	R	\$ 373,570.68
	121219-2014	R	\$ 497,385.70
	010220-2	R	\$ 68,842.58
	010220	R	\$ 91,659.76
	Vendor Total	\$ 1,031,458.72	
INFRAMARK, LLC	47401	A	\$ 13,157.09
		Vendor Total	\$ 13,157.09
JOHNSTON'S SURVEYING, INC.	33942	R	\$ 1,250.00
		Vendor Total	\$ 1,250.00

Harmony

Community Development District

General Fund

Invoice Approval Report # 237

January 15, 2020

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
MONTANA WELL DRILLING INC.	62593	R	\$ 12,000.00
		Vendor Total	\$ 12,000.00
NORTH SOUTH SUPPLY, INC.	3292887	R	\$ 73.52
	3295467	R	\$ 109.26
	3295001	R	\$ 82.95
		Vendor Total	\$ 265.73
ORLANDO UTILITIES COMMISSION-ACH	120619-9921 ACH	R	\$ 11,791.72
		Vendor Total	\$ 11,791.72
OSCAR INSURANCE CO - ACH	07924617-4637 ACH	R	\$ 851.80
	07612095-5f3f ACH	R	\$ 851.80
		Vendor Total	\$ 1,703.60
POLARIS SALES INC.	INV-02935-S9W8H1	R	\$ 15,451.25
		Vendor Total	\$ 15,451.25
POOLSURE	101295600291	R	\$ 457.50
	101295600804	R	\$ 634.20
	101295600613	R	\$ 60.00
		Vendor Total	\$ 1,151.70
PROPET DISTRIBUTORS INC.	128013	R	\$ 1,680.00
		Vendor Total	\$ 1,680.00
SERVELLO & SONS INC	15433	R	\$ 616.00
	15429	R	\$ 653.42
	15363	R	\$ 40,924.95
	15559	R	\$ 22,400.00
		Vendor Total	\$ 64,594.37
SPRINT SOLUTIONS, INC. - ACH	244553043-077 ACH	R	\$ 431.84
		Vendor Total	\$ 431.84
TAX COLLECTOR	2019-R302632	R	\$ 6.81
	2019-R292632	R	\$ 9.90
	2019-R302632 GMO	R	\$ 727.58
		Vendor Total	\$ 744.29

Harmony

Community Development District

General Fund

Invoice Approval Report # 237

January 15, 2020

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
TOHO WATER AUTHORITY	112919 ACH	R	\$ 6,690.14
		Vendor Total	<u>\$ 6,690.14</u>
WASTE CONNECTIONS OF FL.	1252153	R	\$ 178.01
		Vendor Total	<u>\$ 178.01</u>
YOUNG QUALLS, P.A.	15926	A	\$ 2,319.42
		Vendor Total	<u>\$ 2,319.42</u>
Total			<u>\$ 1,597,848.01</u>
Total Invoices			\$ 1,597,848.01

HARMONY

Community Development District

Check Register

December 1 - December 31, 2019

HARMONY

Community Development District

Payment Register by Bank Account

For the Period from 12/1/19 to 12/31/19

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
CENTERSTATE BANK - GF - (ACCT# XXXXX2933)									
Check	55322	12/03/19	Vendor	BOYD CIVIL ENGINEERING	02462	9/30/19-10/27/19 ENG SRVCS	ProfServ-Engineering	001-531013-51501	\$150.00
Check	55323	12/03/19	Vendor	FEDEX	6-842-62265	SRVCS THRU 11/19/19	Postage and Freight	001-541006-51301	\$27.37
Check	55324	12/03/19	Vendor	GARY'S GRADING INC.	2019-8388	INSTALL SHELL AREA FOR TRAILER	Reserve - Renewal&Replacement	001-568130-53910	\$6,300.00
Check	55325	12/03/19	Vendor	INFRAMARK, LLC	45700	OCT 2019 MANAGEMENT FEES	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$5,415.42
Check	55325	12/03/19	Vendor	INFRAMARK, LLC	45700	OCT 2019 MANAGEMENT FEES	Postage and Freight	001-541006-51301	\$9.50
Check	55325	12/03/19	Vendor	INFRAMARK, LLC	45700	OCT 2019 MANAGEMENT FEES	Printing and Binding	001-547001-51301	\$43.60
Check	55325	12/03/19	Vendor	INFRAMARK, LLC	45700	OCT 2019 MANAGEMENT FEES	GO DADDY	001-549900-51301	\$1,159.99
Check	55326	12/03/19	Vendor	NUTRIEN AG SOLUTIONS, INC	40850664	CHEMICALS	R&M-Ponds	001-546073-53910	\$2,085.00
Check	55327	12/03/19	Vendor	SERVELLO & SONS INC	15148	NOV 2019 LANDSCAPE MAINT	Contracts-Landscape	001-534050-53902	\$23,037.33
Check	55327	12/03/19	Vendor	SERVELLO & SONS INC	15148	NOV 2019 LANDSCAPE MAINT	Contracts-Mulch	001-534065-53902	\$4,973.75
Check	55327	12/03/19	Vendor	SERVELLO & SONS INC	15148	NOV 2019 LANDSCAPE MAINT	Cntrs-Shrub/Grnd Cover Annual Svc	001-534172-53902	\$12,913.87
Check	55327	12/03/19	Vendor	SERVELLO & SONS INC	15215	NOV 2019 EAST LAKE BERM	Miscellaneous Services	001-549001-53902	\$653.42
Check	55328	12/03/19	Vendor	SYMBIONT SERVICE CORP.	11829	PLANNED MAINT/RPLC PART	R&M-Pools	001-546074-53901	\$412.50
Check	55329	12/04/19	Vendor	POOLSURE	101295599678	ASHLEY PARK CNTRL LEASE	R&M-Pools	001-546074-53910	\$60.00
Check	55330	12/04/19	Vendor	WASTE CONNECTIONS OF FL	1247147	12/1-12/13/19 TRASH SRVC	Utility - Refuse Removal	001-543020-53901	\$225.00
Check	55331	12/06/19	Vendor	AMERITAS LIFE INSURANCE CORP.	112019-0000	12/1/19-12/31/19 LIFE INSURANCE	ProfServ-Field Management	001-531016-53901	\$69.04
Check	55332	12/06/19	Vendor	FEDEX	6-849-13872	SRVCS THRU 11/26/19	Postage and Freight	001-541006-51301	\$34.08
Check	55333	12/06/19	Vendor	JOHNSTON'S SURVEYING, INC.	33942	FIELD STAKE E.BOUNDARY	Miscellaneous Services	001-549001-53910	\$1,250.00
Check	55334	12/12/19	Vendor	NORTH SOUTH SUPPLY, INC.	3292887	IRRIGATION SUPPLIES	R&M-Irrigation	001-546041-53902	\$73.52
Check	55335	12/12/19	Vendor	POOLSURE	101295600291	SWIM CLUB BLEACH/ACID	R&M-Pools	001-546074-53910	\$457.50
Check	55336	12/19/19	Vendor	FEDEX	6-856-56341	SRVCS THRU 12/03/19	Postage and Freight	001-541006-51301	\$30.22
Check	55337	12/19/19	Vendor	POLARIS SALES INC.	INV-02935-S9W8H1	POLARIS PROXD UTILITY VEHICLE	Cap Outlay - Vehicles	001-564041-53910	\$15,451.25
Check	55338	12/19/19	Vendor	SERVELLO & SONS INC	15433	REMV PLANTS:PLANT FIREBUSHES	Miscellaneous Services	001-549001-53902	\$616.00
Check	55339	12/19/19	Vendor	TAX COLLECTOR	2019-R302632	2019-R302632	2019 AD VALOREM-FIRE VACANT	001-549900-51301	\$6.81
Check	55339	12/19/19	Vendor	TAX COLLECTOR	2019-R292632	2019-R292632	2019 AD VALOREM-FIRE VACANT	001-549900-51301	\$9.90
Check	55339	12/19/19	Vendor	TAX COLLECTOR	2019-R302632 GMO	2019-R302632 GMO	2019 AD VALOREM-FIRE IND/WH SF	001-549900-51301	\$727.58
Check	55340	12/20/19	Vendor	BOYD CIVIL ENGINEERING	02498	ENGINEERING SERVICE FOR 10/28-12/01/19	ProfServ-Engineering	001-531013-51501	\$935.38
Check	55341	12/20/19	Vendor	INFRAMARK, LLC	46479	NOV 2019 MNGT FEES	Postage and Freight	001-541006-51301	\$9.00
Check	55341	12/20/19	Vendor	INFRAMARK, LLC	46479	NOV 2019 MNGT FEES	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$5,415.42
Check	55341	12/20/19	Vendor	INFRAMARK, LLC	46479	NOV 2019 MNGT FEES	Printing and Binding	001-547001-51301	\$42.80
Check	55341	12/20/19	Vendor	INFRAMARK, LLC	46479	NOV 2019 MNGT FEES	CRASH REPORT	001-549900-51301	\$13.80
Check	55342	12/20/19	Vendor	YOUNG QUALLS, P.A.	15888	GEN COUNSEL THRU 11/5/19	ProfServ-Legal Services	001-531023-51301	\$6,040.45
Check	55342	12/20/19	Vendor	YOUNG QUALLS, P.A.	15914	GEN COUNSEL THRU 11/30/19	ProfServ-Legal Services	001-531023-51401	\$7,588.15
Check	55343	12/30/19	Vendor	HARMONY CDD	121219	TRFR FROM CK TO BU MM	Cash with Fiscal Agent	103000	\$400,000.00
Check	55344	12/30/19	Vendor	HARMONY CDD C/O U.S. BANK	121219-2015	TRFR TAX COLLECT SER 2015	Due to other Funds	131000	\$373,570.68
Check	55345	12/30/19	Vendor	HARMONY CDD C/O U.S. BANK	121219-2014	TRFR TAX COLLECT SER 2014	Due to other Funds	131000	\$497,385.70
Check	55346	12/31/19	Vendor	FEDEX	6-870-70164	SRVCS THRU 12/17/19	Postage and Freight	001-541006-51301	\$88.58
Check	55347	12/31/19	Vendor	NORTH SOUTH SUPPLY, INC.	3295467	IRRIGATION SUPPLIES	R&M-Irrigation	001-546041-53902	\$109.26
Check	55348	12/31/19	Vendor	POOLSURE	101295600804	ASHLEY PARK BLEACH & CHEMICALS	R&M-Pools	001-546074-53910	\$634.20
Check	55349	12/31/19	Vendor	PROPET DISTRIBUTORS INC.	128013	LITTER BAGS	R&M-Parks & Facilities	001-546225-53910	\$1,680.00

HARMONY

Community Development District

Payment Register by Bank Account

For the Period from 12/1/19 to 12/31/19

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
Check	55350	12/31/19	Vendor	SERVELLO & SONS INC	15429	DEC 2019 EAST LAKE BERM	Miscellaneous Services	001-549001-53902	\$653.42
Check	55350	12/31/19	Vendor	SERVELLO & SONS INC	15363	DEC 2019 LANDSCAPE MAINT	Contracts-Landscape	001-534050-53902	\$23,037.33
Check	55350	12/31/19	Vendor	SERVELLO & SONS INC	15363	DEC 2019 LANDSCAPE MAINT	Contracts-Mulch	001-534065-53902	\$4,973.75
Check	55350	12/31/19	Vendor	SERVELLO & SONS INC	15363	DEC 2019 LANDSCAPE MAINT	Cntrs-Shrub/Grnd Cover Annual Svc	001-534172-53902	\$12,913.87
Check	55350	12/31/19	Vendor	SERVELLO & SONS INC	15559	LIFT & THIN COMM. TREES	R&M-Trees and Trimming	001-546099-53902	\$22,400.00
ACH	DD460	12/23/19	Employee	STEVEN P. BERUBE	PAYROLL	December 23, 2019 Payroll Posting			\$184.70
ACH	DD461	12/23/19	Employee	DAVID L. FARNSWORTH	PAYROLL	December 23, 2019 Payroll Posting			\$184.70
ACH	DD462	12/23/19	Employee	WILLIAM BOKUNIC	PAYROLL	December 23, 2019 Payroll Posting			\$184.70
ACH	DD463	12/23/19	Employee	MICHAEL J. SCARBOROUGH	PAYROLL	December 23, 2019 Payroll Posting			\$184.70
ACH	DD464	12/23/19	Vendor	BRIGHT HOUSE NETWORKS - ACH	028483401120719 ACH	12/06/19-01/05/20 0050284834-01	Misc-Security Enhancements	001-549911-53910	\$123.98
ACH	DD465	12/15/19	Vendor	BRIGHT HOUSE NETWORKS - ACH	028483501113019 ACH	11/28-12/27/19 0050284835-01 internet	Misc-Security Enhancements	001-549911-53910	\$99.98
ACH	DD466	12/15/19	Vendor	FLORIDA RESOURCE MGT LLC-ACH	79052 ACH	PAYROLL PE 12/01/19	ProfServ-Field Management	001-531016-53901	\$10,320.79
ACH	DD467	12/19/19	Vendor	FLORIDA RESOURCE MGT LLC-ACH	79326 ACH	PAYROLL PE 12/15/19	ProfServ-Field Management	001-531016-53901	\$10,330.25
ACH	DD468	12/19/19	Vendor	SPRINT SOLUTIONS, INC. - ACH	244553043-076 ACH	10/26/19-11/25/19 244553043	Communication - Telephone	001-541003-53910	\$430.20
ACH	DD469	12/19/19	Vendor	TOHO WATER AUTHORITY	111819 ACH	10/18/19-11/18/19 UTILITY SRVCS	Utility - Water & Sewer	001-543021-53903	\$9,327.03
ACH	DD470	12/19/19	Vendor	TOHO WATER AUTHORITY	112919 ACH	10/29/19-11/29/19 UTILITY SRVCS	Utility - Water & Sewer	001-543021-53903	\$100.01
ACH	DD471	12/19/19	Vendor	TOHO WATER AUTHORITY	101819-2780 ACH	09/17/19-10/18/19 UTILITY SRVCS	Utility - Water & Sewer	001-543021-53903	\$24.90
ACH	DD472	12/26/19	Vendor	ORLANDO UTILITIES COMMISSION-ACH	120619-9921 ACH	11/7-12/6/19 UTILITY SRVCS	Electricity - General	001-543006-53903	\$3,636.42
ACH	DD472	12/26/19	Vendor	ORLANDO UTILITIES COMMISSION-ACH	120619-9921 ACH	11/7-12/6/19 UTILITY SRVCS	Electricity - Streetlighting	001-543013-53903	\$8,155.30
ACH	DD478	12/02/19	Vendor	ENROLLMENT FIRST	120219 ACH	DEC GERHARD & ALEX	GERHARD	001-531016-53901	\$198.80
ACH	DD478	12/02/19	Vendor	ENROLLMENT FIRST	120219 ACH	DEC GERHARD & ALEX	ALEX	001-531016-53901	\$198.80
ACH	DD479	12/31/19	Vendor	ENROLLMENT FIRST	123119 ACH	JAN 2020 GERAHRD & ALEX(TO BE REFUNDED)	GERHARD	155000	\$198.80
ACH	DD479	12/31/19	Vendor	ENROLLMENT FIRST	123119 ACH	JAN 2020 GERAHRD & ALEX(TO BE REFUNDED)	ALEX	155000	\$198.80
Account Total									\$1,477,767.30

Total Amount Paid	\$1,477,767.30
--------------------------	-----------------------

HARMONY

Community Development District

Debit Card Invoices

December 1 - December 31, 2019

**Monthly Debit Card Purchases
Dec-19**

Date	Vendor	Description	Amount
12/18/2019	Ebay	Kawasaki Battery	61.09
12/18/2019	Ebay	Kawasaki Battery	29.95
12/20/2019	Roudebush EQ	Ignition Switch	68.53
12/27/2019	Shen Zhen Shi Fan Yang	Battery	86.96
12/27/2019	Ebay	Ryobi ONE	36.55
12/31/2019	CenterState	Bank Maintenance Fee	12.00
12/31/2019	UPS	Postage	2.13
12/2/2019	Walmart	Motor Oil	74.02
12/3/2019	Jami Tires	Custom Item	10.75
12/3/2019	Apple.com	iCloud 200 GB Storage Plan (Apple)	2.99
12/3/2019	Amazon	Folding Windshield	269.99
12/3/2019	Amazon	Battery Tester	40.49
12/3/2019	Amazon	Patio Umbrella	20.47
12/3/2019	Sunoco	Fuel	33.89
12/4/2019	D's Ace Hardware	Pex Swvl Adpt, Riser Tap-Off Drip	6.58
12/4/2019	Amazon	Fold Down Windshield	82.99
12/4/2019	Amazon	Extension Handle	39.99
12/6/2019	Amazon	Legal Pads	9.97
12/6/2019	Walmart	Refund Motor Oil	(74.02)
12/9/2019	Amazon	Hand Truck	69.99
12/9/2019	Amazon	Spray Paint	23.92
12/9/2019	Amazon	Repair Kit and Grease	50.87
12/9/2019	Equipment Pro	Green Top Swivel	329.00
12/9/2019	Amazon	Non-Potable Water Sign	2.53
12/9/2019	Home Depot	Supplies	62.71
12/9/2019	Walmart	Supplies	213.84
12/10/2019	Wawa	Fuel	63.00
12/11/2019	Sunoco	Fuel	62.29
12/12/2019	Amazon	Diamond Blades	138.00
12/12/2019	Amazon	Oil Filter	32.76
12/12/2019	Amazon	Clamp	11.77
12/13/2019	Amazon	Oil Filter	18.95
12/13/2019	Amazon	Gasoline Grinder	886.88
12/13/2019	Amazon	Nitrile Glove and Thermo-Flex Wire-Hose Insulation	31.27
12/16/2019	Amazon	12V High Performance Rechargeable Replacement	49.99
12/16/2019	Amazon	Rain Jacket	22.30
12/17/2019	Amazon	HDMI Cable	15.19
12/17/2019	Amazon	Drop Ball Mount	35.97
12/17/2019	Amazon	Toilet Tissue	168.32
12/17/2019	Amazon	Wasp and Hornet Killer	22.90
12/17/2019	Amazon	Rubbermaid Commercial Microburst Refill	59.97
12/17/2019	Amazon	Travel Shoe Bag	5.97
12/18/2019	D's Ace Hardware	Misc. Fasteners	36.49
12/18/2019	Amazon	Saw Blades	11.22
12/19/2019	Amazon	Zip Ties	17.92
12/19/2019	Sunoco	Fuel	61.00
12/19/2019	Amazon	Battery and Starter	20.98
12/19/2019	ID Zone	Proximity Card	359.10
12/20/2019	D's Ace Hardware	Supplies	75.15
12/20/2019	Winn-Dixie	Water	25.00
12/20/2019	Amazon	Window Blinds	49.98
12/20/2019	Paypal	Folding Table	189.31
12/23/2019	Paypal	Refund Paper Towel Dispenser	(91.17)
12/23/2019	Paypal	Refund Makita Gas Powered Hedge Trimmer	(519.99)
12/23/2019	Rudder Craft	Catalina/Capri 14.2 Uni-A Kick Assembly	631.00
12/23/2019	Amazon	Concrete Screws	13.58
12/23/2019	Amazon	Concrete Screws	15.75
12/23/2019	Amazon	Rakes	119.98
12/24/2019	Sunoco	Fuel	59.21
12/26/2019	Amazon	iPhone Screen Protector	12.88
12/26/2019	Amazon	Test Tubes	34.22
12/31/2019	Amazon	Shelves and Liquid Reagent	46.11
12/31/2019	7-Eleven	Fuel	35.00
12/31/2019	Amazon	Chemicals	104.21
		TOTAL	4,500.64

Eighth Order of Business

8A

2020 Boardwalk Proposals

Harmony CDD

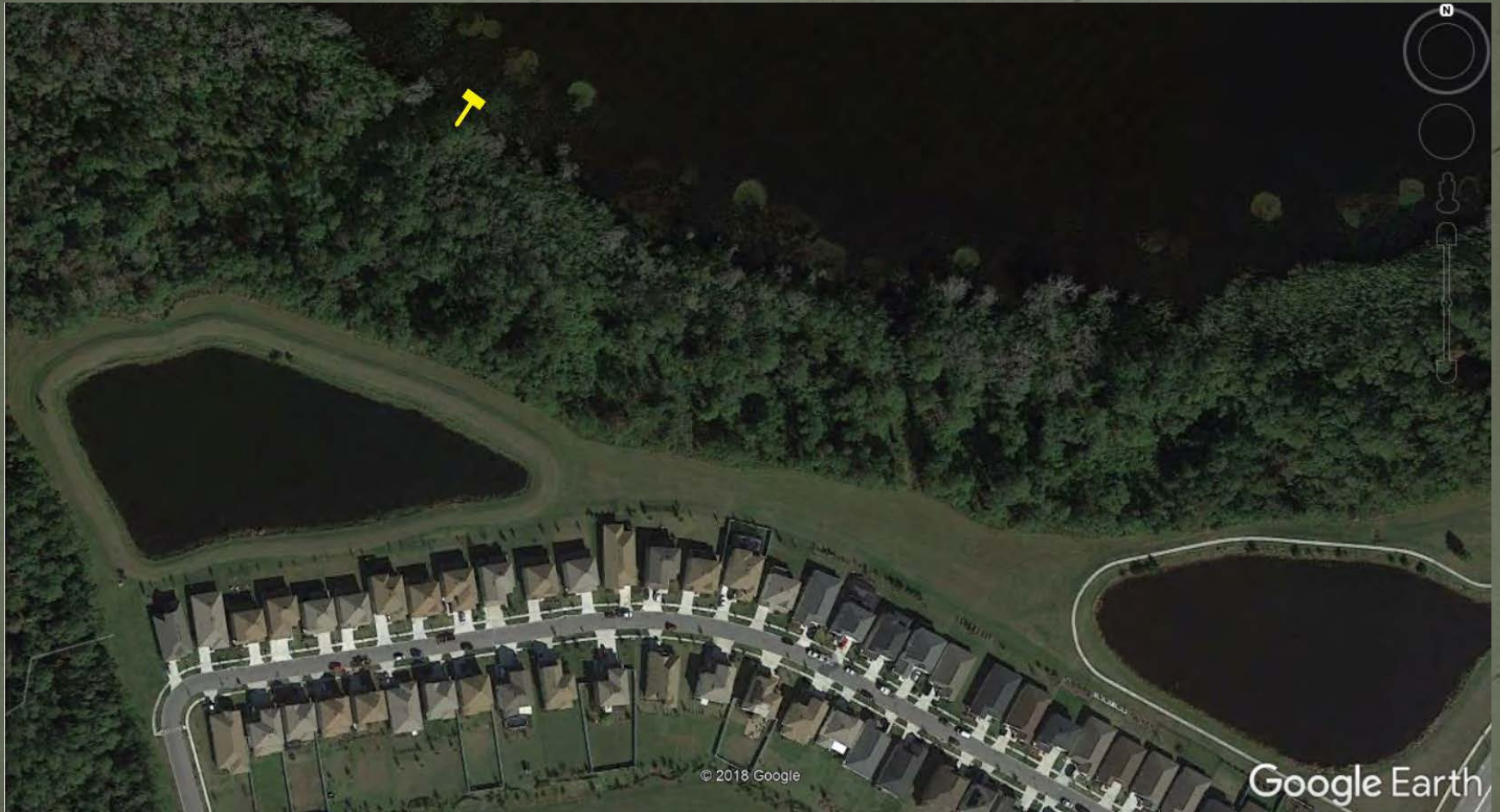
Tangerine & Buck Lake Trails

- Two existing trails run to Buck Lake in newly-acquired CDD property
- Docks would be built similar to the others on Buck Lake, with pergolas and benches or swings
- Trails are marshy during the wet season – boardwalks make them usable year-round
- Quotes obtained for docks with and without connecting boardwalks

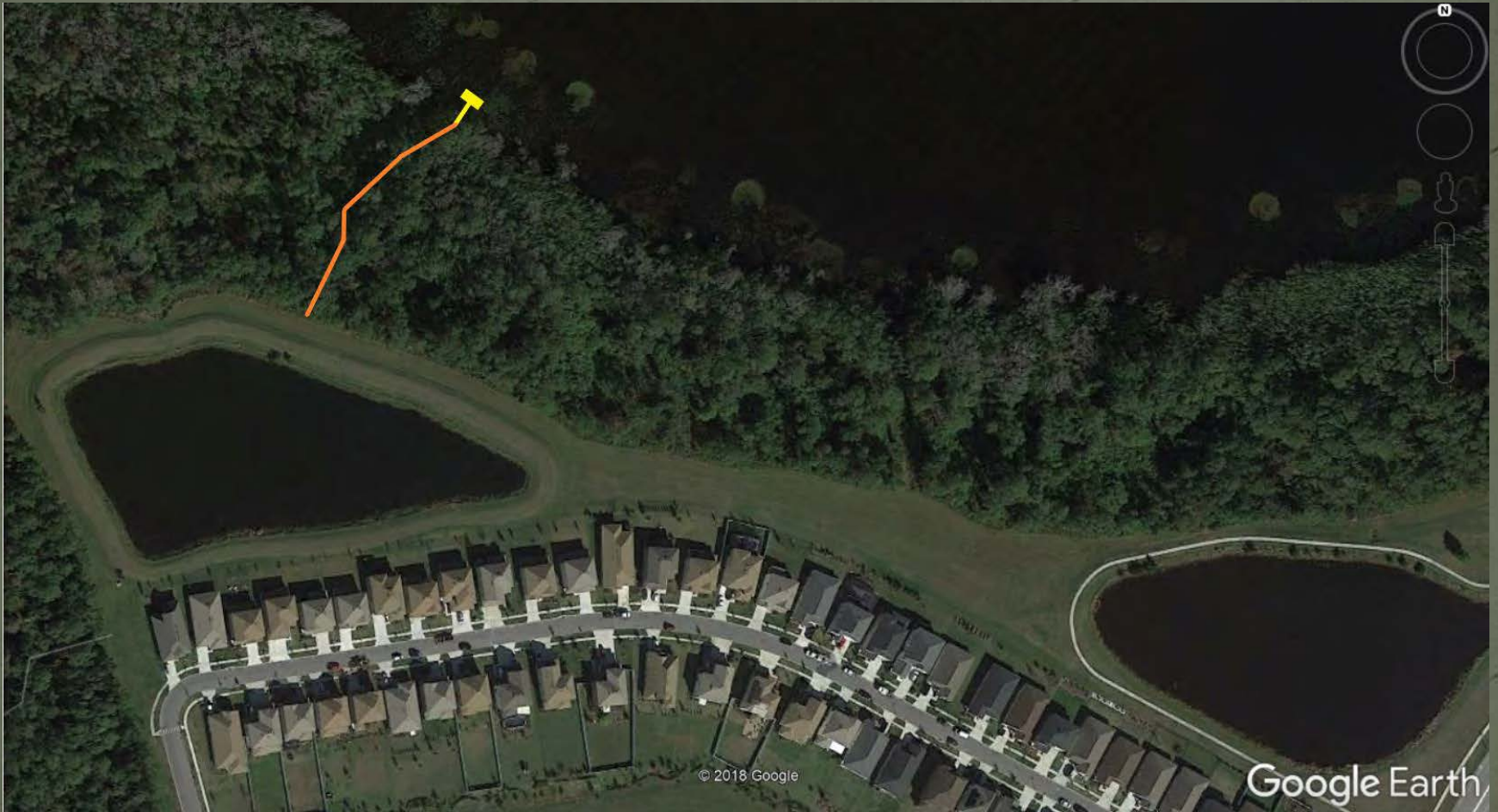
Tangerine Trail

- Standalone dock
 - 40' boardwalk approach
 - 10' x 20' deck
 - Pergola with two swings
 - \$13,610
- Wetlands boardwalk
 - 280' – 330' approach through CDD property
 - 5' wide with rails and balusters
 - \$31,360 - \$36,960 depending on route (\$112 per foot)
 - Maximum total cost with dock **\$50,570**

Tangerine Trail (Standalone Dock)



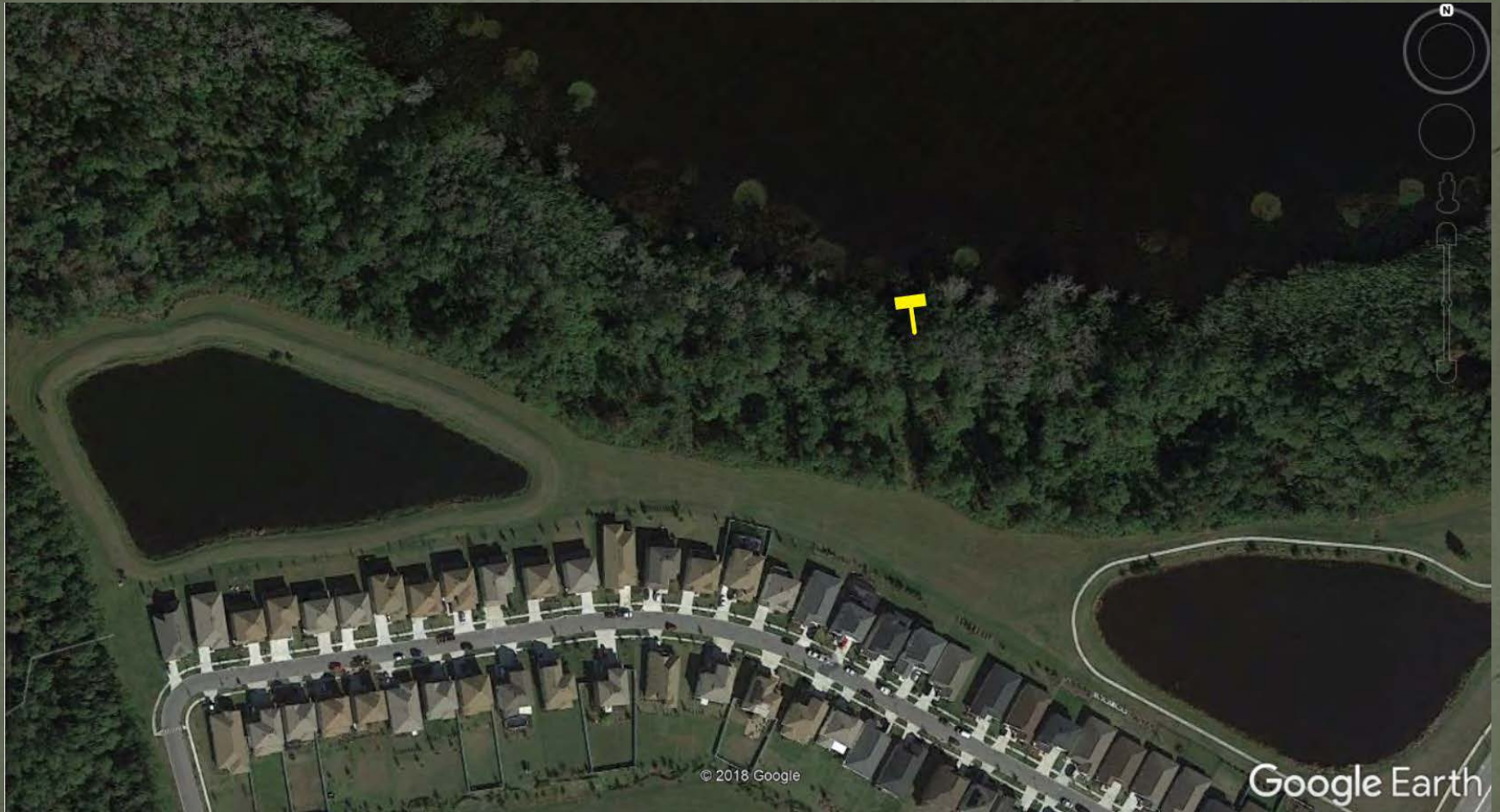
Tangerine Trail (Dock + Boardwalk)



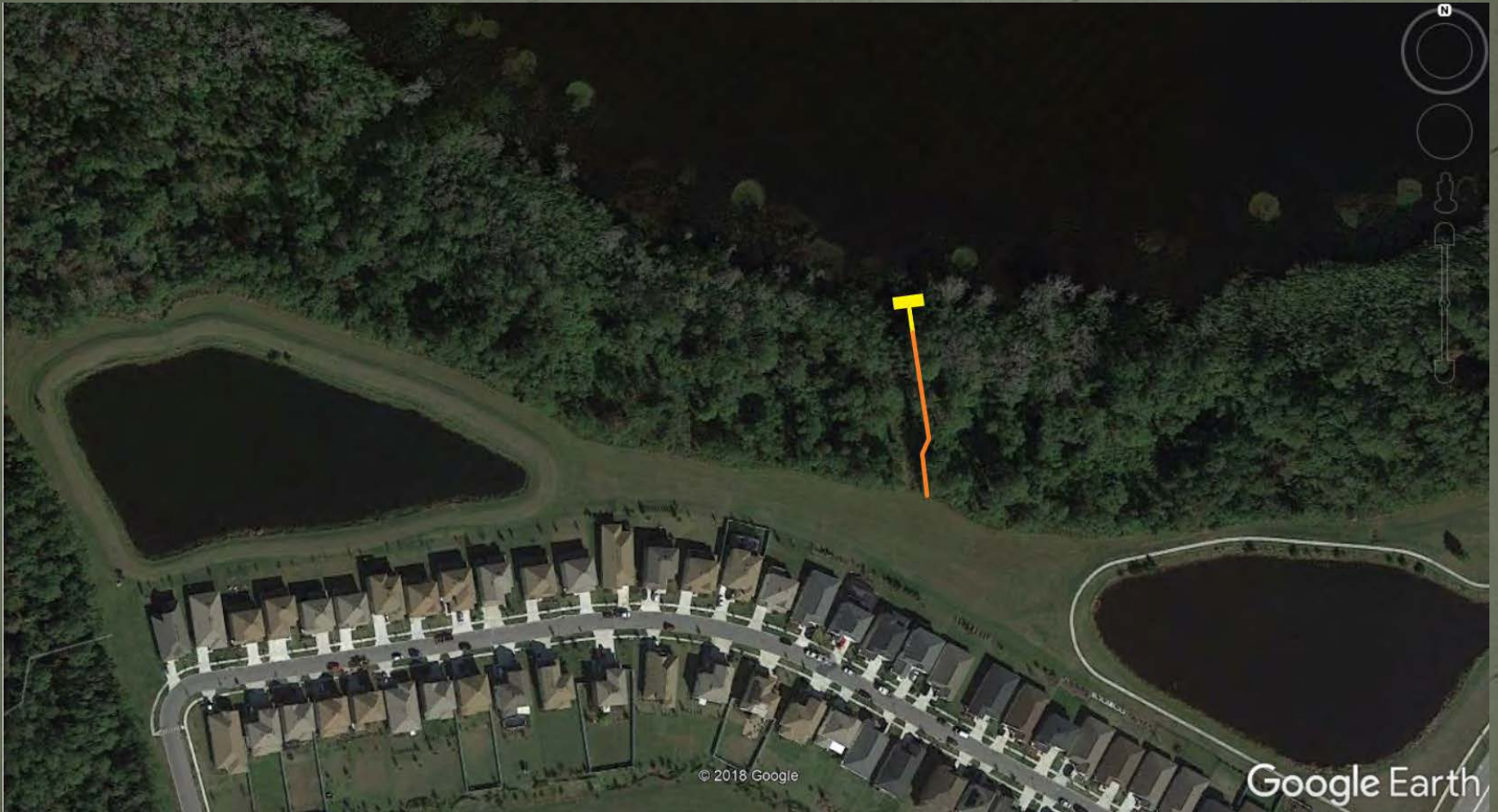
Buck Lake Trail

- Standalone dock
 - 40' boardwalk approach
 - 10' x 20' deck, pergola with two swings
 - \$13,610
- Wetlands boardwalk
 - 270' approach through wetlands
 - Additional 280' connecting to existing sidewalk
 - \$30,240 1st segment, \$31,360 2nd segment
 - Maximum total cost with dock **\$75,210**

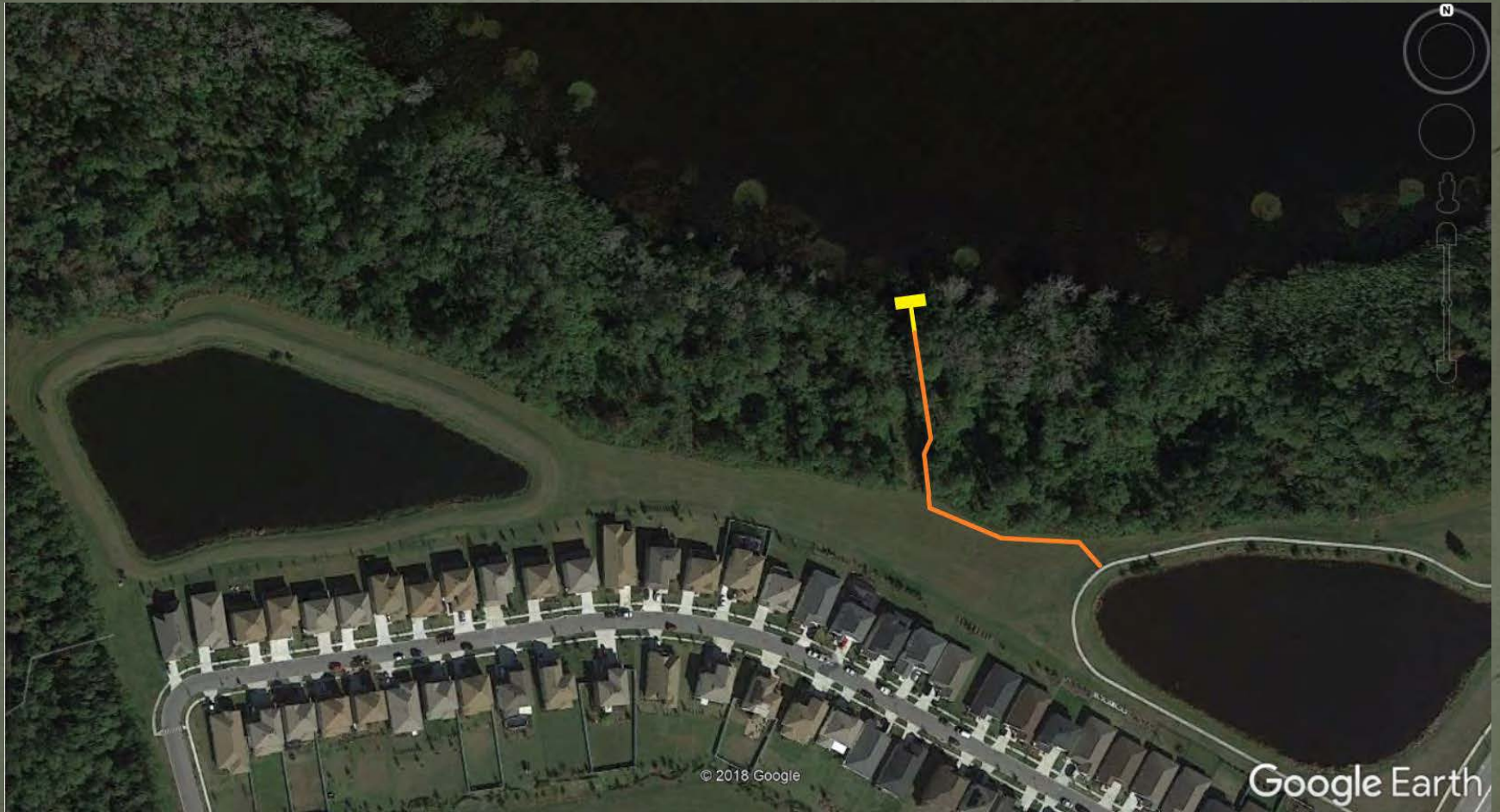
Buck Lake Trail (Standalone Dock)



Buck Lake Trail (1st Segment)



Buck Lake Trail (1st & 2nd Segments)



Additional Costs

- Permitting and engineering quoted as \$6,525 for any or all projects listed



- Final cost may vary depending on actual route through wetlands (\$112 per foot)

Summary

- Tangerine Trail Dock
 - \$20,135
- Tangerine Trail Dock + 330' Boardwalk
 - \$57,095
- Buck Lake Trail Dock
 - \$20,135
- Buck Lake Trail Dock + 280' Boardwalk
 - \$51,495
- Buck Lake Trail Dock + 550' Boardwalk
 - \$81,735
- Both Docks
 - \$33,745
- Both Docks + All Boardwalks
 - \$132,305



8C.

From: Suit, Kristen
Sent: Wednesday, January 8, 2020 2:14 PM
To: David L Farnsworth
Cc: Tim Qualls; Tristan LaNasa
Subject: FW: Harmony CDD- ADA Website Insurance

Hi David,

I reached out to the districts insurance provider regarding the compliance requirements for quarterly website ADA audits. PRIA does not require the district to provide quarterly website audits. PRIA's insurance policies do not provide for a specified coverage option for district websites. Should the district be sued for noncompliance, the coverage would fall under the districts Public Official Liability coverage (see email below).

Regards,
Kristen Suit

From: Karen Loraine Bryan
Sent: Thursday, December 26, 2019 10:25 AM
To: Suit, Kristen
Subject: RE: Harmony CDD- ADA Website Insurance

Good morning Kristen,

While PRIA does not require quarterly audits to insure any district,

The determination of coverage for a particular claim or suit depends on the allegations of the complaint and the coverage agreement terms, conditions, endorsements and exclusions. Thus, it is not appropriate to make a blanket determination of coverage for a particular person, firm or entity.

As it relates to ADA websites, any coverage would fall under Public Officials Liability which is covered subject to the terms, conditions and exclusions of the coverage agreement. The coverage agreement will provide a defense subject to the terms, conditions and exclusions of the coverage agreement

I know that this seems vague or broad, but because it is not a blanket coverage we cannot make any determinations until there is a claim.

Thank You

Karen L. Bryan
Public Risk Specialist
Public Risk Insurance Advisors
220 S. Ridgewood Ave., Suite 210
Daytona Beach, FL 32114

For: HarmonyCDDBoard

Date: Jan9, 2020

Project: ADA Audit

ESTIMATE & WORK AUTHORIZATION

Summary

Lighthouse Works Inc. is a social enterprise non-profit which means that our businesses exist to forward and fund our mission of living, learning, and earning with vision loss. Through our wide range of business lines, we are able to provide job training, employment, and career opportunities for the advancement of people who are blind and visually impaired.

Our Digital Accessibility Services team specializes in innovative solutions to tackle the most complex and difficult accessibility issues. We accomplish this by employing talented individuals with a variety of skill sets. Our team consists of a Chief Information and Operations Officer, a Digital Accessibility Services Manager, Software Designers, Software Developers and Accessibility Analysts. We're on the leading edge of developing accessibility solutions for both desktop and web based applications. We're successful because we take pride in what we do and why we do it.

This document provides an overview of the scope of work, pricing, and type of service Lighthouse Works Inc. will provide. Our organization's "Solutions 360" approach to accessibility assures our customers are provided with the most comprehensive roadmap to compliance in the industry.

Project

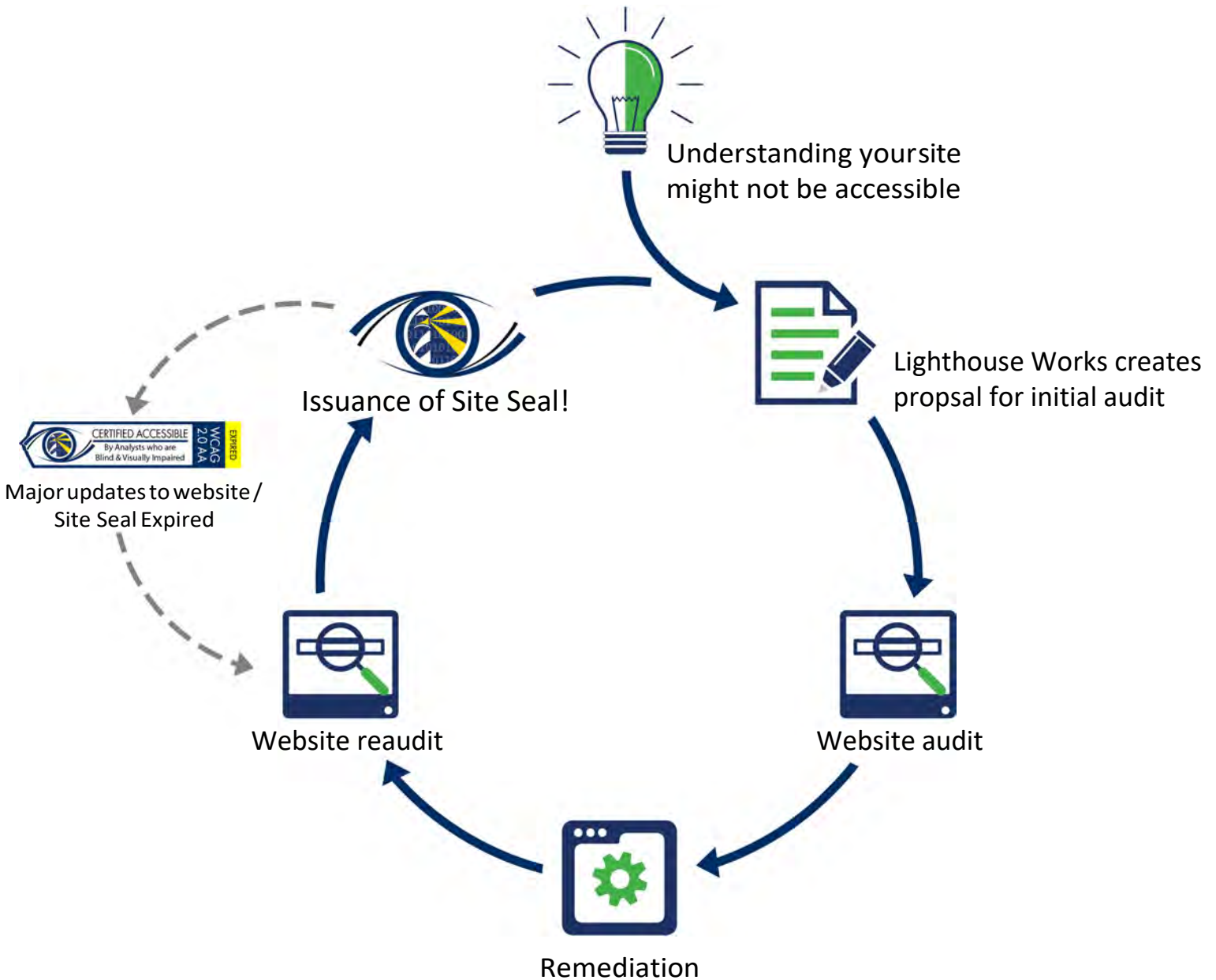
LighthouseWorks, Inc. shall provide all resources necessary to accomplish the project described in this proposal, except as otherwise specified.

The purpose of this proposal is for HarmonyCDD to acquire Lighthouse Works support services to conduct an accessibility evaluation of the <http://www.harmonycdd.org/> website to help achieve conformance with the WCAG 2.0 AA & Section 508 accessibility standards.

A final report will be provided detailing how well www.harmonycdd.org/ meets WCAG 2.0 AA and Section 508 guidelines and will include a structured evaluation of the accessibility of the site by individuals with disabilities. The report will identify deficiencies and provide recommendations for remediation that may include process changes, use of alternative tools, or systemic modifications.

Pricing is based on the number of unique page types and workflows on the site. In our analysis, www.harmonycdd.org/ contains 13 page types and 1 workflow that will need to be evaluated. Pages on domains other than www.harmonycdd.org/ will be evaluated as well if they're reintegrated and represent core functionality.

Accessibility Compliance Process



Value

Lighthouse Works Inc. employs individuals who are blind or visually impaired to perform our compliance testing. Our employees use assistive technology, such as screen readers and screen magnifiers, on a daily basis to access digital content. Our Accessibility Analysts are experts in both the usability and accessibility of applications, platforms, and workflows. We also employ software developers who specialize in accessibility to perform a manual source code evaluation of your website.

The end result is a report that clearly conveys your company's degree of alignment to the WCAG 2.0 AA and Section 508 standards and what specific remediation actions we suggest to bring you into compliance. Our report can then be utilized by your existing technical resources or we'll gladly recommend a WCAG and Section 508 remediation software development company. You will receive a great service and will help support Lighthouse Works Inc.'s mission of Empowerment through Employment. Revenue from this project will help promote the success and independence of people living with blindness and other visual impairments within the community.

Site Seal

If we find that your website meets or exceeds the WCAG 2.0 AA and Section 508 standards, we'll issue a Site Seal that can be placed on your website. Visitors to your website will know your site is compliant and can see the details of your certification just by clicking on our official compliance badge. After clicking on the badge, visitors will be taken to a webpage that explains the meaning of the Site Seal and the effort involved in earning it.

Certifications are listed as valid for one year from the date of a passing compliance scan. Your WCAG and Section 508 certification badge will show the current status of your compliance.



Pricing

Description	Price
Initial Site Audit	\$2,100.00
Re-Audit of Site	\$1,050.00
Accessibility Consulting \$300.00 per hour	As Requested
TOTAL	\$3,150.00

Terms & Conditions

Limitation of Liability:

To the fullest extent permitted by applicable laws, the total liability, in the aggregate, of our directors, officers, partners, employees, agents, suppliers, subcontractors, licensors and service providers, to Client, any anyone claiming by, through, or under Client for any losses and expenses of whatever nature and howsoever arising out of, resulting from or in anyway related to this Project or Agreement from any cause or causes, including, without limitation to, any direct, indirect, general, special, punitive, incidental or consequential damages; loss of use; loss of data; loss of income or profit; loss of or damage to property; claims of third parties; or other losses of any kind or character, even if we have been advised of the possibility of such damages or losses, arising out of, or in connection with, any of the work performed in this proposal shall not exceed the total compensation received by Lighthouse Works, Inc under this Agreement. This limitation of liability applies whether the alleged liability is based on contract, tort (including negligence), strict liability or any other basis.

Payment Terms:

A 50% deposit is required upon signing the above contract and the final balance is due at the time of report delivery. A service charge of 0.015 per month for all amounts over 30 days will be charged. Estimates are valid for 30 days.

Agreement

Client signature signifies acceptance of terms. Any costs or specifications that differ from this estimate must be documented IN WRITING. Additional materials, meetings, changes outside of those allotted above, will be billed at the current hourly rate. If client directs or requests additional work, rush fees or expenses not shown here, Lighthouse Works, Inc. shall issue a Change Order describing such additional work, including an estimated cost. Work will resume on the project after receipt of CLIENT's WRITTEN approval.

Customer and Lighthouse Works, Inc. agree to cooperate in good faith to achieve completion of the Services in a timely and professional manner (usual and customary is 15 to 30 days or sooner). In the unlikely event that a customer becomes unresponsive for more than three months during the audit process, all deposits will be forfeited and may require a new agreement or a change order to the original agreement.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be effective as of the day, month and year first written below.

HarmonyCDDBoard

Lighthouse Works, Inc.

2500 Kunze Ave, Orlando, FL 32806

Name: _____

Name: _____

Title: _____

Title: _____

Signature: _____

Signature: _____

Date: _____

Date: _____

Contact Information

Company Name:

Contact Name: Title:

E-mail: Phone:

Physical Address:

City: State: Zip:

Our Billing Address is the same as our Physical Address

Billing Address:

City: State: Zip:

Where should invoices be sent?

To whose attention should invoices be sent?

Are you tax-exempt? (if yes please attach signed certificate) Tax-exempt or Resellers #:

ATTACHMENT A: PAGE TYPES

- | | | | |
|-----|---|-----|----------------------|
| 1. | <input type="text" value="Main Page - http://www.harmonycdd.org/"/> | 16. | <input type="text"/> |
| 2. | <input type="text" value="Sample Meeting Agenda (PDF) - http://www.harm"/> | 17. | <input type="text"/> |
| 3. | <input type="text" value="Landscaping Maintenance Map - http://www.har"/> | 18. | <input type="text"/> |
| 4. | <input type="text" value="Sample Budget Document (PDF) - http://www.ha"/> | 19. | <input type="text"/> |
| 5. | <input type="text" value="Ancillary Records - http://www.harmonycdd.org/"/> | 20. | <input type="text"/> |
| 6. | <input type="text" value="Screen Reader Site Map - http://www.harmonycd"/> | 21. | <input type="text"/> |
| 7. | <input type="text" value="Boat Reservations - Main Page - https://webgeo.c"/> | 22. | <input type="text"/> |
| 8. | <input type="text" value="Create Account - https://webgeo.co/prod1/porta"/> | 23. | <input type="text"/> |
| 9. | <input type="text" value="AccountDashboard - https://webgeo.co/prod1/p"/> | 24. | <input type="text"/> |
| 10. | <input type="text" value="New Reservation (Step 1) - https://webgeo.co/pro"/> | 25. | <input type="text"/> |
| 11. | <input type="text" value="New Reservation (Step 2) - https://webgeo.co/pro"/> | 26. | <input type="text"/> |
| 12. | <input type="text" value="New Reservation (Step 3) - https://webgeo.co/pro"/> | 27. | <input type="text"/> |
| 13. | <input type="text" value="My Reservations - https://webgeo.co/prod1/port"/> | 28. | <input type="text"/> |
| 14. | <input type="text"/> | 29. | <input type="text"/> |
| 15. | <input type="text"/> | 30. | <input type="text"/> |

ATTACHMENT B: WORKFLOWS

Name:

Description:

Name:

Description:

Name:

Description:

Name:

Description:

Name:

Description:

Name:

Description:

Name:

Description:

Name:

Description:

Name:

Description:

Name:

Description:

Accessibility Compliance Testing - FAQs

How do our reviewers determine the scope of your website?

Your site is evaluated based on the number of page types, the critical workflows, the type of functionality, and the integration with any third-party platforms that supply content or functionality.

Why are 3rd party pages part of the scope for testing our website?

We test third-party components, as they are part of the customer experience when entering your site.

For example, if you use a third party tool for processing payment you would be liable for the accessibility, as it is part of your customer experience. And saying it's not our site does not remove your accountability for the overall accessibility.

What is the difference between a 'Page Type' and a 'Workflow'?

'Page Types' are unique web pages that make up your website. 'Workflows' are processes that users go through while visiting your website.

A page is considered a new 'Page Type' if it contains unique user interface (UI) components. If a page has a form, a video, a fancy menu, or anything else that doesn't appear on other pages, that's something we need to test.

For example, one page may have a date picker that is used on other pages. If we test it on one, we have tested it on them all; so while there may be many pages that use it, we really only need to test that type of content once. By testing everything that is unique, we know we are covering every feature of the website that users will encounter. For each page type, we review the HTML code to check for things that don't meet the standards.

A 'Workflow' usually spans multiple page types and is tested differently. They are the processes that users will go through while visiting your site (the important actions they want to do on the site).

For example, a common workflow we encounter is e-commerce. This workflow often covers 4 to 5 page types (product search, search results, product details, shopping cart, and checkout). With this example, it's important to make sure users with disabilities can make purchases online.

While evaluating page types we will test at the code level. The point of testing workflows is to go beyond just looking at the code, actually test stepping through the process like a user would, and to make sure users with disabilities will be able to do everything that users without disabilities can do.

Accessibility Compliance Testing - FAQs

My website has X amount of pages, why does the scope of our website only include Y amount of pages, and not the total X amount of pages that make up our website?

We include all page types that are unique from one another. Basically, it all comes down to unique content and/or functionality.

Testing every single page on a site would be redundant and expensive. It makes more sense to test a sample of all the unique page types that have different content and/or functionality. This way, the pages that do not have anything unique are also covered.

Take for example, an online store (we actually get a lot of these, and they usually sell hundreds or even thousands of products). They don't hand-code every page from scratch - most web developers will create a single page as a template, and let other code fill in the specifics (pictures, description, price etc.).

If I'm selling computers, I might have these pages:

Desktops

- Dell Inspiron Core i7
- Dell Optiplex

(The same thing for every single computer they sell)

Laptops

- Laptop 1

(Again, a page for every product on the list)

Mobile Devices

- Phone 1

(Again, a page for every product on the list)

The whole structure of the computer product listings can be condensed into the following two page types:

- Product category
- Product details

All the pages in those two general types look and function exactly the same. The pictures and prices are different, but they are clearly many pages generated from one template. If a dropdown menu, pop-up box, or other widget isn't accessible on one, it won't be accessible on any of them. But, on the same token, if the developer fixes that same widget, menu, or pop-up on one page, it will work for them all. If you test an example of the template, you are testing every other page that uses that template (unless a page contains something else unique, in which case we add it to the list).

8D.

Harmony Residential Owners Association

c/o Association Solutions, 811 Mabbette Street, Kissimmee, FL 34741

Tel #: 407-847-2280 Fax #: 407-847-2882

Email Address: info@myhoasolution.com

Website: www.myhoasolution.com

01/06/2020

Harmony CDD
313 Campus Street
Celebration FL 34747

For the Attention of: Kristen Suit

Dear Kristen

Re: Income/Expense from Harmony Residential Owners Association to 12.31.19

Please find attached the following in respect of income/expense for the Harmony CDD land:-

1. Report of Income & Sales Tax for the quarter ending December 31st, 2019.
2. Check # 810393 for \$1,429.36 for the net income.
3. Copies of Receipts relating to Garden Expense for this quarter amounting to \$560.64.
4. Sales Tax Return/Payment Confirmation from Department of Revenue for October, November and December 2019.
5. Please note that we were advised that our monthly management was increased from \$100 to \$200 from October 1st 2019 onward.

Please let me know if you have any questions, or need further information.

Many thanks for all your assistance.

Sincerely



Nancy Hills

On behalf of Harmony Residential Owners Association

**HARMONY RESIDENTIAL OWNERS ASSOCIATION
SUMMARY OF INCOME AND SALES TAX FOR THE QUARTER ENDING DECEMBER 31ST 2019**

	RV Net Income	Garden Net Income	Sales Tax
October 2019	\$ 900.00	\$ 600.00	\$ 108.00
November 2019	\$ 600.00	\$ -	\$ 43.20
December 2019	\$ -	\$ 490.00	\$ 35.28
TOTAL	\$ 1,500.00	\$ 1,090.00	\$ 186.48

**HARMONY RESIDENTIAL OWNERS ASSOCIATION
RV AND GARDEN INCOME & EXPENSE REPORT FOR THE QUARTER ENDING DECEMBER 31ST 2019**

RV Net Income for 10.1.19 to 12.31.19	\$ 1,500.00	
Garden Net Income for 10.1.19 to 12.31.19	\$ 1,090.00	
TOTAL INCOME		\$ 2,590.00
EXPENSES		
Association Solutions Quarterly Management Fee (as per contract)	\$ (600.00)	
Garden Lot Expense to 12.31.19	\$ (560.64)	
TOTAL EXPENSES		\$ (1,160.64)
TOTAL DUE TO HARMONY ROA TO BE REIMBURSED BY CDD FOR THE QUARTER ENDING DECEMBER 31ST 2019		\$ 1,429.36

Prepared by Association Solutions on behalf of Harmony Residential Owners Association
Check attached in the amount of \$1,429.36 for the quarter ending December 31st, 2019

If you have any questions, please do not hesitate to contact us at
Info@myhoasolution.com or at 407-847-2280



WASTE CONNECTIONS OF FL -ORLANDO HAULING
 1099 MILLER DRIVE ALTAMONTE SPRINGS FL, 32701

Invoice No. 0001250055

INVOICE

Customer

Name: HARMONY RESIDENTIAL OWNERS HOA

Address: 811 MABBETT ST

City: KISSIMMEE State: FL ZIP: 34741

Misc

Date: 11/30/2019

Customer #: 131905

Date	SIZE	Description	Qty.	TOTAL
		Service Location Acct #131905-0001 HARMONY COMMUNITY GARDEN HARMONY SIDE OAK AT FIVE OAK DR		
11/19/19	20	RO DUMP & REMOVE W/O #: 1203432		\$ 188.17
11/19/19		ICI WASTE 7.52TN SC 679235		\$ 372.47

SubTotal

Payment

Select One...

Comments

Name _____

CC # _____

Expires _____

TOTAL \$ 560.64

Office Use Only

WASTE CONNECTIONS OF FL
 PO BOX 535233
 PITTSBURGH, PA 15253-5233



State of Florida Department of Revenue

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Original Return

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Access Source: 59-8017611462-4

Confirmation Number: 200106394598

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DR15-EZ

Certificate Number	Collection Period	Confirm Date and Time
59-8017611462-4	12/2019	01/06/2020 12:24:18 PM ET

Surtax Rate: 0.0150

Location Address

7350 FIVE OAKS DR
HARMONY, FL 34773-8051

HARMONY COMMUNITY DEVELOPMENT
DISTRICT
KRISTIN SUIT
313 CAMPUS ST
CELEBRATION, FL 34747-4982

Contact Information	
Name	Nancy Hills
Phone	(407) 847 - 2280
Email	info@myhoasolution.com

Debit Date:	1/7/2020
Amount for Check:	\$35.28
Bank Routing Number:	122000496
Bank Account Number:	0093620870
Bank Account Type:	Checking
Corporate/Personal:	Corporate
Name on Bank Account:	HARMONY ROA

Due to federal security requirements, we can not process international ACH transactions. If any portion of the money used in the payment you may be making today came from a financial institution located outside of the US or its territories for the purpose of funding this payment, please do not proceed and contact the Florida Department of Revenue at 850-488-8800 to make other payment arrangements. By continuing, you are confirming that this payment is not an International ACH transaction. If you are unsure, please contact your financial institution.

I hereby authorize the Department of Revenue to process this ACH transaction and to debit the checking account identified above. I understand there may be service charges assessed on any transactions not honored by my bank.

Signature: Nancy Hills
Phone Number: 407-847-2280
Email Address: info@myhoasolution.com

1. Gross Sales \$ 490.00
(Do not include tax)

Discretionary Sales Surtax Information

2. Exempt Sales	\$	0.00
<small>(Include these in Gross Sales, Line 1)</small>		
3. Taxable Sales/Purchases	\$	490.00
<small>(Include Internet/Out-of-State Purchases)</small>		

A. Taxable Sales and Purchases Not Subject to Discretionary Sales Surtax	\$	0.00
B. Total Discretionary Sales Surtax Due	\$	7.35

You have chosen not to donate your collection allowance to education.

4. Total Tax Due	\$	35.26
<small>(Include Discretionary Sales Surtax from Line B)</small>		
5. Less Lawful Deductions	\$	0.00
6. Less DOR Credit Memo	\$	0.00
7. Net Tax Due	\$	35.26
8. a. Less (-) Collection Allowance, or if Late,	\$	0.00
8. b. Plus (+) Penalty and Interest	\$	0.00
9. Amount Due With Return	\$	35.26

Payment you have authorized

35.26

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Original Return

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Access Source: 59-8017611462-4

Confirmation Number: 191203005434

DR-15

Certificate Number	Collection Period	Confirm Date and Time
59-8017611462-4	11/2019	12/03/2019 2:21:10 PM ET

Label

Confirmation Address

7350 FIVE OAKS DR
 HARMONY, FL 34773-6051

HARMONY COMMUNITY DEVELOPMENT
 DISTRICT
 KRISTIN SUIT
 313 CAMPUS ST
 CELEBRATION, FL 34747-4982

Contact Information	
Name	Nancy Hills
Phone	(407) 847 - 2280
Email	info@myhoasolution.com

Debit Date:	12/4/2019
Amount for Check:	\$43.20
Bank Routing Number:	122000496
Bank Account Number:	0093620870
Bank Account Type:	Checking
Corporate/Personal:	Corporate
Name on Bank Account:	HARMONY ROA

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I hereby authorize the Department of Revenue to process this ACH transaction and to debit the checking account identified above. I understand there may be service charges assessed on any transactions not honored by my bank.

Signature:	Nancy Hillis
Phone Number:	407-847-2280
Email Address:	info@myhoasolution.com

Florida	1. Gross Sales	2. Exempt Sales	3. Taxable Amount	4. Tax Due
A. Sales/Services/Electricity	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
B. Taxable Purchases			\$ 0.00	\$ 0.00
C. Commercial Rentals	\$ 600.00	\$ 0.00	\$ 600.00	\$ 43.20
C(a). Less Sales Tax Scholarship Credits				\$ 0.00
D. Transient Rentals	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
E. Food & Beverage Vending	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
			5. Total Amount of Tax Due	\$ 43.20
			6. Less Lawful Deductions	\$ 0.00
			7. Net Tax Due	\$ 43.20
			8. Less Est Tax Pd/DOR Cr Memo	\$ 0.00
			9. Plus Est. Tax Due Current Month	\$ 0.00
			10. Amount Due	\$ 43.20
			11. Less Collection Allowance	\$ 0.00
			12. Plus Penalty	\$ 0.00
			13. Plus Interest	\$ 0.00
			14. Amount Due with Return	\$ 43.20

You have chosen not to donate your collection allowance to education.

Payment you have authorized 43.20

15(a). Exempt Amount of Items Over \$5000 (included in Column 3)	15(a). \$	0.00
15(b). Other Taxable Amounts NOT Subject to Surtax (included in Column 3)	15(b). \$	0.00
15(c). Amounts Subject to Surtax at a Rate Different than Your County Surtax Rate (included in Column 3)	15(c). \$	0.00
15(d). Total Amount of Discretionary Sales Surtax Due (included in Column 4)	15(d). \$	9.00
16. Hope Scholarship Credits (included in Line 6)	16. \$	0.00
17. Taxable Sales/Untaxed Purchases or Uses of Electricity (included in Line A)	17. \$	0.00
18. Taxable Sales/Untaxed Purchases of Dyed Diesel Fuel (included in Line A)	18. \$	0.00
19. Taxable Sales from Amusement Machines (included in Line A)	19. \$	0.00
20. Rural or Urban High Crime Area Job Tax Credits	20. \$	0.00
21(a). Scholarship Funding Tax Credit	21(a). \$	0.00
b). Film and Entertainment Industry Credit	21(b). \$	0.00
21(c). Economic Energy Zone Credit	21(c). \$	0.00
21 Other Authorized Credits	21. \$	0.00



State of Florida
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Original Return

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Access Source: 59-8017611462-4
Confirmation Number: 191113781421

DR-15

Certificate Number	Collection Period	Confirm Date and Time
59-8017611462-4	10/2019	11/13/2019 4:18:44 PM ET

Label

Location Address

7350 FIVE OAKS DR
 HARMONY, FL 34773-6051

HARMONY COMMUNITY DEVELOPMENT
 DISTRICT
 KRISTIN SUIT
 313 CAMPUS ST
 CELEBRATION, FL 34747-4982

Contact Information	
Name	Nancy Hills
Phone	(407) 847 - 2280
Email	info@myhoasolution.com

Debit Date:	11/14/2019
Amount for Check:	\$108.00
Bank Routing Number:	122000496
Bank Account Number:	0093620870
Bank Account Type:	Checking
Corporate/Personal:	Corporate
Name on Bank Account:	HARMONY ROA

Due to federal security requirements, we can not process international ACH transactions. If any portion of the money used in the payment you may be making today came from a financial institution located outside of the US or its territories for the purpose of funding this payment, please do not proceed and contact the Florida Department of Revenue at 850-488-6800 to make other payment arrangements. By continuing, you are confirming that this payment is not an international ACH transaction. If you are unsure, please contact your financial institution.

I hereby authorize the Department of Revenue to process this ACH transaction and to debit the checking account identified above. I understand there may be service charges assessed on any transactions not honored by my bank.

Signature:	Nancy Hills
Phone Number:	407-847-2280
Email Address:	info@myhoasolution.com

Florida	1. Gross Sales	2. Exempt Sales	3. Taxable Amount	4. Tax Due
A. Sales/Services/Electricity	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
B. Taxable Purchases			\$ 0.00	\$ 0.00
C. Commercial Rentals	\$ 1500.00	\$ 0.00	\$ 1500.00	\$ 108.00
C(a). Less Sales Tax Scholarship Credits				\$ 0.00
D. Transient Rentals	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
E. Food & Beverage Vending	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
			5. Total Amount of Tax Due	\$ 108.00
			6. Less Lawful Deductions	\$ 0.00
			7. Net Tax Due	\$ 108.00
			8. Less Est Tax Pd/DOR Cr Memo	\$ 0.00
			9. Plus Est. Tax Due Current Month	\$ 0.00
			10. Amount Due	\$ 108.00
			11. Less Collection Allowance	\$ 0.00
			12. Plus Penalty	\$ 0.00
			13. Plus Interest	\$ 0.00
			14. Amount Due with Return	\$ 108.00

You have chosen not to donate your collection allowance to education.

Payment you have authorized 108.00

15(a). Exempt Amount of Items Over \$5000 (included in Column 3)	15(a). \$	0.00
15(b). Other Taxable Amounts NOT Subject to Surtax (included in Column 3)	15(b). \$	0.00
15(c). Amounts Subject to Surtax at a Rate Different than Your County Surtax Rate (included in Column 3)	15(c). \$	0.00
15(d). Total Amount of Discretionary Sales Surtax Due (included in Column 4)	15(d). \$	22.50
16. Hope Scholarship Credits (included in Line 6)	16. \$	0.00
17. Taxable Sales/Untaxed Purchases or Uses of Electricity (included in Line A)	17. \$	0.00
18. Taxable Sales/Untaxed Purchases of Dyed Diesel Fuel (included in Line A)	18. \$	0.00
19. Taxable Sales from Amusement Machines (included in Line A)	19. \$	0.00
20. Rural or Urban High Crime Area Job Tax Credits	20. \$	0.00
21(a). Scholarship Funding Tax Credit	21(a). \$	0.00
21(b). Film and Entertainment Industry Credit	21(b). \$	0.00
21(c). Economic Energy Zone Credit	21(c). \$	0.00
21 Other Authorized Credits	21. \$	0.00

VENDOR: CDD HARMONY CDD

12/31/19

CHECK NO.
810393

JUR REF. NO.	YOUR INV. NO.	INVOICE DATE	INVOICE AMOUNT	AMOUNT PAID	DISCOUNT TAKEN
401	RV/GDN INCOME QUARTER ENDING 12.31.19	12/31/19	1,429.36	1,429.36	.00

Harmony Residential Owners Total: 1,429.36

THE REVERSE SIDE OF THIS DOCUMENT INCLUDES MICROPRINTED ENDDHSEMENT LINES AND ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

Union Bank
400 California St, CA 94101

16-48-6/1220

Harmony Residential Owners
c/o Association Solutions
811 Mabbette Street
Kissimmee FL 34741

CHECK NO. CHECK DATE VENDOR NO.
810393 12/31/19 CDD

CHECK AMOUNT

ONE THOUSAND FOUR HUNDRED TWENTY-NINE AND 36/100 DOLLARS*****

*****1,429.36

PAY TO THE ORDER OF HARMONY CDD
Attn Kristen Suit
313 Campus Street
Celebration FL 34747


AUTHORIZED SIGNATURE



VENDOR: CDD HARMONY CDD

12/31/19

810393

JUR REF. NO.	YOUR INV. NO.	INVOICE DATE	INVOICE AMOUNT	AMOUNT PAID	DISCOUNT TAKEN
401	RV/GDN INCOME QUARTER ENDING 12.31.19	12/31/19	1,429.36	1,429.36	.00

Harmony Residential Owners Total: 1,429.36