

**HARMONY
COMMUNITY DEVELOPMENT DISTRICT**

**April 29, 2021
REGULAR MEETING AGENDA PACKAGE**

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

Osceola County Emergency Ordinance 2020-74, which extends OscCo Ordinance 2020-60, remains in effect requiring all people working, living, visiting or doing business in Osceola County to wear face coverings while in public places. Social distancing measures will be enforced, and masks are required to attend Harmony CDD meetings until otherwise advised.

Remote participation options will continue to be provided for telephonic public attendance at Call In: **646-838-1601** Access Code: **972406386#**.



210 N. UNIVERSITY DRIVE, SUITE 702
CORAL SPRINGS, FLORIDA 33071

Teresa Kramer, Chair
 Daniel Leet, Vice Chair
 Kerul Kassel, Assistant Secretary
 Steve Berube, Assistant Secretary
 Mike Scarborough, Assistant Secretary



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

April 22, 2021

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, April 29, 2021 at 6:00 pm at the Grace Community Church, 5501 East Irlo Bronson Memorial Highway, Saint Cloud, Florida 34771; and via conference call at:

Call-In Number: (646) 838-1601

Access Pass Code: 972406386#

Following is the advance agenda for the meeting:

1. Roll Call

2. Closed Litigation Session

At this time the meeting will be in recess for the Board to conduct a private attorney-client session concerning pending litigation as requested by the Attorney for the District and as authorized by Section 286.011, Florida Statutes. The private session is for the purpose of discussing settlement and strategy for the pending matter of the Davey Tree Expert Company vs. Harmony Community Development District; in the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida, Case No. 2018 CA 003208 CI.

The Board, the District Manager, and the Attorney(s), for the District will attend the meeting. A court reporter will be present at the session and a transcript will be available after the conclusion of the litigation.

The regular board meeting will resume upon conclusion of this closed session.

3. Audience Comments (Maximum of 3 Minutes per Speaker)

4. Consent Agenda

- A. March 25, 2021 – Regular Meeting Minutes** [Page 5]
- B. District Financial Statements for March 31, 2021** [Page 18]
- C. Approval of: #252 Invoices, Check Register, & Card Purchases** [Page 32]
[Invoices and Card Receipts Available Upon Request]
- D. Acceptance of Audit Report for Fiscal Year 2020** [Page 44]

5. Old Business

- A. InfraMark Field Services Proposal** [Page 85]
- B. Near-Verbatim versus Summary Minutes** [Page 96]
- C. Consideration of Video Broadcast of Meetings** [Page 98]
- D. Purchase of Hardware for Video Broadcast** [Page 103]
- E. Status of VC-1 Options Survey Monkey**

6. New Business

- A. RFQ for District Engineer – Under Separate Cover**
 - i. HWA
 - ii. JMT
 - iii. Pegasus
- B. Pond Maintenance Proposals**
 - i. Bio-Tech Consulting Inc. [Page 108]
 - ii. Crosscreek Environmental [Page 118]
 - iii. Sitex Aquatics [Page 120]
- C. Ratification of Servello Addendum – Irrigation** [Page 128]

Teresa Kramer, Chair
 Daniel Leet, Vice Chair
 Kerul Kassel, Assistant Secretary
 Steve Berube, Assistant Secretary
 Mike Scarborough, Assistant Secretary



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

7. Subcontractors' Reports

A. Servello Landscape Solutions

- i. Grounds Maintenance Status
- ii. Remove & Replace Live Oak – One Tree – \$ 1,710.00 [Page 135]
 [Lightning Strike on East Five Oaks Drive]

8. Staff Reports

A. District Engineer

- i. Monthly Report Submittal
- ii. Footbridge Proposals Summary [Page 140]
- iii. Garden & RV Park Access Road [Page 163]
- iv. Conservation Area Monitoring [Page 167]
- v. Updated Maintenance Plan [Page 169]

B. District Counsel

- i. Report on Servello Irrigation and Arborist Agreements [Page 177]
- ii. Ratification of 2019 Servello Amended Agreement [Page 177]
- iii. Discussion of Enclave at the Lakes Plat [Page 177]
- iv. Discussion of Parcels on Tax Roll & Boundary Amendment [Page 177]
- v. Discussion of Florida Resource Management (FRM) Agreement [Page 177]

C. Field Manager

- i. Facilities Maintenance (*Parks, Pools, Docks, Boats, etc.*) [Page 179]
- ii. Facility Use Records (*Inclusive - Boats & Other*) [Page 183]
- iii. Resident Submittals (*Facebook & Direct*) [Page 189]
- iv. Pond Maintenance (*Chart & Map*) [Page 191]
- v. Wetlands Report (*Chart & Map*) [Page 194]
- vi. Proposals – Pipe Break Damage Mitigation
 - 1. Beacon –Regrade & Turf – \$13,350.00 [Page 202]
 - 2. Servello –Regrade & Turf – \$15,950.00 [Page 212]
 - 3. Cepra Landscape –Regrade & Turf – \$ 8,892.00 [Page 214]
 - 4. Arrow Paving –Sidewalk – \$ 7,588.00 [Page 216]
 - 5. Beacon –Sidewalk – \$ 7,557.00 [Page 221]
 - 6. Big T Mid Florida –Sidewalk – \$11,300.00 [Page 222]
- vii. Proposals – Fencing
 - 1. Chapco Fence LLC –Dogpark – \$19,750.00 [Page 231]
 - 2. Straightline Fencing –Dogpark – \$15,700.00 [Page 240]
 - 3. Tighten Up Fencing –Dogpark – \$21,575.00 [Page 241]

D. Buck Lake Committee

- i. April 6th Meeting Report [Page 244]

9. District Manager's Report

A. Facilities Usage Applications

10. Supervisor Requests

A. Consideration of Reserves Study

11. Adjournment

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

Fourth Order of Business

4A.

**MINUTES OF MEETING
HARMONY COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Harmony Community Development District was held Thursday, March 25, 2021, at 6:00 p.m. at the at the Grace Community Church, 5501 East Irlo Bronson Highway, St. Cloud, FL.

Present and constituting a quorum were:

Teresa Kramer	Chair
Dan Leet	Vice Chairman
Steve Berube	Assistant Secretary
Kerul Kassel	Assistant Secretary

Also present were:

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

The following is a summary of the discussions and actions taken at the March 25, 2021 Harmony CDD Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Supv Kramer called the meeting to order at 6:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Closed Litigation Session

Supv Kramer noted the Closed Session is cancelled.

Mr. LaNasa addressed the cancellation noting they spoke with the Davey Tree counsel after missing the deadline for the February CDD Meeting for providing the settlement offer and Davey’s leal counsel had promised it for March. Again, we reached out multiple times this month and received nothing from them and finally they said they would provide something for April. Tonight, we will request another closed session for April, schedule the court reporter again and will provide the 48 hours’ notice to cancel if nothing is received by the Monday or Tuesday prior to the April meeting.

THIRD ORDER OF BUSINESS

Audience Comments

Ms. Kris van der Snel addressed meeting length issues, dump trucks/tractor trailers parking on Five Oaks Drive overnight and meeting minutes.

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FOURTH ORDER OF BUSINESS

Approval of Minutes

A. February 25, 2021 Regular Monthly Meeting Minutes

On MOTION by Supv Kassel seconded by Supv Leet, with all in favor, the February 25, 2021 regular meeting minutes were approved. (4-0)

FIFTH ORDER OF BUSINESS

Subcontractors' Reports

A. Servello

i. Grounds Maintenance Status

Mr. Feliciano reported they are still on bi-weekly service and will be returning to weekly service in April. Mulching will begin Monday, April 5th, it was delayed due to the amount of leaves. Fertilization was done last week; there will be a follow-up in some areas within ten to 15 days.

Supv Leet addressed the mulch storage and for how long.

Mr. Feliciano noted it should be about one week.

Supv Kramer inquired if the diseased trees on Cupseed had been reviewed.

Mr. Feliciano noted when Mr. Betancourt returns next week, they will look at them and see what is wrong with the trees.

ii. Proposal – Lift and thin All Hardwood Trees

Mr. Feliciano noted this work is throughout the community.

Supv Kramer inquired if it is the interior trees.

Mr. Feliciano noted it is.

Supv Kramer inquired when they would be doing the work.

Mr. Feliciano noted sometime in April after the mulch is done. They will also be doing the smaller trees for sucker removal to start maturing the trees and pushing them up. It was not included on the proposal as it is groundwork.

Supv Berube clarified that this includes every tree in the community other than those they cut the grass under.

Mr. Feliciano noted except for the townhomes.

Supv Kramer noted her only concern is to have it done sooner rather than later as they want to be careful because of the Live Oaks and fungus that starts becoming active.

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Supv Kassel noted the proposal states trees are located at park areas, in front of homes on sidewalk and curb areas within the community. Along Cat Brier and Schoolhouse, they do mow under those trees. The proposal is not clear about which trees it covers.

Mr. Feliciano noted the 1,728 common areas trees are under the contract.

Supv Kramer noted it would be the trees that are not currently included in the contract.

Mr. Feliciano noted that is correct.

Supv Berube MOVED to approve the Servello proposal to lift and thin all hardwood in the amount of \$22,400.00 and Supv Leet seconded the motion.

Supv Kassel inquired if there is money in the budget for this.

Ms. Suit noted there is.

Ms. Ash-Mower noted they would like the chippings again for the garden.

On VOICE vote, with all in favor, the motion was approved. (4-0)

iii. Proposal – Add Irrigation Services and Maintenance

Supv Kramer addressed the proposal outlining the purpose for the irrigation service and maintenance noting the Field Services irrigation staff member had left. The cost would be \$2,200.00 per month.

Supv Kassel noted her confusion with the proposal for the timing of the inspections.

Mr. Feliciano noted they had broken down the property where they are inspect and adjust one half of the property one month and the other half the next month.

Supv Berube addressed in-house personnel for irrigation and the yearly costs noting the proposal is not apples-to-apples.

Discussion continued on the proposal with it being noted the amount does not include repairs.

The agreement includes that any repairs up to \$1,000.00 can be made without Board approval – anything over \$1,000.00 would come to the Board unless it is an emergency repair.

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A six-month trial period was suggested which will take them to end of the current contract period.

On MOTION by Supv Kassel seconded by Supv Leet, with all in favor, the Servello proposal adding irrigation service and inspection in the amount \$2,200.00 monthly, in total amount of \$13,200.00 for the remaining six (6) months of FY 2021 Landscape Maintenance agreement, subject to District Counsel drafting an addendum for the same was approved. (4-0)

Supv Berube inquired where they will be accounting for the costs in the budget.

Supv Kramer noted she believes there is enough in landscaping with taking the \$22,000.00 out previously.

Discussion continued on accounting for the expenditure with the outcome being to make certain it is accounted for under one line within the budget.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

i. District Engineer’s Report

Mr. Boyd reviewed his written report that was included in the agenda package.

ii. Discussion of Foot Bridge Repairs [Long Pond]

Mr. Boyd noted they are waiting on responses to the RFP for the repairs. They will be included in next month’s agenda package for consideration.

Supv Kassel noted in looking at the photos she is not seeing what needs repaired.

Mr. Boyd noted it is the deck boards that are degrading.

Supv Berube noted the landing ramps need to be raised and fixed.

Supv Kramer noted there is degradation in both decking and ramps and that erosion under ramps can not be addressed without taking up deck boards.

iii. Approval of PD Amendment – Next Steps

Mr. Boyd noted the approval letter came through. Two things to note – the next step is to apply for a Site Development Permit (SDP) which includes anything improved horizontally, any new fencing and basically anything they are doing to the site has to have a Site Development Permit. It will retroactively approve anything that has been done to date and any new improvements will be permitted as part of the process. He will

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start pulling together the document to submit to the County and it may require a code minimum landscape plan.

Supv Berube noted Mr. Boyd previously stated he was going to draw up that plan. There is an \$8,800.00 deposit with Straightline Fencing and they have most of the fence.

Supv Kassel noted the letter from the County states the access and drive aisles for the storage must be paved for the increase in use.

Mr. Boyd noted the County did include that but there is an out if there is going to be an exception it has to be at the SDP level and they have to provide a reason for the exception and the best reason for the exception will be the encroachment agreement with the gas company for the other improvements from the access road.

v. Boundary Survey

Mr. Boyd noted this is the survey received with the actual gas line locations and shows all the existing fencing. Once the improvement plan is submitted to the gas company showing the road improvement with crushed concrete or gravel; not pavement, they will enter into an encroachment agreement which says they are authorizing the CDD to make the improvements as long as it is not paved. With that agreement they will have the documentation to give the County that says they are not able to pave with the terms of the easement agreement.

Supv Kramer addressed her concerns of putting a lot of money into site plans and things like that and then get into a Catch-22 and they really cannot do anything. Would it be possible to do the proposed design of the road that FGT wants and run it by the County or perhaps get FGT and the County together to find out before they spend an excessive amount of money designing landscape plans and everything else and then the County saying we will let you do concrete fines on the roadway but for the major turn areas you have to pave.

Mr. Boyd noted it is probably a worthwhile task to go to the County to show what they are doing with FGT and how it affects what they want to do on the RV storage area and get them to buy-in while they are working through the agreement with FGT.

iv. Discussion of Harmony Conservation Area Monitoring

Mr. Boyd noted he included the correspondence with SFWMD after the review of the monitoring report. SFWMD noted some areas that require additional maintenance or

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are requesting an action plan. SFWMD is requesting the plan from Austin Environmental but they do not have a contract to do any maintenance; he is just doing reports. The Board needs to determine how to respond.

Supv Kramer noted a second notice of non-compliance was sent March 11th and was not received by the Chair or District Manager until March 22nd. It was sent to Robert Lance of Birchwood Acres with a copy to Supv Berube and neither forwarded it on. She stated that she was in contact with SFWMD and is working with them to determine where we are required to treat because SFWMD is under the assumption that basically all mitigation areas within the permit are owned by the CDD. She will work with and provide maps of what is currently under CDD ownership and what is not. Only one of the transects is owned by the CDD and with private property owners causing legal issues with trespass the CDD does not want to get caught up in that. She spoke with Sandra and worked with Brad to get the information about the chemical application and the technique they are using. She will write up a management plan to provide to them and should be back in compliance. They are making good progress on the eradication.

Supv Kassel addressed the non-compliance noting she thought they were submitting reports.

Supv Kramer noted the reports were for a previous non-compliance. This will be resolved as soon as she gets the maintenance plan submitted. Also, she has notified SFWMD that all communications should be submitted to the District Manager.

B. District Attorney

Mr. LaNasa requested a Shade Meeting for the April 29th meeting with the hope they will receive the settlement offer from the Davey Tree litigation. The discussion will be limited to the settlement and litigation expenditures.

On MOTION by Supv Kassel seconded by Supv Leet, with all in favor, to conduct a Shade Meeting at the April 29, 2021 regular meeting was approved. (4-0)

i. Report on Injunctive Relief Hearing re: Locked Irrigation Boxes

Mr. LaNasa reported an injunctive relief hearing was conducted to have the padlocks removed from certain irrigation boxes. While we disagree with the judge, he

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said that because the action was brought on behalf of the CDD as Steve Berube, he said that only Steve Berube the individual had standing. He outlined what standing is in the eyes of the court noting it is very hard to separate Steve Berube the individual being sued for the irrigation boxes from Supv Berube as CDD not being able to get to a resolution. Without getting into the nuts and bolts of the case; they learned a lot, as it was a mini trial. They would like to present a few options on how to end this 1) Declaratory Relief Action in a separate action, 2) there may be a non-legal workaround through bypass of the parcels, and 3) the CDD files a complaint against Harmony Retail.

Supv Kramer noted her prior concern that there was no standing for the case. What they do not want to do going forward is to continue to incur legal costs. Her understand is Mr. van der Snel has evaluated the irrigation system and feels he can do a workaround, so they do not need to use those boxes.

Mr. van der Snel noted the laterals will have to be located and then they can make a closed system on the areas that are CDD owned. For the east side of the entrance there are four zones and would need a separate meter. They need to eliminate the three valve boxes on Mr. Fusilier's property.

Re-routing was discussed with it being noted they will need the locates, power by OUC and a water meter. It will be a month before it would all be done.

Supv Kramer requested Mr. van der Snel write up everything and get estimates from OUC, TOHO and the locator.

ii. Brownie's Matter Update

Mr. LaNasa reported the lien was released after the final payment.

iii. Landscape Contract Extension Memo

Mr. LaNasa noted the most conservative, safest option for the District is they would be able to renew for one more year at the end of this term. Pursuant to F.S. Chapter 287.057(13) the District can renew up to three years or the original term, whichever is greater.

Supv Kassel noted they will need to put out an RFP when the contract renewal expires.

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Mr. LaNasa noted they would be able to include the new addendum in the contract renewal. They would want the Board to ratify and affirm the two one year renewals already in place.

Supv Kassel addressed that the memo provided mentions that any renewal can have no increase in costs.

Mr. Qualls noted where the Board has adjusted the scope of the contract it is perfectly okay.

The contract and prior renewals were discussed.

This item to be placed on the April agenda.

iv. Discussion of Sunshine Law Applicability to Social Media

Mr. LaNasa addressed the Sunshine Law regarding social media – avoid commenting on each other’s posts, avoid CDD business.

Supv Kramer outlined a case with City Commissioners. A factual summary of the meeting is fine, but Board members should not comment.

Supv Kassel addressed print media noting in the community magazine both Supervisors Kramer and Berube have articles in the magazine opining on CDD matters.

Mr. LaNasa noted if they are not able to see each other’s articles prior to publication he does not have too much of a concern. If one article is a rebuttal of the other that would be a concern but as these are separate pieces, he does not have a concern.

v. Discussion of Livestreaming Board Meetings

Mr. LaNasa inquired if Supv Leet was putting together proposals on the livestreaming of Board meetings.

Supv Leet noted in the agenda package there is some pricing information on the different transcription services and as far as procuring hardware he is working with a group that Inframark uses and will have a couple of quotes ready for April.

Mr. LaNasa noted they have done in-depth research on livestreaming and the fact that there is never really a record so there are no record requirements for it but with regard to ADA it got more complicated and can be cumbersome when they are expending CDD funds for captioning. He suggested reaching out to the community to see who really wants/needs the captioning service.

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Supv Kramer noted they could include language regarding prior notice being required for closed captioning.

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 Kramer addressed the water usage requesting Mr. van der Snel double-check the meters.

Supv Kramer reported the good news from TOHO is they have no sewer at the dog park and they will be refunding the money from last month’s bill but are reticent to go back further than that but it will be removed going forward.

vi. Discussion of Maintenance of District Vehicles and Equipment

No action taken.

vii. Proposals

- a. Town Square**
- b. Arrow Pavement Services, Inc.**

Tabled to April meeting.

EIGHTH ORDER OF BUSINESS District Manager’s Report

- A. Financial Statements for February 28, 2021**
- B. Approval of: #251 Invoices, Check Register and Debit Purchases**

On MOTION by Supv Kassel seconded by Supv Leet, with all in favor, the #251 invoices, check register and debit purchases were approved. (4-0)

C. Discussion and Consideration of Approval to Transfer \$26,000.01 from General Fund to 2015 Debt Service Fund for Parcel VC-1

On MOTION by Supv Kassel seconded by Supv Berube, with all in favor, the transfer of \$26,000.01 from General Fund to 2015 Debt Service Fund for Parcel VC-1 was approved. (4-0)

Harmony CDD
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D. Facilities Usage Applications

i. Harmony Community Church – Easter Sunday Worship Service

ii. HROA – Easter Egg Hunt – March 28, 2021

Ms. Suit outlined the Facilities Usage Applications.

On MOTION by Supv Berube seconded by Supv Leet, with all in favor, the Harmony Community Church Easter Sunday worship service and the HROA Easter egg hunt were approved. (4-0)

E. Inframark Field Service Proposal

Ms. Suit noted the proposal was included in the agenda package and has three options. 1) Field Management Services – staff of six (6), 2) Field Management Services Option 1 removing and the subcontracting of pond maintenance to lake management contractor and 3) Field Management Services – Option 2 removing and the subcontracting of irrigation review and maintenance to landscaping contractor.

Supv Kramer addressed prior pond maintenance contractors.

Ms. Suit noted the ones they reached out to for water quality, testing and such were between \$30,000.00 and \$40,000.00 per year based on the level of service needed.

Supv Kramer noted the Buck Lake Committee of two does have a meeting coming up and are indicating Harmony West will take the lead on that. She will be able to provide an update after April 6th.

Supv Berube inquired if they take out lake and pond maintenance what are they doing with weed mitigation.

Supv Kassel noted it may be premature at this time as the still need to work out whether the CDD is responsible for maintaining property it does not own.

Ms. Suit addressed the chemical applications noting she would need to speak with Risk Management regarding those activities.

Supv Berube noted for Option 2 they need to know if they are taking out all weed mitigation or is this just what is in the ponds.

Supv Kassel noted it does not say anything about invasive management and if it is included in Option 1.

Supv Berube noted the question is if Inframark is willing to keep the land-based herbicide applications.

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Mr. Tarase, VP Inframark, noted he would consider it for weed based but not the pond based.

Ms. Suit outlined the invasives that the CDD is working toward eradication of.

Mr. Tarase noted as long as they were trained, certified, and signed off on by the Safety Team he would say yes.

Supv Kramer inquired if the Board is in favor of moving forward to finalize the new employment model.

Supv Kassel noted moving forward, exploring, and clarifying what is the CDD is looking for.

Supv Kramer, Ms. Suit and Mr. Tarase will continue to work on the proposal as far as offsets.

Tabled to April.

F. Near-Verbatim Minutes versus Summary Minutes

Supv Kassel MOVED to go to verbatim minutes. Motion died for lack of a second.

Supv Berube addressed the discussions regarding transcribing the livestreams and this would cover the meetings.

Ms. Suit noted she found a company that could provide actual verbatim minutes.

Tabled to April.

G. RFQ for District Engineer

April agenda.

NINTH ORDER OF BUSINESS Old Business

A. Discussion and Consideration of Video Recording Meetings

B. CDD Purchase of Computer

C. Back-up for Workshop Discussion

Tabled to April.

TENTH ORDER OF BUSINESS New Business

A. Status of VC-1 Survey Monkey

Tabled to April.

ELEVENTH ORDER OF BUSINESS Supervisors' Requests

A. Consideration of Reserve Study

Tabled to April.

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TWELFTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Supv Kassel seconded by Supv Berube,
with all in favor, the meeting was adjourned. (4-0)

Kristen Suit
Secretary

Teresa Kramer
Chair

4B

COPY MEMORANDUM

TO: Board of Supervisors, Harmony CDD
FROM: Helena Randel, Accountant
CC: Kristen Suit, District Manager
DATE: April 19, 2021
SUBJECT: March 2021 Financials

Please find the attached March 2021 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 March is approximately 90% of the annual budget.
- Total Expenditures through March are at 49% of the annual budget.
 - ▶ Administrative
 - P/R-Board of Supervisors - Includes payroll for two (2) meetings in November.
 - ProfServ-Engineering - Boyd Civil Engineering services.
 - ProfServ-Legal Services - Young Qualls, PA general counsel.
 - ProfServ-Property Appraiser - Annual fees charged by Katrina S Scarborough property appraiser's office.
 - Postage and Freight - FedEx services, postage reimbursements to Inframark and survey mailing.
 - 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.
 - ▶ Operation & Maintenance
 - Communication-Telephone - The district has switched service providers from Sprint to Verizon.
 - Misc.-Contingency - Includes environmental monitoring (\$3,500) and ancillary costs.
 - Capital Outlay-Other - Playground equipment.
 - Capital Outlay-Vehicles - Yamaha Umax.
- 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

March 31, 2021

Prepared by



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HARMONY

Community Development District

Financial Statements

(Unaudited)

March 31, 2021

HARMONY

Community Development District

Balance Sheet
March 31, 2021

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>SERIES 2014 DEBT SERVICE FUND</u>	<u>SERIES 2015 DEBT SERVICE FUND</u>	<u>TOTAL</u>
<u>ASSETS</u>				
Cash - Checking Account	\$ 1,021,029	\$ -	\$ -	\$ 1,021,029
Due From Other Funds	-	227,960	159,147	387,107
Investments:				
Money Market Account	1,488,303	-	-	1,488,303
Prepayment Account	-	99,230	124,180	223,410
Reserve Fund	-	607,313	340,000	947,313
Revenue Fund	-	1,163,213	645,851	1,809,064
Prepaid Items	2,280	-	-	2,280
TOTAL ASSETS	\$ 2,511,612	\$ 2,097,716	\$ 1,269,178	\$ 5,878,506
<u>LIABILITIES</u>				
Accounts Payable	\$ 22,878	\$ -	\$ -	\$ 22,878
Other Current Liabilities	1,000	-	-	\$ 1,000
Due To Other Funds	387,107	-	-	387,107
TOTAL LIABILITIES	410,985	-	-	410,985
<u>FUND BALANCES</u>				
Nonspendable:				
Prepaid Items	2,280	-	-	2,280
Restricted for:				
Debt Service	-	2,097,716	1,269,178	3,366,894
Assigned to:				
Operating Reserves	401,042	-	-	401,042
Reserves-Renewal & Replacement	40,215	-	-	40,215
Reserves-Sidewalks & Alleyways	213,208	-	-	213,208
Reserves-Uninsured Repairs	50,000	-	-	50,000
Unassigned:	1,393,882	-	-	1,393,882
TOTAL FUND BALANCES	\$ 2,100,627	\$ 2,097,716	\$ 1,269,178	\$ 5,467,521
TOTAL LIABILITIES & FUND BALANCES	\$ 2,511,612	\$ 2,097,716	\$ 1,269,178	\$ 5,878,506

HARMONY

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 9,381	\$ 4,692	\$ 1,915	\$ (2,777)
Interest - Tax Collector	-	-	11	11
Special Assmnts- Tax Collector	1,876,212	1,782,401	1,661,763	(120,638)
Special Assessments-Tax Collector-VC1	(22,434)	(21,312)	-	21,312
Special Assmnts- Discounts	(75,048)	(71,296)	(55,253)	16,043
Other Miscellaneous Revenues	-	-	850	850
Access Cards	1,500	750	520	(230)
Facility Revenue	500	252	200	(52)
User Facility Revenue	5,000	2,502	6,764	4,262
TOTAL REVENUES	1,795,111	1,697,989	1,616,770	(81,219)

EXPENDITURES

Administration

P/R-Board of Supervisors	12,000	6,000	6,000	-
FICA Taxes	918	459	459	-
ProfServ-Arbitrage Rebate	1,200	-	-	-
ProfServ-Dissemination Agent	1,500	1,500	1,500	-
ProfServ-Engineering	9,500	4,752	12,674	(7,922)
ProfServ-Legal Services	90,000	45,000	45,396	(396)
ProfServ-Mgmt Consulting Serv	67,200	33,600	33,600	-
ProfServ-Property Appraiser	392	392	438	(46)
ProfServ-Special Assessment	8,822	8,822	8,822	-
ProfServ-Trustee Fees	10,160	-	-	-
Auditing Services	4,600	4,600	-	4,600
Postage and Freight	1,200	600	1,393	(793)
Rental - Meeting Room	3,600	3,600	2,750	850
Insurance - General Liability	25,177	25,177	25,238	(61)
Printing and Binding	1,000	498	145	353
Legal Advertising	1,000	498	442	56
Misc-Records Storage	150	78	-	78
Misc-Assessmnt Collection Cost	37,524	35,648	33,505	2,143
Misc-Contingency	5,000	2,502	1,000	1,502
Office Supplies	50	24	-	24
Annual District Filing Fee	175	175	175	-
Total Administration	281,168	173,925	173,537	388

HARMONY

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Field</u>				
ProfServ-Field Management	295,000	147,498	142,849	4,649
Total Field	295,000	147,498	142,849	4,649
<u>Landscape Services</u>				
Contracts-Mulch	61,000	30,498	30,258	240
Contracts - Landscape	267,000	133,500	133,074	426
Cntrs-Shrub/Grnd Cover Annual Svc	158,000	79,002	78,591	411
R&M-Irrigation	15,000	7,500	2,710	4,790
R&M-Trees and Trimming	40,000	19,998	1,100	18,898
Miscellaneous Services	32,000	16,002	9,656	6,346
Total Landscape Services	573,000	286,500	255,389	31,111
<u>Utilities</u>				
Electricity - General	35,000	17,502	19,851	(2,349)
Electricity - Streetlighting	90,000	45,000	51,082	(6,082)
Utility - Water & Sewer	140,000	70,002	55,564	14,438
Total Utilities	265,000	132,504	126,497	6,007
<u>Operation & Maintenance</u>				
Communication - Telephone	5,500	2,748	1,302	1,446
Utility - Refuse Removal	3,000	1,500	1,332	168
R&M-Ponds	10,000	4,998	975	4,023
R&M-Pools	35,000	17,502	8,181	9,321
R&M-Roads & Alleyways	2,000	1,002	-	1,002
R&M-Sidewalks	15,000	7,500	92	7,408
R&M-Vehicles	15,000	7,500	1,598	5,902
R&M-User Supported Facility	20,000	10,002	7,570	2,432
R&M-Equipment Boats	6,000	3,000	1,199	1,801
R&M-Parks & Facilities	35,000	17,502	11,618	5,884
Miscellaneous Services	2,000	1,002	129	873
Misc-Contingency	10,000	4,998	5,168	(170)
Misc-Security Enhancements	6,500	3,252	1,603	1,649
Op Supplies - Fuel, Oil	5,000	2,502	678	1,824
Cap Outlay - Other	-	-	29,765	(29,765)
Cap Outlay - Vehicles	20,000	20,000	11,145	8,855

HARMONY

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Reserve - Renewal&Replacement	30,000	30,000	43,465	(13,465)
Reserve - Sidewalks & Alleyways	60,000	60,000	14,136	45,864
Total Operation & Maintenance	280,000	195,008	139,956	55,052
<hr/>				
TOTAL EXPENDITURES	1,694,168	935,435	838,228	97,207
<hr/>				
Excess (deficiency) of revenues Over (under) expenditures	100,943	762,554	778,542	15,988
<hr/>				
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	(26,600)	(26,600)	-	26,600
Contribution to (Use of) Fund Balance	74,343	-	-	-
TOTAL FINANCING SOURCES (USES)	47,743	(26,600)	-	26,600
<hr/>				
Net change in fund balance	\$ 74,343	\$ 735,954	\$ 778,542	\$ 42,588
FUND BALANCE, BEGINNING (OCT 1, 2020)	1,322,085	1,322,085	1,322,085	
FUND BALANCE, ENDING	\$ 1,396,428	\$ 2,058,039	\$ 2,100,627	

HARMONY

Community Development District

Series 2014 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 3,114	\$ 1,560	\$ 35	\$ (1,525)
Special Assmnts- Tax Collector	1,245,641	1,183,359	1,114,106	(69,253)
Special Assmnts- Prepayment	-	-	99,230	99,230
Special Assmnts- Discounts	(49,826)	(47,335)	(37,044)	10,291
TOTAL REVENUES	1,198,929	1,137,584	1,176,327	38,743
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	24,913	23,667	22,463	1,204
Total Administration	24,913	23,667	22,463	1,204
<u>Debt Service</u>				
Principal Debt Retirement	640,000	-	-	-
Principal Prepayments	-	-	25,000	(25,000)
Interest Expense	535,800	267,900	267,900	-
Total Debt Service	1,175,800	267,900	292,900	(25,000)
TOTAL EXPENDITURES	1,200,713	291,567	315,363	(23,796)
Excess (deficiency) of revenues Over (under) expenditures	(1,784)	846,017	860,964	14,947
<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)	\$ 846,017	\$ 860,964	\$ 14,947
FUND BALANCE, BEGINNING (OCT 1, 2020)	1,236,752	1,236,752	1,236,752	
FUND BALANCE, ENDING	\$ 1,234,968	\$ 2,082,769	\$ 2,097,716	

HARMONY

Community Development District

Series 2015 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 2,270	\$ 1,134	\$ 22	\$ (1,112)
Special Assmnts- Tax Collector	908,123	862,717	777,798	(84,919)
Special Assmnts- Prepayment	-	-	122,133	122,133
Special Assmnts- Discounts	(36,325)	(34,509)	(25,862)	8,647
TOTAL REVENUES	874,068	829,342	874,091	44,749
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	18,162	17,254	15,682	1,572
Total Administration	18,162	17,254	15,682	1,572
<u>Debt Service</u>				
Principal Debt Retirement	395,000	-	-	-
Principal Prepayments	-	-	335,000	(335,000)
Interest Expense	471,838	235,919	235,919	-
Total Debt Service	866,838	235,919	570,919	(335,000)
TOTAL EXPENDITURES	885,000	253,173	586,601	(333,428)
Excess (deficiency) of revenues Over (under) expenditures	(10,932)	576,169	287,490	(288,679)
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	26,600	26,600	-	(26,600)
Contribution to (Use of) Fund Balance	15,668	-	-	-
TOTAL FINANCING SOURCES (USES)	42,268	26,600	-	(26,600)
Net change in fund balance	\$ 15,668	\$ 602,769	\$ 287,490	\$ (315,279)
FUND BALANCE, BEGINNING (OCT 1, 2020)	981,688	981,688	981,688	
FUND BALANCE, ENDING	\$ 997,356	\$ 1,584,457	\$ 1,269,178	

HARMONY

Community Development District

Supporting Schedules

March 31, 2021

HARMONY
Community Development District

**Non-Ad Valorem Special Assessments
Osceola County Tax Collector - Monthly Collection Report
For the Fiscal Year Ending September 30, 2021**

Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	Allocation by Fund		
					General Fund	Series 2014 Debt Service Fund	Series 2015 Debt Service Fund
ASSESSMENTS LEVIED FY 2021				\$ 3,964,294	\$ 1,853,780	\$ 1,242,841	\$ 867,673
Allocation %				100%	46.76%	31.35%	21.89%
11/06/20	15,669	848	320	16,837	7,873	5,279	3,685
11/19/20	202,796	8,622	4,139	215,557	100,799	67,579	47,179
12/07/20	2,112,191	89,804	43,106	2,245,102	1,049,853	703,859	491,390
12/22/20	211,731	8,632	4,321	224,684	105,067	70,440	49,177
01/08/21	52,144	1,646	4,064	57,854	27,053	18,138	12,663
01/08/21	5,767	182	118	6,067	2,837	1,902	1,328
02/08/21	32,834	860	670	34,364	16,069	10,773	7,521
02/08/21	3,601	20	73	3,695	1,728	1,158	809
03/08/21	726,858	7,544	14,834	749,236	350,357	234,892	163,987
03/08/21	266	-	5	271	127	85	59
TOTAL	\$ 3,363,858	\$ 118,158	\$ 71,650	\$ 3,553,668	\$ 1,661,763	\$ 1,114,106	\$ 777,798

Collected in % 90%

TOTAL OUTSTANDING	\$ 410,626	\$ 192,017	\$ 128,735	\$ 89,875
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Note ⁽¹⁾: Parcel # 30-26-32-2614-TRAC-VC10 has been removed from the tax roll.

Note ⁽²⁾: Debt service prepayments were received during the budget process resulting in variances between assessments budgeted and assessments placed on roll.

HARMONY
Community Development District

Cash and Investment Report
March 31, 2021

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%	\$1,021,029
Money Market Account	BankUnited	Money Market Account	n/a	0.20%	\$1,488,303
					Subtotal
					\$2,509,331

Debt Service and Capital Projects Funds
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<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%	\$99,230
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%	\$1,163,213
Series 2015 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.005%	\$124,180
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%	\$645,851
					Subtotal
					\$2,979,787
					Total
					\$5,489,118



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Harmony

Community Development District

General Fund

Invoice Approval Report # 252

April 15, 2021

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
ADVANCED MARINE SERVICES	112162	R	\$ 162.99
	112784	R	\$ 303.98
	112783	R	\$ 303.98
	Vendor Total		\$ 770.95
AUSTIN ENVIRONMENTAL	9022	R	\$ 1,550.00
	Vendor Total		\$ 1,550.00
BOYD CIVIL ENGINEERING	02929	A	\$ 2,737.50
	Vendor Total		\$ 2,737.50
BRIGHT HOUSE NETWORKS - ACH	028483401030721 ACH	R	\$ 123.98
	028483501033021 ACH	R	\$ 99.98
	Vendor Total		\$ 223.96
CARDMEMBER SERVICES	30921	R	\$ 1,813.05
	Vendor Total		\$ 1,813.05
CATHY DEJUSUS	031921	R	\$ 250.00
	Vendor Total		\$ 250.00
FEDEX	7-308-71119	R	\$ 19.07
	7-314-86391	R	\$ 21.80
	Vendor Total		\$ 40.87
FLORIDA RESOURCE MGT LLC-ACH	021346	R	\$ 9,235.96
	Vendor Total		\$ 9,235.96
HARMONY CDD	041221	R	\$ 150,000.00
	Vendor Total		\$ 150,000.00
HARMONY CDD C/O U.S. BANK	040621-1	R	\$ 227,876.40
	040621-2	R	\$ 159,088.96
	040621-3	R	\$ 26,600.07
	041421-1	R	\$ 33,112.85
	041421-2	R	\$ 23,117.30
	Vendor Total		\$ 469,795.58
INFRAMARK	62481	A	\$ 5,647.18
	Vendor Total		\$ 5,647.18
JOEL LOPEZ	030821	R	\$ 250.00
	Vendor Total		\$ 250.00
JOHNSTON'S SURVEYING INC.	35446	R	\$ 1,600.00
	Vendor Total		\$ 1,600.00

Harmony

Community Development District

General Fund

Invoice Approval Report # 252

April 15, 2021

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
KARINA RIVERA	030121	R	\$ 30.00
		Vendor Total	\$ 30.00
NORTH SOUTH SUPPLY, INC.	3393710	R	\$ 9.70
	3393709	R	\$ 22.05
		Vendor Total	\$ 31.75
ORLANDO UTILITIES COMMISSION-ACH	030921-9921 ACH	R	\$ 11,374.29
		Vendor Total	\$ 11,374.29
PINEY BRANCH MOTORS INC - ACH dba ALLIED TRAILERS	RI1067351	R	\$ 490.00
	RI1067352	R	\$ 90.00
		Vendor Total	\$ 580.00
POOLSURE	101295615873	R	\$ 435.00
	101295616187	R	\$ 352.50
	101295616190	R	\$ 316.90
	101295616188	R	\$ 142.50
	101295616192	R	\$ 37.50
	101295615547	R	\$ 60.00
	101295615548	R	\$ 35.00
	101295616613	R	\$ 367.50
		Vendor Total	\$ 1,746.90
RJ WHIDDEN & ASSOC, INC.	2729	R	\$ 2,310.00
		Vendor Total	\$ 2,310.00
SERVELLO & SONS INC	18767	R	\$ 39,667.17
	18717	R	\$ 653.42
		Vendor Total	\$ 40,320.59
SUN PUBLICATIONS DBA	286750	R	\$ 48.24
	286751	R	\$ 143.24
	287754	R	\$ 63.32
		Vendor Total	\$ 254.80
TAX COLLECTOR	032421-0000	R	\$ 63.61
		Vendor Total	\$ 63.61
TOHO WATER AUTHORITY - ACH	031921 ACH	R	\$ 7,059.34
		Vendor Total	\$ 7,059.34
UNITEDHEALTHCARE INS-ACH	APRIL 2021 ACH	R	\$ 1,634.50
		Vendor Total	\$ 1,634.50

Harmony

Community Development District

General Fund

Invoice Approval Report # 252

April 15, 2021

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
VERIZON	9875388377	R	\$ 437.25
		Vendor Total	<u>\$ 437.25</u>
WASTE CONNECTIONS OF FL.	1324533 ACH	R	\$ 225.00
	1319818 ACH	R	\$ 225.00
	Vendor Total		<u>\$ 450.00</u>
YOUNG QUALLS, P.A.	16211	A	\$ 8,272.45
		Vendor Total	<u>\$ 8,272.45</u>

Total Invoices \$ 718,480.53

HARMONY

Community Development District

Check Register

March 1 - March 31, 2021

COPY

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 3/1/21 to 3/31/21

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>BANK UNITED GF - (ACCT#XXXXX9494)</u>							
CHECK # 335							
03/02/21	Vendor	BOYD CIVIL ENGINEERING	02888	GEN ENGINEERING THRU 01/31/21	ProfServ-Engineering	001-531013-51501	\$2,029.50
							Check Total
							\$2,029.50
CHECK # 336							
03/02/21	Vendor	INFRAMARK, LLC	60450	FEB MANAGMENT SRVCS	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$5,600.00
03/02/21	Vendor	INFRAMARK, LLC	60450	FEB MANAGMENT SRVCS	Postage and Freight	001-541006-51301	\$14.53
03/02/21	Vendor	INFRAMARK, LLC	60450	FEB MANAGMENT SRVCS	Printing and Binding	001-547001-51301	\$51.15
							Check Total
							\$5,665.68
CHECK # 337							
03/02/21	Vendor	KATRINA S SCARBOROUGH	2018389	NON AD VALOREM PROC FEE 2020 TAX YEAR	ProfServ-Property Appraiser	001-531035-51301	\$437.85
							Check Total
							\$437.85
CHECK # 338							
03/02/21	Vendor	POOLSURE	101295615015	MAR ASHLEY PARK CNTRLR LEASE	R&M-Pools	001-546074-53910	\$60.00
03/02/21	Vendor	POOLSURE	101295615016	MAR SPLASH PAD CNTRLR LEASE	R&M-Pools	001-546074-53910	\$35.00
							Check Total
							\$95.00
CHECK # 339							
03/02/21	Vendor	SERVELLO & SONS INC	18576	FEB LANDSCAPE MAINT	Contracts-Mulch	001-534065-53902	\$5,016.77
03/02/21	Vendor	SERVELLO & SONS INC	18576	FEB LANDSCAPE MAINT	Cntrs-Landscape/Irrigation Maint	001-534171-53902	\$21,619.00
03/02/21	Vendor	SERVELLO & SONS INC	18576	FEB LANDSCAPE MAINT	Cntrs-Shrub/Grnd Cover Annual Svc	001-534172-53902	\$13,031.40
03/02/21	Vendor	SERVELLO & SONS INC	18643	Feb 2021 East Lake Berm	MULCH	001-534065-53902	\$26.25
03/02/21	Vendor	SERVELLO & SONS INC	18643	Feb 2021 East Lake Berm	HORT	001-534172-53902	\$67.17
03/02/21	Vendor	SERVELLO & SONS INC	18643	Feb 2021 East Lake Berm	Cntrs-Landscape/Irrigation Maint	001-534171-53902	\$560.00
							Check Total
							\$40,320.59
CHECK # 340							
03/02/21	Vendor	SUN PUBLICATIONS DBA	280743	PUBLIC NOTICE	Legal Advertising	001-548002-51301	\$46.73
							Check Total
							\$46.73
CHECK # 341							
03/02/21	Vendor	YOUNG QUALLS, P.A.	16154	GEN COUNSEL THRU 01/31/21	ProfServ-Legal Services	001-531023-51401	\$4,823.00
							Check Total
							\$4,823.00
CHECK # 343							
03/09/21	Vendor	SERVELLO & SONS INC	18858	BUTTONBUSH LOOP NEW PLANTS INSTALL	Miscellaneous Services	001-549001-53902	\$1,360.00
							Check Total
							\$1,360.00

COPY

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 3/1/21 to 3/31/21

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 344							
03/11/21	Vendor	BROWNIE'S SEPTIC & PLUMBING LLC	MARCH SETTLEMENT	SETTLEMENT-EMERGENCY STORM DRAIN RPLCMNT	Reserve - Renewal&Replacement	001-568130-53910	\$37,359.00
Check Total							\$37,359.00
CHECK # 345							
03/11/21	Vendor	POOLSURE	101295615244	2/12 ASHLEY PARK BLEACH & CHEMICALS	R&M-Pools	001-546074-53910	\$417.60
03/11/21	Vendor	POOLSURE	101295615238	2/12 SPLASH PAD ACID	R&M-Pools	001-546074-53910	\$45.00
Check Total							\$462.60
CHECK # 346							
03/18/21	Vendor	POOLSURE	101295615873	3/3 SWIM CLUB BLEACH & ACID	R&M-Pools	001-546074-53910	\$435.00
Check Total							\$435.00
CHECK # 347							
03/23/21	Vendor	CATHY DE JESUS	031921	DEPOSIT REFUND-PAVILION RENTAL plus overdraft fee	Facility Revenue	369982	\$250.00
Check Total							\$250.00
CHECK # 348							
03/23/21	Vendor	JOEL LOPEZ	030821	RETURN DEPOSIT FOR PAVILION RENTAL	Facility Revenue	369982	\$250.00
Check Total							\$250.00
CHECK # 349							
03/23/21	Vendor	KARINA RIVERA	030121	REFUND DOUBLE PAYMENT	Access Cards	369941	\$30.00
Check Total							\$30.00
CHECK # 350							
03/25/21	Vendor	FEDEX	7-308-71119	SRVCS THRU 03/16/21 - BROWNIE	Postage and Freight	001-541006-51301	\$19.07
Check Total							\$19.07
CHECK # 351							
03/25/21	Vendor	SUN PUBLICATIONS DBA	286750	03/18 PUBLIC NOTICE LITIGATION MATTERS	Legal Advertising	001-548002-51301	\$48.24
03/25/21	Vendor	SUN PUBLICATIONS DBA	286751	03/18 ENGINEER QUALIFICATIONS	Legal Advertising	001-548002-51301	\$143.24
Check Total							\$191.48
CHECK # 352							
03/30/21	Vendor	BOYD CIVIL ENGINEERING	02922	ENGINEERING THRU 02/28/21	ProfServ-Engineering	001-531013-51501	\$2,020.00
Check Total							\$2,020.00
CHECK # 353							
03/30/21	Vendor	INFRAMARK, LLC	61517	MARCH MANAGEMENT SRVCS	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$5,600.00
03/30/21	Vendor	INFRAMARK, LLC	61517	MARCH MANAGEMENT SRVCS	Postage and Freight	001-541006-51301	\$10.13
03/30/21	Vendor	INFRAMARK, LLC	61517	MARCH MANAGEMENT SRVCS	Printing and Binding	001-547001-51301	\$14.10
Check Total							\$5,624.23

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HARMONY COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 3/1/21 to 3/31/21

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 354							
03/30/21	Vendor	JOHNSTON'S SURVEYING INC.	35446	SURVEY FOR DESGN GRDN STORAGE ACCESS RD	R&M-User Supported Facility	001-546159-53910	\$1,600.00
Check Total							\$1,600.00
CHECK # 355							
03/30/21	Vendor	POOLSURE	101295616187	3/17 SWIM CLUB BLEACH	R&M-Pools	001-546074-53910	\$352.50
03/30/21	Vendor	POOLSURE	101295616190	3/16 ASHLEY PARK BLEACH & POOL CHEMICALS	R&M-Pools	001-546074-53910	\$316.90
03/30/21	Vendor	POOLSURE	101295616188	3/17 ASHLEY PARK BLEACH	R&M-Pools	001-546074-53910	\$142.50
03/30/21	Vendor	POOLSURE	101295616192	3/17 SPLASH PAD BLEACH	R&M-Pools	001-546074-53910	\$37.50
Check Total							\$849.40
CHECK # 356							
03/30/21	Vendor	YOUNG QUALLS, P.A.	16195	GENERAL COUNSEL THRU 02/28/21	ProfServ-Legal Services	001-531023-51401	\$4,971.75
Check Total							\$4,971.75
CHECK # 357							
03/30/21	Vendor	SERVELLO & SONS INC	18767	Mar Landscape Maint	Contracts-Mulch	001-534065-53902	\$5,016.77
03/30/21	Vendor	SERVELLO & SONS INC	18767	Mar Landscape Maint	Cntrs-Landscape/Irrigation Maint	001-534171-53902	\$21,619.00
03/30/21	Vendor	SERVELLO & SONS INC	18767	Mar Landscape Maint	Cntrs-Shrub/Grnd Cover Annual Svc	001-534172-53902	\$13,031.40
03/30/21	Vendor	SERVELLO & SONS INC	18717	MARCH 2021 EAST LAKE BERM	MULCH	001-534065-53902	\$26.25
03/30/21	Vendor	SERVELLO & SONS INC	18717	MARCH 2021 EAST LAKE BERM	HORT	001-534172-53902	\$67.17
03/30/21	Vendor	SERVELLO & SONS INC	18717	MARCH 2021 EAST LAKE BERM	Cntrs-Landscape/Irrigation Maint	001-534171-53902	\$560.00
Check Total							\$40,320.59
ACH #DD800							
03/02/21	Employee	STEVEN P. BERUBE	PAYROLL	March 02, 2021 Payroll Posting			\$184.70
ACH Total							\$184.70
ACH #DD801							
03/02/21	Employee	MICHAEL J. SCARBOROUGH	PAYROLL	March 02, 2021 Payroll Posting			\$184.70
ACH Total							\$184.70
ACH #DD802							
03/02/21	Employee	TERESA KRAMER	PAYROLL	March 02, 2021 Payroll Posting			\$184.70
ACH Total							\$184.70
ACH #DD803							
03/02/21	Employee	DANIEL LEET	PAYROLL	March 02, 2021 Payroll Posting			\$184.70
ACH Total							\$184.70
ACH #DD806							
03/12/21	Vendor	PINEY BRANCH MOTORS INC - ACH	RI1061954 ACH	03/02/20-04/01/21 12X60 OFFICE TRAILER	Reserve - Renewal&Replacement	001-568130-53910	\$490.00
ACH Total							\$490.00

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HARMONY COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 3/1/21 to 3/31/21

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH #DD807							
03/12/21	Vendor	PINEY BRANCH MOTORS INC - ACH	RI1061955 ACH	03/02/20-04/01/21 40' CONTAINER LEASE	Reserve - Renewal&Replacement	001-568130-53910	\$90.00
ACH Total							\$90.00
ACH #DD808							
03/10/21	Vendor	CARDMEMBER SERVICES	020821-0832 ACH	CC PURCH THRU 02/08/21	1.AMAZON-RETURN THUMB DRIVE	001-549900-53910	(\$19.99)
03/10/21	Vendor	CARDMEMBER SERVICES	020821-0832 ACH	CC PURCH THRU 02/08/21	2.AMAZON-CAR WASH	001-546104-53910	\$14.99
03/10/21	Vendor	CARDMEMBER SERVICES	020821-0832 ACH	CC PURCH THRU 02/08/21	3.SUNOCO-GAS	001-552030-53910	\$55.39
03/10/21	Vendor	CARDMEMBER SERVICES	020821-0832 ACH	CC PURCH THRU 02/08/21	5.PUBLIX-STAFF WATER	001-549900-53910	\$35.92
03/10/21	Vendor	CARDMEMBER SERVICES	020821-0832 ACH	CC PURCH THRU 02/08/21	6.POOL GEEK-TILE CLEANER	001-546074-53910	\$216.00
03/10/21	Vendor	CARDMEMBER SERVICES	020821-0832 ACH	CC PURCH THRU 02/08/21	7.HOME DEPOT-SANDER/SANDER BELT	001-546225-53910	\$154.88
03/10/21	Vendor	CARDMEMBER SERVICES	020821-0832 ACH	CC PURCH THRU 02/08/21	8.AMAZON-SHREDDER	001-549900-53910	\$38.49
03/10/21	Vendor	CARDMEMBER SERVICES	020821-0832 ACH	CC PURCH THRU 02/08/21	9.AMAZON-THUMB DRIVE	001-549900-53910	\$19.99
03/10/21	Vendor	CARDMEMBER SERVICES	020821-0832 ACH	CC PURCH THRU 02/08/21	10.AMAZON-GRABBER	001-546225-53910	\$29.99
03/10/21	Vendor	CARDMEMBER SERVICES	020821-0832 ACH	CC PURCH THRU 02/08/21	11.AMAZON-5 PAIR LEATHER WORK GLOVES	001-546073-53910	\$34.98
03/10/21	Vendor	CARDMEMBER SERVICES	020821-0832 ACH	CC PURCH THRU 02/08/21	13.7-ELEVEN GAS	001-552030-53910	\$10.00
03/10/21	Vendor	CARDMEMBER SERVICES	020821-0832 ACH	CC PURCH THRU 02/08/21	14.SUNOCO-GAS	001-552030-53910	\$41.50
03/10/21	Vendor	CARDMEMBER SERVICES	020821-0832 ACH	CC PURCH THRU 02/08/21	15.WAWA-TRUCK GAS	001-552030-53910	\$63.37
03/10/21	Vendor	CARDMEMBER SERVICES	020821-0832 ACH	CC PURCH THRU 02/08/21	16.AMAZON-TEST TUBE	001-546074-53910	\$15.99
03/10/21	Vendor	CARDMEMBER SERVICES	020821-0832 ACH	CC PURCH THRU 02/08/21	17.AMAZON-CRANK OPEN UMBRELLA	001-546074-53910	\$76.81
03/10/21	Vendor	CARDMEMBER SERVICES	020821-0832 ACH	CC PURCH THRU 02/08/21	18.AMAZON-TIRE INFLATOR	001-546104-53910	\$11.99
03/10/21	Vendor	CARDMEMBER SERVICES	020821-0832 ACH	CC PURCH THRU 02/08/21	19.AMAZON-TOILET PAPER	001-546073-53910	\$35.36
03/10/21	Vendor	CARDMEMBER SERVICES	020821-0832 ACH	CC PURCH THRU 02/08/21	20.AMAZON-GRABBER	001-546225-53910	\$29.99
03/10/21	Vendor	CARDMEMBER SERVICES	020821-0832 ACH	CC PURCH THRU 02/08/21	21.SUNOCO-DIESEL	001-552030-53910	\$20.93
03/10/21	Vendor	CARDMEMBER SERVICES	020821-0832 ACH	CC PURCH THRU 02/08/21	22.7-ELEVEN GAS	001-552030-53910	\$47.00
03/10/21	Vendor	CARDMEMBER SERVICES	020821-0832 ACH	CC PURCH THRU 02/08/21	23.ACE HARDWARE-BATTERY	001-546041-53902	\$16.99
03/10/21	Vendor	CARDMEMBER SERVICES	020821-0832 ACH	CC PURCH THRU 02/08/21	24.AMAZON-TOILET PAPER	001-546225-53910	\$76.64
03/10/21	Vendor	CARDMEMBER SERVICES	020821-0832 ACH	CC PURCH THRU 02/08/21	24.AMAZON-MULTI FOLD TOWELS	001-546225-53910	\$129.08
03/10/21	Vendor	CARDMEMBER SERVICES	020821-0832 ACH	CC PURCH THRU 02/08/21	25.AMAZON-BATTERIES	001-546041-53902	\$72.50
03/10/21	Vendor	CARDMEMBER SERVICES	020821-0832 ACH	CC PURCH THRU 02/08/21	26.APPLE.COM-ICLOUD SUBSCRIPTION 3/2/21	001-549900-53910	\$2.99
03/10/21	Vendor	CARDMEMBER SERVICES	020821-0832 ACH	CC PURCH THRU 02/08/21	27.IDZ-PROGRAMMED PROXIMITY CARDS	001-549911-53910	\$359.10
03/10/21	Vendor	CARDMEMBER SERVICES	020821-0832 ACH	CC PURCH THRU 02/08/21	28.AMAZON-CABLE ID MARKER	001-546041-53902	\$6.99
03/10/21	Vendor	CARDMEMBER SERVICES	020821-0832 ACH	CC PURCH THRU 02/08/21	4.AMAZON-STAINING SPRAYER	001-546074-53910	\$86.96
03/10/21	Vendor	CARDMEMBER SERVICES	020821-0832 ACH	CC PURCH THRU 02/08/21	12. Amazon-Test Tube	001-546074-53910	\$15.99
ACH Total							\$1,700.82
ACH #DD809							
03/10/21	Vendor	FLORIDA RESOURCE MGT LLC-ACH	020480 ACH	PAYROLL PE 03/07/21	ProfServ-Field Management	001-531016-53901	\$10,953.42
ACH Total							\$10,953.42

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HARMONY COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 3/1/21 to 3/31/21

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH #DD812							
03/29/21	Employee	STEVEN P. BERUBE	PAYROLL	March 29, 2021 Payroll Posting			\$184.70
							ACH Total <u>\$184.70</u>
ACH #DD813							
03/29/21	Employee	TERESA KRAMER	PAYROLL	March 29, 2021 Payroll Posting			\$184.70
							ACH Total <u>\$184.70</u>
ACH #DD814							
03/29/21	Employee	DANIEL LEET	PAYROLL	March 29, 2021 Payroll Posting			\$184.70
							ACH Total <u>\$184.70</u>
ACH #DD815							
03/20/21	Vendor	BRIGHT HOUSE NETWORKS - ACH	028483501030221 ACH	02/28/21-03/27/21 0050284835-01 Internet	Misc-Security Enhancements	001-549911-53910	\$99.98
							ACH Total <u>\$99.98</u>
ACH #DD816							
03/20/21	Vendor	BRIGHT HOUSE NETWORKS - ACH	028483401030721 ACH	03/06/21-04/05/21 0050284834-01 Internet	Misc-Security Enhancements	001-549911-53910	\$123.98
							ACH Total <u>\$123.98</u>
ACH #DD817							
03/20/21	Vendor	FLORIDA RESOURCE MGT LLC-ACH	021346	PAYROLL PE 03/21/21	ProfServ-Field Management	001-531016-53901	\$9,235.96
							ACH Total <u>\$9,235.96</u>
ACH #DD819							
03/31/21	Employee	STEVEN P. BERUBE	PAYROLL	March 31, 2021 Payroll Posting			\$184.70
							ACH Total <u>\$184.70</u>
ACH #DD820							
03/31/21	Employee	TERESA KRAMER	PAYROLL	March 31, 2021 Payroll Posting			\$184.70
							ACH Total <u>\$184.70</u>
ACH #DD821							
03/31/21	Employee	DANIEL LEET	PAYROLL	March 31, 2021 Payroll Posting			\$184.70
							ACH Total <u>\$184.70</u>
ACH #DD822							
03/15/21	Vendor	TOHO WATER AUTHORITY - ACH	021721 ACH	01/17/21-02/17/21 WATER	Utility - Water & Sewer	001-543021-53903	\$16,716.39
03/15/21	Vendor	TOHO WATER AUTHORITY - ACH	021721 ACH	CORRECTION	Utility - Water & Sewer	001-543021-53903	(\$68.48)
							ACH Total <u>\$16,647.91</u>
ACH #DD823							
03/15/21	Vendor	TOHO WATER AUTHORITY - ACH	030121-8389 ACH	01/30/21-03/01/21 ELECTRIC SRVCS	Utility - Water & Sewer	001-543021-53903	\$181.52
							ACH Total <u>\$181.52</u>

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HARMONY COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 3/1/21 to 3/31/21

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH #DD826							
03/29/21	Vendor	ORLANDO UTILITIES COMMISSION-ACH	030921-9921 ACH	02/08/21-03/09/21 ELECTRIC UTILITY	Electricity - General	001-543006-53903	\$2,872.70
03/29/21	Vendor	ORLANDO UTILITIES COMMISSION-ACH	030921-9921 ACH	02/08/21-03/09/21 ELECTRIC UTILITY	Electricity - Streetlighting	001-543013-53903	\$8,501.59
ACH Total							\$11,374.29
ACH #DD827							
03/20/21	Vendor	UNITEDHEALTHCARE INS-ACH	APRIL 2021 ACH	APRIL MED/DENTAL/VISION - 1ST PAYMENT	Prepaid Items	155000	\$1,634.50
ACH Total							\$1,634.50
Account Total							\$203,540.85

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Monthly Credit Card Purchases			
Mar-21			
Date	Vendor	Description	Amount
02/10/21	SUNOCO	GAS	44.26
02/11/21	PLASTICPLACE.COM	DOG POTTY BAGS	303.48
02/12/21	THE HOME DEPOT	HEDGE TRIMMER/FERTILIZER/RAKES/GARDEN TOOLS/SCOUR PADS /FEBREEZE /HNDWEEDER /TRANSPLANTER	221.30
02/12/21	AMAZON	NITRILE GLOVES	184.99
02/18/21	SUNOCO	GAS	46.38
02/19/21	PAYPAL EBAY	INSECTICIDE	70.49
02/23/21	AMAZON	NO PARKING ANYTIME SIGN	19.95
02/24/21	7-ELEVEN	GAS	44.00
02/25/21	SUNOCO	DIESEL	63.78
02/25/21	7-ELEVEN	TRUCK GAS	55.00
02/25/21	AMAZON	MOTOR OIL	44.02
03/01/21	AMAZON	DPD	27.72
03/01/21	AMAZON	POOL TEST KIT	35.85
03/02/21	DR TREND MICRO	ANTIVIRUS & SECURITY RENEWAL	53.95
03/03/21	AMAZON	2 SOCCER GOALS	151.90
03/03/21	APPLE.COM	ICLOUD STORAGE 03/01/21-04/01/21	2.99
03/03/21	AMAZON	2 FRONT TIRES	149.66
03/03/21	AMAZON	2 MARINE ROPES	39.78
03/04/21	AMAZON	3 WASP & HORNET KILLER SPRAYS	14.91
03/04/21	AMAZON	BOAT SEAT	64.99
03/05/21	AMAZON	BOAT SEAT	55.99
03/05/21	AMAZON	MEGUIAR'S MARINE CLEANER & PROTECTANT	48.84
03/08/21	AMAZON	ACID STAINING SPRAYER	68.82
		TOTAL	1,813.05

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**Harmony Community
Development District**

ANNUAL FINANCIAL REPORT

September 30, 2020

Harmony Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2020

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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Fort Pierce, Florida 34950

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REPORT OF INDEPENDENT AUDITORS

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

Report on the Financial Statements

We have audited the accompanying financial statements of Harmony Community Development District as of and for the year ended September 30, 2020, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Fort Pierce / Stuart



To the Board of Supervisors
Harmony Community Development District

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major funds of Harmony Community Development District, as of September 30, 2020, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated March 15, 2021 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Harmony Community Development District's internal control over financial reporting and compliance.

A handwritten signature in cursive script that reads "Berger Toombs Elam Gaines + Frank".

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

March 15, 2021

Management's discussion and analysis of Harmony Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including land, buildings and improvements, and infrastructure are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2020.

- ◆ The District's total liabilities exceeded total assets by \$(4,515,109) (net position). Unrestricted net position for Governmental Activities was \$(5,660,440). Governmental Activities restricted net position was \$851,279, and net investment in capital assets were \$294,052.
- ◆ Governmental activities revenues totaled \$4,870,314 while governmental activities expenses totaled \$3,174,697.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2020	2019
Current assets	\$ 1,425,884	\$ 1,219,317
Restricted assets	2,203,645	2,751,878
Capital assets	<u>12,140,264</u>	<u>12,217,228</u>
Total Assets	<u>15,769,793</u>	<u>16,188,423</u>
Deferred outflows of resources	<u>405,658</u>	<u>437,316</u>
Current liabilities	1,556,111	1,566,352
Non-current liabilities	<u>19,134,449</u>	<u>21,270,113</u>
Total Liabilities	<u>20,690,560</u>	<u>22,836,465</u>
Net position - net investment in capital assets	294,052	(915,543)
Net position - restricted	851,279	1,349,950
Net position - unrestricted	<u>(5,660,440)</u>	<u>(6,645,133)</u>
Total Net Position	<u>\$ (4,515,109)</u>	<u>\$ (6,210,726)</u>

The decrease in restricted assets and restricted net position is related to the principal prepayments made on long-term debt in the current year.

The decrease in capital assets is due to depreciation in excess of additions in the current year.

The decrease in non-current liabilities is primarily the result of the principal payments on long-term debt.

The increase in net investment in capital assets is primarily due to capital asset additions and principal payments on long-term debt in excess of depreciation.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change in Net Position

	Governmental Activities	
	2020	2019
Program Revenues		
Charges for services	\$ 4,839,040	\$ 5,234,599
General Revenues		
Miscellaneous revenues	5,244	1,804
Intergovernmental revenues	1,158	13,688
Investment earnings	24,872	26,492
Total Revenues	<u>4,870,314</u>	<u>5,276,583</u>
 Expenses		
General government	268,163	250,680
Physical environment	1,601,297	1,928,591
Culture and recreation	193,081	191,861
Interest and other charges	1,112,156	1,215,013
Total Expenses	<u>3,174,697</u>	<u>3,586,145</u>
 Change in Net Position	1,695,617	1,690,438
 Net Position - Beginning of Year	<u>(6,210,726)</u>	<u>(7,901,164)</u>
 Net Position - End of Year	<u>\$ (4,515,109)</u>	<u>\$ (6,210,726)</u>

The decrease in charges for services is related to the prepayments received on debt service assessments in the prior year.

The decrease in physical environment is related to the streetlight buydown in the prior year.

The decrease in interest on long-term debt is related to the reduction in long-term debt outstanding.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2020 and 2019.

Description	Governmental Activities	
	2020	2019
Land and improvements	\$ 8,991,508	\$ 8,626,824
Infrastructure	5,185,177	5,185,177
Improvements other than building	57,442	45,442
Recreational facilities	3,777,032	3,777,032
Equipment	265,577	229,053
Less: accumulated depreciation	(6,136,472)	(5,646,300)
Total	\$ 12,140,264	\$ 12,217,228

Capital activity for the year consisted of depreciation of \$490,172 and additions to land, \$364,684, improvements other than buildings of \$12,000 and equipment of \$36,524.

General Fund Budgetary Highlights

The budgeted expenditures were exceeded by actual expenditures primarily because of the land purchase made by issuing a note payable.

The September 30, 2020 budget was amended to reflect principal payments on the note payable.

Debt Management

Governmental Activities debt includes the following:

- ◆ In June 2014, the District issued \$13,945,000 Series 2014 Capital Improvement Revenue Refunding Bonds. These bonds were issued to defease and refund the Series 2001 Capital Improvement Revenue Bonds. The balance outstanding at September 30, 2020 was \$10,375,000.
- ◆ In April 2015, the District issued \$13,530,000 Series 2015 Capital Improvement Revenue Refunding Bonds. These bonds were issued to defease and refund the Series 2004 Capital Improvement Revenue Bonds and to finance the acquisition and construction of certain improvements within areas of the District related to the 2015 Project. The balance outstanding at September 30, 2020 was \$9,365,000.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Debt Management

- ◆ In October 2019, the District acquired land for the future debt service assessments associated with the acquired land. The effective interest rate (4.96%) of the Series 2015 Bonds was used to determine the present value of the land and the note payable. The balance outstanding at September 30, 2020 was \$289,108.

Economic Factors and Next Year's Budget

Harmony Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2021.

Request for Information

The financial report is designed to provide a general overview of Harmony Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Harmony Community Development District, Inframark Infrastructure Management Services, 210 North University Drive, Suite 702, Coral Springs, Florida 33071.

**Harmony Community Development District
STATEMENT OF NET POSITION
September 30, 2020**

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 1,276,995
Investments	107,483
Due from other governments	27,323
Accounts receivable	3,152
Prepaid expenses	10,931
Total Current Assets	1,425,884
Non-current Assets	
Restricted assets	
Investments	2,203,645
Capital assets, not being depreciated	
Land and improvements	8,991,508
Capital assets, not being depreciated	
Infrastructure	5,185,177
Improvements other than building	57,442
Recreational facilities	3,777,032
Equipment	265,577
Less: accumulated depreciation	(6,136,472)
Total Non-current Assets	14,343,909
Total Assets	15,769,793
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred amount on refunding	405,658
 LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	89,002
Accrued interest	419,849
Notes payable	12,260
Bonds payable	1,035,000
Total Current Liabilities	1,556,111
Non-current liabilities	
Notes payable	276,848
Bonds payable, net	18,857,601
Total Non-Current Liabilities	19,134,449
Total Liabilities	20,690,560
 NET POSITION	
Net investment in capital assets	294,052
Restricted for debt service	851,279
Unrestricted	(5,660,440)
Total Net Position	\$ (4,515,109)

See accompanying notes to financial statements.

**Harmony Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2020**

Functions/Programs	Expenses	Program Revenues	Net (Expense) Revenues and Changes in Net Position
		Charges for Services	Governmental Activities
Governmental Activities			
General government	\$ (268,163)	\$ 321,730	\$ 53,567
Physical environment	(1,601,297)	1,429,817	(171,480)
Culture and recreation	(193,081)	105,708	(87,373)
Interest and other charges	(1,112,156)	2,981,785	1,869,629
Total Governmental Activities	\$ (3,174,697)	\$ 4,839,040	1,664,343
General revenues:			
			24,872
			1,158
			5,244
			31,274
			1,695,617
			(6,210,726)
			\$ (4,515,109)

See accompanying notes to financial statements.

**Harmony Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2020**

ASSETS	General	Debt Service 2014	Debt Service 2015	Total Governmental Funds
Cash	\$ 1,276,995	\$ -	\$ -	\$ 1,276,995
Investments, at fair value	107,483	-	-	107,483
Due from other funds	-	7	5	12
Due from other governments	12,539	8,443	6,341	27,323
Accounts receivable	3,152	-	-	3,152
Prepaid expenses	10,931	-	-	10,931
Restricted assets:				
Investments, at fair value	-	1,228,303	975,342	2,203,645
Total Assets	\$ 1,411,100	\$ 1,236,753	\$ 981,688	\$ 3,629,541
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	\$ 89,002	\$ -	\$ -	\$ 89,002
Due to other funds	12	-	-	12
Total Liabilities	89,014	-	-	89,014
FUND BALANCES				
Nonspendable - prepaid expense	10,931	-	-	10,931
Restricted:				
Debt service	-	1,236,753	981,688	2,218,441
Assigned:				
Renewal and replacement	40,215	-	-	40,215
Uninsured repairs	50,000	-	-	50,000
Sidewalks and alleyways	213,208	-	-	213,208
Operating reserves	423,528	-	-	423,528
Unassigned	584,204	-	-	584,204
Total Fund Balances	1,322,086	1,236,753	981,688	3,540,527
Total Liabilities and Fund Balances	\$ 1,411,100	\$ 1,236,753	\$ 981,688	\$ 3,629,541

See accompanying notes to financial statements.

**Harmony Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2020**

Total Governmental Fund Balances	\$	3,540,527
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital assets not being depreciated, land and improvements, used in governmental activities are not current financial resources and therefore, are not reported at the fund level.		8,991,508
Capital assets being depreciated, infrastructure, \$5,185,177, improvements other than building, \$57,442, recreational facilities, \$3,777,032, and equipment, \$265,577, net of accumulated depreciation, \$(6,136,472), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.		3,148,756
Long-term liabilities, including bonds payable (\$19,740,000), bond premium, net (\$271,601), bond discount, net (\$119,000), and note payable (\$289,108) are not due and payable in the current period and therefore, are not reported at the fund level.		(20,181,709)
Deferred outflow of resources are not current financial resources and therefore, are not reported at the fund level.		405,658
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the fund level.		<u>(419,849)</u>
Net Position of Governmental Activities	\$	<u><u>(4,515,109)</u></u>

See accompanying notes to financial statements.

Harmony Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
For the Year Ended September 30, 2020

	General	Debt Service 2014	Debt Service 2015	Total Governmental Funds
Revenues				
Special assessments	\$ 1,832,949	\$ 1,278,608	\$ 1,703,177	\$ 4,814,734
Charges for services	24,306	-	-	24,306
Intergovernmental revenues	1,158	-	-	1,158
Miscellaneous revenues	2,148	-	-	2,148
Investment earnings	9,938	8,011	6,923	24,872
Total Revenues	<u>1,870,499</u>	<u>1,286,619</u>	<u>1,710,100</u>	<u>4,867,218</u>
Expenditures				
Current				
General government	268,163	-	-	268,163
Physical environment	1,250,776	-	-	1,250,776
Culture and recreation	53,430	-	-	53,430
Capital outlay	413,208	-	-	413,208
Debt service				
Principal	75,576	705,000	1,710,000	2,490,576
Interest	7,620	569,413	532,613	1,109,646
Other	-	16,241	12,198	28,439
Total Expenditures	<u>2,068,773</u>	<u>1,290,654</u>	<u>2,254,811</u>	<u>5,614,238</u>
Revenues Over/(Under) Expenditures	(198,274)	(4,035)	(544,711)	(747,020)
Other Financing Sources/(Uses)				
Insurance proceeds	3,096	-	-	3,096
Issuance of note payable	364,684	-	-	364,684
Total Other Financing Sources/(Uses)	<u>367,780</u>	<u>-</u>	<u>-</u>	<u>367,780</u>
Net change in fund balances	169,506	(4,035)	(544,711)	(379,240)
Fund Balances - October 1, 2019	<u>1,152,580</u>	<u>1,240,788</u>	<u>1,526,399</u>	<u>3,919,767</u>
Fund Balances - September 30, 2020	<u>\$ 1,322,086</u>	<u>\$ 1,236,753</u>	<u>\$ 981,688</u>	<u>\$ 3,540,527</u>

See accompanying notes to financial statements.

**Harmony Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2020**

Net Change in Fund Balances - Total Governmental Funds	\$ (379,240)
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlay as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that depreciation (\$490,172) exceeded capital outlay (\$413,208) in the current period.	(76,964)
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Governmental funds report bond discounts and premiums as other financing sources and uses. However, in the Statement of Activities, bond premiums and discounts are amortized over the life of the bonds. This is the amount that amortization of bond premiums (\$17,429) exceeded bond discounts (\$9,917) in the current period.	7,512
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The issuance of long-term debt is reflected as an other financing source, however, at the government-wide level these amounts increase liabilities.	(364,684)
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Repayment of note and bond principal is an expenditure in the governmental fund, but therepayment reduces long-term liabilities in the Statement of Net Position.	2,490,576
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The deferred outflow of resources for refunding of debt is recognized as a component of interest expense in the Statement of Activities, but not in the governmental funds. This is the amount of current year interest.	(31,658)
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In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the net amount between the prior year and the current year accruals.	50,075
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Change in Net Position of Governmental Activities	<u>\$ 1,695,617</u>
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See accompanying notes to financial statements.

**Harmony Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL –
GENERAL FUND**

For the Year Ended September 30, 2020

	Original Budget	Final Budget	Actual	Variance With Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 1,778,729	\$ 1,778,729	\$ 1,832,949	\$ 54,220
Charges for services	14,100	14,100	24,306	10,206
Intergovernmental revenues	-	-	1,158	1,158
Miscellaneous revenues	-	-	2,148	2,148
Investment earnings	6,000	6,000	9,938	3,938
Total Revenues	1,798,829	1,798,829	1,870,499	71,670
Expenditures				
Current				
General government	289,138	289,138	268,163	20,975
Physical environment	1,284,975	1,284,975	1,250,776	34,199
Culture and recreation	95,000	95,000	53,430	41,570
Capital outlay	25,000	25,000	413,208	(388,208)
Debt service				
Principal	-	75,576	75,576	-
Interest	-	7,620	7,620	-
Total Expenditures	1,694,113	1,777,309	2,068,773	(291,464)
Excess of revenues over/(under) expenditures	104,716	21,520	(198,274)	(219,794)
Other Financing Sources/(Uses)				
Insurance proceeds	-	-	3,096	3,096
Issuance of note payable	-	-	364,684	364,684
Total Other Financing Sources/(Uses)	-	-	367,780	367,780
Net change in fund balances	104,716	21,520	169,506	147,986
Fund Balances - October 1, 2019	1,115,016	1,152,580	1,152,580	-
Fund Balances - September 30, 2020	\$ 1,219,732	\$ 1,174,100	\$ 1,322,086	\$ 147,986

See accompanying notes to financial statements.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of Harmony Community Development District (the “District”) have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District’s more significant accounting policies are described below.

1. Reporting Entity

The District was established on February 28, 2000 by the Board of County Commissioners of Osceola County, Florida pursuant to Ordinance 00-05 created by the provisions of the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), as a Community Development District. The District was established for the purposes of managing with a related tool of financing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or without the boundaries of the Harmony Community Development District. The District is governed by a five-member Board of Supervisors, who are elected for terms of four years. The District operates within the criteria established by Chapter 190.

The reporting entity for the District includes all functions of government in which the District’s Board exercises oversight responsibility. Oversight responsibility includes, but is not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters. As required by GAAP, these financial statements present the Harmony Community Development District (the primary government) as a stand-alone government.

Based upon the application of the above-mentioned criteria as set forth in principles established by the Governmental Accounting Standards Board, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**2. Measurement Focus and Basis of Accounting (Continued)****a. Government-wide Financial Statements (Continued)**

Governmental activities, which normally are supported by special assessments, developer assessments and interest, are reported separately from business-type activities. Program revenues include charges for services, and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Governmental Funds

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**2. Measurement Focus and Basis of Accounting (Continued)****b. Fund Financial Statements (Continued)****Governmental Funds (Continued)**

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent for funds to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**2. Measurement Focus and Basis of Accounting (Continued)****b. Fund Financial Statements (Continued)****Governmental Funds (Continued)**

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources were expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**3. Basis of Presentation****a. Governmental Major Funds**

General Fund – The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund 2014 – Accounts for the debt service requirements to retire certain capital improvement revenue bonds, which were used to finance the construction of District infrastructure improvements and finance certain additional improvements.

Debt Service Fund 2015 – Accounts for the debt service requirements to retire certain capital improvement revenues bonds, which were used to finance the construction of District infrastructure improvements and finance certain additional improvements.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and buildings, and non-current governmental liabilities, such as special assessment bonds, be reported in the governmental activities column in the government-wide statement of net position.

4. Assets, Liabilities and Net Position or Equity**a. Cash and Investments**

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**4. Assets, Liabilities and Net Position or Equity (Continued)****a. Cash and Investments (Continued)**

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories,
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits and certificates of deposit with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes

b. Restricted Net Position

Certain net position of the District are classified as restricted assets on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted assets, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include land and improvements, infrastructure, improvements other than buildings, recreational facilities, and equipment, are reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities and Net Position or Equity (Continued)

c. Capital Assets (Continued)

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure	15-30 years
Improvements other than building	15-20 years
Recreational facilities	15-30 years
Equipment	5-20 years

d. Deferred Outflows of Resources

Deferred outflow of resources is the consumption of net position by the government that is applicable to a future reporting period. Deferred amount on refunding is amortized and recognized as a component of interest expense over the life of the bond.

e. Unamortized Bond Discounts/Premiums

Bond discounts/premiums are presented on the government-wide financial statements. The costs are amortized over the life of the bonds using the method of accounting. For financial reporting, the unamortized bond discounts/premiums are netted against the applicable long-term debt.

f. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget variance columns of the accompanying financial statements may occur.

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds, \$3,540,527, differs from “net position” of governmental activities, \$(4,515,109), reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balances. The effect of the differences is illustrated below.

Capital related items

When capital assets (land, buildings, improvements, infrastructure, and equipment that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net position included those capital assets among the assets of the District as a whole.

Land and improvements	\$ 8,991,508
Infrastructure	5,185,177
Improvements other than buildings	57,442
Recreational facilities	3,777,032
Equipment	265,577
Less: accumulated depreciation	<u>(6,136,472)</u>
Total	<u>\$ 12,140,264</u>

Deferred outflows of resources

Deferred outflows of resources applicable to the District’s governmental activities are not financial resources and therefore, are not reported at the fund level:

Deferred amount on refunding	<u>\$ 405,658</u>
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Long-term debt transactions

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2020 were:

Bonds payable	\$ (19,740,000)
Bond premium, net	(271,601)
Bond discount, net	119,000
Note payable	<u>(289,108)</u>
Total	<u>\$ (20,181,709)</u>

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)

Accrued interest

Accrued liabilities in the statement of net position differ from the amount reported in governmental funds due to accrued interest on bonds.

Accrued interest on bonds payable	<u>\$ (419,849)</u>
-----------------------------------	---------------------

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The “net change in fund balances” for government funds, \$(379,240), differs from the “change in net position” for governmental activities, \$1,695,617, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated as follows.

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation expense. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount of depreciation charged for the year.

Depreciation	\$ (490,172)
Capital outlay	<u>413,208</u>
Net Change in Capital Related Items	<u><u>\$ (76,964)</u></u>

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)

Long-term debt transactions

Repayments of bond principal are reported as an expenditure in the governmental funds and, thus, have the effect of reducing fund balance because current financial resources have been used. At the government wide level, these payments are reflected as a reduction of bonds payable.

Debt principal payments	\$ 2,490,576
Proceeds from note payable	(364,684)
Bond premium amortization	17,429
Bond discount amortization	<u>(9,917)</u>
Total	<u><u>\$ 2,133,404</u></u>

Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Net decrease in accrued interest payable	\$ 50,075
Decrease in deferred amount on refunding	<u>(31,658)</u>
Total	<u><u>\$ 18,417</u></u>

NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2020, the District's bank balance was \$1,277,976 and the carrying value was \$1,276,995. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2020, the District had the following investments and maturities:

Investment	Maturity	Fair Value
Certificates of Deposit	2/2021	\$ 107,483
Commercial Paper	N/A	2,203,645
Total		\$ 2,311,128

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, Commercial Paper is a Level 1 asset.

Interest Rate Risk

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

NOTE C – CASH AND INVESTMENTS (CONTINUED)Credit Risk

The District's investments in treasury funds, commercial paper, and government loans are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2020, the District's investments in Commercial Papers was rated A-1+ by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in Commercial Paper are 95% of the District's total investments. The investments in Certificates of Deposit are 5% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2020 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE D – SPECIAL ASSESSMENT REVENUES

Special assessment revenues recognized for the 2019-2020 fiscal year were levied in July 2019. All levies are due and payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Amounts paid in March are without discount.

All unpaid assessments become delinquent as of April 1. Virtually all unpaid assessments are collected via the sale of tax certificates on, or prior to, June 1; therefore, there were no material amounts receivable at fiscal year end.

NOTE E – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2020 was as follows:

	<u>Balance October 1, 2019</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance September 30, 2020</u>
<u>Governmental Activities:</u>				
Capital assets, not depreciated:				
Land and improvements	\$ 8,626,824	\$ 364,684	\$ -	\$ 8,991,508
Capital assets, being depreciated:				
Infrastructure	5,185,177	-	-	5,185,177
Improvements other than building	45,442	12,000	-	57,442
Recreational facilities	3,777,032	-	-	3,777,032
Equipment	229,053	36,524	-	265,577
Total Capital Assets, Being Depreciated	<u>9,236,704</u>	<u>48,524</u>	<u>-</u>	<u>9,285,228</u>
Less accumulated depreciation for:				
Infrastructure	(4,039,876)	(342,363)	-	(4,382,239)
Improvements other than building	(6,510)	(3,207)	-	(9,717)
Recreational facilities	(1,512,552)	(127,104)	-	(1,639,656)
Equipment	(87,362)	(17,498)	-	(104,860)
Total Accumulated Depreciation	<u>(5,646,300)</u>	<u>(490,172)</u>	<u>-</u>	<u>(6,136,472)</u>
Total Capital Assets Depreciated, Net	<u>3,590,404</u>	<u>(441,648)</u>	<u>-</u>	<u>3,148,756</u>
Governmental Activities Capital Assets	<u>\$ 12,217,228</u>	<u>\$ (76,964)</u>	<u>\$ -</u>	<u>\$ 12,140,264</u>

Depreciation, \$490,172, was charged to physical environment, \$350,521, and culture and recreation, \$139,651.

NOTE F – LONG-TERM DEBT

The following is a summary of the activity of long-term debt of the District for the year ended September 30, 2020:

Bonds Payable at October 1, 2019	\$ 22,155,000
Principal payments	<u>(2,415,000)</u>
Bonds Payable at September 30, 2020	19,740,000
Plus: bond premium, net	271,601
Less: bond discount, net	<u>(119,000)</u>
Bonds Payable, Net	<u>\$ 19,892,601</u>

NOTE F – LONG-TERM DEBT (CONTINUED)

Capital Improvement Revenue Refunding Bonds

Long-term debt is comprised of the following:

\$13,945,000 Series 2014 Capital Improvement Revenue Refunding Bonds due in annual principal installments beginning May 2015, maturing in May 2032. Interest is due semi-annually on May 1 and November 1, beginning November 1, 2014, at a rate of 5% on the \$6,845,000 bonds, with a maturity date of May 1, 2025 and 5.25% on the \$7,100,000 bonds, with a maturity date of May 2032. Current portion is \$640,000. \$ 10,375,000

\$13,530,000 Series 2015 Capital Improvement Revenue Refunding Bonds due in annual principal installments beginning May 2016, maturing in May 2036. Interest is due semi-annually on May 1 and November 1, beginning November 1, 2015, at a rate of 3.75% on the \$1,225,000 bonds, with a maturity date of May 1, 2018, 4.75% on the \$3,590,000 bonds, with a maturity date of May 1, 2025, and 5.125% on the \$8,715,000 bonds, with a maturity date of May 2036. Current portion is \$395,000. 9,365,000

Total Bonds Payable at September 30, 2020 19,740,000

Plus: bond premium, net 271,601

Less: bond discount, net (119,000)

Bonds Payable, Net at September 30, 2020 \$ 19,892,601

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2020 are as follows:

Year Ending September 30,	Principal	Interest	Total
2021	\$ 1,035,000	\$ 1,007,638	\$ 2,042,638
2022	1,085,000	956,875	2,041,875
2023	1,140,000	903,650	2,043,650
2024	1,200,000	847,725	2,047,725
2025	1,260,000	788,863	2,048,863
2026-2030	7,390,000	2,906,313	10,296,313
2031-2035	5,795,000	959,481	6,754,481
2036	835,000	42,793	877,793
Totals	<u>\$ 19,740,000</u>	<u>\$ 8,413,338</u>	<u>\$ 28,153,338</u>

NOTE F – LONG-TERM DEBT (CONTINUED)

Summary of Significant Bonds Resolution Terms and Covenants

The District levies special assessments pursuant to Chapter 170, Chapter 197 and Section 190.022, Florida Statutes and the assessment rolls are approved by resolutions of the District Board. The collections are to be strictly accounted for and applied to the debt service of the bond series for which they were levied. The District covenants to levy special assessments in annual amounts adequate to provide for payment of principal and interest on the bonds. However, payment of principal and interest is dependent on the money available in the debt service fund and the District’s ability to collect special assessments levied.

The bonds are subject to extraordinary mandatory redemption prior to maturity, in whole on any date, or in part on an interest payment date, without premium, together with accrued interest to the redemption date if monies are available to retire the debt in accordance with the provisions of the indenture.

The bond resolution and the trust indenture provide for the establishment of certain accounts and an order in which revenues are to be deposited into these accounts. The accounts include a construction, revenue, redemption, reserve, interest and prepayment account and are maintained by a trustee.

The bond indenture provides for Debt Service Reserve Funds, which shall be held by the Trustee separate and apart from all other funds. The following is a schedule of reserve requirements and balances in the reserve accounts at September 30, 2020:

Capital Improvement Revenue Refunding Bonds	Reserve Balance	Reserve Requirement
Series 2014	\$ 607,313	\$ 607,313
Series 2015	\$ 340,000	\$ 340,000

NOTE G – NOTE PAYABLE

In October 2019, the District was conveyed property in exchange for future unpaid assessments. The assessments owed related to the property received was \$508,796 at the time of acquisition. The District will make annual debt service assessment payments on the property. The estimated value of the property at the time of conveyance was \$364,684.

The District established a note payable established in the amount of \$364,684. Scheduled payments are based on \$26,600 annually, over the life of the unpaid assessments on the Series 2015 Bonds. The effective interest rate of the Series 2015 Bonds was used as the interest rate of the established note payable (4.96%). The note payable will be reduced annually as payments are remitted from the General Fund to the Debt Service Fund.

The following is a summary of the activity for notes payable of the District for the year ended September 30, 2020:

Notes Payable at October 1, 2019	\$ -
Issuance of notes payable	364,684
Principal payments	<u>(75,576)</u>
Notes Payable at September 30, 2020	<u><u>\$ 289,108</u></u>

The annual requirements to amortize the principal and interest of outstanding notes payable as of September 30, 2020 are as follows:

Year Ending September 30,	Principal	Interest	Total
2021	\$ 12,260	\$ 14,340	\$ 26,600
2022	12,868	13,732	26,600
2023	13,507	13,093	26,600
2024	14,177	12,423	26,600
2025	14,880	11,720	26,600
2026-2030	86,230	46,770	133,000
2031-2035	109,843	23,157	133,000
2036	25,343	1,257	26,600
Totals	\$ 289,108	\$ 136,492	\$ 425,600

NOTE H – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no claims or settled claims from these risks that have exceeded commercial insurance coverage over the past three years.

NOTE I – SUBSEQUENT EVENT

The District made prepayments on the Series 2014 and Series 2015 Bonds on November 1, 2020 of \$25,000 and \$355,000, respectively.

COPY



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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Harmony Community Development District, as of and for the year ended September 30, 2020, and the related notes to the financial statements, and have issued our report thereon dated March 15, 2021.

Internal Control Over Financial Reporting

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

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

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

Fort Pierce / Stuart



To the Board of Supervisors
Harmony Community Development District

Compliance and Other Matters

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

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink that reads "Berger Toombs Elam Gaines & Frank".

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

March 15, 2021



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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MANAGEMENT LETTER

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

Report on the Financial Statements

We have audited the financial statements of the Harmony Community Development District as of and for the year ended September 30, 2020, and have issued our report thereon dated March 15, 2021.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 15, 2021, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding audit.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Harmony Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that Harmony Community Development District did not meet any of the conditions described in Section 218.503(1) Florida Statutes.

Fort Pierce / Stuart



To the Board of Supervisors
Harmony Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Harmony Community Development District. It is management's responsibility to monitor the Harmony Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2020.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

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

A handwritten signature in black ink that reads "Berger Toombs Elam Gaines & Frank". The signature is written in a cursive, flowing style.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

March 15, 2021

COPY



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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Fort Pierce, Florida 34950

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INDEPENDENT ACCOUNTANT'S REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES

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

We have examined Harmony Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2020. Management is responsible for Harmony Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Harmony Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Harmony Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Harmony Community Development District's compliance with the specified requirements.

In our opinion, Harmony Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2020.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

March 15, 2021

Fort Pierce / Stuart

Fifth Order of Business

5A

Harmony Community Development District



Proposal for
Field Management Services

April 15, 2021



March 15, 2021

To: Harmony CDD Board of Supervisors

Re: Proposal for Field Management Services for Harmony Community Development District

Inframark – Infrastructure Management Services is excited and pleased to provide a proposal for Field Management services with pricing and a scope of services for Harmony Community Development District.

Our Mission is: “To be the Partner and Protector of the Most Critical Resource that helps Communities Prosper.” We do this through our **3 Principles of Pure Partnership:**

We strongly believe in our people and ability to exceed our client’s expectations. These beliefs are rooted in some of the following:

PURE PARTNERSHIP



Pure Alignment

We connect with clients on their terms, on a foundation of clarity, trust and mutual understanding. We make their goals our goals, tailoring the right mix of skills and resources to every project.



Pure Accessibility

We are open and transparent with our clients and each other. We make information and insights easy to see, understand and share. We’re always available and open to share our skills, ideas and thinking.



Pure Accountability

We hold ourselves accountable to our clients, through continuous measurement and improvement, to our environment, through rigorous compliance, and to each other, through ongoing safety, training and professional development.

- **Experience:**
 - Providing District and Field Management Services to clients throughout Florida for nearly 40 years.
 - We provide service to over 110 CDD’s throughout the state.
 - We provide field management services to 30+ Districts throughout the state
- **Technology:**
 - IPS Work Order system allows tracking of projects and assignment of duties for a more efficient operation.
- **Team Approach:** We are more than the individual assigned to your account. Our service to your community will include 11 highly trained professionals including: a secondary District Manager, Finance and Recording personnel and supervision. The depth and experience of our team is one of our strengths!

- **Infrastructure:**
 - Full team of Health, Safety and Environmental (HSE) staff
 - Complete internal IT support and Infrastructure. We backup our servers and your information at multiple Inframark offices around the state and country to protect against catastrophic storms
 - Team of HR professionals to assist with recruiting, employee retention and appreciation, bonus plans and more

We are committed to providing the best service possible while overcoming any obstacles or shortcomings that may arise and implementing a culture of safety and health.

We look forward to hearing from you concerning our proposal and further discussing these plans, along with your vision, for your community.

Respectfully,



Chris Tarase
Vice President
Inframark - Infrastructure Management Services



<https://www.youtube.com/watch?app=desktop&v=C-eIgNECVJ4&feature=youtu.be>



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1 About the Company



Our Partnership Principles

Pure Alignment

We connect with our clients on a foundation of clarity, trust and mutual understanding. We make our clients' goals our goals, and tailor the right mix of skills and resources to every project.

Pure Accessibility

We are open and transparent with our clients and each other, making information and insights easy to see, understand, and share. We are always available and open to share our skills, ideas, and thinking.

Pure Accountability

We hold ourselves accountable to our clients and ourselves. We seek continuous improvement through rigorous compliance, as well as ongoing safety, training, and professional development.

Inframark is an organization designed to accommodate all phases of operations for Community Development Districts, municipalities, residential and commercial property owner associations. With offices throughout the State of Florida in Tampa, St. Augustine, Celebration, Ft. Myers and Coral Springs. Inframark maintains a focus in serving CDD's and HOA's and, as a result, has become a leader in our industry managing over **\$87M** in financial assets for over 110 Community Development Districts and 185 HOA's. Inframark is a member of Florida Association of Special Districts (FASD), Community Association Institute (CAI), the Florida League of Cities, Greater Orlando Builders Association, Tampa Bay Builders Association, Association of Florida Community Developers (AFCD) and the Urban Land Institute.

The success of any project (big or small) and every relationship depends on a positive and productive interplay of the people, process, resources and responsibilities of all involved. Over the years, we've formalized the most important elements into our own service philosophy that we call the Principles of **Pure Partnership™**. These partnership elements, Alignment, Accessibility and Accountability, are infused into our culture, into every project and every interaction. The result is deeper relationships with our clients and each other and real value in ways you can see, feel and measure.



Harmony Community Development District

- **Safety:**
 - Inframark is the only District management company who has a specialized team of Health, Safety and Environmental (HSE) professionals.
 - Documented monthly safety training for ALL Inframark personnel.
 - Disaster Preparedness Plans for staff and clients
- **Human Resource Management:**
 - Inframark has its own professional team of human resource professionals.
 - Provides drug and background screening that meet all applicable Federal and State requirements.
 - Employees complete monthly mandatory training on a wide variety of issues including sexual harassment, anti-discrimination, ethics, customer service and other important programs.
 - Regimented performance review process.
 - Spot bonus and annual merit incentives resulting in highly engaged and satisfied employees
 - Best in industry employee benefit and 401(k) program leading to highest employee retention rates in our industry
- **Field/Amenity Services:** Inframark is also able to provide the following field services with our own employees:
 - Lifestyle and Amenity management services.
 - Onsite staff management and accountability programs
 - A complete range of Field Management services including vendor management, contract administration, field services reports and a full complement of maintenance services for District and Association clients.

2 Pricing & Business Considerations

Pricing Category	Proposed Annual
<p>OPTION 1: Field Management Services - Recommended</p> <ul style="list-style-type: none"> Includes scope of work as proposed by using onsite staff. This option already assumes the outsourcing of irrigation work and is based on a staff of 5 personnel. 	<p>\$ 338,872</p>
<p>OPTION 2: Field Management Services</p> <ul style="list-style-type: none"> Option 1 LESS the removal of and subcontracting of pond maintenance to Lake Management contractor. This option would potentially eliminate a position. 	<p>\$ 307,067</p>
<p>Inframark recommends Option 1 to include the outsourcing and risk mitigation of pond management to lake management and landscaping vendor <u>but</u> retain the additional position as we feel it is necessary to complete the full scope of remaining services.</p>	

- Pricing is good for 30 days and is contingent upon a mutually agreed scope and contract.
- Anticipated start date of contract would be June 1st, 2021
- Pricing is discounted due to Inframark serving as District Management provider as well.
- Proposing a multi-year contract (3-5 years) with fixed annual increase of 2.5% to cover wage adjustments
- Includes:
 - All wages, taxes, insurance, overhead, and benefits (including 401(k) plan, health, dental, vision, life insurance, wellness program, employee assistance program (EAP) and tuition reimbursement)
 - Professional Management services, accountability, and oversight of field staff
 - Industry best safety training program and regional support
 - Industry best practices
 - Ability to list and track maintenance records for district assets
 - Documented reporting and schedules
 - Regional Manager to train & support onsite field staff and supervisor
 - Best in industry benefits for staff
 - Continuity of communication and coordination between District Manager and Field Staff
 - Phones and laptop computer as needed for field staff
 - IT and Human Resource support including talent acquisition (staffing and recruiting)
 - Professional and thorough transition and assessment of personnel
 - All current employees will be given an opportunity to apply for position with Inframark
 - Evaluation and assessment of current staff during initial 90-day period
 - On site evaluation by Regional Safety Director
 - Implementation of IPS work order system
 - Assessment of capital assets, including vehicles and equipment

** Proposal does not include any repair costs on assets which would currently still be billed and paid through the district separately.

3 Sample Scope of Services

Field Services:

- Coordinate with Field Manager for planning, developing, controlling, and evaluating field maintenance programs.
- Oversee the activities of the **DISTRICT's** field staff in implementing the annual maintenance program as identified in the adopted budgets of the **DISTRICT**.
- Perform and/or assist in the completion of maintenance related projects (i.e., coordinate with District Representative on the transition from construction to maintenance).
- Help develop and enforce **DISTRICT** policies and procedures.
- Prepare, as required, portions of the **DISTRICT** operations budget and monitor budget line-item activity.
- Review and sign purchase orders and service contracts to facilitate operations.
- Assist with maintaining project data in key project management tools for assigned projects.
- Maintain direct interaction with the **DISTRICT** Board of Supervisors and attend meetings as requested.
- Coordinate and manage staffing under the direction of the **DISTRICT** Board of Supervisors.

Job Descriptions:

CDD Field Services Field Supervisor

Responsibilities and requirements include:

- Hiring and training of new staff
- Performance monitoring and evaluations
- Monitoring existing projects
- Planning day-to-day operations
- Managing Bi-weekly Payroll and Benefits Packages
- Manage budget and coordinate materials to ensure ongoing operations
- Analyzing workload
- Planning, attending and following-up after CDD Board of Supervisors meetings
- Arranging for maintenance & repair of fleet of vehicles/equipment to minimize downtime
- Ongoing cross-training to be proficient in all tasks to fill-in for absent employees as needed
- General administrative duties to ensure employees are working effectively and efficiently
- Managing and controlling the resident Pool Access ID Card System
- Administrating the Online Resident Boat Reservation System
- Controlling and managing the Rain Bird Maxicom Irrigation System
- Maintaining the Door King Access System for pools and Buck Lake
- Required 24/7 availability in case of emergencies

Harmony Community Development District

CDD Field Services Aquatics/Custodial

Responsibilities and requirements include:

- Required Certification: Certified Pool Operator.
- For all water bodies open to the Harmony public: Ensure all chemical balances and safety guidelines are within FDOH specifications
- Daily clean and deep clean all public and inside pool restrooms on CDD property
- Performing maintenance on restroom plumbing
- Cleaning and repairing pool furniture
- Monitoring safety and rules in all areas within the Harmony pools and splash pad
- Conducting pool ID checks
- Blow off the pool decks and splash pad daily
- Maintaining splash pad and pool equipment, (i.e., changing filters and performing minor repairs)
- Opening and closing the pools by procedure
- All other duties required in the changing environment of the CDD Field Services

CDD Field Services Dock Master

Responsibilities and requirements include:

- Maintain the cleanliness and safety of the Buck Lake Dock and Boathouse
- Responsible for the entire reservation process on a day-to-day basis.
- Responsible for keeping up the maintenance of equipment and Boats/Kayaks/Canoes.
- Will receive basic cross-training on all facets of CDD Field Services.
- All other duties required in the changing environment of the CDD Field Services

CDD Field Services Floater

Responsibilities and requirements include:

- Maintaining and emptying dog potty stations throughout the week
- Performing minor custodial work
- Maintaining all sidewalks, including power washing and grinding.
- Maintaining the cleanliness of the 192 median (i.e., removing road debris, etc.)
- Filling in for Dock Master 2 days a week, when necessary
- Performing play area safety and maintenance checks
- Replenishing gas for vehicles and water for CDD Field Services Staff
- Working on special projects, as needed
- Will receive basic cross-training on all aspects of CDD Field Services
- All other duties required in the changing environment of CDD Field Services

Harmony Community Development District

CDD Field Services Pond Master -

REMOVED IN OPTION 2

Responsibilities and requirements include:

- Required Certification: Florida Aquatics Pesticide/Herbicide Certification
- Performing overall maintenance of all Harmony Ponds
- Providing a monthly pond report to the Field Operations Manager
- Keeping record of and updating all MDS sheets
- Ordering required chemicals
- Maintaining all equipment required for spraying ponds
- Safely storing all chemicals used on ponds
- Applying chemicals to ponds, as needed

5B

HARMONY CDD MEETING MINUTES

Inframark- Near Verbatim Meeting Mins.

\$275.00 per meeting

(Time after three hours is billed at an hourly rate of \$137.00 in full hour increments after a quarter hour)

Richard Lee Reporting- Verbatim Meeting Mins.

Appearance Fee:

\$135 first hour

\$100/hour thereafter

\$115/hour after 9:00 p.m.

(Time after the first hour is billed in full hour increments after a quarter hour)

Original Transcription:

\$7.25/per page

5C

Zoom meeting broadcast

- ▶ Zoom meetings provide live closed captioning based on AI speech recognition software at no added cost
- ▶ Meetings will be streamed only at first, with text chat disabled
 - ▶ Meeting video can be recorded once supported by Inframark data retention service
- ▶ Residents will be able to speak during Audience Comments period as always
- ▶ Zoom Pro account costs \$150 per year
 - ▶ Up to 100 meeting attendees
 - ▶ No 40-minute meeting limit
 - ▶ Includes 1GB storage

Transcription Service - TranscriptionPanda

- ▶ Provides full meeting transcripts in text file form on a 5-day turnaround
 - ▶ Standard rate is \$0.95 per minute
 - ▶ Identifies speakers, filters out speaking mistakes
 - ▶ Estimated \$1,482 per year (13 meetings, 2 hours each)
 - ▶ “Verbatim” rate is \$1.25 per minute
 - ▶ Like Standard, but leaves in stutters, “like”, “uhh”, etc.
 - ▶ Estimated \$1,950 per year (13 meetings, 2 hours each)
- ▶ Proposed budget of \$2,500 per year – over 2.5 hours “Verbatim” or over 3 hours Standard x 13 meetings per year.

Hardware Options (Upfront purchase)

- ▶ Turn-key media PC quote received from Complete IT, but has not been updated for April meeting
- ▶ DIY package includes PC, cart, projector, screen, camera, audio mixer, cables
- ▶ Current estimated total \$815.03
- ▶ Propose \$1500 budget to allow shipping, additional cables



Summary

- ▶ Upfront Hardware Purchase: \$1500
- ▶ Recurring Zoom Account: \$150 per year
- ▶ Recurring Transcription Service: Not To Exceed \$2500 per year

5D

Deliver to Daniel
Harmony 34773 All

Hello, Da... Account Returns & Orders 8

All Buy Again Daniel's Amazon.com Outdoor Recreation Pharmacy Sports & Fitness Whole Foods Organize your backyard

 **Get a \$15 credit** when you purchase \$50 or more in Amazon Gift Cards (restrictions apply) [Learn More](#)

Subtotal (8 items): \$815.03
 This order contains a gift
[Proceed to checkout](#)

Shopping Cart

[Deselect all items](#)


 **CNE40261 25 Feet, 1/4-Inch Mono Extension Cable, 1/4 Male to 1/4 Female** **\$9.49**
 Only 9 left in stock - order soon. & FREE Returns
 This is a gift [Learn more](#)
 Length: 25 ft
 Qty: 1 [Delete](#) [Save for later](#)
[Compare with similar Items](#)


 **Projector, TOPVISION 1080P Supported Led Projector with 5500L,60,000 Hrs Movie Projector for Indoor/Outdoor Use, Compatible with Fire TV Stick, PS4** **\$79.99**
 Save 15% [Clip Coupon](#)
 In Stock & FREE Returns
 This is a gift [Learn more](#)
 Qty: 1 [Delete](#) [Save for later](#)
[Compare with similar Items](#)


 **GLS Audio 25 foot Mic Cable Patch Cords - XLR Male to XLR Female Black Microphone Cables - 25' Balanced Mic Snake Cord - Single** **\$14.49**
 In Stock & FREE Returns
 This is a gift [Learn more](#)
 Style: 25 Foot Cable
 Qty: 1 [Delete](#) [Save for later](#)
[Compare with similar Items](#)


 **Pyle Professional Audio Mixer Sound Board Console System Interface 4 Channel Digital USB Bluetooth MP3 Computer Input 48V Phantom Power Stereo DJ Studio Streaming FX 16-Bit DSP processor-PMXU43BT** **\$69.79**
 Only 16 left in stock - order soon. & FREE Returns

Sponsored Products related to items in your cart

 **XLR Female to 1/4" ...** 47 **\$21.99**
[See all buying options](#)

 **Gearlux XLR...** 2,033 **\$12.99**
[See all buying options](#)

 **Video Conference...** 463 **\$59.99**
[See all buying options](#)

 **ANTZZON HD 1080P...** 259 **\$39.99**
[See all buying options](#)

This is a gift [Learn more](#)

Style: Effects Option

Pattern Name: Interface

Qty: 1

Delete

Save for later

[Compare with similar items](#)



Logitech BRIO Ultra HD Webcam for Video Conferencing, Recording, and Streaming - Black

\$168.29

In stock on April 26, 2021.

& FREE Returns

This is a gift [Learn more](#)

Pattern Name: Webcam

Qty: 1

Delete

Save for later

[Compare with similar items](#)



CHUWI CoreBox Windows 10 Mini PC, Intel Core i5 Mini Desktop pc, 8GB DDR3 256GB SSD, Expandable 2TB 2.5 Inch HDD, 2.4GHz/5GHz Dual WiFi/Gigabit Ethernet / 4K Decoding/BT4.2

\$299.00

In Stock

& FREE Returns

This is a gift [Learn more](#)

Qty: 1

Delete

Save for later

[Compare with similar items](#)



Mount-It! Mobile Projector and Laptop Stand (2 Shelves), Rolling Cart with Ventilated Tray, Heavy Duty, Height Adjustable Laptop and Projector Presentation Trolley, Black

\$73.99

In Stock

& FREE Returns

This is a gift [Learn more](#)

Qty: 1

Delete

Save for later

[Compare with similar items](#)



Projector Screen with Stand 84 inch - Indoor and Outdoor Projection Screen for Movie or Office Presentation - 16:9 HD Premium Wrinkle-Free Tripod Screen for Projector with Carry Bag and Tight Straps

\$99.99

Save \$5.00

[Clip Coupon](#)

In Stock

& FREE Returns

This is a gift [Learn more](#)

Color: Black

Size: 84 Inch 16:9 Aspect Ratio

Qty: 1

Delete

Save for later

[Compare with similar items](#)

Subtotal (8 items): \$815.03

Sixth Order of Business

6B.

6B.i.



March 31, 2021

Teresa Kramer
Harmony CDD
3500 Harmony Square Drive W.
Harmony, Florida 34773

Proj: Harmony CDD - Pond Maintenance
Re: Proposal for Environmental Services - (BTC Proposal No. 21-759)

Dear Teresa:

Bio-Tech Consulting, Inc. (BTC) is pleased to provide this proposal for environmental services associated with Harmony CDD - Pond Maintenance in Osceola County. If you would like BTC to proceed with the scope outlined herein, please sign the signature block, complete the billing information section and initial where provided, then return to my attention.

Should you have any questions or require any additional information, please do not hesitate to contact this office at (407) 894-5969 or toll free at (877) 894-5969. Thank you.

Regards,
Jim Downey
Project Manager

Orlando: Main Office
3025 East South Street
Orlando, FL 32803

Vero Beach Office
4445 N A1A
Suite 221
Vero Beach, FL 32963

Jacksonville Office
1157 Beach Boulevard
Jacksonville Beach, FL 32250

Tampa Office
6011 Benjamin Road
Suite 101B
Tampa, FL 33634

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

Aquatic & Land
Management Operations
3825 Rouse Road
Orlando, FL 32817

407.894.5969
877.894.5969
407.894.5970 fax

Teresa Kramer; Harmony CDD
Harmony CDD - Pond Maintenance (BTC Proposal # 21-759)

**PROPOSAL FOR ENVIRONMENTAL SERVICES
HARMONY CDD - POND MAINTENANCE
BTC PROPOSAL No. 21-759**

1. MAINTENANCE MONTHLY - PONDS (75-5)

This task will consist of herbicide treatment of nuisance and invasive exotic vegetation from the ponds. Maintenance events will occur monthly.

TOTAL PRICE: \$1,920.00

2. MAINTENANCE MONTHLY - PONDS (75-5)

This task will consist of herbicide treatment of nuisance and invasive exotic vegetation from the ponds. Maintenance events will occur monthly.

NOTES: This task includes ponds 34 & 35 currently under construction and will be added at CDD request.

TOTAL PRICE: \$120.00

3. MAINTENANCE MONTHLY - PONDS (75-5)

This task will consist of herbicide treatment of nuisance and invasive exotic vegetation from the ponds. Maintenance events will occur monthly.

NOTES: This task includes future pond 36 to be added at CDD request.

TOTAL PRICE: \$60.00

INITIAL: JK (BTC) _____ (Client)



Teresa Kramer; Harmony CDD
Harmony CDD - Pond Maintenance (BTC Proposal # 21-759)

Bio-Tech Consulting, Inc.
Time & Materials Schedule

Expert Witness	\$275.00-\$350.00/Hour
President, John Miklos	\$200.00/hour
Vice President/Directors	\$145.00/Hour
Project Manager	\$135.00/Hour
Wildlife Specialist	\$120.00/Hour
Field Biologist	\$100.00/Hour
Field Technician	\$90.00/Hour
GIS	\$90.00/Hour
Administrative	\$45.00/Hour
Materials Cost	Cost + 12%

Bio-Tech Consulting's company policy requires that the Proposal for Services must be executed and returned via fax, email or post prior to initiation of any work associated with this scope and/or project. The client will only be billed for the tasks and/or hours completed. Fees and all other charges will be billed monthly or as the work progresses and the net amount shall be due at the time of invoicing. Any Time and Materials work is based on the above rates and any actual costs incurred. Any work requested outside of this Proposal for Services described above would require either an additional contract or authorization for Time and Materials. Please note that the hourly rates are subject to the current year's pricing. Any balance remaining unpaid after 30 days of initial invoicing will be subject to an interest charge of 12% APR (not to exceed the maximum rate allowable by law). The client agrees that any balance remaining unpaid after 90 days from the date of the initial invoicing shall be deemed in default. The client further agrees that in the event payment is not made and the amount is referred to a Collection Agency and/or an attorney, to pay all cost of collection, including but not limited to, all collection agency fees, attorney's fees, paralegal fees, court costs, and investigative fees. It is also agreed that if legal action is necessary to collect on the account, the State of Florida, Orange County, will retain jurisdiction and venue over the matter. Client confirms project limits as outlined/illustrated in this agreement, accepts the general conditions attached herein and agrees that Bio-Tech Consulting, Inc., and its staff and assigns, have full access to the identified property, for the purposes of completing the tasks identified in the above Proposal for Services.

MUTUALLY UNDERSTOOD AND AGREED:




John Miklos, President
Bio-Tech Consulting, Inc.

March 31, 2021

Date

Authorized Signatory

Date

INITIAL:  (BTC) _____ (Client)



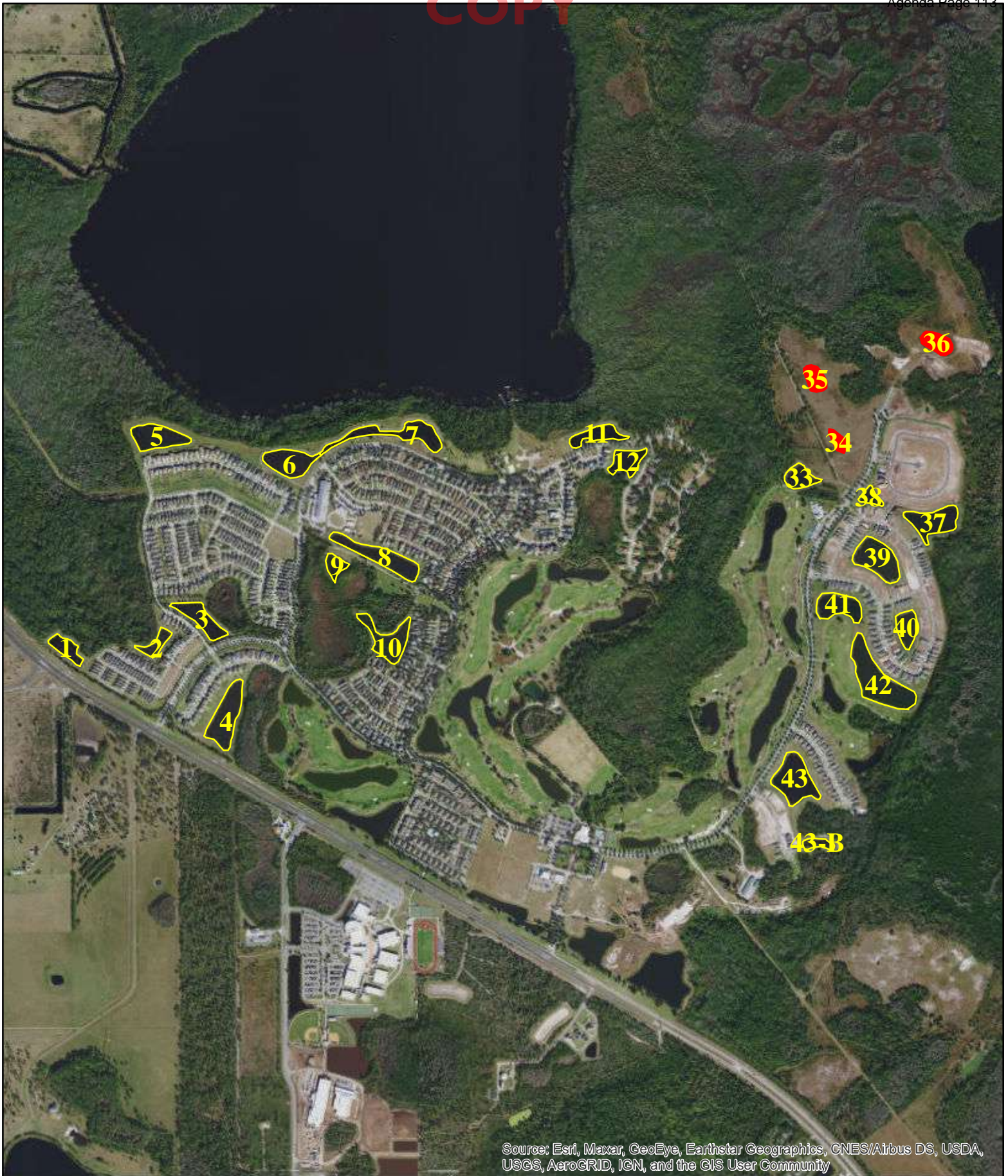
Teresa Kramer; Harmony CDD
Harmony CDD - Pond Maintenance (BTC Proposal # 21-759)

Billing Information: Name: _____
Title: _____
Company: _____
Address: _____

Phone: _____
Cell: _____
Fax: _____
E-mail: _____

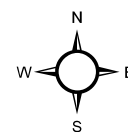
Please check here if you prefer to receive a paper invoice

INITIAL: JK (BTC) _____ (Client)



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Harmony CDD Ponds
 Osceola County, Florida
 Figure
 Pond Map



1,500
 Feet

Project #:
 Produced By:
 Date: 3/31/2021

[i]

Bio-Tech Consulting, Inc.
General Contract Conditions

SECTION 1: RESPONSIBILITIES

1.1 Bio-Tech Consulting, Inc. heretofore referred to as the “Consultant” has the responsibility for providing the services described under the “Scope of Services” section. The work is to be performed according to accepted standards of care and is to be completed in a timely manner.

1.2 The “Client”, or a duly authorized representative, is responsible for providing the Consultant with a clear understanding of the project nature and scope. The Client shall supply the Consultant with sufficient and adequate information, including, but not limited to, maps, site plans, reports, surveys and designs, to allow the Consultant to properly complete the specified services. The Client shall also communicate changes in the nature and scope of the project as soon as possible during performance of the work so that the changes can be incorporated into the work product.

SECTION 2: STANDARD OF CARE

2.1 Services performed by the Consultant under this Agreement are expected by the Client to be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the Consultant’s profession practicing contemporaneously under similar conditions in the locality of the project. No other warranty, expressed or implied, is made.

2.2 The Client recognizes that conditions may vary from those observed at locations where observations and analysis has occurred, and that site conditions may change with time. Data, Interpretations, and recommendations by the Consultant will be based solely on information available to the Consultant at the time of service. The Consultant is responsible for those data, interpretations, and recommendations, but will not be responsible for other parties’ interpretations or use of the information developed.

SECTION 3: SITE ACCESS AND SITE CONDITIONS

3.1 Client will grant or obtain free access to the site for all equipment and personnel necessary for the Consultant to perform the work set forth in this Agreement. The Client will notify any and all possessors of the project site that Client has granted Consultant free access to the site. The Consultant will take reasonable precautions to minimize damage to the site, but it is understood by Client that, in the normal course of work, some damage may occur, and the correction of such damage is not part of this Agreement unless so specified in the Proposal.

SECTION 4: SAMPLE OWNERSHIP AND DISPOSAL

4.1 Any samples obtained from the project during performance of the work shall remain the property of the Client.

4.2 The Consultant will dispose of or return to Client all remaining samples 60 days after submission of report covering those samples. Further storage or transfer of samples can be made at Client’s expense upon Client’s prior written request.

[ii]

SECTION 5: BILLING AND PAYMENT

5.1 Consultant will submit invoices to Client monthly or upon completion of services. Invoices will show charges for different personnel and expense classification.

5.2 Payment is due 30 days after presentation of invoice and is past due 31 days from invoice date. Client agrees to pay a finance charge of one percent (1%) per month, or the maximum rate allowed by law, on past due accounts.

5.3 If the Consultant incurs any expenses to collect overdue billing on invoices, the sums paid by the Consultant for reasonable attorney's fees, court costs, Consultant's time, Consultant's expenses, and interest will be due and owing by the Client.

SECTION 6: OWNERSHIP OF DOCUMENTS

6.1 All reports, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by the Consultant, as instruments of service, shall remain the property of the Consultant.

6.2 Client agrees that all reports and other work furnished to the Client or his agents, which are not paid for, will be returned upon demand and will not be used by the Client for any purpose.

6.3 The Consultant will retain all pertinent records relating to the services performed for a period of five years following submission of the report, during which period the records will be made available to the Client at all reasonable times.

SECTION 7: DISCOVERY OF UNANTICIPATED HAZARDOUS MATERIALS

7.1 Client warrants that a reasonable effort has been made to inform Consultant of known or suspected hazardous materials on or near the project site.

7.2 Under this agreement, the term hazardous materials will include hazardous materials (40 CFR 172.01), hazardous wastes (40 CFR 261.2), hazardous substances (40 CFR 300.6), petroleum products, polychlorinated biphenyls and asbestos.

7.3 Hazardous materials may exist at a site where there is no reason to believe they could or should be present. Consultant and Client agree that the discovery of unanticipated hazardous materials constitutes a changed condition mandating a renegotiation of the scope of work. Consultant and Client also agree that the discovery of unanticipated hazardous materials may make it necessary for Consultant to take immediate measures to protect health and safety. Client agrees to compensate Consultant for any equipment decontamination or other costs incident to the discovery of unanticipated hazardous waste.

7.4 Consultant agrees to notify Client when unanticipated hazardous materials or suspected hazardous materials are encountered. Client agrees to make any disclosures required by law to the appropriate governing agencies. Client also agrees to hold Consultant harmless for any and all consequences of disclosure made by Consultant which are required by governing law. In the event the project site is not owned by Client, Client recognizes that it is the Client's responsibility

[iii]

to inform the property owner of the discovery of unanticipated hazardous materials or suspected hazardous materials.

7.5 Notwithstanding any other provision of the Agreement, Client waives any claim against Consultant, and to the maximum extent permitted by law, agrees to defend, indemnify, and save Consultant harmless from any claim, liability, and/or defense costs for injury or loss arising from Consultant's discovery of unanticipated hazardous materials or suspected hazardous materials including any costs created by delay of the project and any cost associated with possible reduction of the property's value. Client will be responsible for ultimate disposal of any samples secured by the Consultant which are found to be contaminated.

SECTION 8: RISK ALLOCATION

8.1 Unless a Client specific certificate of liability insurance is requested at time of proposal acceptance, Client agrees that Consultant's liability for any damage on account of any error, omission or other professional negligence will be limited to a maximum of \$10,000.

SECTION 9: INSURANCE

9.1 The Consultant represents and warrants that it and its agents, staff and Consultants employed by it, is and are protected by or exempt from worker's compensation insurance and that Consultant has such coverage under public liability and property damage insurance policies which the Consultant deems to be adequate. Certificates for all such policies of insurance shall be provided to Client upon request in writing. Within the limits and conditions of such insurance, Consultant agrees to indemnify and save Client harmless from and against loss, damage, or liability arising from negligent acts by Consultant, its agents, staff, and consultants employed by it. The Consultant shall not be responsible for any loss, damage or liability beyond the amounts, limits, and conditions of such insurance or the limits described in Section 8, whichever is less. The Client agrees to defend, indemnify and save consultant harmless for loss, damage or liability arising from acts by client, client's agent, staff, and other consultants employed by Client.

SECTION 10: DISPUTE RESOLUTION

10.1 All claims, disputes, and other matters in controversy between Consultant and Client arising out of or in any way related to this Agreement will be submitted to 'alternative dispute resolution' (ADR) such as mediation and/or arbitration, before and as a condition precedent to other remedies provided by law.

10.2 If a dispute at law arises related to the services provided under this Agreement and that dispute requires litigation instead of ADR as provided above, then: (a) the claim will be brought and tried in judicial jurisdiction of the court of the county where Consultant's principal place of business is located and Client waives the right to remove the action to any other county or judicial jurisdiction, and (b) the prevailing party will be entitled to recovery of all reasonable costs incurred, including staff time, court costs, attorney's fees, and other claim related expenses.

[iv]

SECTION 11: TERMINATION

11.1 This agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof. Such termination shall not be effective if that substantial failure has been remedied before expiration of the period specified in the written notice. In the event of termination, Consultant shall be paid for services performed pursuant to this agreement through the date of termination.

11.2 In the event of termination or suspension for more than (3) three months, prior to completion of all reports contemplated by this Agreement, Consultant may complete such analyses and records as are necessary to complete his files and also complete a report on the services performed to the date of notice of termination or suspension. The Consultant shall be entitled to payment for services for said completion, including all direct costs associated in completing such analyses, records and reports.

SECTION 12: ASSIGNS

12.1 Neither the Client nor the Consultant may delegate, assign, sublet or transfer his duties or interest in this Agreement without the written consent of the other party.

SECTION 13: GOVERNING LAW AND SURVIVAL

13.1 The laws of the State of Florida will govern the validity of these terms, their interpretation and performance.

13.2 If any of the provisions contained in this Agreement are held illegal, invalid, or unenforceable, the enforceability of the remaining provisions will not be impaired. Limitations of liability and indemnities will survive termination of this Agreement for any cause.

6B.ii.

COPY

Estimate



Crosscreek Environmental Inc.
111 Palmview Rd
Palmetto, FL 34221

Date	Estimate #
4/13/2021	7631

Name / Address
Harmony C/O Inframark 313 Campus Street Celebration, FL 34747 Attn: Kristen Suit

* Estimate Good For 30 Days

Description	Total
1. Ponds (1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 33, 37, 38, 39, 40, 41, 42, 43 & 43-B) Work consists of herbicide treatment of nuisance and invasive exotic vegetation from the ponds. Maintenance events will occur monthly.	2,500.00
2. Ponds (34 & 35) Work consists of herbicide treatment of nuisance and invasive exotic vegetation from the ponds. Maintenance events will occur monthly.	175.00
3. Pond (36) Work consist of herbicide treatment of nuisance and invasive exotic vegetation from the ponds. Maintenance events will occur monthly.	75.00
4. Time and Materials Cost/Hourly Rates for additional services	100.00
<p>If the customer is not satisfied with the aquatic service provided, and the state of the aquatic management area declines due to Crosscreek Environmental Inc. negligence, the customer has full right to cancel the service with no less than 45 days written notice to Crosscreek Environmental Inc.</p>	

Please sign and return if accepted

6B.iii.

APRIL 2021

Aquatic Management Proposal

HARMONY CDD

ST. CLOUD, FL

**5273 GIRON CIR
KISSIMMEE, FL 34758**

407-717-5851
www.sitexaquatics.com



ABOUT US

Driven By Excellence

What distinguishes Sitex from other companies is our singular commitment to the clients we serve. Their satisfaction and trust is of utmost importance to us and we work hard to achieve both ongoing.

The Sitex Difference

Sitex Aquatics is a full-service aquatic management company that specializes in the control and prevention of nuisance aquatic weeds, underwater vegetation, and various types of algae.

Our staff members are all licensed applicators and regularly update their knowledge through seminars and continuing education programs. We continue to stay current in the latest advancements in our area of expertise and pass the benefits of the knowledge to our many clients.

Servicing the whole state of Florida, we offer fast, efficient, reliable and affordable service that will meet your needs and assure your satisfaction. Our customer base has grown steadily over time because our clients have come to trust us and have experienced the benefits of our services.



Our Commitment to You

Our greatest commitment to our clientele is the short and long term beauty, enjoyment and health of their lake and waterways. We accomplish this through a three-fold approach that ensures an unbeatable partnership:

We are committed to answer

The health and presentation of your property is what keeps your business running smoothly day-to-day. That is why we are committed to being available to make sure that your needs are met promptly and professionally with a smile.

We are committed to share.

The success of your business is the success of ours. That is why we are committed to transparency and detailed reports tracking our ongoing progress. When you know and understand that immediate and forthcoming challenges, wins, and losses... we all win.

We are committed to invest.

Pristine lake environments are the result of carefully planned and executed project goals and requirements. That is why we are committed to investing the time required to be available for company and governing agency meetings and presentations.

SERVICES

Lake & Pond Management

Sitex's roster of capabilities benefit our clients in that every needed service is available in-house. Multiple vendors are no longer necessary as Sitex delivers all services efficiently and expertly.



Aquatic Weed Control

The climate in Florida is great for people, but many exotic plants have been able to take over and displace native aquatic plants in your lake. We help you take back control of your lake or pond.

- Shoreline brush & grass spraying
- Floating & underwater vegetation treatments
- Algae control applications
- Physical removals



Fountains & Aeration

A striking water feature enhances the landscape of any property or a planned community. While they enhance, lake and pond fountains also serve other purposes like aeration and filtering.

- New fountain sales & installation
- Quarterly maintenance programs
- Fountain repair



Mosquito & Midge

Lakes and ponds can become a nightmare during mosquito season. They provide food and safety for mosquito larvae and make them an ideal habitat for mosquitos to lay eggs and multiply.

- Larvicide applications
- Adulticide applications
- Ultra low volume (ULV) fogging



Water Clarification

Add oxygen to your waterway aeration to reduce the growth of algae and thereby accelerate the breakdown of organic matter. Treatments Include:

- Water Aeration
- Oxygen Injections
- Product Treatments



Fish Stocking

Don't forget one of the most important line items on your budget for next year: fish stocking for your pond! Benefits of having a stocked pond include:

- Reduce Insect Larvae
- A Balanced Fishery
- Less unsightly Vegetation



Native Plantings

Maintaining dense beneficial vegetation around your lake or pond is extremely important for improving water quality and preventing erosion.

- Proper Buffer Management
- Mosquito Control
- Visually Beautifying

PROPOSAL

Aquatic Management Proposal

HARMONY CDD

C/o INFRAMARK
MRS. KRISTEN SUIT

313 CAMPUS ST
CELEBRATION, FL 33609

APRIL 15th, 2021

We are truly honored by the opportunity to propose Sitex as your aquatics partner and look forward to working closely with your team to identify priorities, establish goals, and implement a roll-out plan.

We propose a customized aquatic management plan that focuses on the unique needs of your property while factoring service expectations, budget parameters, and the dynamics of waterways. After assessing the current conditions we propose the following for your review and consideration:

Aquatic Management Services

Sitex agrees to provide the following monthly aquatic management services to the 21 waterways, located within the Harmony Community for a period of 12 months in accordance with the terms and conditions of this agreement agreement.

Service includes monthly site visits (12 Annually)	Monthly	Yearly
21 waterways shoreline Grass and Brush Control	Included	Included
21 waterways underwater, Floating and Algae Treatment's	Included	Included
Treatments preformed by licensed applicators	Included	Included
Treatment Report Issued After Each Visit	Included	Included
Use of EPA Regulated Materials Only	Included	Included
Monthly pick-up of trash (non-construction)	Included	Included
Total of services	\$2,032.00	\$24,384.00

Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge. Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.

		<i>Joseph T. Craig</i>	
Accepted by	Date	Joe Craig, President, Sitex Aquatics, Ilc.	Date

PROPOSAL

Terms and Conditions

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated through an addendum.

The Annual Cost will be paid to Sitex in Twelve (12) equal payments, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30th of that month. A surcharge of two percent (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.

This Agreement will be for a twelve (12) month period. This Agreement shall be automatically renewed at the end of the twelve (12) months. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.

Additional Services requested by the customer such as trash clean up, physical cutting or paint removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.

Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.

Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (Monday-Friday) unless otherwise stipulated.

Sitex shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability. A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage.

This Agreement shall be governed by the laws of the state of Florida.

HARMONY CDD

SITEX AQUATICS LLC.

COPY

Legend

Buck Lake





5273 Giron Cir
Kissimmee, FL 34758

407-717-5851
www.sitexaquatics.com

Aquatic Management Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called Sitex and Harmony CDD hereafter called "customer"

Customer: Harmony CDD
C/O: Inframark
Contact: Mrs. Kristen Suit
Address: 313 Campus Dr Celebration, FL 34747
Email: kristen.suit@inframark.com
Phone: 407.818.5960

Sitex agrees to provide aquatic management services for a period of 12 months In accordance with the terms and conditions of this agreement in the following sites:

One (3) Waterways located in the Harmony community in St. Cloud, FL (see attached map)

Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:

- | | |
|--|----------|
| 1. Shoreline Grass and Brush Control | Included |
| 2. Underwater, Floating and Algae Treatment | Included |
| 3. All Services Performed by State Licensed Applicator | Included |
| 4. Treatment Report Issued After Each Visit | Included |
| 5. Use of EPA Regulated Materials Only | Included |
| 6. Algae callback service as needed | Included |
| 7. Inspection of Storm drain Structures/flow. | Included |
| 8. Non-construction Trash | Included |

Service shall consist of Twelve (12) treatments a year as needed

Customer agrees to pay Sitex the following amount during the term of this agreement which shall be 5/01/21 thru 5/01/22 Agreement will automatically renew as per Term and Conditions:

Monthly Lake Service pond #34,35 \$168.00
Monthly Lake Service pond #36 \$65.00
Total Annual Maintenance Cost: \$2,796.00

Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.

Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.

Joseph T. Craig

04/14/2020

Accepted By

Date

Submitted by: Joe Craig

Date

6C.

**ADDENDUM TO THE AGREEMENT FOR LANDSCAPE AND GROUNDS
MAINTENANCE SERVICES BETWEEN SERVELLO AND SON, INC. AND THE
HARMONY COMMUNITY DEVELOPMENT DISTRICT REGARDING CERTAIN
LANDSCAPE IRRIGATION SERVICES**

THIS ADDENDUM made and entered into this 8th day of April 2021, by and between Servello and Son, Inc. an independent contractor ("Contractor"), whose address is 261 Springview Commerce Drive, Debary, Florida 32713, and the Harmony Community Development District ("District"), care of the District Manager, whose address is 313 Campus Street, Celebration, Florida 34747 (hereinafter "Parties"), shall bind the Contractor to provide the additional landscape irrigation inspection and repair services set forth below to the satisfaction of the District.

WHEREAS, the parties entered into an Amended Landscape Services Agreement ("Agreement") dated on or about December 19, 2019.

WHEREAS, pursuant to Section XIV of the Amended Agreement the parties desire to have Contractor provide additional landscape irrigation services in return for an additional fee from the District.

NOW THEREFORE, the Parties do hereby agree to amend the Agreement and state the following:

1. That the "WHEREAS" recitals above are hereby acknowledged as true and accurate and are incorporated as if stated herein.
2. This Addendum shall be incorporated to the Amended Agreement. Any provisions of the Amended Agreement not replaced or contradicted by this Addendum remain in full force and effect. In the event of any conflict between the terms of this Addendum and the Amended Agreement, the terms of the Amended Agreement shall prevail.
3. Section IV of the Agreement shall be amended to include the additional landscape irrigation services, more specifically described in attachment "A" and incorporated herein by reference:
4. The total additional cost for these landscape irrigation services is \$13,200.00.
5. The Amended Agreement and any subsequent addendums thereto end on September 30, 2021 unless renewed for an additional year pursuant to section 287.057, Florida Statutes.

Servello & Son, Inc.

Attestation

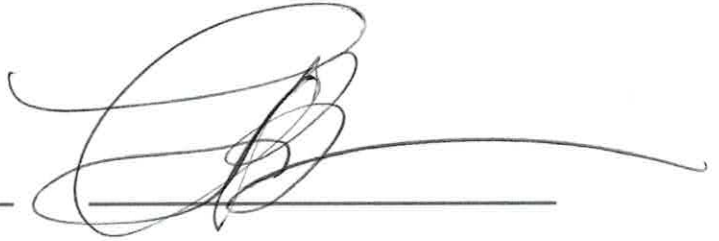
Signature James Whitaker
By: James Whitaker,
Chief Executive Officer

Mary Fields

Date 4/08/2021

Harmony CDD

Signature Teresa Kramer
By: Teresa Kramer,
Chair



Date 07/08/2021

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ATTACHMENT A
IRRIGATION DUTIES OF THE CONTRACTOR

1. Frequency of Services
 - Every two (2) months Contractor will perform an Irrigation Service and Inspection of the entire District irrigation system.
 - Contractor will perform three (3) Irrigation Service and Inspections at \$4,400.00 per service over a six-month period on scheduled visits.

2. Each Irrigation Service and Inspection shall include:
 - Activating each zone of the system
 - Visually verifying and reporting any damaged heads or those requiring repair.
 - All heads that are clogged and/or out of adjustment will be cleaned and/or adjusted, as needed.
 - Report any valve or valve box that may be damaged in any way.
 - Broken heads, pipes, and valves will be flagged.
 - Adjust controller to the watering needs as dictated by weather conditions and local laws.
 - Leave areas in which repairs or adjustments are made free of debris.
 - Proposals will be generated to obtain written authorization for repairs (over and above routine maintenance) and/or recommendations to the system. Repairs, as well as service calls requested between scheduled visits, will be performed on a time and material basis.
 - Service reports will be submitted for review upon completion. Any damages incurred due to the Contractor will be repaired at no extra cost.

3. Contractor Qualifying Statements
 - Repairs that become necessary, that are over and above the routine maintenance contract will be done on a time and material basis.
 - Service calls required between scheduled visits will be billed on a time and material basis.
 - Contractor will not be held responsible for any accident that could arise from the overspray of water on hard surfaces.
 - Contractor shall not be held responsible for damage/repairs due to minerals in water or water contamination.
 - Damage to the sprinklers resulting from Contractor crews working on the property (e.g., mower and edger cuts) will be repaired at no charge. Contractor will not be responsible for damage caused by sprinkler systems that malfunction or have been broken where the Contractor is not at fault.
 - Contractor shall not be held responsible for any system failure caused by lightning, construction work, pre-existing conditions, freeze or other acts of God.
 - Contractor will pay special attention during the irrigation service and inspections to ensure that sprinkler heads are positioned so that water does not spray directly onto building or parking areas.
 - Contractor shall not be held responsible for damage to the landscape caused by mandatory water restrictions placed on the property by the governing water management district.
 - Servello & Son, Inc. irrigation technicians are trained in the maintenance and repair of Netafim irrigation lines. Due to low visibility, product design and possible root intrusion, Contractor does not warrant plant material covered by this product.

- Contractor will have the right to enter the District Field Office Trailer strictly in order to access the Maxicom Irrigation System.
 - No materials may be removed from the District Field Office Trailer and/or District storage area without the express permission of the Field Manager.
 - Contractor and the District Field Operations Manager shall fully cooperate with one another regarding the District's irrigation system.
4. Authorization for Repairs
- Request for authorization shall be submitted to the District Manager for approval on all repairs in excess of \$500.00. At the request of the Contractor, in emergency circumstances, the District Chair or District Manager can authorize expenditures up to \$2,500.00.
 - Contractor shall have a monthly budget of \$1,000.00 to make repairs of less than \$500.00 at the time of inspection and billed on a time and material basis. A description of the problem and subsequent repair will be provided in writing to the District Field Operations Manager.

SEVENTH ORDER OF BUSINESS

7A

7Aii.



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

Date	Proposal #
04/07/2021	5348

Submitted To
Harmony CDD Gerhard van der Snel 210 North University Drive Suite 702 Coral Springs, FL 33071

Project
Harmony CDD 7360 Five Oaks Dr. Harmony, FL 34773

Scope

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

Bedding Plants

Location: Fiveoaks East
 Cut down dead live oak that got struck by lightning and stump grind. Install new live oak

Description	Quantity	Unit	Price
Remove dead live oak	1.00	Ea	400.00
Live Oak 2.5" up to 3.5" caliper	1.00	45G	720.00
Pro 40 Kit	1.00	Ea	40.00
Stump grind	1.00	Ea	300.00
Irrigation NTE	1.00	ea	250.00

Subtotal Bedding Plants	1,710.00
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Project Total	\$1,710.00
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Harmony CDD

Proposal # 5348

Project Total

\$1,710.00

Terms & Conditions

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

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

By: Pedro Betancourt 4/7/2021 Accepted: _____
Servello & Son, Inc. Date Harmony CDD Date

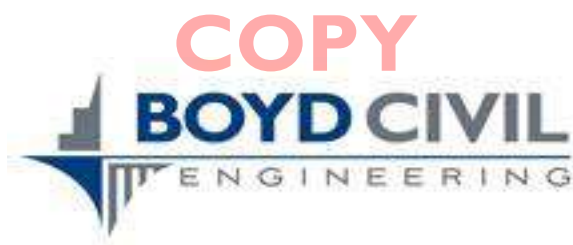
The above prices, specifications and conditions are accepted. Not valid after 30 days. Full payment is due upon completion.

All jobs equal to or totaling a price of \$10,000.00 and above: A minimum 40% draw is required to schedule and start the job.

EIGHTH ORDER OF BUSINESS

8A.

8Aii.



Prepared by: Addison Engeman

Date: April 12th, 2021

Company Name	Robinson Wetlands	The Dock-Ters Marine Construction, Inc.	Sunrise Deck and Dock	C&M Construction Services of Florida LLC	Orlando Deck and Dock
Contact Person	Mr. Chris Robinson	Mr. Greg Guettler	Mr. Camille Asmar	Mr. Victor Cruz	Mr. David Rooney
Date Available to Begin	5/3/2021	Jul-21	End of April or Beginning of May	5/3/2021	Beginning of June 2021
Marine Grade Pressure Treated Lumber Decking					
Bridge A:					
Replace Deck, Top Rail, and Side Rails	\$10,455.00	\$13,710.00	\$18,840.00	\$12,955.00	\$0.00
Restore eroded slope beneath existing dock	\$1,600.00	\$1,000.00	\$1,600.00	\$2,500.00	\$0.00
Install type D-2 geotextile fabriroc and overlay with 6 inches cover of #57 stone or crushed concrete	\$4,300.00	\$3,152.00	\$1,500.00	\$5,800.00	\$0.00
Bridge A Total:	\$16,355.00	\$17,862.00	\$21,940.00	\$21,255.00	\$0.00
Bridge B:					
Replace Deck, Top Rail, and Side Rails	\$11,715.68	\$10,816.00	\$24,870.00	\$17,215.68	\$0.00
Restore eroded slope beneath existing dock	\$1,600.00	\$1,000.00	\$2,000.00	\$2,500.00	\$0.00
Install type D-2 geotextile fabriroc and overlay with 6 inches cover of #57 stone or crushed concrete	\$4,300.00	\$3,152.00	\$1,500.00	\$5,800.00	\$0.00
Bridge B Total:	\$17,615.68	\$14,968.00	\$28,370.00	\$25,515.68	\$0.00
Total Quotation:	\$33,970.68	\$32,830.00	\$50,310.00	\$46,770.68	\$70,200.00
Trex Select Composite Decking					
Bridge A:					
Replace Deck, Top Rail, and Side Rails	\$0.00	\$15,146.00	\$18,840.00	\$22,023.50	\$0.00
Restore eroded slope beneath existing dock	\$0.00	\$1,000.00	\$1,600.00	\$2,500.00	\$0.00
Install type D-2 geotextile fabriroc and overlay with 6 inches cover of #57 stone or crushed concrete	\$0.00	\$3,152.00	\$1,500.00	\$5,800.00	\$0.00
Bridge A Total:		\$19,298.00	\$21,940.00	\$30,323.50	\$0.00
Bridge B:					
Replace Deck, Top Rail, and Side Rails	\$0.00	\$11,954.00	\$24,870.00	\$30,127.44	\$0.00
Restore eroded slope beneath existing dock	\$0.00	\$1,000.00	\$2,000.00	\$2,500.00	\$0.00
Install type D-2 geotextile fabriroc and overlay with 6 inches cover of #57 stone or crushed concrete	\$0.00	\$3,152.00	\$1,500.00	\$5,800.00	\$0.00
Bridge B Total:	\$0.00	\$16,106.00	\$28,370.00	\$38,427.44	\$0.00
Total Quotation:	\$0.00	\$35,404.00	\$50,310.00	\$68,750.94	\$74,200.00

**Additional Notes:****Sunrise Deck and Dock -**

Mr. Camille Asmar has stated that the Marine Pressure Treated Lumber Decking and the Trex Select Composite Decking are the same price, but he would recommend the Trex Select Composite Decking as it has a higher warranty and no maintenance.

Orlando Deck and Dock -

Mr. David Rooney has stated that he would not recommend wooden decking due to a drastically reduced usable lifespan of the product and increased maintenance. He also noted the wooden decking instead of the twenty-five year composite decking would be a deduction of \$4,000.00 for the total project.

HARMONY CDD PEDESTRIAN BRIDGE DECK REPLACEMENT - BID FORM

BIDDER: Robinson Wetlands

DATE: 04/09/2021

CONTACT PERSON: Chris Robinson 863-604-7290

Date Available to Start Work: 05/03/2021

BRIDGE A	Bid Price
1. Replace Deck, Top Rail and Side Rails Support for side rails	\$ 10,455.00
2. Restore eroded slope beneath existing deck	\$1,600.00
3. Install type D-2 geotextile fabric and overlay with 6" cover of #57 stone or crushed concrete over the slope area under the bridge deck from the concrete sidewalk, to 12" below the normal water surface	\$4,300.00
Total	\$15,355.00

BRIDGE B	Bid Price
1. Replace Deck, Top Rail and Side Rails	\$ 11,715.68
2. Restore eroded slope beneath existing deck	\$1,600.00
3. Install type D-2 geotextile fabric and overlay with 6" cover of #57 stone or crushed concrete over the slope area under the bridge deck from the concrete sidewalk, to 12" below the normal water surface	\$4,300.00
Total	\$17,615.68

Describe proposed materials to be used:

Pressure Treated Wood

Please look attachedment for additional information.

HARMONY CDD PEDESTRIAN BRIDGE DECK REPLACEMENT - BID FORM

BIDDER: The Dock-Ters Marine Construction Inc

DATE: 03/23/2021

CONTACT PERSON: Gregory A Guettler

Date Available to Start Work: July 2021

BRIDGE A 6' x 76'	Bid Price
1. Replace Deck, Top Rail and Side Rails	\$13,710.00
2. Restore eroded slope beneath existing deck	\$1,000.00
3. Install type D-2 geotextile fabric and overlay with 6" cover of #57 stone or crushed concrete over the slope area under the bridge deck from the concrete sidewalk, to 12" below the normal water surface	\$3,152.00
Total	\$17,862.00

BRIDGE B 6' x 60'	Bid Price
1. Replace Deck, Top Rail and Side Rails	\$10,816.00
2. Restore eroded slope beneath existing deck	\$1,000.00
3. Install type D-2 geotextile fabric and overlay with 6" cover of #57 stone or crushed concrete over the slope area under the bridge deck from the concrete sidewalk, to 12" below the normal water surface	\$3,152.00
Total	\$14,968.00

Describe proposed materials to be used:

Decking- 2x6 PT pine

Rails- Framing and balusters, PT pine

Geogrid- Mirafi FW300 covered with #57 gravel or crushed concrete

HARMONY CDD PEDESTRIAN BRIDGE DECK REPLACEMENT - BID FORM

BIDDER: The Dock-Ters Marine Construction Inc

DATE: 03/23/2021

CONTACT PERSON: Gregory A Guettler

Date Available to Start Work: July 2021

This bid is for using Trex Select for the decking replacement instead of PT wood

BRIDGE A 6' x 76'	Bid Price
1. Replace Deck, Top Rail and Side Rails	\$15,146.00
2. Restore eroded slope beneath existing deck	\$1,000
3. Install type D-2 geotextile fabric and overlay with 6" cover of #57 stone or crushed concrete over the slope area under the bridge deck from the concrete sidewalk, to 12" below the normal water surface	\$3,152.00
Total	\$19,298.00

BRIDGE B 6' x 60'	Bid Price
1. Replace Deck, Top Rail and Side Rails	\$11,954.00
2. Restore eroded slope beneath existing deck	\$1,000.00
3. Install type D-2 geotextile fabric and overlay with 6" cover of #57 stone or crushed concrete over the slope area under the bridge deck from the concrete sidewalk, to 12" below the normal water surface	\$3,152.00
Total	\$16,106.00

Describe proposed materials to be used:

Decking- 2x6 Trex Select composite

Rails- Framing, 2x6 PT pine. Balusters, 2x2 PT pine

Geogrid- Mirafi FW300 covered with #57 gravel or crushed concrete

HARMONY CDD PEDESTRIAN BRIDGE DECK REPLACEMENT - BID FORM

BIDDER: Sunrise Deck & Dock

DATE: 03/22/2021

CONTACT PERSON: Camille Asmar 407-232-4983

Date Available to Start Work: End of April or Begging of May

BRIDGE A	Bid Price
1. Replace Deck, Top Rail and Side Rails	\$18,840
2. Restore eroded slope beneath existing deck	\$1,600
3. Install type D-2 geotextile fabric and overlay with 6" cover of #57 stone or crushed concrete over the slope area under the bridge deck from the concrete sidewalk, to 12" below the normal water surface	\$1,500
Total	\$21,940

BRIDGE B	Bid Price
1. Replace Deck, Top Rail and Side Rails	\$24,870
2. Restore eroded slope beneath existing deck	\$2,000
3. Install type D-2 geotextile fabric and overlay with 6" cover of #57 stone or crushed concrete over the slope area under the bridge deck from the concrete sidewalk, to 12" below the normal water surface	\$1,500
Total	\$28,370

Describe proposed materials to be used:

PT Lumber Grade #1 Yellow Pine

Lumber Piles 6"x6"

Stringers 2"x8"

Ledgers 2"x8" Fastened with Galvanized 1/2" Carriage Bolts

X Braces 2"x6" Fastened with Galvanized 1/2" Lags Bolts

Composite Decking Trex Enhance with screws over the Deck

Sunrise Deck & Dock
407-232-4983

2544 Sage Dr
Kissimmee, Florida
34785
United States



Prepared For
Addison Engeman
Boyd Civil Engineering, Inc.
3365 Schoolhouse Road
St Cloud, Florida
34773
United States

Proposal Date
04/07/2021

Proposal Number
0000181

Scope of Work

Bridge "A" Close to the School

Pricing

Description	Rate	Qty	Line Total
Re-Deck Walkway 6'x60' PT Lumber Grade #1 Yellow Pine Piles 6"x6" Stringers 2"x8" Ledgers 2"x8" Fastened with Galvanized 1/2" Carriage Bolts X Braces 2"x6" Fastened with Galvanized 1/2" Lags Bolts Screws over the Decking matching Decking Color	\$36.75	360	\$13,230.00
Handrails with Picket Post caps Included	\$30.00	120	\$3,600.00
Demo Remove Handrails Remove Decking Remove Framing Piles will Remain on Site	\$3.50	360	\$1,260.00
Piles Installation PT Lumber Grade #1 Yellow Pine Piles 6"x6"	\$200.00	8	\$1,600.00

COPY

Rocks Geotextile fabric and overlay with 6" cover of #57	\$1,500.00	1	\$1,500.00
Dumster Trash the Demo Dock	\$750.00	1	\$750.00
Marine Pressure Treated Lumber Decking	\$0.00	1	\$0.00
		Subtotal	21,940.00
		Tax	0.00
		Proposal Total (USD)	\$21,940.00

Notes

Dock Repair:

- Payment#1: 20% upon Contract signing
- Payment#2: 50% on the material drop.
- Payment#3: 30% upon completion.
- Cancelations we will be collecting 10%

Terms

Excluded Items

- Painting of project unless specified previously,(2) any irrigation or landscaping removal, repair or replacement.(3)Any electrical work not identified in specifications.(4) Any other state or County permit fee, if necessary.(5) Any other State permit fee, if necessary.(6)Homeowners Association permits and fees, if necessary (7)Variance permit and fees, if necessary.(8)Land lease permit and fees, if necessary. (9) Mitigation permit and fees, if necessary.(10) Any item not specifically mentioned above as being included is excluded.

Provisions

- Sunrise Deck & Dock prices our projects based on standard conditions, In the event that the property conditions are such that the materials are unable to be jetted into place, any additional cost incurred by us may be in addition to total Project Price, Such nonstandard conditions include, but are not limited to, stumps, logs, muck, and rocks, If such circumstances arise, we will earnestly seek to obtain a solution to offer proposal for a charge order to the original contract.
- We will, at various times, have building materials and equipment delivered to the project locations, Such items are typically completed with large trucks and equipment. Deliveries may cause ruts in the grass or sod and/or leakage on driveways, and other possible damage, If there are specific requirements or instructions regarding deliveries of equipment and materials, it is required that these criteria be disclosed prior in writing at the time of contract signing.
- Any work, changes, adjustments, additions ,deletions or manipulations, etc. done to any system or portion of the project by anyone other than Sunrise Deck & Dock, Will void the contract and warranty, The materials used in the construction process are subject to distortion over time and do not constitute a warranty claim

- COPY**
- We will ,at various times, be stirring up silt and lake bottom matter. This material may possibly enter the intake of lake fed irrigation systems and may clog the lines and pump, we assume no responsibility for damage and request that all pumps be turned off during construction.
 - All projects shall be completed in a professional manner and compliance with all applicable codes.
 - During the course of the Project, the construction area shall not be entered by any person not accompanied by a Sunrise Deck& Dock representative. The materials and equipment shall not be disrupted in any way. The construction area shall not be altered or changed and there shall be no additions or deletions Additionally, If any person sustains any personal injury or cause any personal injury or cause property damage to the equipment or materials with or without consent, we shall not be held responsible. purchaser shall hereby indemnify, defend and hold harmless Sunrise Deck & Dock, its agents, employees, and subcontractor from any claim, loss, damage or expense arising from such personal injury or property damage or expense arising from such personal injury or property damage ,including attorney's fees.
 - We will maintain a general set of model project plans that are used for reference and example. If one of these plans was offered as a model to the project proposed, the actual building of the specific project will be similar to the examples viewed, but may differ slightly due to such things as dimensions, materials, and building code, etc.
 - We shall not be liable for any delay due to circumstances beyond its control including, but not limited to, strikes, unavailability of materials, adverse weather, accidents, any agencies that control permitting issuance and/or inspections.
 - It is agreed that if either party finds it necessary to employ an Attorney to enforce any Section of this agreement, the prevailing party shall be entitled to Attorney's Fees, cost, and damages incurred from the non-prevailing party. It is also agreed that the proper venue for such legal action be in Orange County Florida.
 - The above described scope of work and specifications to be included and excluded, along with the pricing and payment terms, constitute the entire agreement. No verbal directions or changes will be considered valid unless accompanied by a written change order approved by both parties to this agreement. The cost associated with the submitted change order shall be in addition to the Total Project Price. Payment for change orders shall be made upon acceptance of the change order by Sunrise Deck & Dock .Change orders may require additional permitting, both environmental ad building, and all associated cost will be added to the Total Project Price in the form of a written order.

Sunrise Deck & Dock
407-232-4983

2544 Sage Dr
Kissimmee, Florida
34785
United States



Prepared For
Addison Engeman
Boyd Civil Engineering, Inc.
3365 Schoolhouse Road
St Cloud, Florida
34773
United States

Proposal Date
04/07/2021

Proposal Number
0000182

Scope of Work

Bridge "B" Close to the School

Pricing

Description	Rate	Qty	Line Total
Re-Deck Walkway 6'x80' PT Lumber Grade #1 Yellow Pine Piles 6"x6" Stringers 2"x8" Ledgers 2"x8" Fastened with Galvanized 1/2" Carriage Bolts X Braces 2"x6" Fastened with Galvanized 1/2" Lags Bolts Screws over the Decking matching Decking Color	\$36.75	480	\$17,640.00
Handrails with Picket Post caps Included	\$30.00	160	\$4,800.00
Demo Remove Handrails Remove Decking Remove Framing Piles will Remain on Site	\$3.50	480	\$1,680.00
Piles Installation PT Lumber Grade #1 Yellow Pine Piles 6"x6"	\$200.00	10	\$2,000.00

COPY

Rocks Geotextile fabric and overlay with 6" cover of #57	\$1,500.00	1	\$1,500.00
Dumpster	\$750.00	1	\$750.00
Marine Pressure Treated Lumber Decking	\$0.00	1	\$0.00
		Subtotal	28,370.00
		Tax	0.00
		Proposal Total (USD)	\$28,370.00

Notes

Dock Repair:

- Payment#1: 20% upon Contract signing
- Payment#2: 50% on the material drop.
- Payment#3: 30% upon completion.
- Cancelations we will be collecting 10%

Terms

Excluded Items

- Painting of project unless specified previously,(2) any irrigation or landscaping removal, repair or replacement.(3)Any electrical work not identified in specifications.(4) Any other state or County permit fee, if necessary.(5) Any other State permit fee, if necessary.(6)Homeowners Association permits and fees, if necessary (7)Variance permit and fees, if necessary.(8)Land lease permit and fees, if necessary. (9) Mitigation permit and fees, if necessary.(10) Any item not specifically mentioned above as being included is excluded.

Provisions

- Sunrise Deck & Dock prices our projects based on standard conditions, In the event that the property conditions are such that the materials are unable to be jettted into place, any additional cost incurred by us may be in addition to total Project Price, Such nonstandard conditions include, but are not limited to, stumps, logs, muck, and rocks, If such circumstances arise, we will earnestly seek to obtain a solution to offer proposal for a charge order to the original contract.
- We will, at various times, have building materials and equipment delivered to the project locations, Such items are typically completed with large trucks and equipment. Deliveries may cause ruts in the grass or sod and/or leakage on driveways, and other possible damage, If there are specific requirements or instructions regarding deliveries of equipment and materials, it is required that these criteria be disclosed prior in writing at the time of contract signing.
- Any work, changes, adjustments, additions ,deletions or manipulations, etc. done to any system or portion of the project by anyone other than Sunrise Deck & Dock, Will void the contract and warranty, The materials used in the construction process are subject to distortion over time and do not constitute a warranty claim
- We will ,at various times, be stirring up silt and lake bottom matter. This material may possibly enter the intake of lake fed irrigation systems and may clog the lines and pump, we assume no responsibility for

damage and request that all pumps be turned off during construction.

- All projects shall be completed in a professional manner and compliance with all applicable codes.
- During the course of the Project, the construction area shall not be entered by any person not accompanied by a Sunrise Deck & Dock representative. The materials and equipment shall not be disrupted in any way. The construction area shall not be altered or changed and there shall be no additions or deletions. Additionally, If any person sustains any personal injury or cause any personal injury or cause property damage to the equipment or materials with or without consent, we shall not be held responsible. purchaser shall hereby indemnify, defend and hold harmless Sunrise Deck & Dock, its agents, employees, and subcontractor from any claim, loss, damage or expense arising from such personal injury or property damage or expense arising from such personal injury or property damage ,including attorney's fees.
- We will maintain a general set of model project plans that are used for reference and example. If one of these plans was offered as a model to the project proposed, the actual building of the specific project will be similar to the examples viewed, but may differ slightly due to such things as dimensions, materials, and building code, etc.
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- It is agreed that if either party finds it necessary to employ an Attorney to enforce any Section of this agreement, the prevailing party shall be entitled to Attorney's Fees, cost, and damages incurred from the non-prevailing party. It is also agreed that the proper venue for such legal action be in Orange County Florida.
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Addison Engeman, Boyd Civil Engineering, Inc.

Sunrise Deck & Docks
4072324983

2544 Sage Dr
Kissimmee, Florida
34785
United States



Prepared For
Addison Engeman
Boyd Civil Engineering, Inc.
3365 Schoolhouse Road
St Cloud, Florida
34773
United States

Proposal Date
03/19/2021

Proposal Number
0000154

Scope of Work

Bridge "A" Close to the School

Pricing

Description	Rate	Qty	Line Total
Re-Deck Walkway 6'x60' PT Lumber Grade #1 Yellow Pine Piles 6"x6" Stringers 2"x8" Ledgers 2"x8" Fastened with Galvanized 1/2" Carriage Bolts X Braces 2"x6" Fastened with Galvanized 1/2" Lags Bolts Composite Decking Trex Enhance Screws over the Decking matching Decking Color	\$36.75	360	\$13,230.00
Handrails with Picket Post caps Included	\$30.00	120	\$3,600.00
Demo Remove Handrails Remove Decking Remove Framing Piles will Remain on Site	\$3.50	360	\$1,260.00
Piles Installation PT Lumber Grade #1 Yellow Pine Piles 6"x6"	\$200.00	8	\$1,600.00

Rocks Geotextile fabric and overlay with 6" cover of #57	\$1,500.00	1	\$1,500.00
<hr/>			
Dumster Trash the Demo Dock	\$750.00	1	\$750.00
<hr/>			
		Subtotal	21,940.00
		Tax	0.00
		<hr/>	
	Proposal Total (USD)		\$21,940.00

Notes

Dock Repair:

Payment#1: 20% upon Contract signing

Payment#2: 50% on the material drop.

Payment#3: 30% upon completion.

Cancelations we will be collecting 10%

Terms

Excluded Items

- Painting of project unless specified previously,(2) any irrigation or landscaping removal, repair or replacement.(3)Any electrical work not identified in specifications.(4) Any other state or County permit fee, if necessary.(5) Any other State permit fee, if necessary.(6)Homeowners Association permits and fees, if necessary (7)Variance permit and fees, if necessary.(8)Land lease permit and fees, if necessary. (9) Mitigation permit and fees, if necessary.(10) Any item not specifically mentioned above as being included is excluded.

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- COPY**
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 - We will maintain a general set of model project plans that are used for reference and example. If one of these plans was offered as a model to the project proposed, the actual building of the specific project will be similar to the examples viewed, but may differ slightly due to such things as dimensions, materials, and building code, etc.
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Addison Engeman, Boyd Civil Engineering, Inc.

Sunrise Deck & Docks
4072324983

2544 Sage Dr
Kissimmee, Florida
34785
United States



Prepared For
Addison Engeman
Boyd Civil Engineering, Inc.
3365 Schoolhouse Road
St Cloud, Florida
34773
United States

Proposal Date
03/19/2021

Proposal Number
0000155

Scope of Work

Bridge "B" Close to the School

Pricing

Description	Rate	Qty	Line Total
Re-Deck Walkway 6'x80' PT Lumber Grade #1 Yellow Pine Piles 6"x6" Stringers 2"x8" Ledgers 2"x8" Fastened with Galvanized 1/2" Carriage Bolts X Braces 2"x6" Fastened with Galvanized 1/2" Lags Bolts Composite Decking Trex Enhance Screws over the Decking matching Decking Color	\$36.75	480	\$17,640.00
Handrails with Picket Post caps Included	\$30.00	160	\$4,800.00
Demo Remove Handrails Remove Decking Remove Framing Piles will Remain on Site	\$3.50	480	\$1,680.00
Piles Installation PT Lumber Grade #1 Yellow Pine Piles 6"x6"	\$200.00	10	\$2,000.00

Rocks Geotextile fabric and overlay with 6" cover of #57	\$1,500.00	1	\$1,500.00
<hr/>			
Dumpster	\$750.00	1	\$750.00
<hr/>			
		Subtotal	28,370.00
		Tax	0.00
<hr/>			
	Proposal Total (USD)		\$28,370.00

Notes

Dock Repair:

- Payment#1: 20% upon Contract signing
- Payment#2: 50% on the material drop.
- Payment#3: 30% upon completion.
- Cancelations we will be collecting 10%

Terms

Excluded Items

- Painting of project unless specified previously,(2) any irrigation or landscaping removal, repair or replacement.(3)Any electrical work not identified in specifications.(4) Any other state or County permit fee, if necessary.(5) Any other State permit fee, if necessary.(6)Homeowners Association permits and fees, if necessary (7)Variance permit and fees, if necessary.(8)Land lease permit and fees, if necessary. (9) Mitigation permit and fees, if necessary.(10) Any item not specifically mentioned above as being included is excluded.

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Addison Engeman, Boyd Civil Engineering, Inc.

HARMONY CDD PEDESTRIAN BRIDGE DECK REPLACEMENT - BID FORM

BIDDER: C&M Construction Services of Florida LLC

DATE: 04/08/2021

CONTACT PERSON: Victor Cruz 407-963-1753

Date Available to Start Work: 05/03/2021

BRIDGE A	Bid Price
1. Replace Deck, Top Rail and Side Rails Support for side rails	\$12,955.00
2. Restore eroded slope beneath existing deck	\$2,500.00
3. Install type D-2 geotextile fabric and overlay with 6" cover of #57 stone or crushed concrete over the slope area under the bridge deck from the concrete sidewalk, to 12" below the normal water surface	\$5,800.00
Total	\$21,255.00

BRIDGE B	Bid Price
1. Replace Deck, Top Rail and Side Rails Support for side rails	\$ 17,215.68
2. Restore eroded slope beneath existing deck	\$2,500.00
3. Install type D-2 geotextile fabric and overlay with 6" cover of #57 stone or crushed concrete over the slope area under the bridge deck from the concrete sidewalk, to 12" below the normal water surface	\$5,800.00
Total	\$25,515.68

Describe proposed materials to be used:

Pressure Treated Wood

HARMONY CDD PEDESTRIAN BRIDGE DECK REPLACEMENT - BID FORM

BIDDER: C&M Construction Services of Florida LLC

DATE: 04/08/2021

CONTACT PERSON: Victor Cruz 407-963-1753

Date Available to Start Work: 05/03/2021

BRIDGE A	Bid Price
1. Replace Deck, Top Rail and Side Rails Support for side rails	\$22,023.50
2. Restore eroded slope beneath existing deck	\$2,500.00
3. Install type D-2 geotextile fabric and overlay with 6" cover of #57 stone or crushed concrete over the slope area under the bridge deck from the concrete sidewalk, to 12" below the normal water surface	\$5,800.00
Total	\$30,323.50

BRIDGE B	Bid Price
1. Replace Deck, Top Rail and Side Rails Support for side rails	\$ 30,127.44
2. Restore eroded slope beneath existing deck	\$2,500.00
3. Install type D-2 geotextile fabric and overlay with 6" cover of #57 stone or crushed concrete over the slope area under the bridge deck from the concrete sidewalk, to 12" below the normal water surface	\$5,800.00
Total	\$38,427.44

Describe proposed materials to be used:

Composite Wood Decking

Orlando Deck & Dock

Addison

It was a pleasure to meet you today. Please see summary below. We can change anything you wish, but this is the starting point as we have interpreted your wishes thus far.

Findings:

We feel that the condition of the decking lumber throughout the dock is significantly degraded. The pilings however do appear to be in serviceable condition. The original workmanship on the dock is mediocre & typical of the area. The entire sub-structure is nailed rather than screwed, although some bolts were used. Over time these nails begin to work out and are no longer flush with the lumber, thus some structural flexing will occur. Likewise the railings are in mediocre condition. Both walkways are not aesthetically congruent with the quality of the neighborhood.

Bridge A exhibits a minor amount of erosion due to channeling of surface runoff on one side. Bridge B does not have such erosion due to the different topography of the lake bed on that area.

Remedy:

In order to bring the walkways to a sound and presentable condition, decking should be removed, supporting framing should be augmented as necessary with marine grade lumber. New quality composite decking should be installed which should be properly screwed onto new framing using hidden screws, not nailed or screwed through the face of the boards. In order to control budget and cause less environmental disturbance, existing pilings may be left in situ and utilized. All framing should be attached to the pilings with 10" carriage bolts, and cross bracing should added and secured with lag bolts wherever necessary. No nails should not be used in the structure or decking. Railings should be removed and replaced with aluminum balusters with a matching composite cap rail for reduction in maintenance and improved aesthetic appeal. Although the structure does not appear to be in imminent danger of collapse, we caution against any undue delays in replacement.

The use of geotextile fabric and riprap in the localized area will control any future erosion.

General Project Overview:

Deconstruct and reconstruct bridges per specifications below:

Included Specifications:

- Trex Select composite decking throughout with 25yr guarantee
- 136' x 6' walkway length total in both bridges (76' & 60')
- Geotextile fabric to be installed underneath the ends of each walkway to below current water level
- Rip-rap to be installed under the walkways (67' width) from the ends to the water level
- #1 grade marine lumber (not ground contact Home Depot wood) for all replacement framing
- Any replacement pilings to be marine grade 6x6s (if applicable)
- Hot Dipped Galvanized bolts and coated screws from framing – **zero nails** in the entire structure
- Hidden all weather decking screws ensuring a smooth finish with no visible top of board penetrations
- Aluminum powder coated balusters to be utilized on railings with matching Trex cap rail
- Stainless steel screws to be used on the railings
- Construction debris removal
- Engineering

Not included:

- Seawall or any erosion control not stated above
- Environmental and/or Variance fees, if applicable
- Any 3rd party permit processing fees
- Electrical and/or water service to dock
- Survey fees
- Landscaping/irrigation
- HOA fees (if applicable)
- Lighting

Dock project Investment \$ 74,200.00

We can change to pressure treated lumber from composite to trim down the budget if necessary, but we don't recommend that due to maintenance and reduced longevity. The included railings are expensive but for longevity and visual appeal are definitely worthwhile. Let me know your thoughts please and we can make whatever changes you require. Feel free to call me anytime to discuss details.

We guarantee a sub **30 day delivery** time from mobilization to structural completion or we pay you \$1000 for every week we are late.

Sincerely

David Rooney

844-200-DOCK (3625)

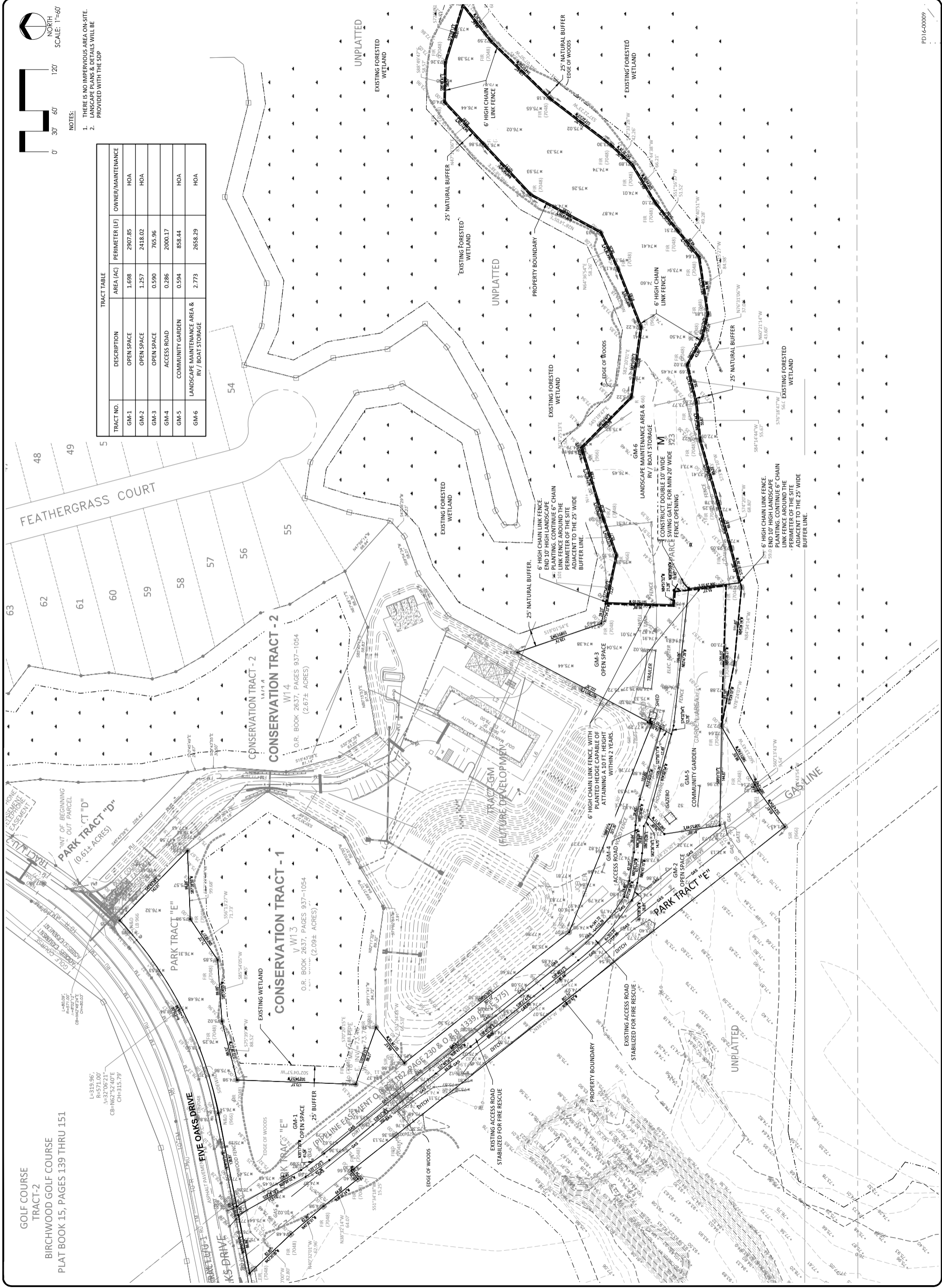


8A.iii.

GOLF COURSE
TRACT-2
BIRCHWOOD GOLF COURSE
PLAT BOOK 15, PAGES 139 THRU 151

TRACT NO.	DESCRIPTION	AREA (AC)	PERIMETER (LF)	OWNER/MAINTENANCE
GM-1	OPEN SPACE	1.698	2907.85	HOA
GM-2	OPEN SPACE	1.257	2418.02	HOA
GM-3	OPEN SPACE	0.590	765.96	
GM-4	ACCESS ROAD	0.286	2000.17	
GM-5	COMMUNITY GARDEN	0.594	858.44	HOA
GM-6	LANDSCAPE MAINTENANCE AREA & RV / BOAT STORAGE	2.773	2658.29	HOA

NOTES:
1. THERE IS NO IMPERVIOUS AREA ON-SITE.
2. LANDSCAPE PLANS & DETAILS WILL BE PROVIDED WITH THE SDP



BOYD CIVIL ENGINEERING
6816 Hanging Moss Road
Orlando, Florida 32807
Office: (407) 944-2693
Certificate of Auth. 29791

STATE OF FLORIDA
PROFESSIONAL ENGINEER
No. 48223
Civil Engineering
STEVEN M. BOYD, P.E.
CIVIL ENGINEER

Rev.	Date	Description	Chk By

HARMONY GARDENS & RV STORAGE
OSCEOLA COUNTY, FLORIDA
PREPARED FOR: HARMONY CDD

Date: 4/16/2021
Scale: AS SHOWN
Project No.: 1009.002
Drawn By: RAP
Designed By: RAP
Checked By: SNB

SHEET NO.
C2.00

PD 16-00009

Z:\PROJECTS\1009.002-Harmony Gardens and RV Storage Area\Plans\Harmony Gardens-CRD SHT.dwg

HARMONY GARDENS & RV STORAGE

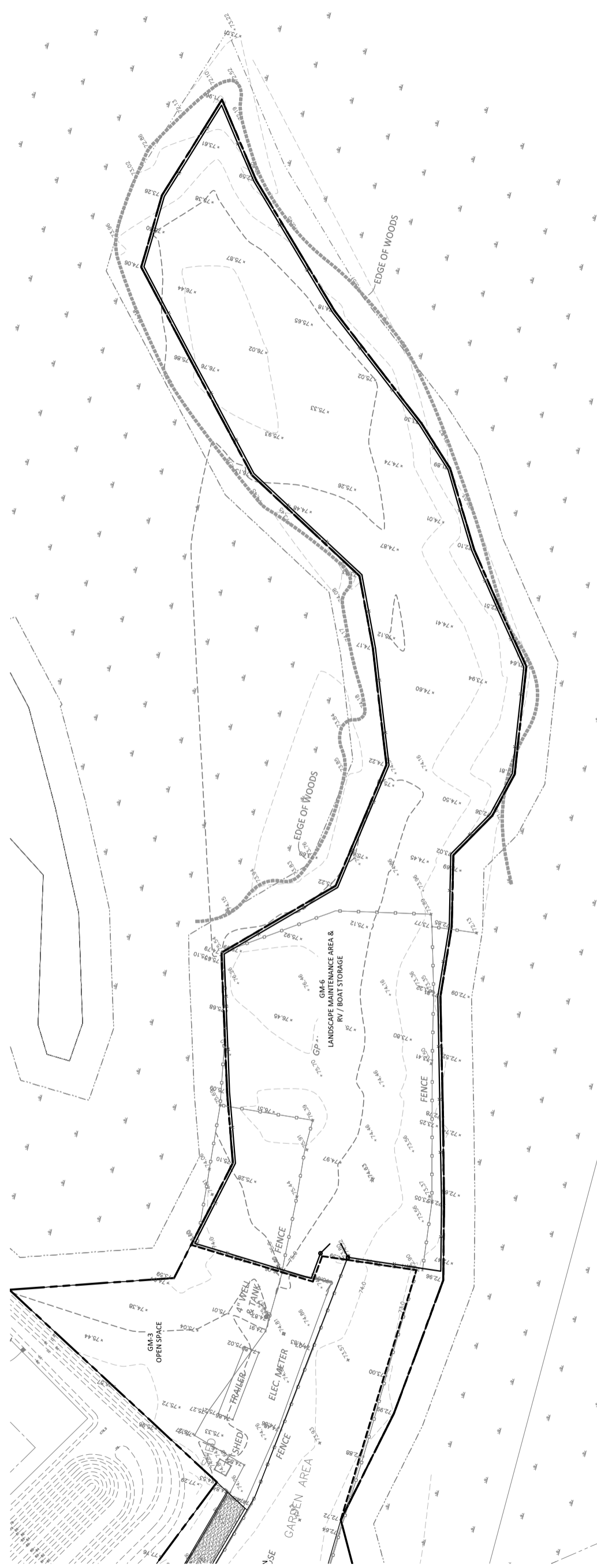
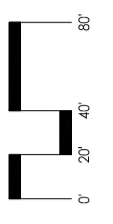
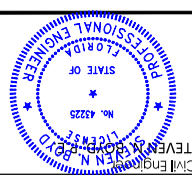
OSCEOLA COUNTY, FLORIDA
PREPARED FOR: HARMONY CDD

PAVING GRADING & DRAINAGE

Date: 4/20/2021
Scale: AS SHOWN
Project No.: 1009.002
Drawn By: RAP
Designed By: RAP
Checked By: SNB

SHEET NO.
C3.00

Rev.	Date	Description	Chk By



PD16-00009

SHEET NO.
C3.01

Checked By: SNB

Designed By: RAP

Drawn By: RAP

Project No.: 1009.002

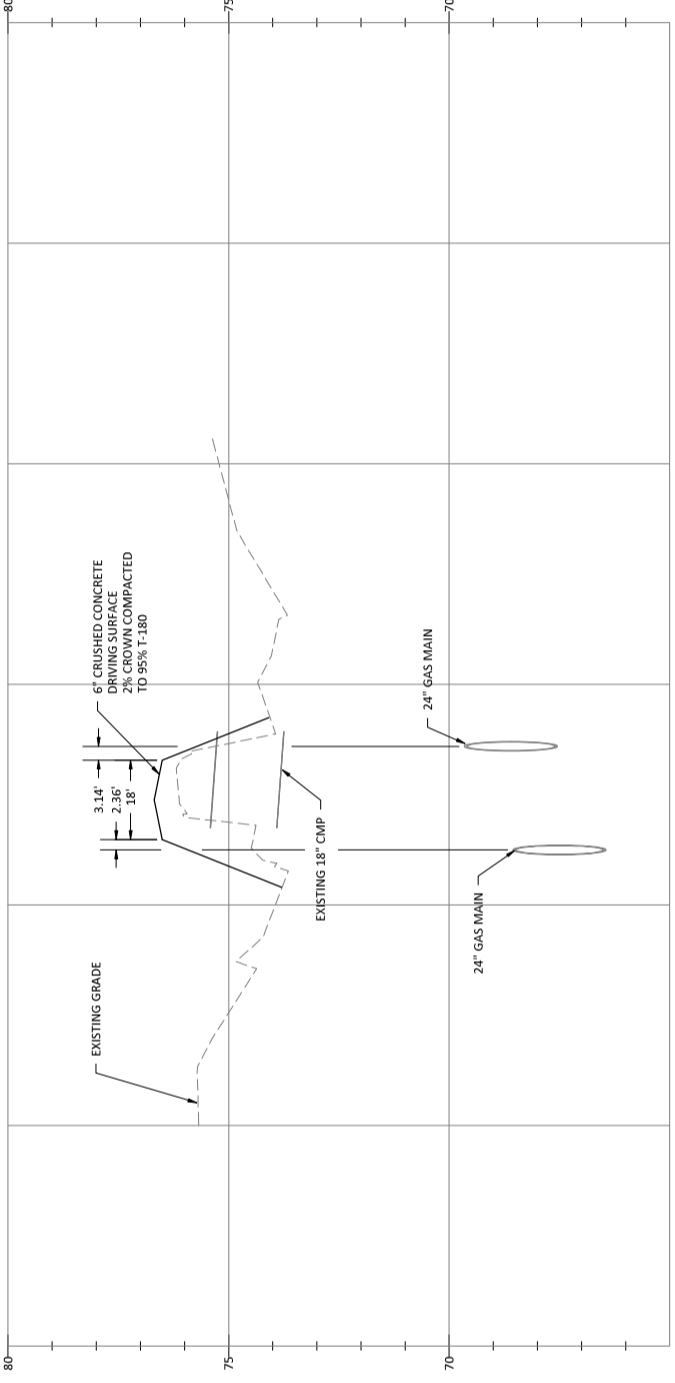
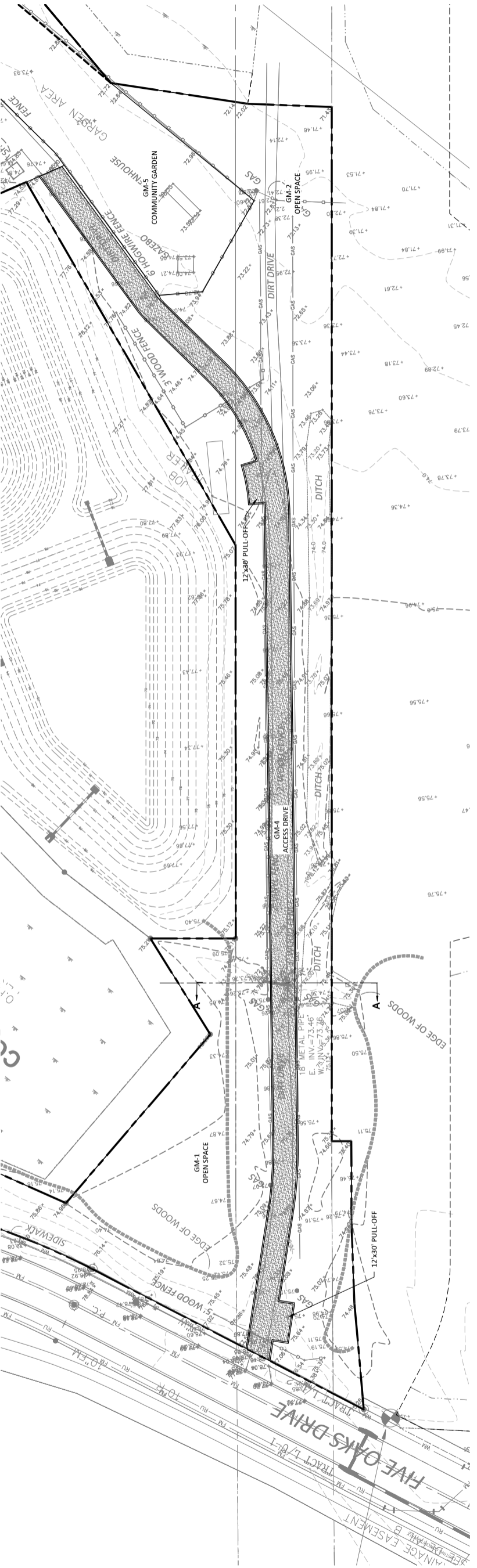
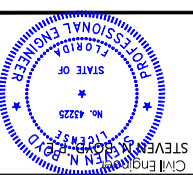
Scale: AS SHOWN

Date: 4/20/2021

HARMONY GARDENS & RV STORAGE
OSCEOLA COUNTY, FLORIDA
PREPARED FOR: HARMONY CDD

PAVING GRADING & DRAINAGE

Rev.	Date	Description	Chk By



SECTION 'A-A'
HORIZ T=20'
VERT T=2'

8Aiv.

Good day Ms. Kramer,

This is Steffan Pierre, following up on our phone call.

Thank you for submitting an Updated Maintenance Plan for Harmony CDD.

Given the extent of the area to be treated for invasive control, the following recommendations were suggested:

- Inclusion of initial treatment date(s), and estimated dates (or date ranges) of treatments completed.
- Present list or table of reasonable treatment regions or zones:
 - with tentative/estimated dates of treatment completion for each
 - which can be evaluated/inspected for treatment success as demonstrable progress towards compliance.

Additionally, we are requesting a copy of recorded amended conservation easement dated 15th September 2020, that is outstanding.

Our records indicate the amendment was due October 2020.

The unrecorded signed amendment is attached for your reference.

Should you have any questions or require additional assistance , please feel free to contact me via email at spierre@sfwmd.gov or (407) 858 6100 ext 3838.

Thank you for your time and consideration.



Steffan Pierre

Environmental Analyst

Orlando Regulatory Division

South Florida Water Management District

spierre@sfwmd.gov

(407) 858-6100 ext 3838

8Av.

COPY



Application #: 000929-11

Permit#: 49-01058

UPDATED MAINTENANCE PLAN

This document is in response to the request for an Updated Maintenance Plan that was included in the letter from SFWMD dated March 11, 2021. It presents the Updated Maintenance Plan for the on-site wetland and upland preservation areas within the Harmony Community in east Osceola County and includes the maintenance procedures that are currently being implemented.

PROPERTY LOCATION The property is located north of US-192 approximately 10 miles east of St. Cloud. The property is bound on the south and west by US-192, by Buck Lake to the north, and by Cat Lake and the Big Bend Swamp to the east. A location map and aerial photograph have been provided as Figures 1 and 2, respectively.

BACKGROUND The maintenance activities are associated with compliance with the special conditions of SFWMD Environmental Resource Permit 49-01058-P, which authorized 21.79 acres of wetland impacts for the development of the 1,381-acre mixed-use development. As mitigation to offset these impacts, 464.80 acres of onsite wetlands were preserved as well as 2.5 acres of xeric oak uplands. These areas were placed under a conservation easement, and an associated monitoring/maintenance program was stipulated by permit.

MAINTENANCE METHODOLOGY In 2018, the invasive weed, *Lygodium microphyllum*, was identified along the southern shoreline of Buck Lake within Harmony's lakefront Conservation Area. In 2019, the Field Services staff of the Harmony Community Development District (HCDD) began a treatment program targeting Old World Climbing Fern (*Lygodium microphyllum*) growing in all of the Conservation Areas under the ownership of the HCDD. This program has been ongoing since that time. Currently, staff is spending between 16 and 32 man hours per week, weather permitting, in treating this invasive weed.

Due to the fact that the HCDD Conservation Areas are located in and around areas with heavy residential populations and active recreational use, the HCDD has chosen a treatment method which limits the risk of impact to the surrounding human population. Treatment is accomplished by hand cutting the vines at chest height and then spraying until wet the remaining rooted plant with a 3% glyphosphate solution for aquatic application. If needed, a non-ionic surfactant (Cide-Kick) is added to the glyphosphate solution to ensure effective treatment. This treatment begins at the outer edge of each Conservation Area, then working inward toward the center of the infestation.

Once initial treatment is accomplished, the area is revisited within 3-6 months of the initial treatment for inspection and retreatment of any regrowth of the Old World Climbing Fern.

Below is a series of photos showing the treatment regimen used by HCDD Field Services and a map of the Conservation Areas under HCDD ownership.



Lygodium microphyllum growing in Conservation Area within the Golf Course



Cutting of *Lygodium microphyllum* to eradicate aerial growth and limit amount of herbicide application required



Spot spraying until wet of *Lygodium microphyllum* with glyphosphate 3% to eradicate remaining rooted growth

IDENTIFIED AREAS WITHIN GOLF COURSE CONSERVATION AREA

Golf Course Conservation Area—West Starred Location
First Edge Treatment, Treatment Continuing—Photo taken April 3, 2021



GPS Longitude -81.1438397777778
GPS Latitude 28.1937048333333

Golf Course Conservation Area—South Starred Location--Area Treated (Photo Taken April 3, 2021)



GPS Longitude -81.1447831666667

GPS Latitude 28.1922198888889

Golf Course Conservation Area—East Starred Location--Area Treated (Photo Taken April 3, 2021)



GPS Longitude -81.1445249722222

GPS Latitude 28.1920970277778



8B.

Madam Chair and Members of the Board:

In the interest of time, we wanted to provide for your reference a succinct report on our agenda items for this evening.

I. We are pleased to report the Servello Irrigation and Arborist agreements have been executed. We are following up with Servello to make sure that the timing of the tree trimming will be appropriate given the warmer weather.

II. We are asking to table this item and we will circulate a draft resolution ratifying the agreement with Servello shortly.

III. Enclave Plat: we've had several meetings with District Engineer and District Manager. We are working with the Developer's counsel to make sure the following concerns are addressed:

- a. The CDD is not accepting land ownership or maintenance easements/obligations until after construction of the project has been certified complete by SFWMD and Osceola County. Following permit certification acceptance, and inspection by the CDD, the Board would accept ownership of Tracts K-400 and K-600 by deed.
- b. Developer needs to confirm the streetlights initial investment has been paid off to OUC and provide a copy of agreement with OUC accepting streetlights maintenance.
- c. The CDD requires a maintenance easement over the ponds located in Tract K-900. (i) If any improvements or maintenance actions would result in damage to the pond or the pond bank, the CDD should not be responsible for the cost to repair damage; (ii) easement is for the purpose of maintaining drainage infrastructure not the entire area of Tract K; and (iii) pond maintenance easement needs to extend to Five Oaks Drive ROW, or to K-100 provided that the CDD also has an access easement over tract K-100.

IV. We are working with the Tax Collector and Property Appraiser to remove any District owned parcels from the tax roll. In addition, we will have a memo to everyone in time for next month's meeting to cover the legal aspects of a potential boundary amendment.

V. FRM Agreement: Pursuant to section III of the Agreement, the District may deliver a written notice of termination to FRM at least 30 days prior to the expiration of the extension of the initial term.

8C.

8Ci.

March/April 2021

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.
- Power washing project continued small Pocket parks
- Storm drain project Five Oaks Dr Provided Quotes Sidewalks and Turf
- Refurbishing benches continued.
- Replaced 2 basketball hoops and nets
- Provided in depth analysis information for Irrigation and Pond maintenance to District Manager.
- Switched to new Health Care provider (United Health Care) as of April 1st 2021
- Repair common turf area between 3391 Sagebrush and 3393 Pending with Lennar.
- Dog park Fountain refurbishment pending factory delivery inside quotes.
- Replaced 3 questionable walk boards at Bridges Lakeshore Park
- Replaced water hoses and added Spray handles at Dog Park wash station.
- Implemented Clockify app work tracking 04/04/2021 per request Board
- Removed branches on Five Oaks Dr and Sundrop St due to Storm Damage.
- Providing legwork for East entrance Irrigation re-route project (see Update)
- Swing damage H1 pending with Jammin. Swing closed at this moment.
- Sidewalk damage repair pending across School.
- Pending issues residents South Lakes concerns on CDD maintenance of Bahia turf adjacent to HOA beds and Behind Berms edge cutting maintenance.
- Mitigation project has been analyzed and a progress report has been prepared by Ms Kramer and processed.

Ponds

- See Pond report.
- Contractor bids have been provided tours with Operations Manager.

Irrigation

- All Clocks inspected & adjusted as needed.
- Maxicomm fully functional.
- Clocks 1- 2 and 3 not accessible at this point.
- High water usage West Entrance resolved.
- Servello transferred into Irrigation 04/14/2021.
- Google maps Irrigation map out boxes updated and made accessible for work load purposes by Ms Kramer.

Pools Operations

- Pools checked, chemically balanced, and cleaned daily.
- Replaced Doorking Magnet at Swimclub Gate.
- Replaced auto Faucet at Swimclub.
- Replaced Umbrellas at Swimclub.
- Pool Light repair pending upon Quotes.

Boat Maintenance

- All propellers weekly checked, and boats cleaned.
- Paint maintenance continued Dock fencing area.
- Replaced Batteries for 20 ft Pontoon boat.
- Replaced 1 troller motor 18ft Bass boat

- Started feasible process on replacing Rescue boat. Carolina Skiff is in Favorite

Buck Lake Activities

- Boat Orientation held 28 attended

Access Cards

- Approximately **80** ID cards have been made this month.

End of Report.

8Cii.

COPY

Date	Resident	Time	M	W	F	S	Total	20'	16'	16'	18'	Tracker	Canoe	Kayak	Comments
			Th	S	Pass	Pont	Pont	SunTrk	Bass	Bass					
3/19/2021	Amber Sorrough	9:00 - 12:00 PM					1							X	
3/19/2021	Amber Sorrough	9:00 - 12:00 PM					1							X	
3/19/2021	Amber Sorrough	9:00 - 12:00 PM					1							X	
3/19/2021	Amber Sorrough	9:00 - 12:00 PM					1							X	
3/19/2021	Amber Sorrough	9:00 - 12:00 PM					1							X	
3/19/2021	Amber Sorrough	9:00 - 12:00 PM					1							X	
3/19/2021	Kathryn Davis	10:00 - 2:00 PM					1							X	
3/19/2021	Kathryn Davis	10:00 - 2:00 PM					1							X	
3/19/2021	Kathryn Davis	10:00 - 2:00 PM					1							X	
3/19/2021	Kathryn Davis	10:00 - 2:00 PM					2						X		
3/19/2021	Sunnie and Rick Templeton	10:00 - 2:00 PM					2								
3/19/2021	Kathryn Davis	10:00 - 2:00 PM					1							X	
3/19/2021	Kathryn Davis	10:00 - 2:00 PM					1							X	
3/19/2021	Kathryn Davis	10:00 - 2:00 PM					1							X	
3/19/2021	Kathryn Davis	12:30 - 3:30 PM					1							X	
3/19/2021	Kathryn Davis	12:30 - 3:30 PM					2						X		
3/19/2021	Kathryn Davis	12:30 - 3:30 PM					1							X	
3/19/2021	Kathryn Davis	12:30 - 3:30 PM					2						X		
3/19/2021	Kathryn Davis	12:30 - 3:30 PM					1							X	
3/19/2021	Kathryn Davis	12:30 - 3:30 PM					1							X	
3/19/2021	Kathryn Davis	12:30 - 3:30 PM					1							X	
3/19/2021	Emily Leonardo	1:00 - 4:00 PM					8	X							
3/19/2021	Sandy Miranda	1:00 - 4:00 PM					3			X					
3/19/2021	BRYAN DESCHAMPS	1:00 - 4:00 PM					4		X						
3/20/2021	Rogelio Cordero	7:30 - 10:00 AM					1							X	
3/20/2021	Rogelio Cordero	7:30 - 10:00 AM					1							X	
3/20/2021	Rogelio Cordero	7:30 - 10:00 AM					1							X	
3/20/2021	Rogelio Cordero	7:30 - 10:00 AM					1							X	
3/20/2021	Brittany Spaeth	7:30 - 10:30 AM					6	X							
3/20/2021	Melvin Ewen	1:00 - 4:00 PM					6	X							
3/20/2021	Richard Sanchez	1:00 - 4:00 PM					4		X						
3/20/2021	william turner	1:00 - 4:00 PM					4			X					
3/21/2021	John Warner	7:30 - 10:30 AM				X	2					X			
3/21/2021	Amber Sorrough	7:30 - 10:30 AM				X	6			X					
3/21/2021	Jonathan Bradshaw	7:30 - 10:30 AM				X	2	X							
3/21/2021	Amber Sorrough	7:30 - 10:30 AM				X	1							X	
3/21/2021	Amber Sorrough	7:30 - 10:30 AM				X	1							X	
3/21/2021	jason herman	7:30 - 10:30 AM				X	2				X				

			25	42	499	44	17	25	16	7	4	40	
					Total Passengers:								
					499								
					Total Trips:	159							

COPY

Date	Resident	Time	M	W	F	S	Total	20'	16'	16'	18'	Tracker	Canoe	Kayak	Comments
			Th	S	Pass	Pont	Pont	SunTrk	Bass	Bass					
3/21/2021	Amber Sorrough	7:30 - 10:30 AM				X	1							X	
3/21/2021	Donald Rice	7:30 - 10:30 AM				X	2		X						
3/21/2021	Amber Sorrough	7:30 - 10:30 AM				X	1							X	
3/21/2021	Amber Sorrough	7:30 - 10:30 AM				X	1							X	
3/21/2021	Amber Sorrough	7:30 - 10:30 AM				X	1							X	
3/21/2021	Jerome Schletter	1:00 - 4:00 PM				X	2		X						
3/21/2021	william turner	1:00 - 4:00 PM				X	4	X							
3/21/2021	Barry Unterbrink	2:30 - 4:00 PM				X	1							X	
3/22/2021	William Garard	11:00 - 2:00 PM	X				2				X				
3/22/2021	Rosemary Dewing	1:00 - 4:00 PM	X				6			X					
3/22/2021	Joshua DuPre	1:00 - 4:00 PM	X				6	X							
3/22/2021	Teresa Kramer	1:00 - 3:30 PM	X				2								
3/22/2021	David Fugere	1:00 - 4:00 PM	X				2		X						
3/24/2021	Richard Edwards	7:30 - 10:30 AM					2	X							
3/24/2021		10:00 - 2:00 PM					2								
3/24/2021	Charlene Siwula	1:00 - 4:00 PM					2			X					
3/24/2021	Warren Hubbard	1:00 - 4:00 PM					5	X							
3/25/2021	Justin Helton	7:30 - 10:00 AM					3					X			
3/25/2021	Paul Decoster	7:30 - 10:30 AM					3				X				
3/25/2021	James Mead	1:00 - 4:00 PM					4			X					
3/25/2021	Carol Regalado	1:00 - 4:00 PM					8	X							
3/25/2021	David Fugere	1:00 - 4:00 PM					2		X						
3/26/2021	Maryalice Newborn	1:00 - 4:00 PM					6	X							
3/27/2021	Ivan Wimbish	7:30 - 10:30 AM					8	X							
3/27/2021	Teresa Kramer	7:30 - 10:30 AM					6			X					
3/27/2021	Teresa Kramer	7:30 - 10:30 AM					2								
3/27/2021	neville pennington	8:00 - 11:00 AM					2				X				
3/27/2021	Brittany Spaeth	8:30 - 11:30 AM					2					X			
3/27/2021	Robert Dobbins	1:00 - 4:00 PM					6			X					
3/27/2021	Lester McNeely	1:00 - 4:00 PM					2	X							
3/28/2021	Donald Rice	7:30 - 10:30 AM				X	2		X						
3/28/2021	Lori Isaac	7:30 - 10:30 AM				X	3			X					
3/28/2021	allen santacruz	7:30 - 10:30 AM				X	4	X							
3/28/2021	Jerome Schletter	8:00 - 11:00 AM				X	2				X				
3/28/2021	JAIME LOPEZ	8:30 - 12:30 PM				X	1							X	
3/28/2021	JAIME LOPEZ	8:30 - 12:30 PM				X	1							X	
3/28/2021	JAIME LOPEZ	8:30 - 12:30 PM				X	1							X	
3/28/2021	JAIME LOPEZ	8:30 - 12:30 PM				X	1							X	

				25	42	499	44	17	25	16	7	4	40	
						Total Passengers:								
						499								
						Total Trips: 159								

COPY

Date	Resident	Time	M	W	F	S	Total	20'	16'	16'	18'	Tracker	Canoe	Kayak	Comments
			Th	S	Pass	Pont	Pont	SunTrk	Bass	Bass					
3/28/2021	Jerome Schletter	1:00 - 4:00 PM				X	2		X						
3/28/2021	Adam Godfrey	1:00 - 4:00 PM				X	8	X							
3/28/2021	David Bronson	1:00 - 4:00 PM				X	3			X					
3/29/2021	William Gest	1:00 - 4:00 PM	X				2			X					
3/29/2021	Richard Edwards	1:00 - 4:00 PM	X				4	X							
3/31/2021	William Gest	1:00 - 4:00 PM					2			X					
3/31/2021	Carol Regalado	1:00 - 4:00 PM					8	X							
3/31/2021	Pam Yeager	1:00 - 4:00 PM					4			X					
4/1/2021	Carol Regalado	7:30 - 10:30 AM					8	X							
4/1/2021	Charlene Siwula	1:00 - 4:00 PM					6	X							
4/2/2021	Donald Rice	7:30 - 10:30 AM					2		X						
4/2/2021	John Warner	7:30 - 10:30 AM					1				X				
4/2/2021	Danielle Van Horn	1:00 - 4:00 PM					8	X							
4/3/2021	Donald Robinson	7:30 - 10:30 AM					4	X							
4/3/2021	Jonathan Bradshaw	7:30 - 10:30 AM					2	X							
4/3/2021		7:30 - 10:00 AM					4			X					
4/3/2021	Richard Sanchez	1:00 - 4:00 PM					6	X							
4/3/2021	Adam Godfrey	1:00 - 4:00 PM					4			X					
4/4/2021	Jerome Schletter	7:30 - 10:30 AM				X	2		X						
4/4/2021	Steven Sepulveres	1:00 - 4:00 PM				X	6	X							
4/4/2021	Randy Reid	1:00 - 4:00 PM				X	2								
4/4/2021	June Marsowicz	1:00 - 4:00 PM				X	6			X					
4/5/2021	sarah stevens	7:30 - 10:30 AM	X				4	X							
4/5/2021	Paul DeCoster	7:30 - 10:30 AM	X				3				X				
4/5/2021	Samuel Gates	1:00 - 4:00 PM	X				5	X							
4/5/2021	William Gest	1:00 - 4:00 PM	X				2			X					
4/7/2021		1:00 - 4:00 PM					8	X							
4/7/2021	JOHN HOWARD	1:00 - 4:00 PM					8	X							
4/8/2021	William Gest	10:00 - 11:00 AM					1				X				
4/8/2021	James Mead	1:00 - 4:00 PM					4	X							
4/9/2021	Carol Regalado	7:30 - 10:30 AM					8	X							
4/9/2021	Charlene Siwula	1:00 - 4:00 PM					2			X					
4/9/2021	Kim Rodriguez	1:00 - 4:00 PM					7	X							
4/10/2021	Carol Regalado	7:30 - 10:30 AM					8	X							
4/10/2021	David Fugere	1:00 - 4:00 PM					2		X						
4/10/2021	Jason Baker	1:00 - 4:00 PM					6	X							
4/10/2021	John Warner	1:00 - 4:00 PM					2			X					
4/11/2021	Donald Rice	7:30 - 10:30 AM				X	2		X						

				25	42	499	44	17	25	16	7	4	40		
						Total Passengers:									
						499									
						Total Trips:	159								

COPY

Date	Resident	Time	M	W	F	S	Total	20'	16'	16'	18'	Tracker	Canoe	Kayak	Comments
			Th	S	Pass	Pont	Pont	SunTrk	Bass	Bass					
4/11/2021	Jerome Schletter	8:00 - 11:00 AM				X	2					X			
4/11/2021	Jerome Schletter	8:00 - 11:00 AM				X	2				X				
4/11/2021	BEATRIZ BRICUYET	1:00 - 4:00 PM				X	8	X							
4/11/2021	David Bronson	1:00 - 4:00 PM				X	3			X					
4/12/2021	sarah stevens	10:00 - 2:00 PM	X				1							X	
4/12/2021		10:00 - 11:00 AM	X				2					X			
4/12/2021	sarah stevens	10:00 - 2:00 PM	X				1							X	
4/12/2021	William Gest	10:00 - 11:00 AM	X				1				X				
4/12/2021	William Gest	10:00 - 11:00 AM	X				1				X				
4/12/2021	Steven Sepulveres	1:00 - 4:00 PM	X				6	X							
			25	42	499	44	17	25	16	7	4	40			
							Total Passengers:								
							499								
							Total Trips: 159								

8Ciii.

Facebook Report March April 2021

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 March 23rd a resident had a concern about a empty dog potty station at Indiangrass. CDD staff resolved

On April 3rd, a resident had a concern as of why some of the dog potty bags boxes were placed upside down. CDD field services put the boxes with the right side up.

On April 2nd, a resident had a concern on leaking Irrigation on his property sidewalk created by the sidewalk contractor in December 2020. CDD Field Manager assessed and assisted resident with repair.

On April 4th, a resident had a concern about a broken off branch in front of her house. CDD field manager remove branch.

On April 6th, a South Lakes resident had a concern on the maintenance of the pond turf and adjacent areas to HOA property maintenance. CDD Field Manager contacted Servello.

End of report.

8Civ.

Harmony District Ponds Report

Pond #	Pond Name	Pond Acres	<div style="display: flex; justify-content: space-around; font-size: 0.8em;"> Duckweed Algae Cattail Pennywort Grasses Spartan </div>					March-April	Treatment Plan
			SEVERITY: L1=minimal L2=moderate L3=significant L4=extreme Blank = indicates non issue						
Map Quickview, click here. Internet access not required									* Se Clear G-Algae * Komeen Crystals-Hydrilla * SonarOne-Hydrilla * Diquat-Latorial plants
Map links below Require Internet									
1	H-1	1.4				L1	No treatment needed		
2	H-1	1.0				L1	cattails	roundup	
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				No treatment needed		
12	Estates S.	1.7	L1				No treatment needed		
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		algae	cutrine	
38	E. Lake	0.5			L1		No treatment needed		
39	S. Lake	3.3			L1		cattails	roundup	
40	S. Lake	1.4			L1		cattails	roundup	
41	S. Lake	2.3	L1				No treatment needed		
42	S. Lake	5.2	L1				cattails	roundup	
43	Waterside	3.0	L3				No treatment needed		
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			No treatment needed		
TOTAL ACRES			Total size (in acres) of all ponds combined						
AVG. TREATED ACRES		0.8	Average treated pond area is roughly 20%						
Additonal Notes:		This month I have inspected all ponds and started treatments on several ponds that have a high concentration of cattails. Also I have been removing all debris from around and inside of the ponds. Pond 43 required to go in with a boat to remove all trash floating around the edge. The overall look and health of the ponds are doing good and will continue to check on progress and any other concerns.							



8Cv.

COPY

Harmony Community Development District Field Services Monthly Wetland Report

#	Maintenance Area Name	Acres	Invasive Species Vegetation Identification Infestation Severity High, Medium, Low	Reporting Date: March-April Prescribed Treatment	Treatment Status Pending Activities Percent Complete
Map Tab Shows Local QuickMap Click Links Below For Internet Maps					
1	Buck Lake - South	1.4 ?	Lygodium High	Checked	This area has been treated and under control.
2	Green - South	1.0 ?	Grapevine Medium	Checked	This area has been treated and under control.
3	Golf Course - West	2.3 ?	Lygodium High	Continuing around and checking areas already treated.	Large amounts of fern and grape vine.
4	Golf Course - East	3.7 ?	Lygodium High	Worked in this area heavily as there is fern and grapevine.	heavy amounts of fern we are cutting and treating.
5	Golf Course - South	2.8 ?	Grapevine Medium	Worked in this area heavily as there is fern and grapevine.	90 percent complete
6	The Lakes - East	3.1 ?	Lygodium High	no treatment	not in this area now
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		1.3	Total size (in acres) of all foliage maintenance areas		
AVG. TREATED ACRES			Average infested foliage treated area is roughly 20%		

Additional Notes: This month we have been working on retreating growth in areas previously treated and continuing around the golf course areas. These areas are very heavy and go far back into the woods so it is very time consuming and hard to treat all areas without going back in a few times. A lot of progress but shows signs of growing back within a few months of treatment has to be monitored closely.



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

FIGURE
1

VEGETATION TREATMENT MAP

HARMONY CDD
OSCEOLA COUNTY, FL

8Cvi.



REQUEST FOR QUOTES-

HARMONY COMMUNITY DEVELOPMENT DISTRICT:

Installing and Grading landscaping at Five Oaks Dr

To Whom it May Concern:

The Harmony Community Development District (HCDD) is in the process of soliciting licensed contractors to Install new landscaping at Five Oaks Dr Harmony, Florida 34773.

The HCDD will accept proposals for Landscape Installation until the 14th of this month at 4:00 PM. Please review the request for quote carefully. Any required permits will be the responsibility of the vendor, along with all design criteria if necessary, for the permitting process. Please schedule a site visit with the Field Operations Manager here in Harmony, if needed, in order to review the current conditions and to evaluate the specifics of the project.

If you have any questions, please contact me at 407-301-2235

Thank you for your time and interest in the project.

Respectfully,

Gerhard van der Snel.
 Field Operations Manager
 Harmony Community Development District
 7360 Five Oaks Dr
 Harmony Fl 34773
 407-301-2235
 Gerhardharmony@gmail.com



Introduction

1.0 Summary: The Harmony Community Development District (HCDD) is accepting quotes from third parties to ~~Install a fence for a Dog park located at 7360 Five Oaks Dr in Harmony, Florida~~ in accordance with the requirement in this Request for Quote (RFQ). The purpose of this RFQ is to provide third parties that wish to participate in the RFQ process with relevant information relating to the HCDD and the RFQ process, in order for them to have the opportunity to submit proposals.

2.0 Scope of Work:

1. The work consists of ~~Replacing sidewalks~~ *Installing + Grading Landscaping @ Five Oaks*

PLEASE PROVIDE A SCANNED MAP FOR MORE DETAIL TO LOCATE THE PROJECT AREA DESCRIBED ABOVE.

2. *Site already visited by rep.*

3.0 Phased Proposal Process:

3.1 Provide RFQ to interested contractors –

This bidding process is to be accomplished in several steps.

Step 1 is to determine the availability and interest of qualified contractors and to provide this RFQ to those contractors.

3.2 Design and Cost Proposals - Step 2 is to review responses from all interested bidders. Estimates of proposed costs and construction schedules are also required.

3.3. Response Evaluation - The material submitted in step 2, will then be evaluated and a contractor will be selected.

4.0. Final Submission - The selected firm will be notified of its selection by, six weeks following the RFQ submission deadline.. The Harmony Community Development District reserves the right to reject any and all proposals for any reason. HCDD also expressly reserves the right to award the contract to a firm submitting a superior design, costs considered, as opposed to award to the lowest cost. HCDD also reserves the right to negotiate the final construction details before final contract award. Work will be started 30 days from the receipt of the Notice to Proceed.



WHERE NATURE CALLS YOU HOME

- 5.0 Insurance Requirements** - The HCDD will require a contractor to have adequate workman's compensation insurance, and be licensed/bonded to perform in Osceola County, Florida. The contractor shall provide comprehensive general liability insurance. The HCDD shall also be named as an additionally insured party on the liability insurance coverage. As to actual loss, injury, or damage in performance of the contract, insurance coverage must be provided.
- 6.0 Construction/Delivery Hours** - The hours for construction/delivery are limited to 7:00am to 6:00pm, Monday through Saturday. During the months of July August September , construction hours may be extended until 7:00pm. Exceptions can be made for critical projects if arrangements are made in advance with the HCDD Field Services Manager.

COPY

Repair Turf

Write a description for your map.



Beacon Landscaping, Inc

5 Hill Ave.
Orlando, FL 32801
(407)445-1236
office@beaconlandscaping.com
http://www.beaconlandscaping.com



Estimate

ADDRESS

Harmony CDD
Gerhard van der Snel
7360 Five Oaks Dr
Harmony FL 34773

ESTIMATE # 3030

DATE 04/07/2021

PRODUCT/SERVICE	QTY	RATE	AMOUNT
Services Furnish Labor and Materials to Kill Existing Vegetation, Regrade, and Install New Bahia and St.Augustine at Five Oaks Drive per Email From Gehard on 4/2 Excludes Repairs to Any Damage to Sidewalk and Curb	1	13,350.00	13,350.00
Harmony - Grading and Install Sod at Five Oaks Drive		TOTAL	\$13,350.00

Accepted By

Accepted Date



Harmony Community Development District

Request for Proposals

Installing and Grading landscaping at Five Oaks Dr

COST OF PROPOSAL

The vendor/contractor proposes to **Install and Grade landscaping at Five Oaks Dr** for the following STIPULATED SUM:

\$13,350

Estimated Completion Date: 2 weeks after acceptance

The Harmony Community Development District reserves the right to reject any and all proposals. All proposals shall remain valid for forty-five days after the opening of the proposals.

Signature of Representative

[Handwritten Signature]

Name

Minesh Patel

Printed Name

President

Title



Florida State Contractor's License No.

Please complete the following bid documents carefully and truthfully. All forms and information of this section must be submitted for consideration in this project.

VENDOR'S/CONTRACTOR'S STATEMENT OF ORGANIZATION

1. Name in full of business concern: Beacon Landscaping, Inc

2. Principal business address: 5 Hill Ave Orlando, FL 32801

3. Principal contact person(s): Minesh Patel / Christine Chong
407-445-1236

4. Form of business concern (corporation, partnership, etc...): Corporation

5. If a partnership, please give names of partners; if corporation please give names of officers with authority to sign for the corporation.

Name	Address
N/A	

If a corporation, in what state is the business incorporated? FL



WHERE NATURE CALLS YOU HOME

If a joint venture or partnership, what is the date of agreement? _____

6. List the name and address of all major firms that will participate in this project. (Include designers, contractors, subcontractors, major equipment suppliers, etc...)

- a. Beacon Landscaping _____
- b. _____
- c. _____
- d. _____
- e. _____
- f. _____
- g. _____
- h. _____

7. The vendor/contractor must supply evidence the contractor has the ability to be licensed to do business in Osceola County, Florida.

8. Attach a list of all current or recent (maximum of five) entities for which the bidder has performed work for in the past five years. For each entity provide owner's name, representative's name, address and phone number.

9. Attach a statement of qualifications of all firms that will be included in this project with the proposal. Include past experience with similar projects including information on the location and contact information for such projects.

10. Attach a certification that the vendor/contractor is in full compliance with E-Verify.

11. Attach a copy of W-9.

COPY

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

**Give Form to the
requester. Do not
send to the IRS.**

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	<p>1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Beacon Landscaping, Inc</p> <p>2 Business name/disregarded entity name, if different from above</p> <p>3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.</p> <p><input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input checked="" type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate</p> <p><input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____</p> <p>Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.</p> <p><input type="checkbox"/> Other (see instructions) ▶ _____</p> <p>4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from FATCA reporting code (if any) _____</p> <p><small>(Applies to accounts maintained outside the U.S.)</small></p> <p>5 Address (number, street, and apt. or suite no.) See instructions. 5 Hill Ave Rd</p> <p>6 City, state, and ZIP code Orlando, 32801</p> <p>7 List account number(s) here (optional)</p>	<p>Requester's name and address (optional)</p>
--	---	--

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN), if you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
or									
Employer identification number									
2	6	-	4	6	5	2	9	7	6

Part II Certification

- Under penalties of perjury, I certify that:
- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
 - I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
 - I am a U.S. citizen or other U.S. person (defined below); and
 - The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ▶	Date ▶ 3/23/21
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (Interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
 - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
 - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
 - Form 1099-S (proceeds from real estate transactions)
 - Form 1099-K (merchant card and third party network transactions)
 - Form 1099 (home mortgage interest), 1099-E (student loan interest), 1099-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.
- If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

POLK COUNTY LOCAL BUSINESS TAX RECEIPT
ACCOUNT NO. 207835

CLASS: A

EXPIRES: 9/30/2021

OWNER NAME
MINESH PATEL

LOCATION
POLK COUNTY
POLK COUNTY

BUSINESS NAME AND MAILING ADDRESS

CODE 116006
ACTIVITY TYPE LTD AGRICULTURE

BEACON LANDSCAPING INC

5 HILL AVE
ORLANDO, FL 32801

PROFESSIONAL LICENSE (IF APPLICABLE)



THIS POLK COUNTY LOCAL BUSINESS TAX RECEIPT MUST BE
CONSPICUOUSLY DISPLAYED AT THE BUSINESS LOCATION

OFFICE OF JOE G. TEDDER, CFC - TAX COLLECTOR

PAID-4082796-0003-0001 06/12/2020 06/12/2020 KMG 433 33.50 BEACON LANDSCAPING INC

COPY

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

Date: June 24, 2020 File No.: LC233995 Expires: June 30, 2021

THE COMMERCIAL LANDSCAPE MAINT. HOLDER NAMED BELOW
HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR
THE PERIOD EXPIRING: **June 30, 2021**

MINESH PATEL
5 HILL AVE
ORLANDO, FL 32801

Nicole Fried
NICOLE "NIKKI" FRIED, COMMISSIONER

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STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

MINESH PATEL
COMMERCIAL LANDSCAPE MAINT. HOLDER

LC233995

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD
EXPIRING **June 30, 2021**

Nicole Fried Signature
COMMISSIONER

Wallet Card
Wallet Card - Fold Here

BUREAU OF LICENSING & ENFORCEMENT
3125 CONNER BLVD, BLDG. 8
TALLAHASSEE, FLORIDA 32399-1650



COPY

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/18/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Strategic Insurance Services 2727 Ulmerton Road Suite #300 Clearwater FL 33762	CONTACT NAME: Sandy Biss PHONE (A/C, No, Ext): 727.213.1890 FAX (A/C, No): E-MAIL ADDRESS: sbiss@getstrategicins.com INSURER(S) AFFORDING COVERAGE INSURER A: TECHNOLOGY INS CO INC NAIC # 42376 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
INSURED BEACON LANDSCAPING, INC 5 HILL AVE ORLANDO FL 32801-2926	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDCOVER INSD / WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GENL AGGREGATE LIMIT APPLIES PER <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMPOP AGG \$ \$	
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$	
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$	
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/>	N/A	TWC3963828	03/15/2021	03/15/2022	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER Beacon Landscaping 5 Hill Ave Orlando FL 32801	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Doug Levi
---	---



COPY

BEACLAN-01

MOSLEYS

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
4/7/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER
Insurance Office of America, Inc.
1855 West State Road 434
Longwood, FL 32750

CONTACT NAME: Sonora Mosley
PHONE (A/C, No, Ext): (800) 243-6899 **FAX (A/C, No):** (407) 788-7933
E-MAIL ADDRESS: sonora.mosley@ioausa.com

INSURED
Beacon Landscaping, Inc.
5 Hill Ave.
Orlando, FL 32801

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Ohio Security Insurance Company	24082
INSURER B : Owners Insurance Company	32700
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDITIONAL SUBROGATION WAIVED	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS																										
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC OTHER:		BKS57969721	5/31/2020	5/31/2021	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>EACH OCCURRENCE</td><td style="text-align: right;">\$ 1,000,000</td></tr> <tr><td>DAMAGE TO RENTED PREMISES (Ea occurrence)</td><td style="text-align: right;">\$ 300,000</td></tr> <tr><td>MED EXP (Any one person)</td><td style="text-align: right;">\$ 15,000</td></tr> <tr><td>PERSONAL & ADV INJURY</td><td style="text-align: right;">\$ 1,000,000</td></tr> <tr><td>GENERAL AGGREGATE</td><td style="text-align: right;">\$ 2,000,000</td></tr> <tr><td>PRODUCTS - COMP/OP AGG</td><td style="text-align: right;">\$ 2,000,000</td></tr> <tr><td></td><td style="text-align: right;">\$ Included</td></tr> </table>	EACH OCCURRENCE	\$ 1,000,000	DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000	MED EXP (Any one person)	\$ 15,000	PERSONAL & ADV INJURY	\$ 1,000,000	GENERAL AGGREGATE	\$ 2,000,000	PRODUCTS - COMP/OP AGG	\$ 2,000,000		\$ Included												
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B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS MADE DED: RETENTION \$:		4905896701	5/31/2020	5/31/2021	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>COMBINED SINGLE LIMIT (Ea accident)</td><td style="text-align: right;">\$ 1,000,000</td></tr> <tr><td>BODILY INJURY (Per person)</td><td style="text-align: right;">\$</td></tr> <tr><td>BODILY INJURY (Per accident)</td><td style="text-align: right;">\$</td></tr> <tr><td>PROPERTY DAMAGE (Per accident)</td><td style="text-align: right;">\$</td></tr> <tr><td></td><td style="text-align: right;">\$</td></tr> <tr><td>EACH OCCURRENCE</td><td style="text-align: right;">\$</td></tr> <tr><td>AGGREGATE</td><td style="text-align: right;">\$</td></tr> <tr><td></td><td style="text-align: right;">\$</td></tr> <tr><td>PER STATUTE</td><td style="text-align: right;">\$</td></tr> <tr><td>OTHER</td><td style="text-align: right;">\$</td></tr> <tr><td>E.L. EACH ACCIDENT</td><td style="text-align: right;">\$</td></tr> <tr><td>E.L. DISEASE - EA EMPLOYEE</td><td style="text-align: right;">\$</td></tr> <tr><td>E.L. DISEASE - POLICY LIMIT</td><td style="text-align: right;">\$</td></tr> </table>	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000	BODILY INJURY (Per person)	\$	BODILY INJURY (Per accident)	\$	PROPERTY DAMAGE (Per accident)	\$		\$	EACH OCCURRENCE	\$	AGGREGATE	\$		\$	PER STATUTE	\$	OTHER	\$	E.L. EACH ACCIDENT	\$	E.L. DISEASE - EA EMPLOYEE	\$	E.L. DISEASE - POLICY LIMIT	\$
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B	Business Auto		4905896701	5/31/2020	5/31/2021	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Non-Owned Phys Damag</td><td style="text-align: right;">200,000</td></tr> </table>	Non-Owned Phys Damag	200,000																								
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DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

Harmony Community Development District
7360 Five Oaks Drive
Harmony, FL 34773

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Bruce B. B...

COPY



BEACON
HOA LANDSCAPE
MANAGEMENT™

Project References

1. Lally Development
Contact: Sunveer Lally
Phone: 407-301-3945
Email: Sunveer@outlook.com

2. R. Nursey Homes
Contact: Richard Nursey
Phone: 407-247-3991
Email: nurseydevelopment@cfl.rr.com

3. Horizon Construction
Contact: Fred Duarte
Phone: 407-967-5721
Email: fredhc@live.com

grow beautifully

BeaconLandscaping.com

5111 Manatee
Circle, Suite 32801
407-445-1226 / p



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

Date	Proposal #
03/19/2021	5276

Submitted To
Harmony CDD Gerhard van der Snel 210 North University Drive Suite 702 Coral Springs, FL 33071

Project
Harmony CDD 7360 Five Oaks Dr. Harmony, FL 34773

Scope

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

Sod

Repair damaged areas where storm drain was repaired by Browning.

Description	Quantity	Unit	Price
Demo/Bed Prep (grade and level areas)	90.00	Hr	3,600.00
Bobcat and operator	1.00	Ea	1,050.00
Soil/Dirt	10.00	yds	660.00
Bahia Strip & Lay	6,800.00	1sF	4,760.00
St Augustine Floratam Strip & Lay	5,600.00	1sF	5,880.00

Subtotal Sod	15,950.00
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Project Total	\$15,950.00
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Harmony CDD

Proposal # 5276

Project Total

\$15,950.00

Terms & Conditions

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

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

By: Scottie Feliciano 3/19/2021 Accepted: _____
Servello & Son, Inc. Date Harmony CDD Date

The above prices, specifications and conditions are accepted. Not valid after 30 days. Full payment is due upon completion.

All jobs equal to or totaling a price of \$10,000.00 and above: A minimum 40% draw is required to schedule and start the job.



Proposal

PO Box 865
 Oakland, FL 34760
 407-287-5622
 CepraLandscape.com

PROPERTY
Cepra Orlando PO Box 865 Oakland, FL 34760

PROPOSAL #	DATE	
15648	04/27/2021	

DESCRIPTION	
Grade existing area damaged due to recent work completed and install Bahia. Infill St Augustine in a couple of voids near sidewalk at Five Oaks Dr. * Irrigation retrofit is for an allowance in case a sprinkler is hit while preparing the St Augustine. This may not be needed.	\$8,892.00

DESCRIPTION	QTY	UNIT\$	TOTAL \$
Bahia Sod (Material Only)	10400.00	\$0.37	\$3,862.86
Fill Dirt (Material Only)	20.00	\$30.00	\$600.00
General Enhancement Labor	90.00	\$45.00	\$4,050.00
Irrigation Retrofit- Enhancement	1.00	\$150.00	\$150.00
St. Augustine Sod "Floritam" (Material Only)	400.00	\$0.61	\$245.71

INCLUDED SERVICES	OCCURS	COST EACH	EXT COST	TOTAL COST
ENHANCEMENT	1	\$8,892.00	\$8,892.00	\$8,892.00
TOTAL:			\$8,892.00	\$8,892.00

Terms and Conditions

1. **Scope of Work.** The scope of work to be performed by Contractor is set forth on attached Proposal. If work activity is not set forth in the Proposal, it is not included in the basic scope of work. All material shall conform to bid specifications unless expressly noted otherwise.
2. **Insurance, Licenses and Permits.** Contractor agrees to maintain General Liability insurance coverage, Workers Compensation insurance coverage, and Commercial Automobile insurance coverage as required by law. Contractor also shall comply with all licensing and permit requirements established by any State, County or municipal agency relating to the scope of work.
3. **Subcontractors.** Contractor reserves the right to hire qualified subcontractors to perform work under this Agreement.
4. **Access to Jobsite.** Owner shall ensure Contractor has access to all parts of the jobsite where the Contractor is to perform work as required by this Agreement during normal business hours and other reasonable periods of time. Owner will be responsible to furnish all utilities necessary to perform the work.
5. **Utilities.** Contractor will call Sunshine State One Call of Florida to locate utilities when applicable. Owner is responsible for location of private utilities and contractor cannot be held liable for damage to unmarked utilities.
6. **Compensation.** In exchange for Contractor performing the scope of work described in above, Owner shall pay Contractor in accordance with the pricing terms set forth. Contractor shall issue invoices upon completion of the work for amounts due in accordance with the pricing terms set forth. Amounts invoiced are due upon receipt and shall be considered past due after 15 days from the date of invoice. Past due amounts shall accrue interest at the annual rate of 12%. If Owner disputes or questions any invoice or portion of any invoice, Owner shall provide Contractor with written notification of the basis of the dispute or question within fourteen (14) days of receipt of the invoice or the invoice shall be deemed undisputed and fully payable by Owner. Work performed outside the scope of work described in attached Proposal shall be deemed extra work and shall be invoiced and paid in addition to the base compensation due under this Agreement. Owner agrees that if Owner fails to make payment for more than 60 days after the date of any work provided by Contractor arising out of or relating to this Agreement, then Contractor shall have the right to record a claim of lien against Owner's property to secure payment for labor, materials, equipment and supervision supplied by Contractor for the benefit of Owner's property.
7. **Termination.** This Agreement may be terminated with or without cause by the Owner upon seven (7) days written notice. Owner shall be required to pay for all materials and work completed to the date of termination
8. **Liability.** Contractor and Owner hereby waive any claims against each other for consequential damages or indirect damages of any kind. Contractor shall not be liable to Owner for any claim for property damage or bodily injury unless and to the extent caused by the negligence of Contractor or its employees or subcontractors.
9. **Disputes.** In the event of any litigation arising out of or relating to this Agreement or any related extra work, the prevailing party shall be entitled to recover its attorney's fees and costs from the non-prevailing party at both the trial court and appellate court levels. The county and circuit courts in Marion County, Florida shall have sole and exclusive jurisdiction to decide any dispute between the parties, whether sounding in contract or tort and whether legal or equitable in nature, arising out of or relating to this Agreement. The parties hereby waive the right to trial by jury on all claims, counterclaims and defenses otherwise triable to a jury.
10. **Warranty.** All work performed will be guaranteed for one (1) year after completion. In order for warranty to remain in effect, proper maintenance must be performed for the entire length of the warranty period.
11. **Complete Agreement.** This Agreement and attached Proposal represents the complete and integrated agreement of the parties with respect to the subject matter hereof. All prior verbal or written agreements, promises or representations relating to this Agreement and exhibits hereto are hereby merged into this Agreement and do not survive execution of this Agreement.

Customer Printed Name

Customer Signature

Date

WORK ORDER #15648



Harmony Community Development District

**Request for Proposals
(insert activity)**

COST OF PROPOSAL

The vendor/contractor proposes to provide/perform the (insert activity) for the following STIPULATED SUM:

Demo approximately 640 sf of 4" sidewalk and 4 lf of curb. Pour 640 sf of 4" concrete sidewalk and 4 lf of curb. If depth is more than 4" price will be adjusted according to actual depth. \$7588.00

Estimated Completion Date within 45 days

The Harmony Community Development District reserves the right to reject any and all proposals. All proposals shall remain valid for forty-five days after the opening of the proposals.

Signature of Representative

Gary Rumpza

Name

Gary Rumpza

Printed Name

Estimator

Title



Not required
 Florida State Contractor's License No.

Please complete the following bid documents carefully and truthfully. All forms and information of this section must be submitted for consideration in this project.

VENDOR'S/CONTRACTOR'S STATEMENT OF ORGANIZATION

1. Name in full of business concern: Arrow Pavement Services, Inc.

2. Principal business address: 3936 S. Semoran Blvd. # 118 Orlando, FL 32822

3. Principal contact person(s): Gary Rumpza

4. Form of business concern (corporation, partnership, etc...): Corporation

5. If a partnership, please give names of partners; if corporation please give names of officers with authority to sign for the corporation.

Name

Address



WHERE NATURE CALLS YOU HOME



If a joint venture or partnership, what is the date of agreement? _____

6. List the name and address of all major firms that will participate in this project. (Include designers, contractors, subcontractors, major equipment suppliers, etc...)

- a. _____
- b. _____
- c. _____
- d. _____
- e. _____
- f. _____
- g. _____
- h. _____

7. The vendor/contractor must supply evidence the contractor has the ability to be licensed to do business in Osceola County, Florida.

8. Attach a list of all current or recent (maximum of five) entities for which the bidder has performed work for in the past five years. For each entity provide owner's name, representative's name, address and phone number. *We have completed multiple jobs for Harmony in the past.*

9. Attach a statement of qualifications of all firms that will be included in this project with the proposal. Include past experience with similar projects including information on the location and contact information for such projects.

10. Attach a certification that the vendor/contractor is in full compliance with E-Verify. *We have not set this up yet.*

11. Attach a copy of W-9.

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Arrow Pavement Services, Inc.

2 Business name/disregarded entity name, if different from above
Arrow Pavement Services, Inc.

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

Individual/sole proprietor or single-member LLC

C Corporation

S Corporation

Partnership

Trust/estate

Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

Other (see instructions) ▶ _____

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

5 Address (number, street, and apt. or suite no.) See instructions.
3936 S. Semoran Blvd. # 118

6 City, state, and ZIP code
Orlando, FL 32822

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

--	--	--	--	--	--	--	--	--	--

OR

Employer identification number

5	9	-	1	8	6	1	6	1	3
---	---	---	---	---	---	---	---	---	---

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ *Shawn Glatton*

Date ▶ *03-16-21*

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
 - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
 - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
 - Form 1099-S (proceeds from real estate transactions)
 - Form 1099-K (merchant card and third party network transactions)
 - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

COPY

ACCOUNT NO.
711103

BRUCE VICKERS, TAX COLLECTOR
OSCEOLA COUNTY, STATE OF FLORIDA
LOCAL BUSINESS TAX RECEIPT

EXPIRATION
SEPTEMBER 30, 2021

2021

BUSINESS TYPE:
5001 MISCELLANEOUS CONTRACTOR

BUSINESS:

Arrow Pavement Services, Inc.
6715 Narcoossee Rd.
Orlando, FL 32822

Asphalt Maintenance Company

07/28/2020
Open TAB
188 90
Paid 10.00
Receipt #2001961

115666
TRANSFER
ORIGINAL TAX
AMOUNT
PENALTY
COLLECTION COST
TOTAL
0.00
30.00
0.00
0.00
30.00

Location:
OUT OF COUNTY

Bruce E. Vickers

BRUCE VICKERS CFG, TAX COLLECTOR
P.O. BOX 422103, KISSIMMEE FL 34742-2105

Beacon Landscaping, Inc
5 Hill Ave.
Orlando, FL 32801
(407)445-1236
office@beaconlandscaping.com
http://www.beaconlandscaping.com



Estimate

ADDRESS

Harmony CDD
Gerhard van der Snel
7360 Five Oaks Dr
Harmony FL 34773

ESTIMATE # 3039
DATE 04/12/2021

PRODUCT/SERVICE	QTY	RATE	AMOUNT
Services Furnish Labor and Equipment to Remove, Demo, Dispose, Form and Pour Sections of Sidewalk Concrete at Area "Behind 3500 Harmony Sq Dr West" per photos emailed to Gerhard. This includes approx 13 sections of sidewalk identified as cracked or damaged	728	9.75	7,098.00
Services Furnish Labor and Equipment to Remove, Demo, Dispose and Repair Curb 11' Section at Area "Behind 3500 Harmony Sq Dr West" Per Email Sent by Gerhard on 4/7/21	1	459.00	459.00
Harmony - Sidewalk Replacement at Area "Behind 3500 Harmony Sq Dr West" TOTAL			\$7,557.00

Accepted By

Accepted Date

COPY



HARMONY

WHERE NATURE CALLS YOU HOME

Harmony Community Development District

Request for Proposals

Sidewalk replacement

COST OF PROPOSAL

The vendor/contractor proposes to provide/perform the Sidewalk Replacement for the following STIPULATED SUM:

\$11,300.00

Eleven thousand three hundred dollars

Estimated Completion Date: should take 3-4 days to complete

The Harmony Community Development District reserves the right to reject any and all proposals. All proposals shall remain valid for forty-five days after the opening of the proposals.

Signature of Representative

Katie Wright

Name

Katie Wright

Printed Name

office manager

Title

COPY



WHERE NATURE CALLS YOU HOME

Florida State Contractor's License No.

Please complete the following bid documents carefully and truthfully. All forms and information of this section must be submitted for consideration in this project.

VENDOR'S/CONTRACTOR'S STATEMENT OF ORGANIZATION

1. Name in full of business concern: Big T Mid Florida Inc.

2. Principal business address: 2733 NE 11th St.
Pompano Beach, FL 33062

3. Principal contact person(s): Gene Stoller

4. Form of business concern (corporation, partnership, etc...): S-corp

5. If a partnership, please give names of partners; if corporation please give names of officers with authority to sign for the corporation.

Name	Address
<u>Gene Stoller</u>	<u>2733 NE 11th St.</u>
	<u>Pompano Beach, FL</u>
	<u>33062</u>

If a corporation, in what state is the business incorporated? Florida

COPY



If a joint venture or partnership, what is the date of agreement? n/a

6. List the name and address of all major firms that will participate in this project. (Include designers, contractors, subcontractors, major equipment suppliers, etc...)

- a. N/A
- b. _____
- c. _____
- d. _____
- e. _____
- f. _____
- g. _____
- h. _____

- 7. The vendor/contractor must supply evidence the contractor has the ability to be licensed to do business in Osceola County, Florida.
- 8. Attach a list of all current or recent (maximum of five) entities for which the bidder has performed work for in the past five years. For each entity provide owner's name, representative's name, address and phone number.
- 9. Attach a statement of qualifications of all firms that will be included in this project with the proposal. Include past experience with similar projects including information on the location and contact information for such projects.
- 10. Attach a certification that the vendor/contractor is in full compliance with E-Verify.
- 11. Attach a copy of W-9.

BIG T DEVELOPMENT, INC

2733 N.E. 11 Street
Pompano Beach, Florida 33062
Office: (407)349-5003 Fax; (407)349-5006

April 9, 2021

To: **Harmony CDD**

**Job: 3500 Harmony Sq. Dr. West
Harmony, FL 34773**

Email: gerhardharmony@gmail.com

Contact: Gerhard (407) 301-2235

Big T Trip Hazard Repair specializes in removing uneven trip hazards from uneven sidewalks as a regularly scheduled maintenance schedule, bringing them fully ADA (Americans with Disabilities Act) compliant and virtually hazard free. Big T will supply labor and material to complete the following scope of work that is to be continuous during regular daytime hours.

1) Big T will cut, pop, remove, haul off and replace 13 flags.....\$ 11,300.00

- Due to changing conditions (tree roots, settling of soils, water erosion) Big T is not responsible for trip hazard after work has been completed. It is customers responsibility to notify Big T of any new trip hazards.
- Big T does not remove roots, grind or cut tree's that must be scheduled with your landscaping crew.
- Big T is not responsible for any damages to anything that may be embedded in or directly underneath concrete to be cut/excavated.
- Big T will use barricades/caution tape to secure to secure areas that have been removed but it is up to the association to notify and make residents aware of our work and work dates.
- Past due account are subject to a 1.5% per month finance charge (18% annum). It is further understood that in the event that it becomes necessary to engage the service of collection agency or attorney to collect payment for services rendered or related charges, the customer agrees to pay reasonable attorney fees and collection costs in both pre-judgement and post judgement collection actions.

Contractor accepts sub-contractors insurance "As Is" unless prior arrangements have been made.

We propose hereby to furnish material & labor in accordance with above Specifications for the sum of:

\$11,300.00

Eleven Thousand Three Hundred Dollars

**** FINAL PRICE BASED ON FIELD MEASUREMENTS ***

Payment made as follows: COD

**** Cancellations must be made 12 hours in advance or a \$200.00 cancellation fee will be charged****

Signature of acceptance

Date

**** Spots as stated are listed on attached house number sheet**

BIG T DEVELOPMENT, INC

Customer Set-up form

Legal _____

DBA: _____

Phone # : (_____) _____ Fax # : (_____) _____

Address: _____

City: _____ St: _____ Zip: _____

E-mail Address: _____

PAYMENT TERMS = C/O/D or 30 days with customer set up form

THE PRINCIPAL OF THE COMPANY AGREES TO PERSONALLY GUARANTEE ALL MONEYS DUE.

SIGNATURE: _____ PRINT: _____

FAX: 407-349-5006

COPY

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
BIG T MID FLORIDA, INC

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

Individual/sole proprietor or single-member LLC

C Corporation

S Corporation

Partnership

Trust/estate

Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities; not individuals; see instructions on page 9):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
2733 NE 11TH ST

6 City, state, and ZIP code
POMPANO BEACH, FL 33062

7 List account number(s) here (optional)

Requester's name and address (optional):
**Harmony Community Develop.
3500 Harmony Sq. Dr. West
Harmony, FL 39713**

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

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OR

Employer identification number

2	0	-	3	8	0	0	5	0	2
---	---	---	---	---	---	---	---	---	---

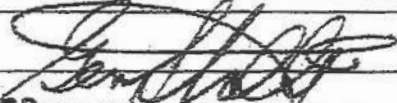
Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here

Signature of U.S. person ▶ 

Date ▶ **4/12/2021**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

COPY



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

04/09/21

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Pettineo Insurance Agency, Inc. 2430 E Commercial Boulevard Fort Lauderdale, FL 33308	CONTACT NAME: PHONE (A/C, No, Ext): 954-493-9424 FAX (A/C, No): 954-493-8968 E-MAIL ADDRESS: INSURER(S) AFFORDING COVERAGE NAIC # INSURER A : Utica First Insurance Company 15326 INSURER B : Progressive Express Insurance Company 10193 INSURER C : Wilshire Insurance Company 13234 INSURER D : INSURER E : INSURER F :
INSURED Big T Mid Florida, Inc. 2733 NE 11th Street Pompano Beach, FL 33062	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Primary & Non-Contributory GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			ART514519200	06/22/20	06/22/21	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 250,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/> AUTOS ONLY			02269274-0	06/22/20	06/22/21	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Uninsured Motorist \$ 1,000,000
C	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			XL00018817	06/22/20	06/22/21	EACH OCCURRENCE \$ 3,000,000 AGGREGATE \$ 3,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y / <input checked="" type="checkbox"/> N / A If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER Harmony Community Development 3500 Harmony Square Drive West Harmony, FL 34773	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <div style="text-align: right; font-family: cursive; font-size: 1.2em;">Chris Holther</div>
---	---

8Cvii



Harmony Community Development District

Request for Proposals

Installing a Dog park fence with Gates

COST OF PROPOSAL

The vendor/contractor proposes to provide/perfor^{Dog Park Fence}m the ~~Sidewalk Replacement~~ for the following STIPULATED SUM:

\$ 19,750.00

Estimated Completion Date: 30 DAYS from NTP

The Harmony Community Development District reserves the right to reject any and all proposals. All proposals shall remain valid for forty-five days after the opening of the proposals.

Signature of Representative

Jason Junnula

Name

Printed Name

Jason Junnula

Title

President



WHERE NATURE CALLS YOU HOME

Florida State Contractor's License No.

Please complete the following bid documents carefully and truthfully. All forms and information of this section must be submitted for consideration in this project.

VENDOR'S/CONTRACTOR'S STATEMENT OF ORGANIZATION

1. Name in full of business concern: _____

Chapco Fence, LLC

2. Principal business address: 4370 Story Road

St. Cloud, FL 34772

3. Principal contact person(s): Jason Junnida

4. Form of business concern (corporation, partnership, etc...): _____

LLC (S) Corp

5. If a partnership, please give names of partners; if corporation please give names of officers with authority to sign for the corporation.

Name

Address

N/A

If a corporation, in what state is the business incorporated? Florida



If a joint venture or partnership, what is the date of agreement? N/A

6. List the name and address of all major firms that will participate in this project. (Include designers, contractors, subcontractors, major equipment suppliers, etc...)

- a. N/A
- b. _____
- c. _____
- d. _____
- e. _____
- f. _____
- g. _____
- h. _____

- ✓ 7. The vendor/contractor must supply evidence the contractor has the ability to be licensed to do business in Osceola County, Florida.
- ✓ 8. Attach a list of all current or recent (maximum of five) entities for which the bidder has performed work for in the past five years. For each entity provide owner's name, representative's name, address and phone number.
- 9. Attach a statement of qualifications of all firms that will be included in this project with the proposal. Include past experience with similar projects including information on the location and contact information for such projects.
- ✓ 10. Attach a certification that the vendor/contractor is in full compliance with E-Verify.
- ✓ 11. Attach a copy of W-9.

CHAPCO FENCE, LLC

**4417 13TH STREET #513
PHONE: 407-892-6447**

**ST. CLOUD, FL 34769
FAX: 407-892-976**

**HARMONY COMMUNITY CDD
7300 FIVE OAKS DRIVE**

APRIL 2021

**ATTN:GERHARD VAN DER SNEL
gerhardharmony@gmail.com
JOB: NEW DOG PARK**

- SUPPLY AND INSTALL 744' OF 5'H BLACK CHAINLINK FENCE .**
- INSTALL A 10'OPEN DOUBLE DRIVE FOR MAINTAINCE.**
- INSTALL 2 – 8' X 8' CHAINLINK ENTRANCES .**
- INSTALL 2 – 4'W X 5'H SELF CLOSING GATES ON EACH ENTRANCE.**

MATERIAL:

- *5' H BLACK 6GA COMMERCIAL CHAINLINK**
- *2 ½" X 7' BLACK SCH40 TERMINAL POST**
- *1 5/8" BLACK SCH40 TOPRAIL**
- *2" X 7' BLACK SCH40 LINE POST**
- *7GA BLACK BOTTOM TENSION WIRE**

TOTAL = \$19,750.00

**THANKYOU,
Jason Junnila**

COPY

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

**Give Form to the
requester. Do not
send to the IRS.**

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	<p>1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. <u>Chapco Fence, LLC</u></p> <p>2 Business name/disregarded entity name, if different from above</p>	
	<p>3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.</p> <p><input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate</p> <p><input checked="" type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ <u>S</u></p> <p>Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.</p> <p><input type="checkbox"/> Other (see instructions) ▶</p>	<p>4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from FATCA reporting code (if any) _____</p> <p><small>(Applies to accounts maintained outside the U.S.)</small></p>
	<p>5 Address (number, street, and apt. or suite no.) See instructions. <u>4417 13th STREET #513</u></p> <p>6 City, state, and ZIP code <u>ST. CLOUD, FL 34769</u></p> <p>7 List account number(s) here (optional)</p>	<p>Requester's name and address (optional)</p>

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number	
[] [] [] - [] [] - [] [] [] []	
or	
Employer identification number	
20 - 2497106	

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ▶ <u>[Signature]</u>	Date ▶ <u>1/19/21</u>
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

LIST OF THREE REFERENCES

#1	Agency	ARACO Construction
	Address	1110 Pennsylvania Ave
	City, State, ZIP	St. Cloud, FL 34769
	Contact Person	Sonny Fayne
	Telephone/ Fax	407. 892. 0111
	Email	Sonny@aracoconstruction.com
	Date(s) of Service	2/2005 - Current Dates
	Type of Service	Various types of Commercial Fence & Gate Projects
	Comments:	All Commercial Projects
#2	Agency	GLF Construction
	Address	7648 Southland Blvd.
	City, State, ZIP	Orlando, FL 32809
	Contact Person	Chad Johnson
	Telephone/ Fax	407. 888. 8481
	Email	Cwjohnson@glfusa.com
	Date(s) of Service	2010 - Current Date
	Type of Service	Commercial / Airport / DOT Fence & Gates
	Comments:	All Commercial Projects
#3	Agency	JR DAVIS Construction
	Address	210 Hoagland Blvd
	City, State, ZIP	Kissimmee, FL 32824
	Contact Person	Marc Goodman
	Telephone/ Fax	407. 870. 0066
	Email	marc.goodman@jr-davis.com
	Date(s) of Service	2005 - Current Date
	Type of Service	Commercial / DOT Fence & Gate Installation
	Comments:	All Commercial Projects

BRUCE VICKERS, TAX COLLECTOR
 OSCEOLA COUNTY, STATE OF FLORIDA
 LOCAL BUSINESS TAX RECEIPT

ACCOUNT NO.
85925

EXPIRATION
SEPTEMBER 30, 2021

2021
BUSINESS TYPE:
5001 MISCELLANEOUS CONTRACTOR

07/30/2020
 Oper RA
 Till 1414
 Paid 30.00
 Rcpt.#141400930

3001-85925	
TRANSFER	0.00
ORIGINAL TAX	30.00
AMOUNT	0.00
PENALTY	0.00
COLLECTION COST	0.00
TOTAL	30.00

BUSINESS:

Chapco Fence, LLC
4370 Story Rd.
St. Cloud, FL 34772

Location:
OSCEOLA COUNTY

Fence Installation

Bruce E. Vickers
BRUCE VICKERS CFC, TAX COLLECTOR
P.O. BOX 422105, KISSIMMEE FL 34742-2105
407-742-4000

THIS RECEIPT IS IN ADDITION AND NOT IN LIEU OF ANY OTHER LICENSE REQUIRED BY LAW OR MUNICIPAL ORDINANCE AND IS SUBJECT TO REGULATIONS OF ZONING, HEALTH, AND ANY OTHER LAWFUL AUTHORITY.

THIS LOCAL BUSINESS TAX RECEIPT IS FURNISHED PURSUANT TO CHAPTER 205 LAWS OF FLORIDA AND OSCEOLA COUNTY ORDINANCE 95-10, AS AMENDED

The law requires this Local Business Tax Receipt to be displayed conspicuously at the place of business in such manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the County.

Pursuant to State Law, all Local Business Tax Receipts shall expire on September 30th of the succeeding year. Those Local Business Tax Receipts renewed beginning October 1st shall be delinquent and subject to a delinquency penalty of 10% for the month of October, plus an additional 5% penalty for each month of delinquency thereafter until paid; provided that the total delinquency penalty shall not exceed 25% of the Local Business Tax Receipt for the delinquent establishment. A 25% penalty shall be imposed on any person engaged in any new business, occupation or profession without first obtaining an Osceola County Local Business Tax Receipt. PLUS: if delinquent more than 150 days, subject to civil actions and penalties, and a penalty of up to \$250.

This receipt is a Local Business Tax only. It does not permit the Local Business Taxpayer to violate any existing regulatory or zoning laws of the state, county, or cities, nor does it exempt the licensee from any other license or permits that may be required by law.

This form becomes a receipt when validated by the Tax Collector. Note: Display in accordance with the county ordinance. Local Business Tax Receipts are subject to change according to law.

Chapco Fence, LLC
Jason Junnila
4417 13th St. Unit 513
St. Cloud, FL 34769

COPY

DESCRIPTIONS (Continued from Page 1)

and limits as specified in the Policies.

COPY

STRAIGHTLINE FENCE

5385 Hansom Rd. • St. Cloud, FL 34771

321-624-8576

www.BestPriceFence.com

Invoice

BILL TO: <i>Harmony CDD</i>		DATE: <i>04/05/21</i>
ADDRESS: <i>7360 F. Ke Oaks Cr.</i>		START DATE:
CITY, STATE, ZIP: <i>Harmony FL 34713</i>		DAY WORK CONTRACT EXTRA ADD-ON
PHONE:		
JOB NAME:		
LOCATION: <i>Harmony</i>	PHONE:	
CUSTOMER ORDER NO.	CONTACT PERSON & PH #:	

DESCRIPTION OF WORK

*Install 800 FT OF 5 FT tall black
Chain link fence w/ 1- 12 FT service
gate and 2- Dog box entrances*

ADD ON DESCRIPTION:	ORIGINAL PROPOSAL AMOUNT:	
	ADD ON AMOUNT:	
DATE COMPLETED:	WORK ORDERED BY:	TOTAL AMOUNT: \$ <i>15,700⁰⁰</i>

I HEREBY ACKNOWLEDGE THE SATISFACTORY COMPLETION OF WORK DESCRIBED ABOVE.

SIGNATURE: _____

Tighten Up Fencing Inc: 407-361-4125
 1322 Michigan Avenue
 FL 34769 US
 charlesmatthews@tightenupfencing.com
 www.tightenupfencingfl.com



Estimate

ADDRESS

Harmony Community
 Development District
 7360 Five Oaks Drive
 Harmony, FL 34773

ESTIMATE # 1766

DATE 03/22/2021

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Fence Installation	780' ALUMINUM COMMERCIAL WITH (6) 5X5 WALK GATES. C511R3-P6 EMILY 3 RAIL COMMERCIAL 60"X6' SMOOTH BOTTOM PANEL W/ 6 SCREWS C511R3-LN 7' COMMERCIAL LINE POST FOR 5'H 3 RAIL EMILY (2.5X.075X7) C511R3-ED 7' COMMERCIAL END POST FOR 5'H 3 RAIL EMILY (2.5X.075X7) AL2.5CAP 2.5" MODERN POST CAP 131 C511R3-GT60W EMILY 3 RAIL COMMERCIAL 60"X60" RAKE BOTTOM GATE ALSCHR-D&D D&D TRU-CLOSE ALUMINUM SELF CLOSE NO LEG HINGE EACH-RESIDENTIAL KF3BL 12 ALL-GRVT GRAVITY LATCH - STANDARD BLACK PERMIT INCLUDED. Deposit of \$10,787.50 with a balance of \$10,787.50 due upon completion of project.	1	21,575.00	21,575.00

TOTAL

\$21,575.00

Accepted By

Accepted Date

8D.

8Di

REPORT TO HARMONY CDD BOARD AND REQUEST FOR ACTION

BUCK LAKE COMMITTEE MEETING OF APRIL 6, 2021

On April 6, 2021, at 3 pm, a meeting of the Buck Lake Committee was held. This meeting is required by Paragraph 4 of the Buck Lake Management and Cost Sharing Agreement (BLA) and was advertised and open to the public, either in-person or virtually. Both members, Chris Tyree, Chair of Harmony West CDD and Teresa Kramer, Chair of Harmony CDD, were present.

The following items were discussed:

1. **Maintenance Services:** Reported that Harmony CDD was currently maintaining the entire lake and preserving this important amenity/resource for the benefit of both Harmony and Harmony West CDDs. Although no meeting of the Buck Lake Cmt had been conducted to date even though required by the BLA, Harmony CDD is anticipating cost-sharing from Harmony West CDD for past maintenance as spelled out in the BLA.
2. **Current Condition of Buck Lake:** Bio-Tech reported that they reviewed the current condition of Buck Lake and reported that it was in good condition.
3. **Current Year Treatment Plans and Funding:** Chris Tyree, Harmony West CDD requested that Harmony CDD continue lake maintenance for the remainder of FY 2021. He suggested that repayment of past maintenance cost could be accomplished by Harmony West assuming full cost of maintenance for an equitable future period of time to compensate Harmony for providing full cost of maintenance in the past.
4. **Future Treatment Plan:** Cindy Cerbone, DM for Harmony West CDD is obtaining quotes from Bio-Tech to provide maintenance for Buck Lake in FY 2022.
5. **Status of Previous Army Corps of Engineers (ACOE) Violation:** ACOE is in receipt of all information and Conservation Easements. Awaiting ACOE's review and response per BioTech.
6. **Buck Lake Mgmt Plan:** Needs to be prepared and then adopted by both CDDs.
7. **Update to Buck Lake Policies:** Only two policies listed in BLA; will continue with these policies until addressed at a later date.

Action Item Required of Harmony CDD

Development of Buck Lake Management Plan--The item that each member was to take back to their respective Boards was the issue of the Buck Lake Management Plan that is required to be in place pursuant to Paragraph 5 of the BLA. This Plan has not yet been developed or adopted by either Harmony CDD or Harmony West CDD, as is required. Cindy Cerbone, District Manager for Harmony West CDD has proposed that Bio-Tech Consulting, Inc. be engaged by Harmony West CDD to prepare the initial Buck Lake Management Plan on an hourly cost basis, not to exceed (NTE) \$1450.00 and to provide additional Project Coordination, also on an hourly basis,

NTE \$2900, for a total NTE of \$4350.00. Harmony CDD would then reimburse Harmony West CDD 50% of the total cost, NTE \$2175.

Cost of Harmony CDD Maintenance of Buck Lake--Harmony West CDD requested a summary of costs that Harmony CDD has incurred in maintaining Buck Lake. The following is an estimate of time and costs associated with maintenance since Harmony CDD staff assumed maintenance of Buck Lake in January 2020:

- Staff Costs: \$3850 = \$25/hr X 154 man-hours total for 16 months (Calculated door to door at Field Services Trailer; Monthly Inspections required 96 man-hours=16 monthly inspections at 6 man-hours/inspection; Treatment required 58 man-hours, includes mixing chemicals and application)
- Chemical Cost: \$696.64 (12.5 gallons of Tribune @ \$50/gal; 4 gal Cide kick @ \$17.90/gal)
- Boat Cost: \$1703= \$13/hour X 131 hours of operation
- Overhead: \$2124.88= 34% of Direct Costs (\$6249.64)

Total costs for 16 months of Buck Lake maintenance cost Harmony CDD \$8374.52 which equates to an average of \$523.41/month (\$6280.92/year)

Board Direction Needed

1. Is the Harmony CDD willing to continue being responsible for the maintenance of Buck Lake through the end of FY 2021? If so, under what conditions for repayment: reimbursement of actual costs or Harmony West CDD paying 100% of cost of maintenance in FY 2022?
2. Pursuant to Paragraph 9 of the BLA, Buck Lake Policies are to be agreed upon and implemented by both CDDs. Are there additional Policies that Harmony CDD would like presented to the Buck Lake Cmt in the future? Currently there are only two policies in place per the BLA and these will continue until further action. They are:
 - a. Prohibit gas-powered boats for purposes other than rescue operations; and
 - b. Not treat residents of Harmony differently from Harmony West.