

**HARMONY
COMMUNITY DEVELOPMENT DISTRICT**

**NOVEMBER 19, 2020
REGULAR MEETING AGENDA PACKAGE**

**Grace Community Church
5501 East Irlo Bronson Highway
Saint Cloud, Florida 34771**

**Call-In Number: (800) 747-5150
Access Pass Code: 8185960#**



Harmony Community Development District

Steve Berube, Former Chairman
 Mike Scarborough, Assistant Secretary
 Kerul Kassel, Supervisor Elect
 Teresa Kramer, Supervisor Elect
 Daniel Leet, Supervisor Elect



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

November 12, 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 on Thursday, November 19, 2020 at 6:00 pm at the Grace Community Church, 5501 East Irlo Bronson Memorial Highway, Saint Cloud, Florida 32772; and via conference call at:

Call-In Number: (800) 747-5150

Access Pass Code: 8185960#

Following is the advance agenda for the meeting:

- 1. Organizational Matters** (15 minutes)
 - A. Oath of Office for Newly Elected Supervisors via General Election**
 {Seat 1 – Daniel Leet; Seat 3 – Kerul Kassel; Seat 5 – Teresa Kramer}
 - B. Resolution 2021-02 – Election and Designation of Officers**
 - C. Resolution 2021-03 – Recognition of Mr. William Bokunic**
 - D. Resolution 2021-04 – Recognition of Mr. David Farnsworth**
- 2. Roll Call**
- 3. Audience Comments** (Maximum of 3 Minutes per Speaker) (10 minutes)
- 4. Public Hearing: Brownies Septic & Plumbing, LLC Contract** (15 minutes)
- 5. Approval of Minutes for:** (5 minutes)
 - A. October 29, 2020 – Regular Monthly Meeting**
- 6. Subcontractors’ Reports**
 - A. Servello Landscape Solutions** (10 minutes)
 - i. Grounds Maintenance Status
- 7. Storm Drain Pipe Failure Update** (5 minutes)
- 8. Staff Reports**
 - A. District Engineer** (5 minutes)
 - B. District Counsel** (15 minutes)
 - i. Consideration of Accepting "The Lakes" Deed of Dedication
 - ii. Update on Fusilier Litigation & CDD Irrigation Infringement Injunction
 - iii. Consideration of Solicitation Policy (updated version)
 - C. Field Manager** (10 minutes)
 - 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*)
- 9. District Manager’s Report** (15 minutes)
 - A. Financial Statements for October 31, 2020**
 - B. Approval of: #247 Invoices, Check Register, & Debit Purchases**
 [*Invoices and Debit Receipts Available Upon Request*]
 - C. Consideration of Reserves – Sidewalks**
 - D. Facilities Usage Applications**
 - i. Harmony Community Church – Christmas Eve Service
 - ii. Soccer Shots – Soccer Instruction for Youth Ages 2 to 8
- 10. Business Discussions** (10 minutes)
 - A. Consideration of Cost for HROA to Mail Parcel VC-1 Survey**
 - B. Consideration of CDD Property / Trails / Wetland Area Cleanup**
 - C. Consideration of Osceola County Traffic Operations Request**
- 11. Supervisor Requests** (5 minutes)
- 12. Adjournment**

Time Allocation: (120 minutes)

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

Sincerely,
Kristen Suit
 Kristen Suit
 District Manager

First Order of Business

1B.

RESOLUTION 2021-02

A RESOLUTION DESIGNATING OFFICERS OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the Harmony Community Development District at a regular business meeting following the General Election desires to appoint the below recited persons to the offices specified.

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

- 1. The following persons were appointed to the offices shown, to wit:

| | |
|----------------------|---------------------|
| _____ | Chairman |
| _____ | Vice Chairman |
| <u>Kristen Suit</u> | Secretary |
| <u>Alan Baldwin</u> | Treasurer |
| <u>Stephen Bloom</u> | Assistant Treasurer |
| _____ | Assistant Secretary |
| _____ | Assistant Secretary |
| _____ | Assistant Secretary |

PASSED AND ADOPTED THIS, 19TH DAY OF NOVEMBER, 2020.

Chairman

Secretary

1C.

Resolution 2021-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT RECOGNIZING THE CONTRIBUTIONS OF BILL BOKUNIC

WHEREAS, the Harmony Community Development District (“District”) is a special-purpose District created by law and established by Osceola County, pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District is a special-purpose local government, charged with the sole duty and responsibility of managing the works of the District, including designing, financing, constructing, and operating capital infrastructure to support Harmony, a planned community in Osceola County, Florida; and

WHEREAS, the major function of the District was and is the pin-pointed, focused management of the works of the District, including recreational facilities, alleyways, parks, sidewalks and landscaping; and

WHEREAS, Bill Bokunic demonstrated a dedication and devotion to preserving and protecting the interests of the District, and assuring the aforesaid infrastructure systems be managed to the highest standards in a timely and economical way; and

WHEREAS, Bill Bokunic’ leadership, creativity, guidance, and efforts constitute a substantial contribution to the continued outstanding success of the Harmony community; and

WHEREAS, Mr. Bokunic further provided leadership, wisdom, and direction in serving on the Board of Supervisors since November 2016,

WHEREAS, the Board finds it fitting and proper that official recognition be given to Mr. Bokunic for his many achievements and his dedication to the Harmony community;

NOW, THEREFORE, BE IT RESOLVED, that the members of the Board of Supervisors of the Harmony Community Development District, for and on behalf of themselves and on behalf of the District, express their appreciation and gratitude to Mr. Bokunic for his efforts and contributions to the ongoing success of the Harmony community.

UNANIMOUSLY APPROVED and EXECUTED this 19th day of November, 2020.

Steve Berube

Kerul Kassel

David Farnsworth

Mike Scarborough

Kristen Suit

1D.

Resolution 2021-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT RECOGNIZING THE CONTRIBUTIONS OF DAVID FARNSWORTH

WHEREAS, the Harmony Community Development District (“District”) is a special-purpose District created by law and established by Osceola County, pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District is a special-purpose local government, charged with the sole duty and responsibility of managing the works of the District, including designing, financing, constructing, and operating capital infrastructure to support Harmony, a planned community in Osceola County, Florida; and

WHEREAS, the major function of the District was and is the pin-pointed, focused management of the works of the District, including recreational facilities, alleyways, parks, sidewalks and landscaping; and

WHEREAS, David Farnsworth demonstrated a dedication and devotion to preserving and protecting the interests of the District, and assuring the aforesaid infrastructure systems be managed to the highest standards in a timely and economical way; and

WHEREAS, David Farnsworth energy, leadership, creativity, guidance, counsel, and efforts constitute a substantial contribution to the continued outstanding success of the Harmony community; and

WHEREAS, Mr. Farnsworth further provided leadership, wisdom, and direction in serving on the Board of Supervisors since November 2012,

WHEREAS, the Board finds it fitting and proper that official recognition be given to Mr. Farnsworth for his many achievements and his dedication to the country, the Harmony community; and Harmony website.

NOW, THEREFORE, BE IT RESOLVED, that the members of the Board of Supervisors of the Harmony Community Development District, for and on behalf of themselves and on behalf of the District, express their appreciation and gratitude to Mr. Farnsworth for his efforts and contributions to the ongoing success of the Harmony community.

UNANIMOUSLY APPROVED and EXECUTED this 19th day of November, 2020.

Steve Berube

Kerul Kassel

Bill Bokunic

Mike Scarborough

Kristen Suit

Fifth Order of Business

5A

**MINUTES OF MEETING
HARMONY COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Harmony Community Development District was held Thursday, October 29, 2020, at 6:00 p.m. via virtual teleconferencing using WebX.

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, IMS |
| Tim Qualls | District Counsel: Young Qualls, P.A. |
| Tristan LaNasa | Associate Counsel: Young Qualls, P.A. |
| Steve Boyd | District Engineer: Boyd Civil Engineering |
| Gerhard van der Snel | Field Services Manager: Harmony CDD |
| Pete Betancourt | Servello Landscape Solutions |
| Residents and Members of the Public | |

The following is a summary of the discussions and actions taken at the October 29, 2020 Harmony CDD Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Supv Berube called the meeting to order at 6:00 p.m.
Roll was called and the record will reflect a quorum.

SECOND ORDER OF BUSINESS

Audience Comments

Supv Berube noted they received a large package from Mr. Leet.

Mr. Leet addressed the parcel that connects Five Oaks Drive to Billy’s Trail noting there is a section that is washed out. He outlined the package.

Supv Berube noted Mr. van der Snel agrees it is low and needs to be filled. He suggested Mr. van der Snel and Mr. Boyd coordinate with Mr. Leet to figure out what needs to be done there and bring it back in the near future.

Ms. Kramer addressed the surveying for the new dog park and the parcel across the entrance road to the golf maintenance area and inquired if permanent corner markers were placed when surveyed prior.

Supv Berube noted the District Engineer will speak to this during his presentation.

Ms. Kramer noted if they did not put corner markers in, they may want to ask them to do so when doing the topographic survey. She further addressed the website maintenance agreement, and discussion of the possible playground across from the Board approved dogpark and noted her concerns.

THIRD ORDER OF BUSINESS**Approval of Minutes****A. September 24, 2020 – Regular Monthly Meeting Minutes**

Supv Kassel noted she reviewed; there were some minor errors not affecting clarity.

On MOTION by Supv Kassel seconded by Supv Bokunic, with all in favor, the September 24, 2020 regular meeting minutes, as amended, were approved. (5-0)

FOURTH ORDER OF BUSINESS**Subcontractor Reports****A. Servello Landscape Solutions****i. Grounds Maintenance Status (*Work Chart*)**

Mr. Pete Betancourt reported they are in bi-weekly service for the winter.

Mr. van der Snel noted he and Mr. Betancourt did a ride through and are planning several cleanouts, replacements, and fine tuning work. They are scheduling a ride through for trees to see what needs to be added. They have also discussed a sod replacement project that he would like to discuss with the Board. In his opinion they could wait another year for the sod replacement. There are a couple of areas – one being on Five Oaks West across from 7001 to 7023 that is a troubled area with sod, and they would like to work on it a bit. The tree trimming project has a rough start however, they are getting a good start now and will hopefully be done in a couple of weeks.

Supv Berube addressed the discussion last month regarding Liriope grass in areas with tree rings along Cat Brier and a couple of other areas and inquired if there is a proposal for that?

Mr. Betancourt noted he will follow-up with Mr. Feliciano on it tomorrow.

Supv Berube addressed the trees along the inner streets noting some, if not all, may need lifting and thinning and requested they take a look at them.

Mr. Betancourt noted he will look at them and get with Mr. van der Snel.

Mr. van der Snel noted they were done last year and are normally on a bi-annual schedule. They can do some fine tuning.

FIFTH ORDER OF BUSINESS**Storm Drain Pipe Repair Update**

Supv Berube outlined the pictures included in the agenda package and what the job should have consisted of. Once the situation was realized by Brownie's the entire job turned. He addressed the damage to the top of the pipe by the excavator bucket and being blamed on being blown out by the water pressure. He further addressed the steel pilings being driven into the pipe noting once Brownie's was challenged on this, they agreed the pilings being driven into the plastic pipe is what damaged it but did not comment on the damage caused by the bucket. This is when the mood of the job changed, and Brownie's agreed to fix it at no cost. The repair added significant time and cost to the job and is the nature of the dispute that is detailed in the agenda package. He further noted no change orders were submitted for the project until they were closing the hole and took the project to \$150,000. He suggested they offer to pay Brownie's the

\$75,000 that was the contract value on a not to exceed, get a release from them that this covers everything, and they are done, and they can pick up the final cleanup of the jobsite from there.

Supv Farnsworth inquired about the cleanup.

Supv Berube noted there is 500 square feet, give or take, along Five Oaks where the sod has been removed, the hole has been settling in with the rain and needs be graded and sodded.

Supv Farnsworth noted this was originally part of the job.

Supv Berube noted there were several things not done that District Counsel and the District Engineer will talk about.

Supv Scarborough addressed the suggestion to give Brownie's the original agreed upon amount and continue to pay for the remainder of the job for the restoration work.

Supv Berube noted there is an outstanding bill for the diver to rent, install and remove the plugs, which the CDD agreed to as part of contract #1 of about \$4,000.00 and has not been billed nor paid. Against contract #2 they have the rental of the dewatering system at about \$10,000.00. There is about \$14,000.00 in unbilled/unseen over the

\$57,000.00 so \$72,000.00 on agreed to stuff, bringing it up to the \$75,000 agreed up, call it a day and move on.

Supv Scarborough noted they did not inflict the pain upon themselves that they should have to pay the penalty for expending CDD resources to fix.

Supv Berube noted there is an additional adjustment factor in that they exceeded the contract term by 27 days and there is a \$250 per day penalty. He noted believes he and District Counsel agree on getting the release, getting them out and the CDD picking it up from there.

Discussion continued on the remaining work to complete the project.

Mr. Boyd outlined the soil penetration test noting Brownie's dumped dirt in the hole and left without properly compacting it. He had discussed with them the need to compact the backfill in layers as they filled it because the HDPE pipes are flexible and if you put a lot of soil pressure on top of it and the trench has not been backfilled properly the weight of the earth above the pipe deforms it, causing a joint failure again. He feels the right thing to do is have Devo Engineering drive a penetrometer into the ground to determine if the backfill is compacted or how compacted it is based on the resistance. They quoted \$1,200.00.

Discussion continued on the soil penetration test.

Mr. Qualls noted they will leave the details of what went wrong to the experts. They wanted to ensure they followed the Florida Prompt Payment Act as well as their own rules governing decisions which substantially affect somebody's interest. They sent a letter and got the information on the costs, and the Florida Prompt Payment Act allows the holding of 150% of what they think it will cost to redress any shortcomings in the two contracts. Today they received a letter from Counsel for Brownie's requesting a hearing and they are going to recommend they hold the hearing next month. There is a rule about how they conduct such hearings to hear their side and then make a final determination on what you want to do. The

process is described in the letter and in Rule 1.6; they can circulate a memo they did awhile back on how the hearings work.

Supv Scarborough addressed his concerns noting he has experience as a business owner and a customer would not be willing to pay him the full contract amount, nor would he expect them to, knowing that he is fully liable. This is what liability insurance is for and he does not seem them capturing the full contract amount unless they want to complete the job to its full extent.

Supv Berube noted he may have stated his suggestion incorrectly – he would suggest paying up to the contract amount. Discussion followed on the contract amounts and offsets.

Mr. Qualls outlined the public hearing process for next month noting the Board needs to designate someone to conduct the hearing. The Board will then have 45 days after that to issue a final order.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

i. Discussion and Consideration of Updated Maps

Mr. Boyd reported before last month's meeting they provided the updated maps and his understanding was there was no follow-up required.

Ms. Suit noted Supervisor Farnsworth has asked that she send it to the Board for review and if they had any comments or questions now would be the time.

ii. Discussion and Consideration of Johnson's Surveying Proposal

Supv Berube inquired if Mr. Boyd heard Ms. Kramer's request about the markers.

Mr. Boyd noted he did. He reviewed the surveying proposal noting the black lines are the tract boundaries and should have iron markers there. The survey is not to establish a boundary; the purpose is to get up-to-date topography, tree locations and sizes, accurately pick up the existing sidewalk, the road, and the elevation of the service road. For site improvements like a park the County requires a full site development permit.

ON MOTION by Supv Kassel seconded by Supv Berube, with all in favor, the Johnston's Surveying proposal in the amount of \$3,500 was approved. (5-0)

Mr. Boyd noted they will need the proposal signed by a representative of the District. He then inquired if the Board was going to act on getting Devo Engineering to do the soil compaction test.

Supv Berube MOVED to approve the Devo Engineering proposal for soil compaction testing in the amount of \$1,200.00 and Supv Bokunic seconded the motion.

Supv Kassel inquired if the Board has seen the proposal. Ms. Suit noted they have not.

Mr. Boyd noted it was an email he forwarded to Supervisor Berube.

On VOICE vote Supv Farnsworth voted aye.

Supv Kassel inquired if she can abstain since she has not seen the contract.

Mr. Qualls inquired if there is a way to table this and send Supervisor Kassel the proposal. He agrees it should be disclosed but he also understands the importance of having this information.

Supv Berube noted this was a line in an email.

Mr. Boyd noted they did not send a contract to forward to you and he should have asked.

On VOICE vote Supv Scarborough voted aye.

Supv Kassel again raised the question of abstaining or does she have to vote nay.

Mr. Qualls noted the grounds for abstaining are a conflict. Maybe some questions to the Engineer may help. He inquired if the price seems reasonable.

Mr. Boyd noted he thought it was low.

Mr. Qualls suggested an amendment to the motion that it be contingent upon a legal review of the contract.

Supv Kassel inquired if Mr. Boyd has worked with the contractor before and his experience or knowledge is.

Mr. Boyd noted he has, and they do excellent work.

On VOICE vote Supv Kassel voted aye, and the motion passed, (5-0).

Supv Berube inquired where they are with the parking area SPD.

Mr. Boyd noted during a site visit Supv Berube directed how the fencing and landscaping needs be revised. In following up with John Adams, he needs all of the detail in the PD and they should have it finalized and to Mr. Adams on Friday.

B. District Counsel

i. Consideration of CDD Board Meeting Location Agreement

Mr. Qualls outlined the meeting location agreement – it is an 11-month term beginning in November and includes language regarding Osceola County or the State of Florida stopping meetings, they would get a return/refund for the meetings they miss.

Supv Kassel inquired if they are voting to meet in person even if the Governor extends the order.

Supv Berube noted that is correct. The order does not force them to meet telephonically; it gives the ability to do so.

Mr. Qualls noted it suspends the physical quorum requirement; there are local governments that have been meeting in person.

Supv Kassel inquired if it would be possible to have a combination in-person and virtual meeting.

Mr. Qualls noted it is possible. If the Governor does not extend the physical quorum requirement then you have to be physically present to count for the quorum requirement and to vote, but you can participate.

Ms. Suit noted you have to have at least three people present in the room and the Supervisors can vote by phone.

Mr. Qualls addressed what other governments are doing such as making audience wait outside until it is time to speak and then enter one at a time. There is going to be some flexibility; it has to be open to the public.

Ms. Suit addressed the challenges of running an in-person meeting and virtual meeting at the same time.

On MOTION by Supv Berube seconded by Supv Kassel, with all in favor, to return to in person meetings at Grace Community Church subject to social distancing guidelines, Grace Community Church agreement guidelines, allowing for telephonic access to join the meeting by use of the District Manager's conference line and access number was approved. (5-0)

ii. Consideration of Website Maintenance Agreement

Mr. Qualls outlined the website maintenance agreement.

Supv Berube noted Mr. Leet has agreed to pick up the website maintenance should he be elected to the Board. Mr. Leet has the capability, but Supervisor Farnsworth has a lot of unique aspects to the website and he thinks Mr. Leet would appreciate a period of time to settle in as a Supervisor should he be elected, as well as having the guidance and insight of Supervisor Farnsworth in providing a smooth transition.

On MOTION by Supv Kassel seconded by Supv Scarborough, with Supv Kassel, Supv Scarborough, Supv Bokunic and Supv Berube voting aye and Supv Farnsworth abstaining, the agreement with Mr. David Farnsworth for the District website maintenance in the amount of \$300 monthly was approved. (4-0)

Mr. Farnsworth abstained as he is a party to the agreement; a copy of Form 8B is attached hereto and made a part of the record.

Ms. Suit noted they will begin making payment on November 15th.

Supv Berube thanked Supervisor Farnsworth for continuing to maintain the website.

Mr. Qualls noted while the Sunshine Law would not apply all records pertaining to this contract would still be public records.

iii. Update on Brownies Septic & Plumbing Invoices

{Previously Addresses}

iv. Update on Fusilier Litigation and CDD Irrigation Infringement

Mr. Qualls noted there is no update other than it is ongoing.

Supv Berube addressed this being the fourth month that this is on the list and there has been no forward movement. He addressed previous discussions regarding having the Board back Field Services to unlock the boxes to do maintenance. He requested guidance noting he thinks their people need to open the boxes to make sure the irrigation system is functioning the way it should be and do maintenance.

Mr. Qualls noted he thinks he has a proposal which probably everyone will not like. There is ongoing litigation, and when it comes to the fact that their irrigation boxes have been locked up unlawfully, on the other side of the road filling some sort of legal action in court which would be expensive and time consuming, so one thought is they have the existing ongoing litigation and could file within this case an emergency motion for injunctive relief.

Supv Farnsworth noted it sounds like a good idea.

Supv Berube addressed the time it would take to go before a judge or get on a calendar.

Mr. Qualls noted they can ask for emergency injunctive relief.

Supv Berube further addressed taking control of the boxes to make sure the irrigations system works.

Supv Kassel noted they have been told they can ask Mr. Fusilier for access to the boxes without going through a motion that is escalatory. They can file the injunction and request their staff meet District staff at the boxes to check them out.

Mr. van der Snel reported he approached Casey, one of the maintenance people for Mr. Fusilier, and said "I heard if I contact you, we can go together to do maintenance" his response was let me ask Mr. Fusilier and the response was no. It was later heard that it needs to be a written request to Mr. Fusilier.

Supv Kassel noted to do the written request.

Supv Scarborough addressed asking permission of someone to access their own property.

Discussion followed on the ownership of the property being in dispute and the easements for utilities and drainage with Mr. Qualls noting it is a community-wide irrigation system and the CDD has the duty to maintain the system. The District Engineer has put in writing to opposing Counsel that the CDD has an easement to access the sprinkler system.

On MOTION by Supv Berube seconded by Supv Scarborough, with Supv Berube and Supv Scarborough voting aye and Supv Bokunic, Supv Farnsworth and Supv Kassel voting nay, authorizing the Field Manager to access irrigation boxes with use of law enforcement to ensure proper ongoing maintenance and operations failed. (2-3)

On MOTION by Supv Kassel seconded by Supv Bokunic, with Supv Kassel, Supv Bokunic and Supv Farnsworth voting aye, and Supv Scarborough and Supv Berube voting nay, authorizing District Counsel to file an injunction against Mr. Fusilier was approved. (3-2)

Supv Bokunic noted he has been consistent on this and thinks that cutting locks and being provocative and wishes they had thought of this solution in the previous months and could have been down the road with it.

Supv Kassel noted it was presented but not heard.

v. Update on The Lakes Deeds of Dedication

Mr. Qualls noted there nothing to report. There was a mix-up with the parcel numbers, and so they have not received the documents.

vi. Review of Memo re: District Solicitation Policy

Mr. Qualls noted the memo on the solicitation policy was included in the agenda package. The Board can make a determination of what they want to do.

Supv Berube noted he feels it is more involved than he anticipated. He addressed his concerns of employees, the employee handbook, the use of the term employees, and prior advice to avoid being employers.

Mr. Qualls addressed the statute noting it states the District shall have a District Manager and the District Manager manages the works of the District. When it comes to folks needed to carry out that task it should be done through the District Manager; technically they have not heeded that advice which is fine and he is not saying they did anything wrong. He can assure them if there is an issue with somebody from field staff and they want to get litigious they are going to sue the District as an employer. For this policy the question is how they can make sure the policy applies to everybody and he thinks they can do that without specifically saying employees.

Supv Kassel noted the way the policy is written it focuses on employees and disciplinary consequences that is loses its focuses as a solicitation policy for everyone.

Mr. Qualls noted the policy was drafted by Supervisor Farnsworth.

Supv Kassel inquired if Supervisor Farnsworth would want to rework the policy or have someone else do it noting she is willing to take out some of the language but keep the policy elements making it more about solicitation than employees.

Supv Farnsworth noted it is a template he pulled from the internet and he only customized some words to make it Harmony. Since he did not write it, it would be difficult to manipulate it legally and would rather have District Counsel make modifications to it.

Supv Kassel noted she is happy to make some modifications to it and pass it by the Board at the next meeting.

Supv Berube noted it sounds perfect and thanked Supervisor Kassel for offering.

Mr. Qualls thanked Supervisor Farnsworth and Supervisor Bokunic for their time and effort noting it has been a pleasure working with you both. He is amazed that good people, like all of them, give so much time and it largely goes unrecognized or just have to put up with so much bull. They did a good job and he loved working them and wished them well.

Mr. Qualls noted he has been giving a lot of thought to the natural strain that he does not like in the traditional legal model, with that being the hourly rate, while they have extremely competitive hourly rates, there is a lot the Board is dealing with and they have spent a lot of hours and he never wants one of his clients to be in a position where they say “we would like advice but if I call it starts the clock”. He values working with Harmony and is going to bring a proposal to go to a flat monthly fee. He wants them to be able to call, wants them to be able to get the best legal advice.

Ms. Suit noted she has more than ten districts and if she is not mistaken his fees are the lowest of all the attorney’s she works with.

Supv Berube inquired if he is talking a fixed monthly rate up to a cap for the year, then after that they stop, or has he not brought it that far along yet.

Mr. Qualls noted it would be a flat monthly rate and would not include litigation.

Supv Berube thanked Mr. Qualls noting he thinks he provides great advice at a very reasonable price and it is appreciated. He noted Mr. LaNasa is following in his footsteps and has probably been the better, if not the best, Associate Counsel brought onboard.

Supv Bokunic thanked Mr. Qualls for his kind words. As he personally transitions to an audience member from the Board if there are any suggestions in a change on the legal side there is going to be a loud argument from him as a resident. He [Mr. Qualls] gives above and beyond and is always available for conversation and he has enjoyed working with him as well.

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)**

Mr. van der Snel noted his reports were in the package and inquired if there were any questions or concerns.

Supv Kassel noted for the invasive weed control the report does not seem to indicate they are making headway and inquired if they are being effective with their control measures.

Mr. van der Snel noted the mitigation project is done by Brad who is also the dock master. They have another staff member who helps Brad. The two go into the field together for safety purposes. The project has proven to be immense and they have been working behind Bracken Fern for a while now. The further they go the more they see; it is bigger than anybody thought.

Supv Berube noted the area being mitigated has expanded to four or five times larger than the initial project area.

Discussion continued on the mitigation area with Mr. van der Snel they are going to be a while since it is bigger than it looks.

Supv Scarborough addressed the road leading to the garden and RV parking area noting the road is horrific. He thinks the road needs to be addressed and maintained properly and a proper base put down.

Mr. van der Snel noted he agrees and has a quote pending for concrete fines. The road is 12,000 square foot. He addressed the use of concrete fines noting shell rock has proven not to work and asphalt is not an option because of the gas pipeline. He will have a proposal next month.

Supv Berube noted he wants to ask Mr. Boyd the timing for the Harmony Central easement. Harmony Central is going to dig up along the road and the agreement with them included re-grading the road.

Supv Berube noted page 67 is a picture of the new Yamaha U-Max 2 that was approved for purchase a couple of months ago.

Mr. van der Snel reported Phase 4 of the sidewalks is completed and Phase 5 will be in November.

Supv Scarborough extended a compliment for the bench that was installed noting he has seen it being used.

Supv Berube noted the User Facilities revenues was budgeted at \$12,600 last year and was actually \$21,460 from the combined facilities. \$12,600 was budgeted for expenses and they spent \$10,070.

SEVENTH ORDER OF BUSINESS

District Manager's Report

- A. Financial Statements for September 30, 2020**
- B. Approval of: #246 Invoices, Check Register and Debit Purchases**

Ms. Suit noted she would be happy to answer any questions.

On MOTION by Supv Berube seconded by Supv Kassel, with all in favor, the September 30, 2020 financials, Invoice Approval #246, Check Register and Debit Purchases was approved. (5-0)

- C. Consideration of Budget Amendment for FY 2020 – Resolution 2021-1**

Ms. Suit outlined the budget amendment for FY 2020 for \$83,196 noting the District is not over budget, but for accounting purposes the District is required to show the transfer of the funds for the VC-1 debt service as an expenditure.

Supv Berube noted that is part of the amendment but the full amount is outlined on page 104 is the debt payment plus \$51,822 into the fund balance.

On MOTION Supv Kassel seconded by Supervisor Bokunic, with all in favor, Resolution 2021-01 for FY 2020 was adopted. (5-0)

D. Consideration of Motion Assigning Fund Balance

Ms. Suit outlined the motion assigning fund balance.

| | |
|--------------------------------|-----------|
| Operating Reserve | \$423,528 |
| Reserves Renewal & Replacement | \$ 40,215 |
| Reserves Sidewalks & Alleyways | \$213,208 |
| Reserves Uninsured Repairs | \$ 50,000 |

Supv Kassel addressed unassigned fund balance of \$571,236.

Ms. Suit noted that is a different line item, this motion assigns reserves.

On MOTION by Supv Kassel seconded by Supv Berube, with all in favor, the motion assigning fund balance, as outlined, was approved. (5-0)

Supv Berube addressed the reserves for Sidewalks & Alleyways noting they have been funding the ongoing sidewalk panel replacements out of the budget. Do they want to fund some of the sidewalk repairs from the reserve fund or continue to leave it and fund from the budget?

Supv Kassel inquired why they cannot move from assigned fund balance to the line item in the operating.

Discussion ensued on fund balance, line items and the use of reserve funds.

EIGHTH ORDER OF BUSINESS

Business Discussions

A. Discussion of Parcel VC-1 Usage

i. Survey Questions

Supv Berube noted he thinks Supv Kassel did a remarkable job and it looks stellar to him. Are there any comments or questions?

Supv Farnsworth inquired as to the impetus for adding the underlying comment at the end of the first paragraph.

Supv Kassel noted the need to add from her perspective is they had the discussion for months about a community center at that site and she wanted to assure people, before they answered the questions, that was not the reason for the survey.

Supv Farnsworth noted in his opinion it was superfluous to what was being sought.

Discussion continued on the inclusion of the comment.

Supv Berube will contact Mark regarding the price for mailing the survey to the residents.

Supv Farnsworth addressed the different opinions on how people would like to receive the survey – email, social media, and US Mail.

Supv Kassel noted her understanding is because it is a CDD issue and the target group is CDD assessment payers and sending via US Mail is the most appropriate avenue to take and has the potential to reach the highest percentage of owners in Harmony. She inquired if she should put it on Survey Monkey and provide a link for people to go online to respond to the survey.

The consensus is to use Survey Monkey with Supervisor Kassel creating the online survey and providing the link for the mailing.

Supv Berube will bring the numbers back next month for the mailing.

B. Consideration of Installing Playground Equipment in Area Across from New Dog Park

Supv Berube noted they need the SDP and suggested moving to next month.

NINTH ORDER OF BUSINESS

Supervisor Requests

Supv Kassel noted there is more consistent attention to the dog parks and things have to be reported on to be addressed aside from mowing and requested Mr. van der Snel send a field services person into the dog parks once a week to make sure things such as the rubber mulch is not in the way of the gate, the gates are closing properly, faucets are in working order, are drains are clear are being addressed. She noted they had also talked about putting a drain at the swings outside the dog parks to the pond; she does not think this has been done because it is still flooding.

Mr. van der Snel noted they have been working with Servello on the issue and they were prepared to provide a quote for installing a drain. If the Board would like for him to get a quote, he will be happy to provide it.

Supv Kassel noted when it was discussed it was stated they had the equipment to do it themselves.

Mr. van der Snel noted they have the equipment but not the knowledge.

Supv Berube inquired about raising the ground and the swings letting the water runoff into surrounding areas.

Supv Kassel noted the surrounding areas are the dog park, the other playground and someone's house.

Mr. van der Snel noted the mulch will wash out and they have to have mulch.

Supv Kassel noted the long-term solution would be a drain.

Supv Scarborough noted he has done hundreds of these and would be happy to assist if it is something they want to do in-house.

TENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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

Kristen Suit
Secretary

Steven Berube
Chairman

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, David Lee Farnsworth, hereby disclose that on 29 October, 20 20 :

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____;
- inured to the special gain or loss of my relative, _____;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Subject: Maintenance of Harmony CDD website (www.harmonyccd.org).

History: As a member (elected Supervisor), I performed this task voluntarily from 2016 until the present. There is concern regarding continuity of the site when my term in office ends in November 2020.

Condition: I am amenable to a short-term continuance, but only until Board finds a permanent replacement.

Conflict: Since continuance would be compensated, I cannot participate in a related Board motion or vote.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

15 October, 2020

Date Filed

David L. Farnsworth
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

EIGHTH ORDER OF BUSINESS

8B

8Bi.

This instrument prepared by
and returned to:

Grant T. Downing, Esq.
Godbold, Downing, Bill & Rentz, P.A.
222 W. Comstock Ave., Suite 101
Winter Park, Florida 32789

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

QUIT CLAIM DEED

THIS QUIT CLAIM DEED executed the 2 day of November, 2020, by **EAST LAKES OF HARMONY COMMUNITY ASSOCIATION, INC.**, a Florida corporation not for profit, whose address is 811 Mabbette Street, Kissimmee, Florida 34741 (the "Grantor"), to **HARMONY COMMUNITY DEVELOPMENT DISTRICT**, a limited special and single purpose local government created by Chapter 190, Florida Statutes, having a mailing address of 313 Campus Street, Celebration, Florida 34747 (hereinafter referred to as "Grantee").

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the Grantee forever, all the right, title and interest, claim and demand which the said Grantor has in and to that certain land situate in Osceola County, Florida, more particularly described as follows:

Please see Exhibit "A" attached hereto.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

“GRANTOR”

EAST LAKES OF HARMONY COMMUNITY ASSOCIATION, INC., a Florida corporation not for profit

Sign: [Signature]
Print: Dennis Matlow

By: [Signature]
Print Name: Richard A. Jerman
Its: President

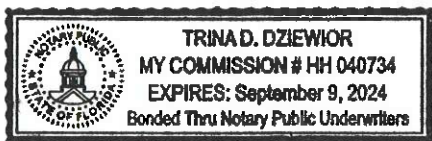
Sign: [Signature]
Print: William Haynie

STATE OF FLORIDA

COUNTY OF Seminole

This instrument was acknowledged before me by means of physical presence or online notarization, this 2 day of November, 2020, by Richard A. Jerman, the President of East Lakes of Harmony Community Association, Inc., a Florida corporation not for profit, on behalf of said corporation.

[Signature]
Notary Public, State of Florida



Trina D Dziejwior
(Print, Type or Stamp Commissioned Name)

Personally Known OR Produced Identification
Type of Identification Produced _____

EXHIBIT "A"

SKETCH OF DESCRIPTION
PARCEL

LEGAL DESCRIPTION

A parcel of land lying in a portion of Section 20, Township 26 South, Range 32 East, Osceola County, Florida and a portion of Tract-1/J, HARMONY PHASE THREE, as filed and recorded in Plat Book 20, Pages 120 through 128 of the Public Records of Osceola County, Florida; Being more particularly described as follows:

Beginning at the Northwest corner of TRACT J-500, HARMONY NEIGHBORHOOD J, as Filed and Recorded in Plat Book 27, Pages 49 through 53 of the Public Records of Osceola County, Florida, thence run the following six (6) courses along the North line of said HARMONY NEIGHBORHOOD J: S85°39'20"E, a distance of 65.25 feet; thence run N32°40'59"E, a distance of 29.46 feet; thence run N66°21'50"E, a distance of 65.98 feet; thence run N88°39'01"E, a distance of 95.17 feet; thence run S79°34'42"E, a distance of 409.85 feet; thence run S68°40'48"E, a distance of 187.42 feet; thence run N47°18'24"W, departing said North line, a distance of 79.98 feet; thence run N61°27'31"W, a distance of 56.62 feet; thence run N68°38'39"W, a distance of 49.68 feet; thence run N80°17'49"W, a distance of 187.40 feet; thence run N79°12'59"W, a distance of 175.57 feet; thence run N86°14'06"W, a distance of 64.62 feet; thence run S86°05'57"W, a distance of 180.61 feet to a point on the Westerly line of TRACT 1/J, HARMONY PHASE THREE, as filed and recorded in Plat Book 20, Pages 120 through 128 of the Public Records of Osceola County, Florida and a point on a non tangent curve, concave to the Northwest, having a Radius of 85.00 feet and a Central Angle of 59°43'03"; thence run Southwesterly along the arc of said curve and said Westerly line, a distance of 88.59 feet (Chord Bearing = S42°52'18"W, Chord = 84.64 feet) to the POINT OF BEGINNING.

Containing 25,246.91 square feet or 0.58 acres, more or less.

NOTES

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 1990 ADJUSTMENT)
THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS
THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY
NO CORNERS WERE SET AS A PART OF THIS SKETCH.

REQUESTED BY: HARMONY FLORIDA LAND, LLC

SEE SHEET 2 OF 3 FOR SKETCH OF DESCRIPTION

| | | |
|----------------|-------------------|--------------|
| DATE OF SKETCH | 4/23/19 | REVISIONS |
| SCALE | 1" = 200' | |
| F.B. | PAGE | |
| SECTION | 20 | |
| TWP. | 26 S., RNC. 32 E. | |
| JOB NO. | 17-061 BERM SL | SHEET 1 OF 3 |

JOHNSTON'S
SURVEYING INC.

900 Shady Lane, Kissimmee, Florida 34744-8696
Tel. (407) 847-2179 Fax (407) 847-6140

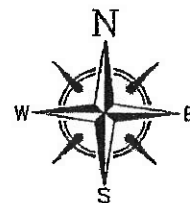
R.D.B.

4/23/19

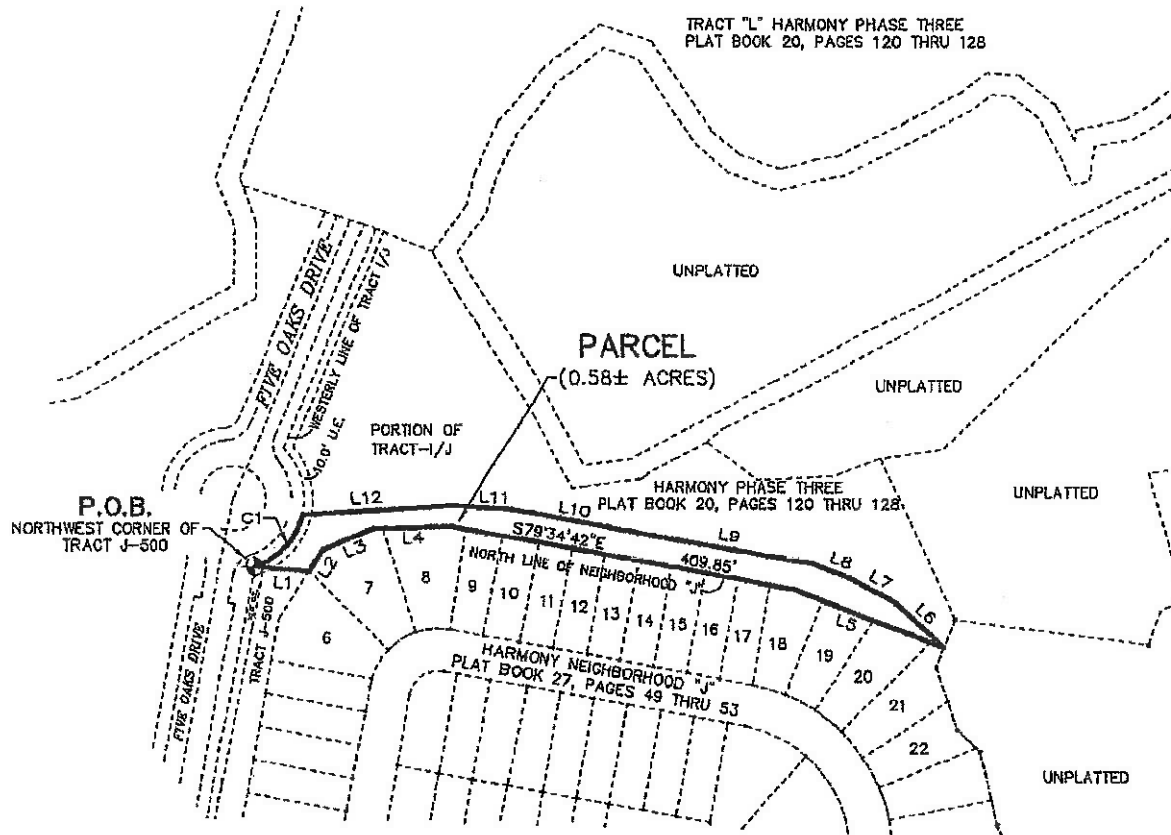
RICHARD D. BROWN, P.S.M. #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

SKETCH OF DESCRIPTION PARCEL



SCALE 1"=200'



LEGEND

L.B. LICENSED BUSINESS
 SEC. SECTION
 TWP. TOWNSHIP
 RNG. RANGE
 O.R.B. OFFICIAL RECORDS BOOK
 PG. PAGE
 R/W RIGHT OF WAY
 Δ CENTRAL ANGLE
 R RADIUS
 L LENGTH
 CD CHORD DISTANCE
 CB CHORD BEARING
 FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
 EXST. EXISTING
 NAD NORTH AMERICAN DATUM
 F.B. FIELD BOOK
 DEPT. DEPARTMENT

TEL. TELEPHONE
 NO. NUMBER
 # NUMBER
 P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
 R.L.S. REGISTERED LAND SURVEYOR
 CI CURVE NUMBER
 L1 LINE NUMBER
 E PROPERTY LINE
 ● DESCRIPTIVE POINT
 U.E. UTILITY EASEMENT
 N&D NAIL AND DISK
 ID IDENTIFICATION
 CM CONCRETE MONUMENT
 (P) PLAT
 C.R. COUNTY ROAD
 P.O.C. POINT OF COMMENCEMENT
 P.O.B. POINT OF BEGINNING

JOHNSTON'S
 SURVEYING INC.
 900 Shady Lane, Kissimmee, Florida 34744-8595
 Tel. (407) 847-2179 Fax (407) 847-6140

SKETCH OF DESCRIPTION PARCEL

| CURVE TABLE | | | | | | |
|-------------|--------|--------|------------|---------|--------------|--------------|
| CURVE # | LENGTH | RADIUS | DELTA | TANGENT | CHORD LENGTH | CHD. BEARING |
| C1 | 88.59 | 85.00 | 059°43'03" | 48.80 | 84.64 | S42°52'18"W |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE # | DIRECTION | LENGTH |
| L1 | S85°39'20"E | 65.25' |
| L2 | N32°40'59"E | 29.46' |
| L3 | N66°21'50"E | 65.98' |
| L4 | N88°39'01"E | 95.17' |
| L5 | S68°40'48"E | 187.42' |
| L6 | N47°18'24"W | 79.98' |
| L7 | N61°27'31"W | 56.62' |
| L8 | N68°38'39"W | 49.68' |
| L9 | N80°17'49"W | 187.40' |
| L10 | N79°12'59"W | 175.57' |
| L11 | N86°14'06"W | 64.62' |
| L12 | S86°05'57"W | 180.61' |

JOHNSTON'S
SURVEYING INC.
900 Shady Lane, Kissimmee, Florida 34744-8695
Tel. (407) 847-2179 Fax (407) 847-6140

8Biii



Community Development District

Solicitation Policy

Scope

This policy applies to all residents and external visitors, field services staff, partners, contractors, and customers who may be on any community property before, during, or after normal working hours.

Policy Elements

Solicitation is any form of request for money, support, or participation for products, groups, organizations or causes which are unrelated to the Harmony District. These include but are not limited to:

- Seeking funds or donations for a non-profit organization
- Asking for signatures for a petition
- Selling merchandise or services
- Requesting support for a political candidate
- Engaging in religious proselytism

Distribution refers to disseminating literature or material for commercial or political purposes.

Prohibited Activities

All forms of solicitation and distribution are strictly prohibited at all times on any community property, unless previously and explicitly authorized by the District Board of Supervisors.

We also prohibit offensive solicitation or solicitation for personal profit:

- Selling goods for personal profit.
- Requesting support or funding for political campaigns.
- Unauthorized posting of non-work related material on community bulletin boards.
- Solicitation or distribution of non-business literature towards customers, partners, and vendors.
- Proselytizing others to groups or initiatives that violate non-discrimination and equal opportunity policies.

Universal Applicability

This policy applies in the same manner to all individuals or groups. The Harmony District and managers must not allow one group or person to engage in solicitation, while excluding others.

Members of the public may refer doubts, questions, or violations to the District Manager, [Kristen Suit](#), at [407-566-1935](tel:407-566-1935).

8C.

8Ci.

October/November 2020

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 raking the swing areas.
- RV lot fencing permit is pending.
- Power washing project continued.
- Sidewalk Phase 5 starts November 30th
- Sidewalk grinding completed. Small sidewalk repairs performed by Staff
- Septic Tank pump repaired at Lakeshore Park Restroom Lift station.
- Storm drain project pending finalization.
- Cleaned Estates Entrance and added new solar lights.

Ponds

- See Pond report.

Irrigation

- All Clocks inspected & adjusted as needed.
- Maxicomm fully functional.
- Clocks 2 and 3 not accessible at this point.

Pools Operations

- Pools checked, chemically balanced, and cleaned daily.
- Painted and refurbished Pergola in front of Swim club

Boat Maintenance

- All propellers weekly checked, and boats cleaned.
- Paint maintenance continued Dock fencing area.

Buck Lake Activities

- Boat Orientation held 12 attended

Access Cards

- Approximately 18 ID cards have been made this month.

End of Report.

8Cii.

HARMONY CDD

Gerhard van der Snel

| Date | Resident | Time | M | W | F | S | Total | 20' | 16' | 16' | 18' | Tracker | Canoe | Kayak | Comments |
|------------|-------------------|------------------|----|---|------|------|-------|--------|------|------|-----|---------|-------|-------|----------|
| | | | Th | S | Pass | Pont | Pont | SunTrk | Bass | Bass | | | | | |
| 10/14/2020 | William Gest | 11:00 - 12:00 PM | | | | | 1 | | | | X | | | | |
| 10/14/2020 | Keith Lash | 1:00 - 4:00 PM | | | | | 6 | X | | | | | | | |
| 10/14/2020 | David Bronson | 1:00 - 4:00 PM | | | | | 3 | | | X | | | | | |
| 10/15/2020 | Jonathan Bradshaw | 7:30 - 10:30 AM | | | | | 4 | X | | | | | | | |
| 10/15/2020 | Michael Giberson | 8:00 - 11:00 AM | | | | | 2 | | | | X | | | | |
| 10/15/2020 | William Gest | 12:00 - 12:30 PM | | | | | 1 | | | | | X | | | |
| 10/15/2020 | Carol Regalado | 1:00 - 4:00 PM | | | | | 7 | X | | | | | | | |
| 10/16/2020 | David Walker | 7:30 - 10:30 AM | | | | | 3 | X | | | | | | | |
| 10/16/2020 | Collin LaHue | 7:30 - 10:30 AM | | | | | 2 | | | | | X | | | |
| 10/16/2020 | William Gest | 11:00 - 12:00 PM | | | | | 1 | | | | X | | | | |
| 10/16/2020 | BEATRIZ BRICUYET | 1:00 - 4:00 PM | | | | | 8 | X | | | | | | | |
| 10/17/2020 | Joshua Gutman | 7:30 - 10:30 AM | | | | | 4 | X | | | | | | | |
| 10/17/2020 | William Garard | 7:30 - 10:30 AM | | | | | 2 | | | | | X | | | |
| 10/17/2020 | Joshua Gutman | 7:30 - 10:00 AM | | | | | 2 | | | | X | | | | |
| 10/17/2020 | Collin LaHue | 7:30 - 10:30 AM | | | | | 2 | | | | X | | | | |
| 10/17/2020 | Kimberly Langlais | 1:00 - 4:00 PM | | | | | 8 | X | | | | | | | |
| 10/17/2020 | Lance Boutcher | 1:00 - 4:00 PM | | | | | 3 | | | X | | | | | |
| 10/18/2020 | Lori Isaac | 7:30 - 10:30 AM | | | | X | 4 | X | | | | | | | |
| 10/18/2020 | Patrick Conley | 7:30 - 10:30 AM | | | | X | 2 | | | X | | | | | |
| 10/18/2020 | Donald Rice | 7:30 - 10:30 AM | | | | X | 2 | | X | | | | | | |
| 10/18/2020 | Jerome Schletter | 8:00 - 11:00 AM | | | | X | 2 | | | | X | | | | |
| 10/18/2020 | David Bronson | 1:00 - 4:00 PM | | | | X | 3 | | | X | | | | | |
| 10/18/2020 | John Bontya | 1:00 - 4:00 PM | | | | X | 8 | X | | | | | | | |
| 10/19/2020 | Mark Williams | 7:30 - 10:30 AM | | X | | | 0 | X | | | | | | | |
| 10/19/2020 | Joshua Bacon | 7:30 - 10:30 AM | | X | | | 5 | | | X | | | | | |
| 10/19/2020 | William Gest | 1:00 - 4:00 PM | | X | | | 2 | | | X | | | | | |
| 10/21/2020 | Jesse Griffin | 7:30 - 10:30 AM | | | | | 6 | | | X | | | | | |
| 10/21/2020 | Jonathan Bradshaw | 7:30 - 10:30 AM | | | | | 8 | X | | | | | | | |
| 10/21/2020 | Rafael Casallas | 1:00 - 4:00 PM | | | | | 6 | X | | | | | | | |
| 10/22/2020 | Jonathan Bradshaw | 7:30 - 10:30 AM | | | | | 8 | X | | | | | | | |
| 10/24/2020 | Madeline Visciano | 7:30 - 10:30 AM | | | | | 8 | X | | | | | | | |
| 10/24/2020 | Brad Williams | 7:30 - 10:30 AM | | | | | 3 | | | X | | | | | |
| 10/24/2020 | Carol Regalado | 1:00 - 4:00 PM | | | | | 8 | X | | | | | | | |
| 10/25/2020 | Lori Isaac | 7:30 - 10:30 AM | | | | X | 4 | | | X | | | | | |
| 10/25/2020 | Donald Rice | 7:30 - 10:30 AM | | | | X | 2 | | X | | | | | | |

| | | | | | | | | | | | | | | |
|--|--|--|--|---|----|--------------------------|----|---|----|---|---|---|---|--|
| | | | | 6 | 22 | 267 | 30 | 6 | 18 | 9 | 3 | 1 | 0 | |
| | | | | | | Total Passengers: | | | | | | | | |
| | | | | | | 267 | | | | | | | | |
| | | | | | | Total Trips: 67 | | | | | | | | |

| Date | Resident | Time | M Th | W S | F S | Total Pass | 20' Pont | 16' Pont | 16' SunTrk | 18' Bass | Tracker Bass | Canoe | Kayak | Comments |
|------------|---------------------|-----------------|---------|--------|--------------------------|---------------|-------------|-------------|---------------|-------------|-----------------|-------|-------|----------|
| 10/25/2020 | Jonathan Bradshaw | 7:30 - 10:30 AM | | | X | 8 | X | | | | | | | |
| 10/25/2020 | Rafael Casallas | 1:00 - 4:00 PM | | | X | 6 | X | | | | | | | |
| 10/25/2020 | David Bronson | 1:00 - 4:00 PM | | | X | 3 | | | X | | | | | |
| 10/28/2020 | Rafael Casallas | 1:00 - 4:00 PM | | | | 6 | X | | | | | | | |
| 10/30/2020 | Robert Martz | 8:30 - 11:30 AM | | | | 2 | | | | X | | | | |
| 10/30/2020 | Jeniffer Denault | 1:00 - 4:00 PM | | | | 8 | X | | | | | | | |
| 10/30/2020 | William Gest | 1:00 - 4:00 PM | | | | 2 | | | X | | | | | |
| 10/30/2020 | Franciele Oliveira | 1:00 - 4:00 PM | | | | 4 | | X | | | | | | |
| 10/31/2020 | Jesse Griffin | 7:30 - 10:30 AM | | | | 6 | | | X | | | | | |
| 10/31/2020 | William Garard | 7:30 - 11:30 AM | | | | 2 | | | | | | X | | |
| 10/31/2020 | Mark Williams | 7:30 - 10:30 AM | | | | 6 | X | | | | | | | |
| 10/31/2020 | Larry Crouch | 7:30 - 10:30 AM | | | | 2 | | X | | | | | | |
| 10/31/2020 | Hannah James | 7:30 - 10:30 AM | | | | 3 | X | | | | | | | |
| 10/31/2020 | Robert Martz | 8:30 - 11:30 AM | | | | 2 | | | | X | | | | |
| 10/31/2020 | David Bronson | 1:00 - 4:00 PM | | | | 3 | X | | | | | | | |
| 11/1/2020 | Lori Isaac | 7:30 - 10:30 AM | | | X | 4 | X | | | | | | | |
| 11/1/2020 | Joshua Gutman | 7:30 - 10:30 AM | | | X | 2 | | | | X | | | | |
| 11/1/2020 | Donald Rice | 7:30 - 10:30 AM | | | X | 2 | | X | | | | | | |
| 11/1/2020 | Hannah James | 7:30 - 10:30 AM | | | X | 3 | | | X | | | | | |
| 11/1/2020 | Jonathan Platt | 1:00 - 4:00 PM | | | X | 4 | | | X | | | | | |
| 11/1/2020 | David Bronson | 1:00 - 4:00 PM | | | X | 3 | X | | | | | | | |
| 11/2/2020 | David Bronson | 1:00 - 4:00 PM | X | | | 2 | X | | | | | | | |
| 11/2/2020 | Carol Regalado | 1:00 - 4:00 PM | X | | | 4 | | | X | | | | | |
| 11/4/2020 | Angelo Dalessandris | 1:00 - 4:00 PM | | | | 3 | | | X | | | | | |
| 11/6/2020 | Rafael Casallas | 1:00 - 4:00 PM | | | | 8 | X | | | | | | | |
| 11/7/2020 | Vincent Ang | 1:00 - 4:00 PM | | | | 8 | X | | | | | | | |
| 11/8/2020 | Donald Rice | 7:30 - 10:30 AM | | | X | 2 | | X | | | | | | |
| 11/8/2020 | Lori Isaac | 7:30 - 10:30 AM | | | X | 4 | X | | | | | | | |
| 11/8/2020 | Ronald Grove | 7:30 - 10:30 AM | | | X | 2 | | | X | | | | | |
| 11/8/2020 | Neil Esposito | 1:00 - 4:00 PM | | | X | 6 | X | | | | | | | |
| 11/8/2020 | David Bronson | 1:00 - 4:00 PM | | | X | 3 | | | X | | | | | |
| 11/9/2020 | Thomas Gerdemann | 7:30 - 10:30 AM | X | | | 4 | X | | | | | | | |
| | | | 6 | 22 | 267 | 30 | 6 | 18 | 9 | 3 | 1 | 0 | | |
| | | | | | Total Passengers: | | | | | | | | | |
| | | | | | 267 | | | | | | | | | |
| | | | | | Total Trips: 67 | | | | | | | | | |

8Ciii.

Facebook report October/November 2020

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

On Oct 21st a resident reported a big ant pile in the dog park. Servello sprayed

On 22nd a resident requested landscaping maintenance behind Brackenfern around the pond. CDD notified Servello.

On Oct 23rd a resident had a concern on the play area on Red Lantern. CDD redirected issue to Ashley Park representative.

On Oct 27th a resident reported a big branch in front of their house on Catbrier. CDD removed branch.

On Oct 29th a resident requested an adjusted time for the 20ft pontoon. CDD complied.

On Oct 28th a resident requested small divots in the sidewalk to be filled in on Bluestem. CDD Repaired.

On Nov 2nd a resident inquired about the pond between Feathergrass and Middlebrook. CDD answered.

End of report.

8Civ.

Harmony District Ponds Report

| Pond # | Pond Name | Pond Acres | <div style="display: flex; justify-content: space-around; font-size: small;"> Duckweed Algae Cattail Pennywort Grasses Spartan </div> | | | | | NOVEMBER 2020 OCTOBER-NOVEMBER | Treatment Plan <small>* Se Clear G-Algae * Komeen Crystals-Hydrilla * SonarOne-Hydrilla * Diquat-Latorial plants</small> |
|--|--------------|---|---|----|----|----|-------------------------|-----------------------------------|---|
| | | | SEVERITY: L1=minimal L2=moderate L3=significant L4=extreme Blank = indicates non issue | | | | | Current Treatment | |
| Map Quickview, click here. Internet access not required | | | | | | | | | |
| Map links below Require Internet | | | | | | | | | |
| 1 | H-1 | 1.4 | | | | L1 | No treatment needed | | |
| 2 | H-1 | 1.0 | | | | L1 | No treatment needed | | |
| 3 | H-1 | 2.3 | | | L1 | | No treatment needed | | |
| 4 | H-2 | 3.7 | L1 | | | L1 | No treatment needed | | |
| 5 | Cherry Hill | 2.8 | L1 | | | | No treatment needed | | |
| 6 | S. Long Pond | 3.1 | | | | L1 | No treatment needed | | |
| 7 | N. Long Pond | 3.1 | | | | L1 | No treatment needed | | |
| 8 | Dog Park Tr. | 3.5 | L1 | | | | No treatment needed | | |
| 9 | Dog Park Tr. | 1.0 | | | | L1 | No treatment needed | | |
| 10 | Dog Park | 3.0 | | | | L1 | No treatment needed | | |
| 11 | Estates N. | 1.8 | L1 | | | | | | |
| 12 | Estates S. | 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 | W. Lake | 1.3 | L1 | | | | | | |
| 34 | W. Lake | 0.0 | | | | | Future pond, not active | | |
| 35 | W. Lake | 0.0 | | | | | Future pond, not active | | |
| 36 | N. Lake | 0.0 | | | | | Future pond, not active | | |
| 37 | E. Lake | 3.0 | | | L1 | | Littoral Weeds | Round Up | |
| 38 | E. Lake | 0.5 | | | L1 | | Littoral Weeds | Round Up | |
| 39 | S. Lake | 3.3 | | | L1 | | Littoral Weeds | Round Up | |
| 40 | S. Lake | 1.4 | | | L1 | | Littoral Weeds | Round Up | |
| 41 | S. Lake | 2.3 | L1 | | | | Littoral Weeds | Round Up | |
| 42 | S. Lake | 5.2 | L1 | | | | No treatment needed | | |
| 43 | Waterside | 3.0 | L2 | | | | Littoral Weeds | Round Up | |
| 44 | DOT | 6.0 | | L1 | | | No treatment needed | | |
| 45 | DOT | 3.6 | | L1 | | | No treatment needed | | |
| 46 | DOT | 2.0 | | L2 | | | No treatment needed | | |
| 47 | Maintenance | 0.4 | | L1 | | | No treatment needed | | |
| 48 | Feathergrass | 0.0 | | L1 | | | | | |
| TOTAL ACRES | | | Total size (in acres) of all ponds combined | | | | | | |
| AVG. TREATED ACRES | | 1.0 | Average treated pond area is roughly 20% | | | | | | |
| Additonal Notes: | | Ponds are doing we a have treated a number for weeds and cut any tall growth around them that is blocking the view of the water. There are a few that I will spray as soon as we get some days where there is no wind including ponds 11,12,47 and 8. | | | | | | | |

Harmony District Ponds Map

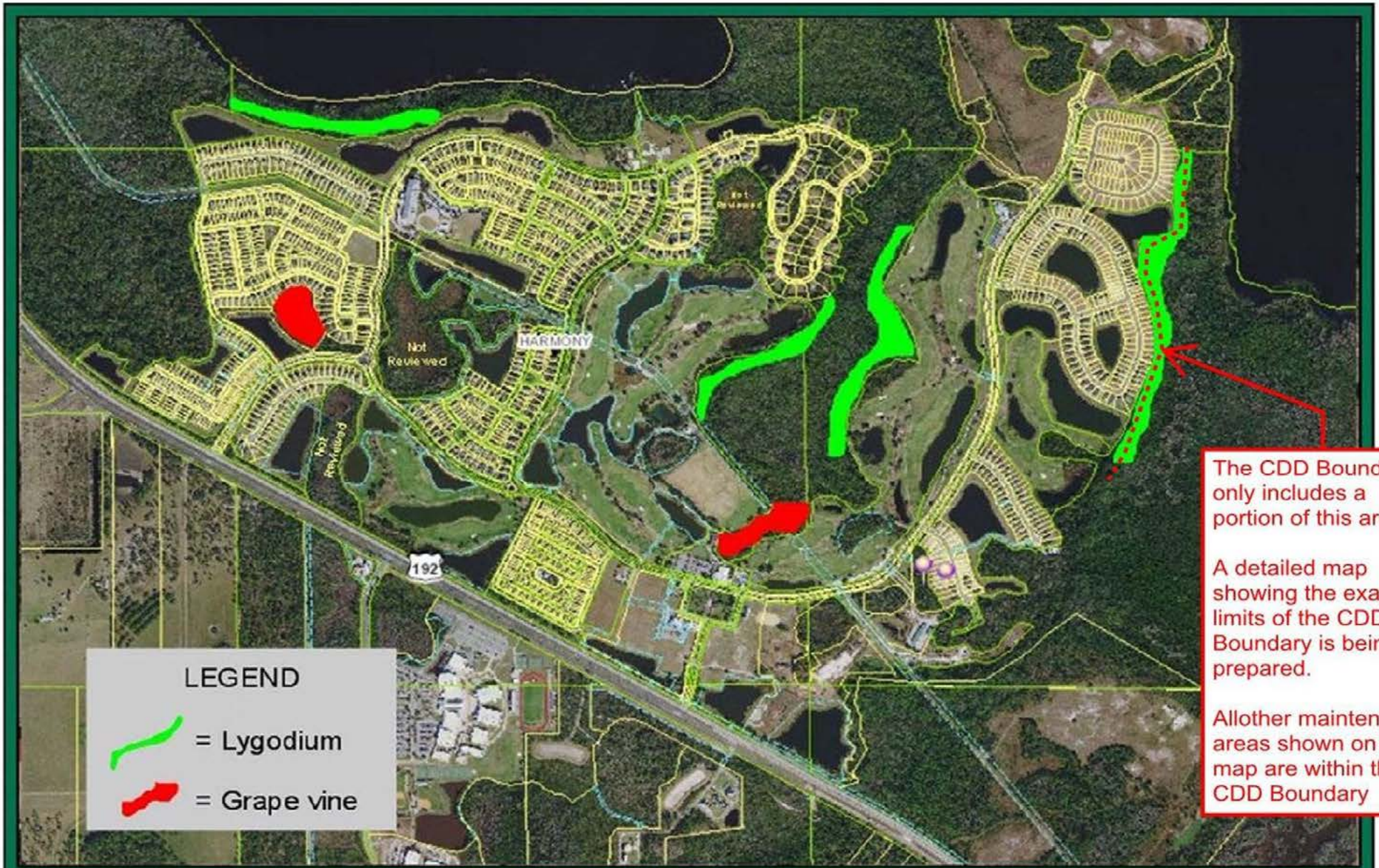


8Cv.

Harmony Community Development District Field Services Monthly Wetland Report

| # | Maintenance Area Name | Acres | Invasive Species | Reporting Date: September -October | Treatment Status |
|---|-----------------------|------------|---|--|--|
| Map Tab Shows Local QuickMap Click Links Below For Internet Maps | | | Vegetation Identification | Prescribed Treatment | Pending Activities Percent Complete |
| | | | Infestation Severity High, Medium, Low | | |
| 1 | Buck Lake - South | 1.4 ? | Lygodium High | Spraying only with a mixture of roundup and cutrine. | Sprayed and checked some small areas and working on a few more sections. |
| 2 | Green - South | 1.0 ? | Grapevine Medium | Sprayed with round up and cut the vines running up the base of the tree. | Retreating some of the main areas for new growth. |
| 3 | Golf Course - West | 2.3 ? | Lygodium High | Spraying along a lot of the main sections to gain access further into the woods. | Large amounts of fern and grape vine. |
| 4 | Golf Course - East | 3.7 ? | Lygodium High | Started to treat | large pockets of grapevine and fern. |
| 5 | Golf Course - South | 2.8 ? | Grapevine Medium | treating with roundup | Spraying mostly fern once treated and further into the interior areas. |
| 6 | The Lakes - East | 3.1 ? | Lygodium High | treating with round up | starting to spray just on the outside areas |
| 7 | {Future} | 0.0 | ---- | | |
| 8 | {Future} | 0.0 | ---- | | |
| 9 | {Future} | 0.0 | ---- | | |
| 10 | {Future} | 0.0 | ---- | | |
| 11 | {Future} | 0.0 | ---- | | |
| 12 | {Future} | 0.0 | ---- | | |
| 13 | {Future} | 0.0 | ---- | | |
| 14 | {Future} | 0.0 | ---- | | |
| 15 | {Future} | 0.0 | ---- | | |
| TOTAL ACRES | | 0.7 | Total size (in acres) of all foliage maintenance areas | | |
| AVG. TREATED ACRES | | | Average infested foliage treated area is roughly 20% | | |

Additional Notes: This month as far as mitigation we are continuing with checking areas treated and extending the areas where there is more growth further back into the woods. Spraying this moth has been hard with all the wind so we have been cutting a lot and going back to spray when the weather is good. There is a lot of fern deep into the woods which is why it is so hard to even access to be able to treat.



The CDD Boundary only includes a portion of this area.

A detailed map showing the exact limits of the CDD Boundary is being prepared.

All other maintenance areas shown on this map are within the CDD Boundary

LEGEND

-  = Lygodium
-  = Grape vine

FIGURE 1

VEGETATION TREATMENT MAP

**HARMONY CDD
OSCEOLA COUNTY, FL**



Austin Environmental Consultants, Inc.
316 Church Street
Kissimmee, Florida 34741
407.935.0535

NINTH ORDER OF BUSINESS

9A

MEMORANDUM

TO: Board of Supervisors, Harmony CDD
FROM: Helena Randel, Accountant
CC: Kristen Suit, District Manager
DATE: November 4, 2020
SUBJECT: October 2020 Financials

Please find the attached October 2020 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 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 October is approximately 0.02% of the annual budget.
 - ▶ Non Ad Valorem Assessment collections will begin in November.

- Total Expenditures through October are at 9% of the annual budget.
 - ▶ Administrative
 - Rental-Meeting Room - FY21 room rental services.
 - Insurance - Public Risk provides auto, general liability, inland marine and property insurance.
 - ▶ Field
 - ProfServ-Field Management - Florida Resource Mgmt services and health/life insurance.
 - ▶ Utilities
 - Electricity-General - Services provided by OUC.
 - Electricity-Streetlighting - Services provided by OUC.
 - Utility-Water & Sewer - Services provided by TOHO.
 - ▶ Operation & Maintenance
 - Communication-Telephone - Sprint Solutions.
 - R&M-Pools - Control leases for Ashley Park and splash pad, chemicals.
 - R&M-Sidewalks - Arrow Pavement Services 10/28 sidewalk replacement.
 - Capital Outlay-Other - Playground equipment.
 - Capital Outlay-Vehicles - Yamaha Umax.
 - Reserve-Renewal & Replacement - Truck rental and container lease \$580.

- 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 in October and \$71,193.25 to cover a shortfall in April. These loans have been repaid.

HARMONY

Community Development District

Financial Report

October 31, 2020

Prepared by



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| Debt Service Funds | | 5 - 6 |
| <u>SUPPORTING SCHEDULES</u> | | |
| Non-Ad Valorem Special Assessments | | N/A |
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HARMONY

Community Development District

Financial Statements

(Unaudited)

October 31, 2020

HARMONY

Community Development District

Governmental Funds

Balance Sheet
October 31, 2020

| ACCOUNT DESCRIPTION | GENERAL FUND | SERIES 2014 DEBT SERVICE FUND | SERIES 2015 DEBT SERVICE FUND | TOTAL |
|--|---------------------|-------------------------------|-------------------------------|---------------------|
| <u>ASSETS</u> | | | | |
| Cash - Checking Account | \$ 455,937 | \$ - | \$ - | \$ 455,937 |
| Due From Other Funds | - | 8,443 | 6,341 | 14,784 |
| Investments: | | | | |
| Certificates of Deposit - 12 Months | 106,442 | - | - | 106,442 |
| Money Market Account | 679,101 | - | - | 679,101 |
| Prepayment Account | - | 23,077 | 374,057 | 397,134 |
| Reserve Fund | - | 607,313 | 340,000 | 947,313 |
| Revenue Fund | - | 597,918 | 298,299 | 896,217 |
| TOTAL ASSETS | \$ 1,241,480 | \$ 1,236,751 | \$ 1,018,697 | \$ 3,496,928 |
| <u>LIABILITIES</u> | | | | |
| Accounts Payable | \$ 53,309 | \$ - | \$ - | \$ 53,309 |
| Accrued Expenses | 9,500 | - | - | 9,500 |
| Due To Other Funds | 14,784 | - | - | 14,784 |
| TOTAL LIABILITIES | 77,593 | - | - | 77,593 |
| <u>FUND BALANCES</u> | | | | |
| Restricted for: | | | | |
| Debt Service | - | 1,236,751 | 1,018,697 | 2,255,448 |
| Assigned to: | | | | |
| Operating Reserves | 423,528 | - | - | 423,528 |
| Reserves-Renewal & Replacement | 40,215 | - | - | 40,215 |
| Reserves - Sidewalks & Alleyways | 213,208 | - | - | 213,208 |
| Reserves-Uninsured Repairs | 50,000 | - | - | 50,000 |
| Unassigned: | 436,936 | - | - | 436,936 |
| TOTAL FUND BALANCES | \$ 1,163,887 | \$ 1,236,751 | \$ 1,018,697 | \$ 3,419,335 |
| TOTAL LIABILITIES & FUND BALANCES | \$ 1,241,480 | \$ 1,236,751 | \$ 1,018,697 | \$ 3,496,928 |

HARMONY

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2020

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) |
|---------------------------------------|--------------------------------------|--------------------------------|--------------------------------|-------------------------------------|
| <u>REVENUES</u> | | | | |
| Interest - Investments | \$ 9,381 | \$ 782 | \$ 189 | \$ (593) |
| Special Assmnts- Tax Collector | 1,876,212 | - | - | - |
| Special Assessments-Tax Collector-VC1 | (22,434) | - | - | - |
| Special Assmnts- Discounts | (75,048) | - | - | - |
| Access Cards | 1,500 | 125 | 170 | 45 |
| Facility Revenue | 500 | 42 | - | (42) |
| User Facility Revenue | 5,000 | 417 | - | (417) |
| TOTAL REVENUES | 1,795,111 | 1,366 | 359 | (1,007) |
| <u>EXPENDITURES</u> | | | | |
| <u>Administration</u> | | | | |
| P/R-Board of Supervisors | 12,000 | 1,000 | 800 | 200 |
| FICA Taxes | 918 | 77 | 61 | 16 |
| ProfServ-Arbitrage Rebate | 1,200 | - | - | - |
| ProfServ-Dissemination Agent | 1,500 | - | - | - |
| ProfServ-Engineering | 9,500 | 792 | - | 792 |
| ProfServ-Legal Services | 90,000 | 7,500 | - | 7,500 |
| ProfServ-Mgmt Consulting Serv | 67,200 | 5,600 | 5,600 | - |
| ProfServ-Property Appraiser | 392 | - | - | - |
| ProfServ-Special Assessment | 8,822 | - | - | - |
| ProfServ-Trustee Fees | 10,160 | - | - | - |
| Auditing Services | 4,600 | - | - | - |
| Postage and Freight | 1,200 | 100 | 12 | 88 |
| Rental - Meeting Room | 3,600 | 300 | 2,750 | (2,450) |
| Insurance - General Liability | 25,177 | 25,177 | 25,238 | (61) |
| Printing and Binding | 1,000 | 83 | 16 | 67 |
| Legal Advertising | 1,000 | 83 | - | 83 |
| Misc-Records Storage | 150 | 13 | - | 13 |
| Misc-Assessmnt Collection Cost | 37,524 | - | - | - |
| Misc-Contingency | 5,000 | 417 | 50 | 367 |
| Office Supplies | 50 | 4 | - | 4 |
| Annual District Filing Fee | 175 | 175 | 175 | - |
| Total Administration | 281,168 | 41,321 | 34,702 | 6,619 |
| <u>Field</u> | | | | |
| ProfServ-Field Management | 295,000 | 24,583 | 22,508 | 2,075 |
| Total Field | 295,000 | 24,583 | 22,508 | 2,075 |

HARMONY

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2020

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) |
|---|--------------------------------------|--------------------------------|--------------------------------|-------------------------------------|
| <u>Landscape Services</u> | | | | |
| Contracts-Mulch | 61,000 | 5,083 | 5,017 | 66 |
| Contracts - Landscape | 267,000 | 22,250 | 21,619 | 631 |
| Cntrs-Shrub/Grnd Cover Annual Svc | 158,000 | 13,167 | 13,031 | 136 |
| R&M-Irrigation | 15,000 | 1,250 | 619 | 631 |
| R&M-Trees and Trimming | 40,000 | 3,333 | - | 3,333 |
| Miscellaneous Services | 32,000 | 2,667 | - | 2,667 |
| Total Landscape Services | 573,000 | 47,750 | 40,286 | 7,464 |
| <u>Utilities</u> | | | | |
| Electricity - General | 35,000 | 2,917 | 2,338 | 579 |
| Electricity - Streetlighting | 90,000 | 7,500 | 8,324 | (824) |
| Utility - Water & Sewer | 140,000 | 11,667 | 9,000 | 2,667 |
| Total Utilities | 265,000 | 22,084 | 19,662 | 2,422 |
| <u>Operation & Maintenance</u> | | | | |
| Communication - Telephone | 5,500 | 458 | 500 | (42) |
| Utility - Refuse Removal | 3,000 | 250 | 207 | 43 |
| R&M-Ponds | 10,000 | 833 | - | 833 |
| R&M-Pools | 35,000 | 2,917 | 1,104 | 1,813 |
| R&M-Roads & Alleyways | 2,000 | 167 | - | 167 |
| R&M-Sidewalks | 15,000 | 1,250 | 10,500 | (9,250) |
| R&M-Vehicles | 15,000 | 1,250 | 715 | 535 |
| R&M-User Supported Facility | 20,000 | 1,667 | - | 1,667 |
| R&M-Equipment Boats | 6,000 | 500 | 168 | 332 |
| R&M-Parks & Facilities | 35,000 | 2,917 | 472 | 2,445 |
| Miscellaneous Services | 2,000 | 167 | - | 167 |
| Misc-Contingency | 10,000 | 833 | 280 | 553 |
| Misc-Security Enhancements | 6,500 | 542 | 124 | 418 |
| Op Supplies - Fuel, Oil | 5,000 | 417 | 175 | 242 |
| Cap Outlay - Other | - | - | 14,400 | (14,400) |
| Cap Outlay - Vehicles | 20,000 | 20,000 | 11,145 | 8,855 |
| Reserve - Renewal&Replacement | 30,000 | 30,000 | 580 | 29,420 |
| Reserve - Sidewalks & Alleyways | 60,000 | 60,000 | - | 60,000 |
| Total Operation & Maintenance | 280,000 | 124,168 | 40,370 | 83,798 |
| TOTAL EXPENDITURES | 1,694,168 | 259,906 | 157,528 | 102,378 |

HARMONY

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2020

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) |
|--|-----------------------------|------------------------|------------------------|--------------------------|
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | 100,943 | (258,540) | (157,169) | 101,371 |
| <u>OTHER FINANCING SOURCES (USES)</u> | | | | |
| Operating Transfers-Out | (26,600) | - | - | - |
| Contribution to (Use of) Fund Balance | 74,343 | - | - | - |
| TOTAL FINANCING SOURCES (USES) | 47,743 | - | - | - |
| Net change in fund balance | \$ 74,343 | \$ (258,540) | \$ (157,169) | \$ 101,371 |
| FUND BALANCE, BEGINNING (OCT 1, 2020) | 1,321,056 | 1,321,056 | 1,321,056 | |
| FUND BALANCE, ENDING | \$ 1,395,399 | \$ 1,062,516 | \$ 1,163,887 | |

HARMONY

Community Development District

Series 2014 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2020

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) |
|--|-----------------------------|------------------------|------------------------|--------------------------|
| <u>REVENUES</u> | | | | |
| Interest - Investments | \$ 3,114 | \$ 260 | \$ 6 | \$ (254) |
| Special Assmnts- Tax Collector | 1,245,641 | - | - | - |
| Special Assmnts- Discounts | (49,826) | - | - | - |
| TOTAL REVENUES | 1,198,929 | 260 | 6 | (254) |
| <u>EXPENDITURES</u> | | | | |
| <u>Administration</u> | | | | |
| Misc-Assessmnt Collection Cost | 24,913 | - | - | - |
| Total Administration | 24,913 | - | - | - |
| <u>Debt Service</u> | | | | |
| Principal Debt Retirement | 640,000 | - | - | - |
| Interest Expense | 535,800 | - | - | - |
| Total Debt Service | 1,175,800 | - | - | - |
| TOTAL EXPENDITURES | 1,200,713 | - | - | - |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | (1,784) | 260 | 6 | (254) |
| <u>OTHER FINANCING SOURCES (USES)</u> | | | | |
| Contribution to (Use of) Fund Balance | (1,784) | - | - | - |
| TOTAL FINANCING SOURCES (USES) | (1,784) | - | - | - |
| Net change in fund balance | \$ (1,784) | \$ 260 | \$ 6 | \$ (254) |
| FUND BALANCE, BEGINNING (OCT 1, 2020) | 1,236,745 | 1,236,745 | 1,236,745 | |
| FUND BALANCE, ENDING | \$ 1,234,961 | \$ 1,237,005 | \$ 1,236,751 | |

HARMONY

Community Development District

Series 2015 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2020

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) |
|--|-----------------------------|------------------------|------------------------|-----------------------------|
| <u>REVENUES</u> | | | | |
| Interest - Investments | \$ 2,270 | \$ 189 | \$ 4 | \$ (185) |
| Special Assmnts- Tax Collector | 908,123 | - | - | - |
| Special Assmnts- Prepayment | - | - | 37,010 | 37,010 |
| Special Assmnts- Discounts | (36,325) | - | - | - |
| TOTAL REVENUES | 874,068 | 189 | 37,014 | 36,825 |
| <u>EXPENDITURES</u> | | | | |
| <u>Administration</u> | | | | |
| Misc-Assessmnt Collection Cost | 18,162 | - | - | - |
| Total Administration | 18,162 | - | - | - |
| <u>Debt Service</u> | | | | |
| Principal Debt Retirement | 395,000 | - | - | - |
| Interest Expense | 471,838 | - | - | - |
| Total Debt Service | 866,838 | - | - | - |
| TOTAL EXPENDITURES | 885,000 | - | - | - |
| Excess (deficiency) of revenues Over (under) expenditures | (10,932) | 189 | 37,014 | 36,825 |
| <u>OTHER FINANCING SOURCES (USES)</u> | | | | |
| Interfund Transfer - In | 26,600 | - | - | - |
| Contribution to (Use of) Fund Balance | 15,668 | - | - | - |
| TOTAL FINANCING SOURCES (USES) | 42,268 | - | - | - |
| Net change in fund balance | \$ 15,668 | \$ 189 | \$ 37,014 | \$ 36,825 |
| FUND BALANCE, BEGINNING (OCT 1, 2020) | 981,683 | 981,683 | 981,683 | |
| FUND BALANCE, ENDING | \$ 997,351 | \$ 981,872 | \$ 1,018,697 | |

HARMONY

Community Development District

Supporting Schedules

October 31, 2020

HARMONY
Community Development District

Cash and Investment Report
October 31, 2020

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 | Bank United | Checking Account | n/a | 0.00% | \$401,821 * | |
| Checking Account- Operating | CenterState Bank | Interest Bearing Account | n/a | 0.05% | \$50,527 | |
| Debit Account | CenterState Bank | Debit Account | n/a | 0.25% | \$3,588 | |
| | | | | | Subtotal | <u>\$455,937</u> |
| Certificate of Deposit | BankUnited | 12 month CD | 2/19/2021 | 1.60% | \$106,442 | |
| Money Market Account | BankUnited | Money Market Account | n/a | 0.30% | \$679,101 | |
| | | | | | Subtotal | <u>\$785,543</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 Prepayment Fund | US Bank | US Bank Open-Ended Commercial Paper | n/a | 0.005% | \$23,077 | |
| Series 2014 Reserve Fund | US Bank | US Bank Governmental Obligation Fund | n/a | 0.005% | \$607,313 | |
| Series 2014 Revenue Fund | US Bank | US Bank Governmental Obligation Fund | n/a | 0.005% | \$597,918 | |
| Series 2015 Prepayment Fund | US Bank | US Bank Open-Ended Commercial Paper | n/a | 0.005% | \$374,057 | |
| Series 2015 Reserve Fund | US Bank | US Bank Open-Ended Commercial Paper | n/a | 0.005% | \$340,000 | |
| Series 2015 Revenue Fund | US Bank | US Bank Open-Ended Commercial Paper | n/a | 0.005% | \$298,299 | |
| | | | | | Subtotal | <u>\$2,240,664</u> |
| | | | | | Total | <u><u>\$3,482,144</u></u> |

*Note: Bank United checking account pending reconciliation. Awaiting receipt of TOHO invoices.

9B.

Harmony

Community Development District

General Fund

Invoice Approval Report # 247

November 10, 2020

| Payee | Invoice Number | A= Approval R= Ratification | Invoice Amount |
|---|---------------------|--------------------------------|---------------------|
| AMERITAS LIFE INSURANCE CORP. | 101520-0000 | R | \$ 127.12 |
| | | Vendor Total | <u>\$ 127.12</u> |
| ARROW PAVEMENT SERVICES INC. | 1028201 | R | \$ 10,500.00 |
| | | Vendor Total | <u>\$ 10,500.00</u> |
| BOYD CIVIL ENGINEERING | 2812 | A | \$ 975.00 |
| | | Vendor Total | <u>\$ 975.00</u> |
| BRIGHT HOUSE NETWORKS - ACH dba SPECTRUM | 028483401100720 ACH | R | \$ 123.98 |
| | 028483501103020 ACH | R | \$ 99.98 |
| | | Vendor Total | <u>\$ 223.96</u> |
| COMPLETE I.T. | 5872 | R | \$ 50.00 |
| | | Vendor Total | <u>\$ 50.00</u> |
| DAVID FARNSWORTH | 20-Nov | R | \$ 300.00 |
| | | Vendor Total | <u>\$ 300.00</u> |
| FLORIDA RESOURCE MGT LLC-ACH | 83011 ACH | R | \$ 10,431.20 |
| | 83127 ACH | R | \$ 10,102.82 |
| | | Vendor Total | <u>\$ 20,534.02</u> |
| GRACE COMMUNITY CHURCH, INC. | 101920 | R | \$ 2,750.00 |
| | | Vendor Total | <u>\$ 2,750.00</u> |
| HUMANA MEDICAL PLAN | 512980261 | R | \$ 1,801.72 |
| | | Vendor Total | <u>\$ 1,801.72</u> |
| INFRAMARK, LLC | 57292 | A | \$ 5,622.95 |
| | | Vendor Total | <u>\$ 5,622.95</u> |
| LLS TAX SOLUTIONS INC | 002003 | R | \$ 600.00 |
| | | Vendor Total | <u>\$ 600.00</u> |
| NORTH SOUTH SUPPLY, INC. | 3358491 | R | \$ 85.78 |
| | 3360246 | R | \$ 4.69 |
| | 3362680 | R | \$ 62.22 |
| | | Vendor Total | <u>\$ 152.69</u> |
| ORLANDO UTILITIES COMMISSION | 093020 ACH | R | \$ 10,930.82 |
| | 100820-9921 ACH | R | \$ (432.71) |
| | | Vendor Total | <u>\$ 10,498.11</u> |

Harmony

Community Development District

General Fund

Invoice Approval Report # 247

November 10, 2020

| Payee | Invoice Number | A= Approval R= Ratification | Invoice Amount |
|--|---------------------|--------------------------------|----------------------|
| PINEY BRANCH MOTORS INC - ACH dba ALLIED TRAILERS | RI1039429 ACH | R | \$ 490.00 |
| | RI1039430 ACH | R | \$ 90.00 |
| | Vendor Total | | \$ 580.00 |
| POOLSURE | 101295611365 | R | \$ 307.50 |
| | 101295611161 | R | \$ 60.00 |
| | 101295611364 | R | \$ 588.80 |
| | Vendor Total | | \$ 956.30 |
| SERVELLO & SONS INC | 17699 | R | \$ 39,667.17 |
| | 17759 | R | \$ 653.42 |
| | Vendor Total | | \$ 40,320.59 |
| SPRINT | 2244553043 | R | \$ 502.22 |
| | Vendor Total | | \$ 502.22 |
| SYMBIONT SERVICE CORP. | 19770 | R | \$ 213.00 |
| | Vendor Total | | \$ 213.00 |
| TOHO WATER AUTHORITY | 101720 ACH | R | \$ 8,684.64 |
| | Vendor Total | | \$ 8,684.64 |
| WASTE CONNECTIONS | 1300569 | R | \$ 225.00 |
| | Vendor Total | | \$ 225.00 |
| YOUNG QUALLS, LLC | 16108 | A | \$ 10,259.85 |
| | Vendor Total | | \$ 10,259.85 |
| Total | | | \$ 115,877.17 |
| Total Invoices | | | \$ 115,877.17 |

HARMONY

Community Development District

Check Register

October 1 - October 31, 2020

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account
 For the Period from 10/1/20 to 10/31/20
 (Sorted by Check / ACH No.)

| Pymt Type | Check / ACH No. | Date | Payee Type | Payee | Invoice No. | Payment Description | Invoice / GL Description | G/L Account # | Amount Paid |
|---|-----------------|----------|------------|-------------|-------------|------------------------|--------------------------|---------------|---------------------|
| <u>BANK UNITED MMA - (ACCT# XXXXX2815)</u> | | | | | | | | | |
| Check | 121 | 10/08/20 | Vendor | HARMONY CDD | 100620 | TRXFR FROM BU MM TO CK | Cash with Fiscal Agent | 103000 | \$175,000.00 |
| Account Total | | | | | | | | | \$175,000.00 |

| | | | | | | | | | |
|---|-------|----------|--------|------------------------------|-----------|------------------------|---------------------------|------------------|---------------------|
| <u>CENTERSTATE BANK GF - (ACCT# XXXXX2933)</u> | | | | | | | | | |
| Check | 55506 | 10/08/20 | Vendor | HARMONY CDD | 100520 | TRXFR FROM CK TO BU MM | Cash with Fiscal Agent | 103000 | \$120,000.00 |
| ACH | DD615 | 10/08/20 | Vendor | FLORIDA RESOURCE MGT LLC-ACH | 82898 ACH | PAYROLL PE 10/04/20 | ProfServ-Field Management | 001-531016-53901 | \$10,147.60 |
| Account Total | | | | | | | | | \$130,147.60 |

| | | | | | | | | | |
|--|-----|----------|--------|------------------------------------|--------------|--|-------------------------------|------------------|-------------|
| <u>BANK UNITED GF - (ACCT# XXXXX9494)</u> | | | | | | | | | |
| Check | 221 | 10/01/20 | Vendor | AMERITAS LIFE INSURANCE CORP. | 091520-0000 | 10/01-10/31/20 LIFE INSURANCE | ProfServ-Field Management | 001-531016-53901 | \$127.12 |
| Check | 222 | 10/01/20 | Vendor | BOYD CIVIL ENGINEERING | 02746 | ENG SRVCS THRU 08/31/20 | ProfServ-Engineering | 001-531013-51501 | \$1,168.13 |
| Check | 223 | 10/01/20 | Vendor | COMPLETE I.T. | 5590 | 09/24 ZOOM MEETING | Misc-Contingency | 001-549900-51301 | \$50.00 |
| Check | 224 | 10/01/20 | Vendor | HUMANA MEDICAL PLAN | 512980243 | OCT 20 HEALTH INSURANCE | ProfServ-Field Management | 001-531016-53901 | \$1,801.72 |
| Check | 225 | 10/01/20 | Vendor | INFRAMARK, LLC | 55318 | SEPT MNGT SRVCS | ProfServ-Mgmt Consulting Serv | 001-531027-51201 | \$5,415.42 |
| Check | 225 | 10/01/20 | Vendor | INFRAMARK, LLC | 55318 | SEPT MNGT SRVCS | Postage and Freight | 001-541006-51301 | \$8.00 |
| Check | 225 | 10/01/20 | Vendor | INFRAMARK, LLC | 55318 | SEPT MNGT SRVCS | Printing and Binding | 001-547001-51301 | \$8.55 |
| Check | 226 | 10/01/20 | Vendor | POOLSURE | 101295610037 | OCT ASHLEY PARK CNTRLR LEASE | R&M-Pools | 001-546074-53910 | \$60.00 |
| Check | 226 | 10/01/20 | Vendor | POOLSURE | 101295610038 | OCT SPLASH PAD CNTRLR LEASE | R&M-Pools | 001-546074-53910 | \$35.00 |
| Check | 227 | 10/01/20 | Vendor | SANDRA L. SCHNEIDER | INV-0268 | Deposit Ditch Plains Playground Equip | Cap Outlay - Other | 001-564002-53910 | \$14,400.00 |
| Check | 228 | 10/01/20 | Vendor | SERVELLO & SONS INC | 17474 | SEPT 2020 LANDSCAPE MAINT | MULCH | 001-534065-53902 | \$4,942.63 |
| Check | 228 | 10/01/20 | Vendor | SERVELLO & SONS INC | 17474 | SEPT 2020 LANDSCAPE MAINT | LANDSCAPE | 001-534171-53902 | \$21,299.50 |
| Check | 228 | 10/01/20 | Vendor | SERVELLO & SONS INC | 17474 | SEPT 2020 LANDSCAPE MAINT | TREES/SHRUBS | 001-534172-53902 | \$12,838.82 |
| Check | 228 | 10/01/20 | Vendor | SERVELLO & SONS INC | 17537 | SEPT 2020 EAST LAKE BERM | Miscellaneous Services | 001-549001-53902 | \$653.42 |
| Check | 229 | 10/01/20 | Vendor | YOUNG QUALLS, P.A. | 16070 | GEN COUNSEL THRU 08/31/20 | ProfServ-Legal Services | 001-531023-51401 | \$10,390.50 |
| Check | 230 | 10/08/20 | Vendor | CENTRAL FL GOLF CARS, INC. | 102455 | YAMAHA UMAX | Cap Outlay - Vehicles | 001-564041-53910 | \$11,145.12 |
| Check | 231 | 10/08/20 | Vendor | NORTH SOUTH SUPPLY, INC. | 3357372 | IRRIGATION SUPPLIES | R&M-Irrigation | 001-546041-53902 | \$207.97 |
| Check | 232 | 10/08/20 | Vendor | PUBLIC RISK INSURANCE AGENCY | 69758 | 10/01/20-10/01/21 #PK2FL1 AUTO:G/L:MARINE/COMM PRP | PUBLIC OFFICIALS | 001-545002-51301 | \$7,607.00 |
| Check | 232 | 10/08/20 | Vendor | PUBLIC RISK INSURANCE AGENCY | 69758 | 10/01/20-10/01/21 #PK2FL1 AUTO:G/L:MARINE/COMM PRP | AUTO | 001-545002-51301 | \$1,064.00 |
| Check | 232 | 10/08/20 | Vendor | PUBLIC RISK INSURANCE AGENCY | 69758 | 10/01/20-10/01/21 #PK2FL1 AUTO:G/L:MARINE/COMM PRP | GENERAL LIAB | 001-545002-51301 | \$5,500.00 |
| Check | 232 | 10/08/20 | Vendor | PUBLIC RISK INSURANCE AGENCY | 69758 | 10/01/20-10/01/21 #PK2FL1 AUTO:G/L:MARINE/COMM PRP | INLAND MARINE | 001-545002-51301 | \$822.00 |
| Check | 232 | 10/08/20 | Vendor | PUBLIC RISK INSURANCE AGENCY | 69758 | 10/01/20-10/01/21 #PK2FL1 AUTO:G/L:MARINE/COMM PRP | COMM PROP-PKG ANNV ENDT#5 | 001-545002-51301 | \$10,245.00 |
| Check | 233 | 10/08/20 | Vendor | SERVELLO & SONS INC | 17783 | PLANTS & REMOVAL THRU OUT HARMONY | Miscellaneous Services | 001-549001-53902 | \$1,586.00 |
| Check | 234 | 10/08/20 | Vendor | WASTE CONNECTIONS OF FL. | 1295746 | 10/01/20-10/31/20 Waste Removal | Utility - Refuse Removal | 001-543020-53910 | \$206.99 |
| Check | 235 | 10/15/20 | Vendor | ADVANCED MARINE SERVICES | 108889 | 4 BATTERIES | R&M-Equipment Boats | 001-546223-53910 | \$651.96 |
| Check | 236 | 10/15/20 | Vendor | CENTRAL FL GOLF CARS, INC. | 102296 | YAMAHA UMAX SRVC MANUAL | SVC MANUAL | 001-546104-53910 | \$90.00 |
| Check | 237 | 10/15/20 | Vendor | DEPARTMENT OF ECONOMIC OPPORTUNITY | 82292 | FY21 DISTRICT FILING FEES | Annual District Filing Fee | 001-554007-51301 | \$175.00 |
| Check | 238 | 10/15/20 | Vendor | FEDEX | 7-143-16748 | 9/29/20 - mail cr. card | CREDIT CARD TO GERHARD | 001-541006-51301 | \$25.10 |
| Check | 238 | 10/15/20 | Vendor | FEDEX | 7-116-78797 | 08/31 - Browne's Plumbing Check | Postage and Freight | 001-541006-51301 | \$17.12 |
| Check | 239 | 10/15/20 | Vendor | NORTH SOUTH SUPPLY, INC. | 3358330 | IRRIGATION SUPPLIES | R&M-Irrigation | 001-546041-53902 | \$124.02 |
| Check | 243 | 10/22/20 | Vendor | LLS TAX SOLUTIONS INC | 002003 | BOND SERIES 2015 RBT PE 04/27/20 | ProfServ-Arbitrage Rebate | 001-531002-51301 | \$600.00 |
| Check | 244 | 10/22/20 | Vendor | NORTH SOUTH SUPPLY, INC. | 3358491 | IRRIGATION SUPPLIES | R&M-Irrigation | 001-546041-53902 | \$85.78 |

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 10/1/20 to 10/31/20

(Sorted by Check / ACH No.)

| Pymt Type | Check / ACH No. | Date | Payee Type | Payee | Invoice No. | Payment Description | Invoice / GL Description | G/L Account # | Amount Paid |
|----------------------|-----------------|----------|------------|-------------------------------|---------------------|--|-------------------------------|------------------|---------------------|
| Check | 245 | 10/22/20 | Vendor | SYMBIONT SERVICE CORP. | 19770 | RPR HEATER LEAK | R&M-Pools | 001-546074-53901 | \$213.00 |
| Check | 246 | 10/28/20 | Vendor | BOYD CIVIL ENGINEERING | 02767 | ENG SRVCS THRU 09/28/20 | ProfServ-Engineering | 001-531013-51501 | \$2,466.25 |
| Check | 247 | 10/28/20 | Vendor | INFRAMARK, LLC | 56444 | OCT 2020 MANAGERS SRVCS | ProfServ-Mgmt Consulting Serv | 001-531027-51201 | \$5,600.00 |
| Check | 247 | 10/28/20 | Vendor | INFRAMARK, LLC | 56444 | OCT 2020 MANAGERS SRVCS | Postage and Freight | 001-541006-51301 | \$12.00 |
| Check | 247 | 10/28/20 | Vendor | INFRAMARK, LLC | 56444 | OCT 2020 MANAGERS SRVCS | Printing and Binding | 001-547001-51301 | \$15.80 |
| Check | 248 | 10/28/20 | Vendor | NORTH SOUTH SUPPLY, INC. | 3360246 | IRRIG SUPPLIES | R&M-Irrigation | 001-546041-53902 | \$4.69 |
| Check | 249 | 10/28/20 | Vendor | YOUNG QUALLS, P.A. | 16090 | GEN COUNSEL THRU 09/30/20 | ProfServ-Legal Services | 001-531023-51401 | \$9,428.25 |
| Check | 249 | 10/28/20 | Vendor | YOUNG QUALLS, P.A. | 15945 | GEN COUNSEL THRU 01/31/20 | ProfServ-Legal Services | 001-531023-51401 | \$7,150.50 |
| ACH | DD717 | 10/02/20 | Employee | STEVEN P. BERUBE | PAYROLL | October 02, 2020 Payroll Posting | | | \$184.70 |
| ACH | DD718 | 10/02/20 | Employee | DAVID L. FARNSWORTH | PAYROLL | October 02, 2020 Payroll Posting | | | \$184.70 |
| ACH | DD719 | 10/02/20 | Employee | WILLIAM BOKUNIC | PAYROLL | October 02, 2020 Payroll Posting | | | \$184.70 |
| ACH | DD720 | 10/02/20 | Employee | MICHAEL J. SCARBOROUGH | PAYROLL | October 02, 2020 Payroll Posting | | | \$184.70 |
| ACH | DD722 | 10/15/20 | Vendor | PINEY BRANCH MOTORS INC - ACH | R11033692 ACH | 10/02/20-11/01/20 12X60 Office Trailer | Reserve - Renewal&Replacement | 001-568130-53910 | \$490.00 |
| ACH | DD723 | 10/15/20 | Vendor | PINEY BRANCH MOTORS INC - ACH | R11033693 ACH | 10/02/20-11/01/20 40' Container Lease | Reserve - Renewal&Replacement | 001-568130-53910 | \$90.00 |
| ACH | DD724 | 10/15/20 | Vendor | BRIGHT HOUSE NETWORKS - ACH | 028483501093020 ACH | 09/28-10/27/20 0050284835-01 | Misc-Security Enhancements | 001-549911-53910 | \$99.98 |
| ACH | DD725 | 10/15/20 | Vendor | SPRINT SOLUTIONS, INC. - ACH | 244553043-086 ACH | 08/26-09/25/20 244553043 | Communication - Telephone | 001-541003-53910 | \$501.92 |
| ACH | DD726 | 10/15/20 | Vendor | TOHO WATER AUTHORITY - ACH | 091720 ACH | 08/17/20-09/17/20 WATER UTILITIES | Utility - Water & Sewer | 001-543021-53903 | \$9,821.22 |
| ACH | DD732 | 10/30/20 | Vendor | BRIGHT HOUSE NETWORKS - ACH | 028483401100720 ACH | 10/06-11/05/20 0050284834-01 Internet | Misc-Security Enhancements | 001-549911-53910 | \$123.98 |
| ACH | DD733 | 10/30/20 | Vendor | FLORIDA RESOURCE MGT LLC-ACH | 83011 ACH | PAYROLL PE 10/18/20 | ProfServ-Field Management | 001-531016-53901 | \$10,431.20 |
| Account Total | | | | | | | | | \$160,539.46 |

| | |
|--------------------------|---------------------|
| Total Amount Paid | \$465,687.06 |
|--------------------------|---------------------|

HARMONY

Community Development District

Debit Card Invoices

October 1 - October 31, 2020

**Monthly Debit Card Purchases
Oct-20**

| Date | Vendor | Description | Amount |
|-------------|-------------------|------------------------------------|-----------------|
| 10/2/2020 | Paypal | Refund | (99.98) |
| 10/9/2020 | Ebay | ATV Tire | 343.05 |
| 10/16/2020 | Ebay | Torqueedo | 150.00 |
| 10/1/2020 | Amazon | Super Lube | 7.21 |
| 10/1/2020 | Amazon | Dry Erase Board | 44.99 |
| 10/1/2020 | Amazon | Chain Saw | 36.95 |
| 10/2/2020 | Amazon | Return Battery Charger | (35.99) |
| 10/2/2020 | Amazon | Rubber Air Hose | 23.02 |
| 10/2/2020 | Indeed | Indeed | 73.65 |
| 10/2/2020 | Gracier | Staff Water | 1.85 |
| 10/2/2020 | Glacier Water | Staff Water | 1.85 |
| 10/2/2020 | Apple.com | iCloud 200 GB Storage Plan (Apple) | 2.99 |
| 10/2/2020 | Glacier Water | Staff Water | 1.85 |
| 10/2/2020 | Glacier Water | Staff Water | 1.85 |
| 10/5/2020 | Sunoco | Fuel | 53.89 |
| 10/5/2020 | Amazon | Air Filter | 25.53 |
| 10/5/2020 | Amazon | Catalyst | 8.99 |
| 10/7/2020 | Amazon | Hitch Cargo Carrier | 91.56 |
| 10/7/2020 | Wawa | Fuel | 58.66 |
| 10/7/2020 | D's Ace Hardware | Supplies | 149.47 |
| 10/7/2020 | Winn-Dixie | Staff Water | 35.88 |
| 10/8/2020 | Amazon | Return Reciprocating Saw | (46.49) |
| 10/8/2020 | Amazon | Reciprocating Saw | 99.00 |
| 10/8/2020 | Amazon | Wireless Car Charger | 30.99 |
| 10/8/2020 | Walmart | Battery Charger | 18.37 |
| 10/9/2020 | Amazon | Battery Starter Kit | 145.65 |
| 10/9/2020 | Creative Printing | Yard Signs | 159.60 |
| 10/13/2020 | 7-Eleven | Fuel | (17.99) |
| 10/13/2020 | 7-Eleven | Fuel | 80.00 |
| 10/14/2020 | Amazon | Battery Charger | 35.99 |
| 10/14/2020 | D's Ace Hardware | Concrete Mix | 124.75 |
| 10/15/2020 | Jami Tires | Install 2 Tires | 27.95 |
| 10/16/2020 | Amazon | Return Wireless Car Charger | (30.99) |
| 10/16/2020 | Amazon | Gloves | 19.77 |
| 10/16/2020 | Amazon | Trailer Lights | 15.99 |
| 10/16/2020 | Amazon | Reciprocating Saw Blade | 51.00 |
| 10/19/2020 | Amazon | Shop Towels | 20.98 |
| 10/19/2020 | Amazon | Motor Oil | 104.99 |
| | | TOTAL | 1,816.83 |

9D.

9Di.

**HARMONY COMMUNITY DEVELOPMENT DISTRICT
PARKS AND RECREATION FACILITY USAGE APPLICATION**

ORGANIZATION/COMPANY USE APPLICATION

IMPORTANT: Please type or print legibly. All sections must be completed. Some applications may require additional review and approval from the District. **Usage will only be confirmed if all appropriate information has been supplied.**

APPLICANT INFORMATION

Name of Entity/Organization/Company: Harmony Community Church
 Address: Harmony Community School
 Type of Organization: Non-Profit Commercial Government Private
 If Non-Profit, does your organization hold a current 503(c)(3) certificate? Yes No
 Contact Person: Danny Purvis E-mail: purvisgang6@gmail.com
 Work Phone: (863) 604-9631 Cell Phone: _____

EVENT INFORMATION

Type of event: Christmas Eve Service
 Requested location: Harmony Square
 Event date(s): Dec 24, 2020 Times From: 5:30 (a.m./p.m.) To: 8:00 (a.m./p.m.)
 Anticipated # of attendees: 100+ What age group? all

NOTE: *If requesting use of a pool area, please be advised the access gates are not to be propped open at any time before or during the event. This is an electronic card reader access system, and propping the gates will result in a default that disables the card readers where no one will have access.*

DAMAGE DEPOSIT

For each event with 10 or more attendees, the District shall collect from the event organizer a **Damage Deposit** in the amount **\$250** at the time the event is scheduled with the District Manager.

At the conclusion of the event and upon inspection, the District shall either (1) return the Damage Deposit to the event organizer if there is no damage to District property or (2) charge the event organizer for any damage to the District property and apply the Damage Deposit to the charge.

If the damage to the District property is less than the Damage Deposit, the excess amount from the deposit shall be returned to the event organizer. If the damage to the District property exceeds the Damage Deposit, the event organizer shall be charged for the property damages. All damage charges must be paid to the District no later than 15 days after invoice date.

VENDORS/MERCHANDISE

Any vendor who will sell or give away merchandise must have a vendor agreement, a copy of their business license, and insurance on file with the Osceola County Parks and Recreation Department.

How many vendor/merchandise locations will your event require? None

Please describe vendors/type that will occur on day of event: _____

A complete detailed listing of names must be provided of all vendors. Please attach a list with the names, addresses, phone numbers and types of service of any person(s) that you have an agreement/contract for any service they will provide for you.

Attached: Yes No

CATERING

Will your event require catering? Yes No

Name of Company: _____

Contact Person: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Work Phone: _____ Fax: _____

Cell/ Pager: _____ Email: _____

CONTACT INFORMATION

Contact information to obtain a County permit or additional waste management services, as required in the Harmony Community Development District Parks and Recreation Facilities Policy.

Osceola County Zoning and Code Enforcement:

One Courthouse Square, Suite 1200, Kissimmee, FL 34741
Phone (407) 343-3400

Osceola County Parks and Recreation Department:

One Courthouse Square, Suite 1200, Kissimmee, FL 34741
Phone (407) 343-2380

County Waste Management: Phone (407) 847-7370

NOTE: The attached Rider page must also be signed.

INDEMNIFICATION AND HOLD HARMLESS

The **EVENT ORGANIZER** agrees that this application applies to the entity, corporation or organization and all of its agents, officers, directors, employees, consultants or similar persons.

UPON SIGNATURE of this application, **THE EVENT ORGANIZER AGREES TO BE LIABLE** for any and all damages, losses and expenses incurred by the District, caused by the acts and/or omissions of the event organizer, or any of its agents, officers, directors, employees, consultants or similar persons.

THE EVENT ORGANIZER AGREES TO INDEMNIFY, DEFEND, AND HOLD THE DISTRICT HARMLESS for any and all claims, suits, judgments, damages, losses and expenses, including but not limited to, court costs, expert witnesses, consultation services and attorney's fees, arising from any and all acts and/or omissions of the organizer, or any of his or her agents, officers, directors, employees, consultants or similar persons.

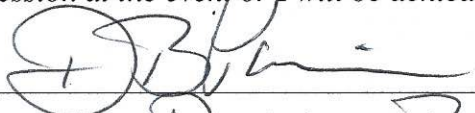
The State, agency or subdivision of the State shall not be subject to this indemnification clause in accordance with Section 768.28(19), FL Statutes.

None of the indemnification or insurance requirements referenced in the Harmony Community Development District Parks and Recreation Facilities Policy or in this Application constitute a waiver of sovereign immunity pursuant to Section 768.28, FL Statutes.

SIGNATURE OF APPLICANT/EVENT ORGANIZER

ACKNOWLEDGEMENT:

- I understand that this is an application only and does not obligate the Harmony Community Development District in any fashion to reserve any facility and/or approve any event.*
- I have read, understand, and agree to abide by the policies set forth by the Harmony Community Development District in Chapter 4, Parks and Recreation Facilities Rules.*
- If approved, I understand that I must have a copy of the signed, approved application in my possession at the event or I will be denied access for this event.*

Signature:  Date: 27 Oct 2020
 Printed Name: Danny B Purvis

APPROVAL FROM HARMONY CDD

Signature: _____ Date: _____
 Printed Name: _____
 Title: _____

STATE OF EMERGENCY RIDER PAGE

PANDEMIC INDEMNIFICATION

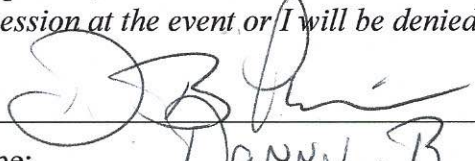
By utilizing District facilities, there are certain risks arising from or related to possible exposure to COMMUNICABLE DISEASES including, but not limited to, the virus “severe acute respiratory syndrome coronavirus 2 (SARS-CoV-2)”, which is responsible for the CORONAVIRUS DISEASE (also known as COVID-19) and/or any mutation or variation thereof (collectively referred to as “Communicable Diseases”).

The EVENT ORGANIZER represents he or she is fully aware of the hazards associated with such Communicable Diseases and knowingly and voluntarily ASSUMES FULL RESPONSIBILITY for any and all risk of personal injury or other loss that he or she may sustain in connection with such COMMUNICABLE DISEASES.

SIGNATURE OF APPLICANT/EVENT ORGANIZER

ACKNOWLEDGEMENT:

- I understand that this is an application only and does not obligate the Harmony Community Development District in any fashion to reserve any facility and/or approve any event.
- I have read, understand, and agree to abide by the policies set forth by the Harmony Community Development District in Chapter 4, Parks and Recreation Facilities Rules.
- If approved, I understand that I must have a copy of the signed, approved application in my possession at the event or I will be denied access for this event.

Signature:  Date: 27 Oct 2020
 Printed Name: Danny B Purvis

APPROVAL FROM HARMONY CDD

Signature: _____ Date: _____
 Printed Name: _____
 Title: _____

9Dii.

VENDORS/MERCHANDISE

Any vendor who will sell or give away merchandise must have a vendor agreement, a copy of their business license, and insurance on file with the Osceola County Parks and Recreation Department.

How many vendor/merchandise locations will your event require? 0

Please describe vendors/type that will occur on day of event: _____

A complete detailed listing of names must be provided of all vendors. Please attach a list with the names, addresses, phone numbers and types of service of any person(s) that you have an agreement/contract for any service they will provide for you.

Attached: Yes No

CATERING

Will your event require catering? Yes No

Name of Company: _____

Contact Person: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Work Phone: _____ Fax: _____

Cell/ Pager: _____ Email: _____

CONTACT INFORMATION

Contact information to obtain a County permit or additional waste management services, as required in the Harmony Community Development District Parks and Recreation Facilities Policy.

Osceola County Zoning and Code Enforcement:

One Courthouse Square, Suite 1200, Kissimmee, FL 34741
Phone (407) 343-3400

Osceola County Parks and Recreation Department:

One Courthouse Square, Suite 1200, Kissimmee, FL 34741
Phone (407) 343-2380

County Waste Management: Phone (407) 847-7370

INDEMNIFICATION AND HOLD HARMLESS

The **EVENT ORGANIZER** agrees that this application applies to the entity, corporation or organization and all of its agents, officers, directors, employees, consultants or similar persons. **UPON SIGNATURE** of this application, **THE EVENT ORGANIZER AGREES TO BE LIABLE** for any and all damages, losses and expenses incurred by the District, caused by the acts and/or omissions of the event organizer, or any of its agents, officers, directors, employees, consultants or similar persons. By utilizing District facilities, there are certain risks arising from or related to possible exposure to communicable diseases including, but not limited to, the virus “severe acute respiratory syndrome coronavirus 2 (SARS-CoV-2)”, which is responsible for the Coronavirus Disease (also known as COVID-19) and/or any mutation or variation thereof (collectively referred to as “Communicable Diseases”). The Event Organizer represents he or she is fully aware of the hazards associated with such Communicable Diseases and knowingly and voluntarily assume full responsibility for any and all risk of personal injury or other loss that he or she may sustain in connection with such Communicable Diseases.

THE EVENT ORGANIZER AGREES TO INDEMNIFY, DEFEND, AND HOLD THE DISTRICT HARMLESS for any and all claims, suits, judgments, damages, losses and expenses, including but not limited to, court costs, expert witnesses, consultation services and attorney’s fees, arising from any and all acts and/or omissions of the organizer, or any of his or her agents, officers, directors, employees, consultants or similar persons.

The State, agency or subdivision of the State shall not be subject to this indemnification clause in accordance with Section 768.28(19), FL Statutes. None of the indemnification or insurance requirements referenced in the Harmony Community Development District Parks and Recreation Facilities Policy or in this Application constitute a waiver of sovereign immunity pursuant to Section 768.28, FL Statutes.

SIGNATURE OF APPLICANT/EVENT ORGANIZER

ACKNOWLEDGEMENT:

- *I understand that this is an application only and does not obligate the Harmony Community Development District in any fashion to reserve any facility and/or approve any event.*
- *I have read, understand, and agree to abide by the policies set forth by the Harmony Community Development District in Chapter 4, Parks and Recreation Facilities Rules.*
- *If approved, I understand that I must have a copy of the signed, approved application in my possession at the event or I will be denied access for this event.*

Signature: *Eduardo P. Rampazzo* Date: 11/10/2020

Printed Name: Eduardo Prini Rampazzo

APPROVAL FROM HARMONY CDD

Signature: _____ Date: _____

Printed Name: _____

Title: _____

DRAFT

Tenth Order of Business

10C.

From: Gary Yeager
Sent: Tuesday, November 3, 2020 11:27 AM
To: Suit, Kristen
Cc: Jack Lott
Subject: Harmony sidewalk, mid block crossing safety

To whom it may concern,

With the recent roadway paving along 5 Oaks Drive in Harmony it was noticed that a potential crosswalk hazard exists. There is a crosswalk on Five Oaks Drive near US 192 that crosses midblock where visibility is compromised by the vegetation of the pedestrians that may be using the crosswalk. This crosswalk is also very close to US 192 where vehicles are exiting the highway and entering the subdivision at a higher rate of speed than the existing subdivision speed to avoid the westbound 192 traffic. This midblock crossing should be moved to help increase the safety of anyone who might be crossing from one sidewalk to another.

The first attached picture shows the existing crosswalk ramps, the second picture shows the proposed new location. The proposed location will allow safer crossing once vehicles reduce their speed after entering the subdivision, it will also allow better visibility of the pedestrians without them being in the median with vegetation. These crossing areas have been observed and the number of pedestrian crossings at the Milkweed Lane area is significantly higher than at the US 192 crossing.

Attached is a proposed removal of the concrete ramps at the US 192 location, and also attached is a proposal of adding concrete ramps at the Milkweed Lane location. We would gladly add the roadway striping for the crosswalk and poles/signs once the ramps have been installed.

Please let me know your thoughts on this proposal and if you have any questions or comments. If you decide that this recommendation is possible and are able to make the ramp modifications please provide an estimated date and we will ensure that our crews will install the striping and signs as soon as it is completed.

If this email should be sent to another person let me know.

Respectfully,
Gary Yeager
Osceola County
Traffic Operations Director

PROPOSED NEW
CROSSWALK AREA.



EXISTING CROSSWALK
AREA





DarkSky Dr

DarkSky Dr

5 Oaks Dr

5 Oaks Dr

5 Oaks Dr

Milkweed Ln

Milkweed Ln

5 Oaks Dr

**EXTEND
SIDEWALKS, ADD
HANDICAP RAMPS,
CROSSWALK AND
PEDESTRIAN
AHEAD AND
ARROW SIGNAGE.**

