

**HARMONY
COMMUNITY DEVELOPMENT DISTRICT**

MARCH 30, 2017

AGENDA PACKAGE

Harmony Community Development District

Steve Berube, Chairman
Ray Walls, Vice Chairman
David Farnsworth, Assistant Secretary
Kerul Kassel, Assistant Secretary
William Bokunic, Assistant Secretary

Gary L. Moyer, District Manager
Timothy Qualls, District Counsel
Steve Boyd, District Engineer

March 22, 2017

Board of Supervisors
Harmony Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Harmony Community Development District will be held **Thursday, March 30, 2017 at 6:00 p.m.** at the Harmony Golf Preserve Clubhouse located at 7251 Five Oaks Drive, Harmony, Florida. Following is the advance agenda for the meeting:

- 1. Roll Call**
- 2. Audience Comments**
- 3. Approval of the Minutes of the January 26, 2017 and February 23, 2017 Meetings**
- 4. Subcontractor Reports**
 - A. Landscaping
 - i. Davey Tree Monthly Landscape Report
 - ii. Neighborhood O Landscape Report
 - iii. Proposal for Tree Pruning
- 5. Developer's Report**
- 6. Staff Reports**
 - A. Engineer
 - B. Attorney
 - C. Field Manager
 - i. Facilities Maintenance
 - ii. Facilities Usage
 - iii. Facebook Report
 - iv. Pond Report
- 7. District Manager's Report**
 - A. Financial Statements for February 28, 2017
 - B. Invoice Approval #203, Check Register and Debit Invoices
 - C. Acceptance of the Audit for Fiscal Year 2016
- 8. Topical Subject Discussion**
 - A. Discussion of Employee Policies
- 9. Supervisors' Requests**
- 10. Adjournment**

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

Sincerely,

Gary L. Moyer

Gary L. Moyer
District Manager

District Office:
313 Campus Street
Celebration, FL 34747
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www.harmonyccd.org

Meeting Location:
Harmony Golf Preserve Clubhouse
7251 Five Oaks Drive
Harmony, Florida 34773
407-891-8525

Third Order of Business

MINUTES OF MEETING

HARMONY COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Harmony Community Development District was held Thursday, January 26, 2017, at 6:00 p.m. at Harmony Golf Preserve Clubhouse, 7251 Five Oaks Drive, Harmony, Florida.

Present and constituting a quorum were:

Steve Berube	Chairman
Ray Walls	Vice Chairman
Bill Bokunic	Assistant Secretary
David Farnsworth	Assistant Secretary
Kerul Kassel	Assistant Secretary

Also present were:

Brenda Burgess (<i>by phone</i>)	Assistant Manager: Moyer Management Group
Tim Qualls	Attorney: Young Qualls, P.A.
Peter Brill	Severn Trent Services
Rick Mansfield	Davey Commercial Grounds
Ashley Roberts	Davey Commercial Grounds
Roger Echols	Davey Commercial Grounds
Amber Sambuca	Starwood Land Ventures
Gerhard van der Snel	Harmony District Staff
Residents and Members of the Public	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Berube called the meeting to order at 6:00 p.m.

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

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Mark LeMenager stated I wanted to comment in opposition to the idea of bringing landscaping in-house. I think it is a very risky proposition and not something that we should consider. I think the current landscaping company is actually doing an acceptable job. I drove through the neighborhoods on my way to the meeting, and for the middle of January, I thought the place looked pretty good.

Mr. Dan Leet stated I echo Mr. LeMenager's comments. I do not think it should be done in-house. This week, I posted an alternative to the Butterfly Drive Park on Facebook. The plan would be to use the funds set aside for the linear park and use those funds to build a boardwalk out to Buck Lake in a place convenient for the Green and Cherry Hill neighborhoods. The basis for this idea was a ballpark estimate of a construction cost from The Dock-Ters, which was \$43,000 for a 400-foot boardwalk with

swings at the end. The estimate was \$1,800 less if the swings were replaced with benches. The proposed path required the removal of trees, which was not included in the estimate. The estimate does include brush removal. There was some constructive discussion about the idea on Facebook, and the consensus seemed to be that both the park and the boardwalk are good ideas, and they both should be built in the long term. As noted, the biggest hurdle for the boardwalk would be the permitting process. At previous CDD meetings and at last week's town hall meeting, the developer indicated a willingness to cooperate with a project like this on their land. Long term, we know the developer eventually plans to divest himself of lands in Harmony as he sells to other developers. We do not know how willing the future owner of the land will be to work with the CDD to add an amenity like this. Since the CDD already owns the land for the linear park, building it a few years from now should be no different from building it today. Due to the stated willingness of the developer to allow a project like this and due to the future uncertainty of the ownership of the conservation lands, I submit to this Board that the boardwalk project should be given a higher priority starting with formal communications with the developer and requesting quotes for permitting and construction.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the December 15, 2016, Meeting

Mr. Berube reviewed the minutes and requested any additions, corrections, notations, or deletions.

Ms. Kassel stated page 2 has a sentence that I do not believe is what Mr. Berube meant, "We are trying to keep everyone's assessment level because we all pay the same amount." I believe this was for the operations and maintenance assessment and not for the debt assessment.

Mr. Berube stated I believe I meant to say that we are trying to keep everyone's assessment low because we pay the same amounts the residents do. That is not the only reason to keep them low.

Ms. Kassel stated but we do not pay the same amount. Everyone pays different assessments.

Mr. Walls stated I think the point is that we all pay assessments.

Ms. Kassel stated I just do not want anyone to get the wrong impression by reading the minutes that everyone pays the same amount.

Mr. Berube stated we can strike that sentence. It is incidental anyway and does not really mean anything. We can take it out without changing the context.

Ms. Kassel stated that is fine.

Ms. Burgess stated Mr. Farnsworth emailed a couple minor corrections to the minutes that were non-substantive which I incorporated.

On MOTION by Ms. Kassel, seconded by Mr. Walls, with all in favor, unanimous approval was given to the minutes of the December 15, 2016, meeting, as amended.

FOURTH ORDER OF BUSINESS

Subcontractor Reports

A. Landscaping: Davey Tree

i. Monthly Highlight Report

The monthly landscape maintenance report is contained in the agenda package and is available for public review in the District Office during normal business hours or on the website.

Mr. Mansfield stated last month, we discussing having a singular focus on three items. The first is to have a new project manager in place who will run all daily operations. Around January 9, 2017, we were able to have the perfect person, who is Ms. Roberts. She comes to us from the south. She has been here in Orlando and has done some previous enhancements and things here in the past as a fill-in, so she already knew the property. I am pleased to have her here. The 2017 plan was to put on more management staff with higher skill sets, and one of them was Ms. Roberts to run this area. Mr. Echols is a production manager, and he runs all the operations for me out of the Orlando office, including the Enterprise CDD in Celebration as well as six other projects. This is the management team we will have here. I am pleased to have both of them being promoted to the proper positions to help me so that we can operate more efficiently. From a communication standpoint, we had a good opportunity with my direct supervisor, Mr. Mark Svozil, who was in town and had a chance to go around the community and go through everything and share his thoughts and comments. Ms. Roberts is basically doing the day-to-day communications with Mr. van der Snel. I think that will all become much better. The third thing was the system balance checks that I referenced, and we have that in place now. It is a year-long planning and tracking map that will be coming out. We

went back to what we call the true Davey way of tracking things with a systematic report and also service reports that are turned in at all times and are signed by everyone. They have a chance to comment on any work that is good, not good, or needs improvement. We really have our structure in place and everything of that nature, and all the equipment we need is in place. Anything Ms. Roberts needs, we have been getting her those things.

Ms. Roberts stated I have been here for about three weeks. I am here to turn it around. If you drive the property constantly, then you have seen some improvements in two weeks, so I am trending in the right direction. I want to continue to do that. I am here to make things right. I can do it, I am well qualified, and I am up for the challenge. Regarding the sod replacement, 8,000 square feet are complete. There is more to be done on the property. I mainly stay on contact with Mr. van der Snel all day, every day, on any problems happening. I would say we are about 60% complete with the mulch as I drove the property and checked everything. By two weeks from now, the mulch will be complete. We have installed all the annuals. I met with Mr. van der Snel about the square for the article we just prepared. East Five Oaks is complete for trees, so as of tomorrow, they will start on Cat Brier working the inside corridor. We are getting there.

Mr. Berube stated for the benefit of the Board, I think it was last week or the week before, Mr. Svozil arrived and set up a time. He and I toured the property on a golf cart, and I showed him what was going on. The response was quick and swift. Ms. Roberts is now here, and I think they have added two additional people to the crew that is here. They have purchased some additional equipment.

Mr. Mansfield stated I asked Ms. Roberts to go through one mowing cycle and see what she thought it would take and what the property would take in the short turn. Then she can decide in the long run what it will take to make things happen. She said she preferred to have seven crew members plus herself. She now has that. We also knew that we would have some staff changeover because I was no longer going to tolerate any of the non-Davey performance or policies and procedures. I knew we would have instant turnover with a few longer-term people who were here. We brought in some people, and I want to thank Mr. Echols because he has given up a lot of his good people. His number-one person, Mr. Gabriel Rivera, is a tremendous detail person and an asset to the company. He was Mr. Echols's right-hand person, so we brought him in to be Ms. Roberts's right-hand person. He has been here the same amount of time as Ms. Roberts.

We also brought one or two more people from the Celebration property to work here. I had an opportunity to bring in a tree guy from our Chicago office, Joel. He has been with Davey for many years and is extremely good. I noticed on Monday when I was watching him chip up everything, he did four times more work during the time I was here than the other guy did in a complete day. It was amazing to see the difference. Right now, you have a tremendous staff onsite. We are still analyzing one or two people, and we may make more changes, but I believe in giving people a chance. If they do not make it, Ms. Roberts will make the decision what to do and will make it happen. Regarding the equipment, we have had two new John Deere mowers arrive. They have different deck sizes and things of that nature. Part of that is to resolve the rutting problem so that it is not always mowed with the same equipment in the same area. Sometimes, there is not enough room to do cross cutting. If we change the wheel base, that should help. The big 12-foot mower that will be used for the big areas will be arriving in a week. It was originally going to arrive February 10, but they were able to get one sooner. That will be a tremendous help in all the areas. We went outside with the fertilization. We did a complete year-long contract with a fertilization company, the same one we have been using in Celebration. We are back to our award-winning ways there, so just knowing where we can get to is a great encouragement for us here. Not only are we responsible but we have a vendor that is responsible, as well. Regarding tree care, Ms. Roberts has noticed a few things. She is well trained and versed in it, but I have asked her over the next 30 days to set up a walk-through with our tree division including Joel and Mr. van der Snel to look at all trees and do a complete inspection so we know where we are.

Mr. Berube stated I have been watching fairly carefully since the meeting with Mr. Svozil and taking notes. I noticed a crew here on Saturday cleaning some plant beds along Five Oaks Drive. I have seen them hand pulling weeds and spreading mulch. We have been hammering on you fairly hard for the past five or six months. I am cautiously and guardedly optimistic on what I am seeing. So far, it is really good, but it is still early in the process to say that this is all under control. At this point, I do not think we need to change anything from this side. By the end of February in another four or five weeks, I think you will have cycled through most of the problem areas. You will have another two or three mowing cycles done. By then, we will have a pretty good idea if you have gotten it all back under control. I do not see any reason to think you will not at this point. Mr.

van der Snel was instantly happy with Ms. Roberts's performance. She and I have met on the street a few times, and she says the right things. I am watching things happen. We have had uphill and downhill activity for a long time. This is the first time in about 10 or 11 months that I think things are proceeding in the direction they need to be going.

Mr. Farnsworth asked how long do you think it will be before we get back to where Mr. van der Snel does not have to monitor everything on a daily basis?

Mr. van der Snel stated two months. I think within three weeks, I am already handing it over, and I do not have to check as much as I used to do. I get a lot of feedback from Ms. Roberts about things that happen. The communication circle is round now and is working better. Spring is also coming, so things will flush out. I think within two months, I will be able to say that I am not worried anymore. However, I am still responsible, so I will always be involved.

Mr. Farnsworth asked will there be a ground-one list? It has been discussed.

Mr. van der Snel stated right now, the ground-zero list is pretty much done with the completion of the turf replacement. At this point, the property looks pretty good. We can move forward from here. We have to wait until everything starts blooming again. I am pretty confident that I will not have to do another list like this.

Mr. Farnsworth stated I am jumping ahead because I want to get your feel for it. At what point will they be done with the hard charge in their effort?

Mr. van der Snel stated I think that is the point when the Board drives around Harmony and sees that things are improving. It is not just my opinion but the Board's opinion that counts. You need to drive around and determine if it is looking much better than it was.

Mr. Farnsworth stated each member of the Board has a particular category or area that strikes their eye. Not everyone is going to notice the same thing, nor be satisfied at the same point.

Mr. van der Snel stated when I am to the point of telling the Board that everything looks good, I would compare it to how I want my yard to look.

Mr. Berube stated we had two or three years with Davey when we did not have these kinds of conversations. Mr. van der Snel would notice something and tell them, and it was addressed. In the past 10 or 11 months, there has been so much that declined.

Ms. Kassel stated ever since Mr. John Rukkila left.

Mr. Berube stated if you watch this carefully, it has been a huge and easily definable change in what you can see happening on the ground, day to day, every single day. People are out working every day, and it looks like they are working. It is different. Today I counted 10 or 11 people here including the tree crew and people doing the details. A lot of people have been here. Granted, they are catching up, but it has been a swift catch up. We have been waiting for the trees to be done for three months. They were done in three days, and they look pretty good, too. We probably need to make a note on our contract that came from Ave Maria CDD. It says seven feet on the pedestrian side and 15 feet over the road. Davey has not been following that, so someone realized that was not going to work here, which is good.

Mr. Mansfield stated we have had previous conversations about that, and I told them to make it as even as possible.

Mr. Berube stated it appears they are going about 10 feet, which is probably good. We have a contract, and we understand that. Sometimes we stick with the contract, but that is one thing we can probably eliminate. To Mr. Farnsworth's point, I do not know when we will be there. I think Mr. van der Snel is right that we will know in another month or so. There should not need to be anymore tracking, but we will see.

Mr. Mansfield stated as far as the reporting system, I asked them to meet every Friday until they feel it is not necessary anymore. They go through everything and sign off on everything. If anything is left, it goes on a list. Paperwork goes back and forth each week that is signed.

Mr. Farnsworth stated that list is independent of the ground-zero list.

Mr. Berube stated yes.

Ms. Kassel stated the ground-zero list should also include all the landscape refurbishments and enhancements that have happened that were supposed to be looked after by Davey that did not survive and have not been addressed.

Mr. Farnsworth asked should that be on the ground-one list?

Mr. Berube stated I had warranty items on my list, which I presume is what Ms. Kassel is referring to, things that have failed.

Ms. Kassel stated yes. It took me a while to locate the list, but the only thing I have not done is to go around and look at all the areas where the replacements were to make a list of what is missing and what is still surviving.

Mr. Mansfield stated I asked Ms. Roberts to meet with Mr. van der Snel on that, so you need to provide us with the list so we can make sure it is taken care of.

Mr. Berube stated Ms. Kassel can review the areas and see what she thinks, and then contact Ms. Roberts and Mr. van der Snel.

Mr. Walls stated I have seen improvements since Ms. Roberts got here. I appreciate that. To Mr. Farnsworth's question of when we will know we are where we want to be, right now, we are taking issue with some of the major aesthetics. For me, I will know we are where we want to be when we are quibbling about the details, like some weeds in a bed and that level of things. I think we are moving in the right direction. I appreciate Ms. Roberts's efforts in making that happen. Hopefully come spring when everything is blooming, it will all look good and we will then be discussing detailed stuff. That is where I want to be.

Mr. Bokunic stated I agree.

Mr. Farnsworth stated one entry on the ground-zero list was not marked complete. Perhaps it has been addressed by now, but at the time this was generated, there was no entry for the sun dial park's screen for sod and so forth.

Mr. van der Snel stated that is complete. The turf in that park was not doing well. We tried to replace it twice. With Mr. Mansfield's help, we put in jack frost and jasmine so it will have a constant good look instead of the sod.

Mr. Farnsworth stated all I was commenting on was, the table you are supposed to be updating had no entry for this. I do not care what you did, but if you do something, put in an entry.

Mr. Berube stated that was done more than a month ago but did not get included on the list.

Mr. Farnsworth stated at the bottom is an entry to prepare for planting trees. This item disappeared off the list. In November and December, the claim was that it was on hold. That never dismissed your responsibility for it. Further, this month's report showed that you picked up on it. My point is, do not drop something from the list until you do it.

Mr. van der Snel stated it is not intentional.

Mr. Berube stated Davey is bringing in a tree guy in response to those trees first.

Mr. Mansfield stated we did the first inspection on the trees, and we did fertilization at that point. We did it, but now I want to come back for a second inspection of those trees and then look at more trees.

Mr. Berube stated just because it was taken off the list or got missed, other things are still going on in the background.

Mr. Farnsworth stated I am being as rigorous as I can be to keep track of records.

Mr. Berube stated you are right. When it becomes a public record, we need to keep the details correct.

Mr. Farnsworth asked can they present any of the details as far as the organization?

Mr. Mansfield stated I mentioned it briefly. I was working through 2016 with an individual who was very difficult. The corporation said that as of January 1, 2017, I would be allowed to bring on people as I wanted to, which I have done. I have made those adjustments, and it has made a big difference. Now I am able to run the organization and allow Ms. Roberts and Mr. Echols to do what they need to do in the field and to have the proper tools. All the equipment I have been requesting is now coming to fruition. Everything that we are talking about now is part of the 2017 organizational plan. I was at another Board meeting with Mr. Echols last night. The community is twice the size of this, and we had situations like this at one time. Now, they want to give us a standing ovation. It is good to see and know that we are getting there and to know the same basis we did for those properties was also changed here. The key is to have the right basis, the right people, and the right program in place. Then it is a matter of following through with it.

Ms. Kassel stated thank you for your attention to it.

Mr. Mansfield stated you are welcome. It is what I need to do and what I want to do.

Ms. Kassel stated Ms. Roberts, welcome to Harmony.

Mr. Berube stated I am serious when I say that we have been beating on you pretty hard for months. The difference has been dramatic and swift. I did not really expect this fast or this deep of a reaction to our concern within a couple weeks.

Mr. Mansfield stated it is a growing process. It is hard for people on the outside to know where we are going. Now it has turned to where you can see it.

Mr. Berube stated if I thought otherwise, I would say it. I am impressed. Every time I see Ms. Roberts on the street, the answers are correct. I saw some recycling of plants on

the square today. Most people would rip them out and throw them away, but they are being put somewhere else. The details become very important.

Mr. Mansfield stated I have a check-and-balance sheet that Ms. Roberts and Mr. van der Snel use on their Friday meeting. She makes notes and signs off, and they review it.

Mr. Berube stated I know you have some reporting because I have seen her sitting in the truck several times doing paperwork. You must have a lot of details, as big companies usually do.

Mr. Mansfield stated yes.

Mr. van der Snel stated just to evaluate the past year of stress and frustration, I really hope that everything will continue like this. Now we have 200% attention, and I hope it stays like this so we do not go down that hill anymore. I always ask myself why it got this far, why Davey did not step up earlier, and why Mr. Berube and I had to be the people to wake them up. I am a little afraid of that for the future. My advice to Davey is to stay awake and not fall asleep.

Mr. Berube stated there is a bit of a learning curve. We are not going to let it get that far again.

Mr. van der Snel stated yes.

Mr. Berube stated I do not expect that with what I am seeing, as long as those levels stay up.

Mr. van der Snel stated they need to win back our trust.

ii. Discussion of Scope of Services

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

FIFTH ORDER OF BUSINESS

Developer's Report

Ms. Sambuca stated the landscaping and irrigation are now complete. We have tasked Mr. Aaron Smith with Insight Irrigation to making the connection with the Maxicom system. We will continue to maintain that. It has been projected to turnover to the CDD by March 1. In addition, we have contracted with REW to take care of some warranty items that we have been discussing the past couple months with Mr. van der Snel, particularly in neighborhoods H-2 and F. Those will be happening in the next couple weeks. We mentioned at the town hall meeting last week that the new community in parcel O will most likely begin construction at the end of 2017. That parcel is directly behind the barn and equestrian facility. The ring is included in parcel M, but the barn is

not. We will keep the leasee in there until we begin construction. At that point, we will not renew the lease. Regarding the park in H-2, I spoke with Mr. van der Snel briefly. We are thinking of putting in some sort of landscape buffer barrier between the home side and the common area, with the approval of this Board. A concern was raised with some residents, and we think it would be a good addition at some point for us to financially cover that. It is still in the conceptual stages of what we want to do there.

Mr. Berube stated to be specific, to the rear of the park is a CDD greenspace area, then a sidewalk, then five or eight feet where the mulch ends, a little bit of grass, and then that person's yard starts. You are talking in that area to shield the homes from the park.

Ms. Sambuca stated yes, it is lot 23, some greenspace, a park, and then woods essentially. It is just a possibility at this point.

Mr. Berube asked are you talking about a berm or a row of trees?

Ms. Sambuca stated it is undecided at this point. It could be some areca palms or magnolias or something like that.

Mr. Berube stated it is probably a good idea. When you look at that area between the home owner's yard and where the mulch starts, it is a little strip of grass that will, over time, be difficult to maintain.

Ms. Sambuca stated we agree, and we think it will help the aesthetics of that area. We need this Board's approval to put it in the common area to make sure it is under the maintenance scope of services, that it would be okay for the CDD to maintain it with us paying for the installation.

Mr. Berube stated perhaps you can bring some sort of rendering. I do not see it being a problem. In general, I think it will be fine.

Ms. Sambuca stated thank you. If we proceed with that, I will bring a rendering to the Board.

Mr. Berube stated I believe Mr. van der Snel met with someone from Lennar the other day about H-1.

Ms. Sambuca stated yes, and I wanted to thank you for that. Our builder had a concern the past few months. I let them know we were having some problems with Davey and their concerns are being addressed but it was prolonged. There was a park in that particular area that was looking a little rough. Mr. van der Snel met with the sales manager, Sarah, so I appreciate that you met with them and addressed their concerns.

From the builder's point of view, they are selling homes out there. The look of the area was not great. It was not acceptable to us, so I appreciate you taking the time to do that.

Mr. van der Snel stated because Lennar has been building in H-1, the bahia sod in the small pocket parks has been severely damaged. I talked with Mr. Mike Wylie, the supervisor, and they will put in new bahia when it is available. It is dormant now, so it does not make sense to put it in now. Two hollies need to be taken out. We will transplant two other good ones to the park and will put new plants on one side.

Mr. Berube stated Lennar will be happy when all this work is done. That is important.

Ms. Sambuca stated it is not just about them being happy, but also other residents have said the same thing. I appreciate the attention to it.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Engineer

i. Map for Neighborhood O

Mr. Berube stated we will need a map of neighborhood O so we can provide it to Davey with the acreage count that the CDD will maintain. While you are counting acres, I would like an acreage count of everything that Davey currently has under contract. It may have already been done. I think it is about 388 acres.

Mr. Boyd stated it is a little tricky in some spots.

Mr. Berube stated your best guess, as close as you can get. We are five or six weeks away from neighborhood O being ready for maintenance. At some point, we need to give them a courtesy of looking at the map to find out how much it will cost to maintain. The more time we can have for that discussion, the better off we will be.

ii. Swale in Neighborhood F

Mr. Boyd stated the outfall structure modification to lower the water levels in the two ponds has been approved, which we have discussed previously. Jr. Davis has those drawings. What they need from me, and the developer is pushing me to get this done so they can start, is some additional detailing of what we want to do inside the swale itself. I am working on that. They should have it Monday, if not tomorrow, and you should see them start work pretty soon.

Mr. Berube asked what do you mean by inside the swale?

Mr. Boyd stated the drainage boxes.

Mr. Berube stated not necessarily the trees.

Mr. Boyd stated no, not the trees. I was talking with Mr. Kent Foreman, and he is also working on plans to replace some of those trees.

Mr. Berube stated as far as you know, the overall permitting with the Army Corps of Engineers that covers the entire property is still up in the air, so there is no reason to discuss what we want to do in front of the kayaks and canoes.

Mr. Boyd stated that is correct. We are actively working with them on that issue to retroactively update the permit to cover their concern in that location.

Mr. Berube stated maybe in a year, it will be done.

Mr. Boyd stated hopefully much less than a year.

B. Attorney

i. Discussion of Facility Use Agreement with Osceola County

Mr. Qualls stated this item has to do with the use agreement that has been entered into for four or five years for the school where the kids come for swimming lessons. Ms. Stacey McMillian at the School Board reviewed the agreement and recommended a couple changes. I did not feel comfortable approving the changes without bringing it to this Board. The first is on page 3 in the second paragraph. It reads now, "Upon signature of this application, the event organizer [the school] agrees to be liable for any and all damages, losses, and expenses incurred by the District caused by the acts and/or omissions of the event organizer." They want to add "negligent" to read "caused by the negligent acts and/or omissions."

Mr. Farnsworth stated it sounds like they are seeking a legal release under certain conditions.

Mr. Qualls stated yes, and I was thinking about that. If it reads that they are responsible for the expenses incurred by the District caused by the acts and/or omissions of the event organizer, there still has to be an element of negligence. There has to be a duty and a breach of that duty. I read it before that it would be understood only for the negligent acts. Otherwise, neither the School Board nor the District will be liable in anyway if there is not negligence. I do not have a problem with that change with one caveat. We go to great lengths in these agreements to make sure that the organizer is liable for what happens when the organizer uses the pool. What if one of the kids was to do something foolish or something negligent? What is the school doing to make sure that those kids and their parents are responsible? I think we need to look into that.

Mr. Walls asked are the kids not charges of the school when the school brings them here?

Mr. Qualls stated I would argue that is the case, yes.

Mr. Berube stated these are kindergarteners and first graders.

Mr. Qualls asked are you saying they cannot be negligent?

Mr. Farnsworth asked are you saying they cannot be destructive?

Mr. Berube asked how far down the legal road do we need to go? Sadly, this is why government is in the condition it is. Pretty soon that use agreement will be 18 pages long.

Ms. Kassel stated if there is damage and the agreement only covers negligence, then we end up footing the bill, whether it is someone from the school or one of the kids if there is an accident or lack of responsibility that is not negligence.

Mr. Qualls stated give me three days to look into it. I am in the middle of a litigation right now. You can say government is the problem, or you can say litigious people are the problem. Litigious people are going to sue everyone and come after people with deep pockets.

Mr. Berube stated and governments react to that with use agreements that become 18 pages long. I understand that. Take your time. I do not think we have a use request pending right now.

Mr. Qualls stated they just want to tweak this agreement.

Mr. Berube stated they will be looking to do lessons in May.

Mr. Qualls stated the other thing was, they want to strike the section that says the organizer will indemnify and hold harmless the District for anything that might happen. The Attorney General has said a government cannot have a clause in its contract that it will indemnify another party to that contract. The reason is, the legislature has already set forth in Chapter 768, Florida Statutes, the waiver of sovereign immunity to tort. A government is immune from liability. In Florida, the legislature has said for tort liability, we are waiving that immunity up to \$100,000. The Attorney General has said that one government cannot indemnify and hold harmless another party to the contract because that could be in violation to that Statute. They want to strike that indemnity section. I do not have a problem with that, either. I want to have something in writing back and forth between the District and the School Board that explains to me what they are doing with

those kids and what process they go through to make sure those kids and/or parents will not have any cause to come after the District.

Mr. Farnsworth stated we are letting them use the facility. What if someone messes up and a kid gets hurt?

Mr. Qualls stated yes. If some random person, not a member of the District or the school, comes onto this property and does something to those kids, you could argue that the School District was negligent by not making sure that did not happen. I just want to think those things through a little more.

Mr. Berube stated this is why many use requests are denied.

Mr. Qualls stated then you can sleep at night, knowing you do not have to worry about these things.

ii. Employee Manual

Mr. Qualls stated I was asked a question by a Supervisor related, on a broad scope, to the policy of the District as it relates to District employees. When the Board was wrestling with whether to bring on employees or not, we always consistently advise not to do that, that it should be done by the District manager. They should be the manager's employees. This Board make its decision, and you have the right to do so. We are here to give advice, not make you take it. I know this District has policies, which do not have to be in writing. They just have to be consistently applied. My recommendation is that the Board ought to consider reducing those policies to writing so that everyone can see what those policies are. It is very helpful to have a written labor policy. Orange County has one, and most governments I deal with have a policy. It does not have to be in writing as long as the policy is consistently applied. I think it would be good for you to have employee policies in writing. It will address terminations and when people quit and other issues. Then you have something to look to.

Mr. Farnsworth asked have any issues come up that would be impacted by that?

Mr. Qualls stated thankfully it does not appear so. The issue that came up was a certain person quit and leveled all sorts of accusations. The question I had was, what type of process was done to look into that and investigate it. I think we need to have a process in writing for what you do in those situations. I have samples that I can provide to you. I do not think you need to go through rulemaking. I just think it would be good for this Board to approve policies now that you have employees.

Mr. Berube stated pick the most appropriate samples you have and forward them to us. We will review them and have a discussion.

Mr. Farnsworth asked for whatever policy we adopt, where is it recorded in our records?

Mr. Berube stated it is not yet.

Mr. Qualls stated it would be included in the minutes and I think we post it on the website and anywhere else appropriate.

Mr. Farnsworth asked that is sufficient for a policy?

Mr. Qualls stated yes. The most important thing is to give that policy to all the District employees and all new hires. That way, everyone is coming in knowing where they stand.

Mr. Berube stated we are not the employer.

Mr. Qualls stated but you are. Look at the agreement.

Mr. Berube stated they work for FRM. I know what you are saying.

Mr. Qualls stated then we need to get the policies from FRM.

Mr. Berube asked what policies do you want?

Mr. Qualls stated the right to take time off, the right to be compensated for time-and-a-half, all the labor law policies that tell the employees their rights.

Mr. Walls stated practically, we decide what is happening here. I understand that our staffing company may have policies, but we have people here on the ground who are telling employees what to do. We are setting direction for those people. I think he is correct that we need to make sure that the policies are uniformly applied. It is the same for everyone so that there are no issues. There may be no issues now.

Ms. Kassel stated so no one is surprised.

Mr. Berube stated I suspect we have most of this already documented, but it has not been made public yet. They get a holiday package and a sick day package. It is all out there.

Mr. Qualls stated we need to get it all in one handbook.

Mr. Berube stated send us some good samples, and we will put it together.

Ms. Kassel stated one of the things you said was that someone asked what had been done to look into this. You did not address what had been done to look into it.

Mr. Qualls stated (a) I do not know what has been done except for the District manager asking some questions and doing the due diligence, and (b) we do not have a guide stick for what should be done so that it is consistently done in each and every situation. I was trying to be proactive and think these things through.

Mr. Berube stated I think Mr. van der Snel can give you an idea of what was done in regard to that letter.

Mr. van der Snel stated I will forward the information. All new employees sign an agreement with FRM, and that agreement is pretty solid. I will send you the policies that we already have.

Mr. Qualls stated here is my point: if an employee lodges a complaint, what steps does the District take to address that complaint and to review that complaint. It is the due process to look that complaint through and make a determination.

Mr. Farnsworth stated when you say “District,” you mean more than the District manager.

Mr. Qualls stated yes. The contract essentially says the District hires these people. They are managed by FRM, and they report to the District manager. As Mr. Walls correctly stated, as I understand it, this Board is responsible at the end of the day for what Mr. van der Snell and/or the District manager does in those situations.

Mr. Walls stated I think the point is that we need to approve of the policies that are being implemented. We do not need to implement them. That is not our job, but our job is to make sure they exist and that they are being applied.

Mr. Qualls stated consistently applied. That is the key.

Mr. Berube stated I think most of it is in writing, but we will look for the form from Mr. Qualls. We can adopt it as a policy. We already have rules and policies.

C. Field Manager

i. Facilities Maintenance (*Parks, Pools, Boats, etc.*)

The monthly facilities maintenance report is contained in the agenda package and is available for public review in the District Office during normal business hours or on the website.

ii. Facilities Usage (*Boats and Others*)

The monthly facilities usage report is contained in the agenda package and is available for public review in the District Office during normal business hours or on the website.

iii. Facebook Report

The monthly Facebook activities report is contained in the agenda package and is available for public review in the District Office during normal business hours or on the website.

iv. Pond Report

The pond report is contained in the agenda package and is available for public review in the District Office during normal business hours or on the website.

Mr. van der Snel stated the Board asked for the old pond report, which I provided.

Mr. Farnsworth stated there is a problem with it. Where did the pond numbers come from?

Mr. Berube stated the master map.

Mr. Farnsworth asked what master map?

Mr. Berube stated the master map that Mr. Boyd provided that was part of your map revision proposal.

Mr. Farnsworth stated those are not the numbers that are on his map. I have the map showing on the screen.

Mr. van der Snel stated if you received this report electronically, every pond number has a link. You can click on that link.

Mr. Farnsworth stated the problem is, if you are looking at the printed version of that report, it needs to have the reported pond numbers, the legal pond numbers that are on Mr. Boyd's map. They all have a number. We cannot be using different numbers.

Mr. Berube stated I thought that is what we had on the report.

Mr. Farnsworth stated this is some new numbering scheme.

Mr. Berube stated he needs to put the real pond number on the report.

Mr. Farnsworth stated correct. This is an arbitrary set of numbers. That is not acceptable.

Mr. Berube stated he provided a link for each pond number, but he will fix it.

Mr. Farnsworth stated that is the stickler kind of thing I will bring your attention to.

v. Quote for a Manifold Splashpad

Mr. van der Snel stated the manifold is 12 years old, which is what distributes all the water mainly to the fountain. It started to get rusty. The bolts are rusted through, and there is rust in the water. At this point, we need to take action before it explodes and we have another flood.

Mr. Farnsworth stated it sounds like the manifold that is there is stainless steel.

Mr. Berube stated yes, it is. There is a big pump in the vault in the ground, and it has two sump pumps to protect it from flooding. A big pump puts it into a big pipe, probably six feet long and about six inches in diameter. That is what they call the manifold. Off that are six two-inch smaller pipes that go out to the various fountains and sprayer. This stainless-steel manifold is always wet with chlorinated water. It always has water in it, and it is 12 years old. Although they call it stainless, it got rusty, as will the new one. My suggestion is to use pvc, which is as thick as the stainless and will handle the pressure.

Mr. Farnsworth stated that is where I was going in the difference between these two quotes. If you already have stainless steel, it will cost more to repair the stainless steel than to replace it with pvc. The second quote did not make any sense.

Mr. van der Snel stated I wanted to give the Board a choice.

Mr. Farnsworth stated for comparison purposes.

Mr. Berube stated I think Mr. Farnsworth misstated that. The second quote is not for repair. They will take it out and bring it to their shop. They will weld up a new one just like it, and then bring it back.

Mr. Farnsworth stated they will fabricate one to match.

Mr. Berube stated yes. It will be replacement stainless steel, but it will rust at some point and we will have to address this issue again. The pvc is the way to go. It saves some money, and it gets done quickly.

Ms. Kassel asked what kind of bolts are going to be on the pump, suction, and discharge? Will they need to be bolts?

Mr. Farnsworth stated it states stainless steel bolts.

Ms. Kassel stated they have rusted.

Mr. Berube stated yes, pvc will be to a pvc connection, effectively glue. You will have one inlet connection off the pump that will have a rubber boot with a clamp on it. You will have one stainless-steel clamp securing the pump line to the new manifold. That will be external and easy to change if it should rust. Everything else will be pvc and will not rust.

Mr. Farnsworth asked why was there only one quote from one company?

Mr. van der Snel stated it took me about three weeks to find one. We tried Westco, but they said they were too busy to do this. They did not want to bother with it. They are

in Venice and would have to drive two hours to get here. It is not cost efficient for them to do this work. Their staff is \$150 per hour, so it would cost \$300 just to get them here.

Mr. Bokunic asked can we get another quote?

Mr. Berube stated not easily.

Mr. van der Snel stated there not a lot of companies who will take on this work.

Mr. Farnsworth stated you may be stuck in having very few firms who could do it or would do it from wherever they are physically located. I understand, but I had to ask.

Mr. Berube stated normally, we get three or four quotes. This company is from Sarasota. These Westco fountains are custom built. Everything in that vault is very custom. It is very expensive to maintain.

Ms. Kassel stated I would like to have confirmation from Westco since they were the original fabricators that pvc will be trustworthy over the long haul, as much as or better than stainless steel.

Mr. van der Snel stated Westco already told me they do not want to take on the job.

Ms. Kassel stated I understand. That is not what I am asking.

Mr. Farnsworth stated since Westco put this in originally, we need to ask them if pvc will serve the role and have sufficient strength to satisfy the requirements in a long-term basis.

Mr. Walls stated I think that is valid. There was a reason they used stainless steel, which is more expensive than pvc. That would be my only question.

Mr. Farnsworth stated a mechanical engineer of some kind or someone should be able to tell you that.

Ms. Kassel stated Westco has decades of experience with this kind of application, so they should be able to fairly definitively answer the question.

Mr. Berube stated we will send an email to Westco to ask if pvc, from a durability standpoint, is as sufficient as stainless steel.

Mr. Farnsworth stated even if it is not as efficient, we need to know if it is safe and what durability it will have in their experience.

Mr. Walls stated if they say instead of 10 years, it will last five years, that is fine because it is half the price. I want them to say if it is a proper application in the first place. If that is the case, it may not last as long, which is fine because we can replace it twice for what it will cost to replace the stainless steel once.

Mr. van der Snel stated from my technical point of view, pvc is not in the sun but is in a vault.

Ms. Kassel stated even so, I think we all agree that it would be a good idea to contact Westco and ask them if this is a proper application.

Mr. Farnsworth asked does that put a crimp in the need? Is there a problem if it is delayed?

Mr. van der Snel stated the bolts are rusted through on the manifold to the pump. I am just making the Board aware of that risk.

Mr. Berube stated if it fails, the sump pumps will come on, and they should be able to handle the flow. If that occurs, then it is shut down until we make a decision.

Mr. Walls stated I am fine giving approval right now to go with the pvc option, pending Westco saying it is okay. We can vote on it now, and Mr. van der Snel can email us if they say it is fine.

Mr. Farnsworth stated conversely, if they say it is not, then we will shut it down. Will the procurement process be too far along to get it shut down?

Mr. Walls stated no, he is going to find out the answer first.

Ms. Kassel stated if the answer is no, then we go with the other quote.

On MOTION by Mr. Walls, seconded by Ms. Kassel, with all in favor, unanimous approval was given to the proposal from Water Equipment Technologies to replace the manifold with pvc as described in option #1, in the amount of \$3,250, subject to confirmation from Westco that pvc is a proper replacement for this application. If it is not, then approval was given to the proposal from Water Equipment Technologies to replace the manifold with stainless steel as described in option #2, in the amount of \$6,900.

vi. Playgrounds

Mr. van der Snel stated the play areas are done. I gave the contractor a hard time because he was not doing it correctly the first time. The poles were off, so they had to hammer it out again and redo the concrete. Now it is level. They did a good job and were very good to work with. The playgrounds came to \$33,000 for both.

Mr. Berube stated I have driven by there a few times, and kids are always playing on them. Apparently, there was a need.

vii. Butterfly Park Trees

Mr. Berube stated over the last three months or more, we have discussed the trees for Butterfly Drive Park. We said that we were going to make a decision this month if we wanted to spend the money on that, knowing that we had the playgrounds still to be finished. Now we know what the finished cost is. That leaves about \$20,000, maybe a little more, unfunded for Butterfly Drive if we add those trees.

Ms. Kassel stated we have \$791,000 in a reserve fund. I think we can afford to spend the money for trees out of that reserve fund for this capital outlay.

Mr. Berube stated I am not arguing that. We have stayed with trying to fund this out of our existing budget. We knew we were going to have to move money around or take some out of reserves to finish it because we knew we had gone over. Having the money is not the issue. Clearly, we have the money. Even in the budget, we still have it because we moved landscaping numbers.

Ms. Kassel stated it is on the balance sheet, and we have unassigned of \$701,850.

Mr. Walls stated that number keeps going up and down as we spend money.

Mr. Berube stated that is not what we really need to focus on. If we leave the reserves alone, which we should do, we have money in miscellaneous landscape services because we plugged in \$25,000. Even if we decide to put in the trees, that \$25,000 is still in the budget and we have not really touched it yet.

Ms. Kassel stated no, but we probably have other areas of refurbishment that need to be addressed.

Mr. Berube stated I agree. It depends if you want to fund the park from reserves or if you want to fund the park out of this year's budget. The money is here. We will not run out of money, but we need to know how to fund it. The bigger question is, do we want to spend that extra \$10,000 for the trees.

Ms. Kassel stated I do.

Mr. Berube stated when I read the Facebook responses, it is hard to read some people, but of those who read it, they said yes, to spend the money on the trees because we need parks. Everyone likes parks, and we have always built parks.

Ms. Kassel stated we had promised that Butterfly Drive Park for probably the last two years to the people in the Green neighborhood. The people in the F neighborhood also deserve a park right there. It is something we have been planning and have submitted to

the County. The County threw us a curve ball, but it is not so dire that we cannot afford to do it.

Mr. Berube stated let us stipulate that it will cost \$10,000 over the budgeted amount. That is pretty close.

Mr. Walls asked why not figure out what it is going to cost before we entertain a motion? I want to see what the total is. We do not even have a proposal.

Mr. Berube stated we know the park itself is \$43,000.

Ms. Kassel stated we do have a proposal.

Mr. Walls stated not with all the trees. We have one for the sidewalk, but not one that has all the requirements and also includes maintenance.

Mr. Boyd stated that is true; you have a budget number for the trees.

Ms. Kassel stated yes, we have a budget number for the landscaping for the park, which now just needs to be amended because we have to install more trees.

Mr. Berube stated the park was \$43,855 including about \$8,000 for the trees that were part of that package. The last proposal we got from Davey were trees that pretty much met the standards that we needed for permitting, at about \$18,000. We had \$8,000 included, so the net change to the overall proposal was \$10,000 for additional trees. That is where we stand. That is just for Davey's proposal. There are probably other landscapers out there that would like to sell us 34 trees for a deal.

Ms. Kassel stated I got a quote through Mr. Gary Moyer, and the quote was really not much better. That does not mean there are not other firms that might be willing to do it for less.

Mr. Berube stated the other thing we can do if we decide to move forward, we have to go back to Mr. Justin Ferrell because that quote is now almost a year old.

Mr. Walls stated all I am saying is to firm this up. Get all the quotes and put them together showing the total cost. Then I will vote on it. I do not understand why we are going to vote on something before we have that information in front of us.

Ms. Kassel stated we had the information before.

Mr. Walls stated but it is old. I am not comfortable using that information right now.

Mr. Berube stated we keep putting this off. We can put it to a vote and let democracy happen.

Mr. Walls stated I do not even know what we are voting on. We are going to vote on a project without having the costs for it?

Mr. Boyd stated where we left it with the County, we do not have approved plans at this point. They required us to add the additional trees, which is where we stopped. One way to address your concern is to add the additional trees to the plan, get the plans approved, and then we can take that plan to Mr. Ferrell to have him update his quote to include the additional trees. That is one way to go. Then you have an approved plan and a firm price to go with the plan. We could even solicit proposals again if you think Mr. Ferrell is not being responsive.

Mr. Bokunic asked what are we looking at timewise?

Mr. Berube stated we went around and around last time looking for a contractor.

Ms. Kassel stated we voted on a price for this park. The only change has been that now the County is requiring us to pay an additional cost because of added trees that they require. We already approved the plan. Now we have an added cost.

Mr. Walls stated the plan is not even approved by the County.

Ms. Kassel stated it is still what we approved.

Mr. Walls stated but the County has not approved it. We have a plan that is not approved by the County. They may add some other requirements.

Mr. Berube stated we are at the end of that process because it has already been through permitting three times to get it squared away. The last holdup is the trees, and not necessarily the trees, *per se*, but the style and size of tree is what we ran across. They do not want crepe myrtles; they want deciduous trees. That is the problem. Crepe myrtles are cheap, and deciduous trees cost a lot of money. They will also break the sidewalk, but that is a separate issue.

Ms. Burgess stated this item was not listed on the agenda as an action item. Do our rules require that we at least offer the public an opportunity to make a comment? They did not know it was on the agenda for tonight and could not make their comments during audience comments.

Mr. Qualls stated because this was on previous agendas, the public is well apprised of the issue.

Mr. Berube stated we have been discussing it for month.

On MOTION by Ms. Kassel, seconded by Mr. Bokunic, with all in favor except Mr. Walls and Mr. Farnsworth, approval was given to spend up to an additional \$10,000 in trees and additional costs associated with updating the plan for Butterfly Drive Park to reflect 2017 costs to meet the County permitting requirements.

Mr. Berube stated the next step will be to engage perhaps Mr. Foreman to see if he would be the landscape contractor to draw up this plan.

Mr. Boyd stated yes.

Mr. Berube stated have him modify the permit, as well. Our next step will be to submit it to the County. Once it is approved, we will direct Mr. van der Snel to look for some less expensive trees. This is when I wish we still had the tree nursery, because we had 50 trees.

Ms. Kassel stated yes, but they have to be three-inch caliper at chest height and 10 to 12 feet when planted.

Mr. Berube stated we will move forward with this. Mr. van der Snel will need to contact Mr. Ferrell. You do not need to look for trees yet, not until the final landscape plan is done to tell you what kind of trees. When Mr. Boyd talks to Mr. Foreman, we want trees that he thinks will be the least expensive and still meet the requirements. Mr. van der Snel will contact Mr. Ferrell to tell him we are moving forward on permitting, and we would like him to confirm his pricing, that he will honor his last proposal or perhaps even be less.

Mr. Walls asked do you not want to pick trees that are aesthetically pleasing and not just the cheapest?

Mr. Berube stated Mr. Foreman is the landscape designer for the developer.

Mr. Walls stated yes, but I do not want our direction to him to be cheap. If we are going to do this, let us make it look right.

Mr. Berube stated the trees will blend into the landscaping and hopefully will not be very expensive. They are going to revise a number of the trees in the swale, so I am sure he will take that into account because he is redoing that tree count, as well. I think he will understand. It is finally moving forward, we think, against the wishes of some.

Mr. Farnsworth stated I just have reservations.

Mr. Walls stated I am not against it, but I just want to see the whole plan. I do not like to vote on things I cannot see.

Mr. Berube stated hopefully in a month, we will have a full plan.

SEVENTH ORDER OF BUSINESS **District Manager's Report**

A. Financial Statements for December 31, 2016

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

Mr. Berube stated Toho Water Authority water rates have risen significantly. It is not necessarily the rate, but they did a revision last year and had public hearings. They lowered all the meter costs for the base water charge across the board. The meters are significantly less costly on a monthly basis. On virtually all our irrigation meters, you have tiered structures. If you use 1,000 gallons, it is probably \$1.00 per thousand gallons. If you use 2,000 gallons, it goes to \$1.50 per thousand gallons. The higher up you go in the tier, the cost is dramatically more expensive. I think water is the only thing you buy in quantity that gets more expensive the more you buy. The net effect of this is that all our fixed monthly costs have gone down for the meters, but virtually all our larger meters were on tier 4 already, and tier 4 has roughly doubled in its cost per thousand gallons. The net effect so far is that we are \$4,000 over budget one-quarter of the way through the year. It is hard to tell because our water usage bounces around every month. I think we will miss the water budget of \$110,000 by \$10,000 to \$20,000. This is not because we are using any additional water.

Mr. Bokunic stated we did not budget for it.

Mr. Berube stated no, we did not understand this was coming.

Ms. Kassel stated we did not know that Toho Water Authority was going to increase the rates.

Mr. Berube stated that is correct. Nothing has changed on our end. Also consider that we will be adding neighborhoods I and O.

Ms. Kassel stated I did not notice this month so much but I did the previous month. It was not just the bill but water use.

Mr. Walls stated it was very dry.

Ms. Kassel stated yes. The point is that it is not just a matter of the cost of the water but also the use of the water.

Mr. Walls stated I looked at a few of the bills, and usage is up over this time last year because it rained last year and has not rained this year.

Mr. Berube stated consider also that Davey just put down 24,000 square feet of sod, which needs to be watered. They have not done any plant beds, but when they fertilize or need any watering, they ask Mr. van der Snel to turn on the water.

Mr. Walls stated it may not be as dire as that. I think we probably have more usage.

Ms. Kassel stated we also have more areas to irrigate than we used to have. We have not been thinking about that when we have been thinking about the water bills.

Mr. Berube stated we thought about it last year when we discussed the budget. We knew we would have two or three neighborhoods, so we added 10%. This is a 10% or 20% increase overall. I am just letting you know this happened. We cannot do much about it now.

Ms. Kassel stated that is not true. It is a longer-term consideration, but we plant a lot of sod, and a lot of areas could have more shrubs that require less water. Maybe over time, we can decrease some of the sod that we are replacing and irrigating, and increase the number of shrubs that use less water. Or we can plant more xeriscaping-oriented plants that can tolerate more dry conditions. St. Augustine sod is very water intensive. Maybe we start thinking about areas that need new sod and instead put in different sod that is less water intensive and let that start to blend with what is there in areas that are not as visible. On a long-term basis, we should start thinking about planting materials that are more drought tolerant and decreasing the total amount of sod on a gradual basis.

Mr. Berube stated that is an interesting concept. I do not know if we can make a significant dent in water requirements considering how much we use overall by trading out sod for less water-intensive materials.

Ms. Kassel stated it is something to think about and consider moving forward.

Mr. van der Snel stated the biggest area for water use is Cat Brier and East Five Oaks Drive. Those have the biggest clocks, so those would be areas to consider putting shrubs.

Mr. Berube stated those big clocks are supplied by a big meter. When that meter runs, it draws out a lot of water.

Ms. Kassel stated we have a lot of trees that are starting to get large. As our trees get larger, also along Five Oaks Drive, maybe we will have more shade and perhaps less watering because of less exposure to the sun. It is just a thought.

Mr. Berube stated because the way Maxicom was set up without flow meters, and without moisture sensors in the soil, we just set it and let it run. If we had moisture sensors and flow meters in those areas, you could back it down. He can do that manually.

Mr. van der Snel stated I am monitoring Maxicom every day manually because it is not that reliable.

Mr. Berube stated because it does not have all its features enabled, and enabling all of them is expensive. If you look around and see areas that can be xeriscaped, we can consider it. We do projects every year with different colors in various areas. I do not think anyone on this Board will argue saving some water by putting new plants. It appears that Davey now has the technology and manpower to handle it. Let us make it look pretty.

Ms. Burgess stated I appreciate you letting me participate by phone. Mr. Moyer unfortunately had a conflict for tonight. Mr. Brill has been very gracious to attend your meetings and answer your questions because he is involved with the accounting department.

Mr. Brill stated we have collected 60% of our non-ad valorem assessments through the tax collector. At this time last year, we had collected about 58%, so we are on track. The financials are through December 2016, which is the first quarter of the year. We like to see our expenditures at 25% or less, and we are currently at 18%. Being 7% under our prorated budget, we are looking pretty good, even though we just discussed going over budget on some line items. A lot of the other line items, such as R&M items, are coming in under budget this time of the year.

Mr. Berube stated page 4 of the budget for landscape services, last month we had some discussion about aligning the line items in this section to correspond with the three major Davey contract items. It looks like they got that right for contracts—trees and trimming, contracts—shrub care, and contracts—ground. Line 4 for contracts—turf care works okay, but the bigger problems are (1) contracts—landscape and irrigation, which has a \$93,586 yearly entry, and (2) contracts—shrubs, groundcover, annuals, which has \$5,068 plugged in. They fixed it, but I do not think it was fixed completely.

Mr. Brill stated we can look into it further. We received the request from Mr. Moyer to ask Mr. van der Snel to help because Davey's invoices are a little vague. My accountant, Ms. Tiziana Cessna, who does the accounting for this District, needs more

guidance for the specific line items. Mr. Moyer asked us to resolve this with Mr. van der Snel. These were some of the numbers that we provided to Ms. Cessna for the line items. That is also why the financials did not make the initial agenda package because we were still coordinating those numbers. We can look at them again and do adjusting journal entries however they need to be.

Ms. Kassel stated we need annuals to come out of contracts—shrubs and groundcover, and we need a line item for annuals and a line item for mulching because those are separate contracts.

Mr. Berube stated yes, we have three major contracts, and they are different from what we had before. That has caused confusion with the Davey invoices. Most of this is right, but we should have only three line items.

Mr. Brill stated technically, you are going to have the original four line items until we officially do a budget amendment to move them out. We normally do budget amendments before the November 30 deadline unless the Board requests us to do one earlier. The budget is brought to life by resolution, so we would have to change it by resolution. We are just creating a mid-year fix. Before we go through our audit, we will provide an amendment to fix the line items. The budget is always moving. That is why we added those three line items that technically have no budget. In the end, we are moving the money from the line items that we are not applying the expenses from. After the fiscal year end, we will do a full budget amendment to make it clean and clear. In the next budget cycle, we will be able to make it look right, so next fiscal year, you will see certain line items zero out and other line items with the correct budget numbers. That is an easy fix. Right now, we have the extra line items, some with a zero dollar value for the current year. If you know the exact line item names you want, I can get that changed, and you will see them in the next set of financials if you do not like how we labeled them now.

Mr. Berube stated I will send that to you.

Mr. van der Snel stated Davey has a contract number on every invoice, and it might be easier for the accounting department to related that invoice to that contract number.

Mr. Berube stated we should have only three contract numbers. I do not know who has the contract numbers.

Ms. Kassel stated I do not have the contract in front of me. Do we not have line items in the contract for various aspects of landscaping in the main contract?

Ms. Burgess stated no, there used to be.

Mr. Berube stated the new contract is basically turf care, which includes the trees, but it is not broken out anymore. It is one number.

Mr. Brill stated that is the problem we are having.

Mr. Berube stated there is another one for shrub care, which includes trimming and fertilization and so forth. Then there is the groundcover and annuals, which if I remember right now includes mulching. We broke it out that way because it was a piggyback contract, and then we had additional services. It is a matter of lining up which contract is which and which invoice goes with which contract, and then getting the budget to match. There is nothing wrong here, *per se*, except it does not read right.

Mr. Brill stated we have a Davey invoice for \$31,195.34.

Mr. Berube stated that is for turf care.

Mr. Qualls stated that is correct; it is 12 payments at \$31,194.33. That number is off slightly.

Mr. Brill stated it looks like it is \$.99 off. It gives a contract number, but that is all it says and references the maintenance agreement and month of service. That is why we were working with Mr. van der Snel to word that better.

Mr. Berube stated we will look at it a little more carefully and get it squared away for next month.

Ms. Burgess stated Mr. Brill is exactly right that we generally try to hold our budget amendments until after the end of the fiscal year. What I suggest you do, which you already discussed doing anyway, is to operate under the impression that we are going to do a budget amendment because we need to change our line items. Mr. Brill will go ahead and do that in the financial statements so that they will read correctly. If you really want us to do a budget amendment now, we can do another one in November if needed. It is your call and we can certainly do that. In any case, he can make the financials look in a way that makes more sense to you.

Mr. Berube stated we will get them looking better, and then we can discuss if we want a budget amendment now or later. It does not really matter as long as it stays in the right line item.

Ms. Burgess stated regarding the item Mr. Qualls raised on the agreement with the school board, I looked at my agreements, and we started that first interlocal agreement in 2008. That was not necessarily just for a use permit. It was an interlocal agreement between the two governmental entities where they indemnified us and we indemnified them. It is time that this agreement is revised because some things have changed.

B. Invoice Approval #201, Check Register, and Debit Invoices

Ms. Burgess reviewed the invoices, check register, and debit invoices, which are included in the agenda package and are available for public review in the District Office during normal business hours or on the website, and requested approval.

On MOTION by Mr. Walls, seconded by Ms. Kassel, with all in favor, unanimous approval was given to invoice approval #201, check register, and debit invoices, as presented.

EIGHTH ORDER OF BUSINESS

Topical Subject Discussion

Mr. Farnsworth stated I do not what the social committee's policy is.

Ms. Kassel stated I am on the social committee, and I was involved in making this event happen scheduled for next Tuesday.

Mr. Farnsworth asked how broadly was it advertised, how open is it to the public, or is it for residents only?

Ms. Kassel stated Mr. Bill Fife brought it to me and ask if the social committee would be interested in doing this where we could put out telescopes and have a speaker. I contacted the rest of the social committee, and they agreed to do it. I filled out a facility use application and submitted it to the CDD on behalf of the social committee, and it was approved. It was a social-committee sponsored event since HOA dues went into it. We did not have much expense associated with it. Because it is a social-committee sponsored event, it is essentially for residents. If residents have guests they want to bring, I am sure those guests will be welcome. To widely advertise it and bring in a lot of people was not the idea. The idea was just to mostly be for Harmony residents so it would be a relatively low-key, quiet enjoyment of our Town Square and the stars in our dark sky community.

NINTH ORDER OF BUSINESS

Supervisor Requests

Mr. Farnsworth stated at some point, we need to discuss buying out street lights.

Mr. Berube stated I contacted OUC. We do not have a 10-year buyout limit, so we can buy out any of these street light contracts anytime we want.

Mr. Farnsworth stated I think we are all aware of that.

Ms. Kassel stated they all look like they are set for a March 2017 buyout.

Mr. Farnsworth stated the numbers all reflect March 2017.

Ms. Kassel stated the return on investment for the second to the bottom, loan #9, is 54.198%.

Mr. Berube stated that would be good, probably followed by the one above it, which is 48.267% return on investment. The buyout would cost \$254,981 for loan #8, so we do not have enough to do both. We could do one and another small one.

Mr. Farnsworth stated it is \$233,986 for #9.

Mr. Berube stated I will ask that we put this item on next month's agenda so we can discuss it more thoroughly. I will ask Mr. Farnsworth to send the updated chart to Ms. Burgess so it can go in the package.

Ms. Kassel stated I received a request from a resident to consider some additional benches around town. For example, between the Green neighborhood and H-1, there is a pond, and a lot of people walk around that pond. When you are exiting the community on Schoolhouse, and you get to the Schoolhouse circle before going to U.S. Hwy 192, after the circle on the right is fencing and a woodland area with a pond at the back of the Green neighborhood along Dark Sky. A resident requested one or two benches to be added to that area.

Mr. Berube asked how much does it cost for a bench and concrete pad?

Mr. van der Snel stated about \$1,200.

Mr. Walls asked is there a walkway? Does one side have a sidewalk?

Ms. Kassel stated no, I do not think so. I think it is too far back.

Mr. Bokunic asked where would that come from in the budget?

Ms. Kassel stated the parks line item.

Mr. Farnsworth asked were some benches put in at someone's request already?

Mr. van der Snel stated we need to put a bench at the H-2 play area since it does not have a bench. We are going to relocate the one across from the Beargrass park on the corner of Indiangrass at the pavilion. It has four benches, and one of them has its back to the road, so we will relocate that one.

Mr. Berube stated I am a little concerned. Mr. Walls asked if it had a sidewalk. How many people are going to trudge through the grass to get to a bench, besides the person who requested it?

Ms. Kassel stated what was told to me was that a lot of people walk around that pond, just like they walk around Long Pond at Lakeshore Park. Even though there is no concrete path, if there is a possibility of putting in a bench, this person said based on her knowledge on the amount of traffic that area gets, it would be used. I suppose we could always relocate it if it is not used.

Mr. Walls stated not once you put the concrete pad down.

Mr. Berube stated yes, once you put the concrete pad down, it is rather permanent. How are we going to know if it is used or not, put a counter on it?

Mr. Walls stated I am not saying the need does not exist. Perhaps a lot of people want it, but I do not know. My concern is that I want us to be responsive to residents, but I do not want to be responsive to every single request that comes in.

Ms. Kassel stated a resident made the request to me, and I am bringing it to the Board.

Mr. Walls stated I understand. I am hesitant to put a bench in an area that does not have a paved walkway.

Mr. Berube stated historically, I think every other bench we have, with the exception of the ones in the dog parks, are all along a concrete path because we presumed people would be there.

Mr. Walls stated we have placed Adirondack chairs. I think two are along the trail that goes on the east side of Buck Lake. I think they are just sitting there and no one ever uses them.

Ms. Kassel stated people use them, the red ones. If you go out on Buck Lake, you can see them at the end of the point.

Mr. Berube asked what did we pay for the pvc Adirondack chairs on the point?

Mr. van der Snel stated about \$190 each. They are recycled plastic. I think a resident requested those.

Mr. Berube asked will those work along that pond?

Ms. Kassel stated yes.

Mr. Berube stated we can do a test with those chairs in a couple locations. They are much less permanent than installing a bench.

Ms. Kassel stated they are also less expensive.

Mr. Berube stated you will have responded to the request. We can put two chairs in two locations.

Ms. Kassel stated or just two chairs in one location.

Mr. Farnsworth stated try one location first.

Mr. van der Snel stated when you go into H-1 from Dark Sky, I added a doggie pot station by the two roads that go in. Is that the location?

Ms. Kassel stated I am not sure where that is you are describing.

Mr. Berube stated Mr. van der Snel can get the chairs and meet Ms. Kassel to determine the location. Perhaps you can get the resident involved and ask where to put them.

Ms. Kassel stated yes.

Mr. Walls stated I appreciate the residents who attended the meeting and stayed until the end. Mr. Leet's type of request is something that I think we should take up when we go through the next budget process and weigh it with everything else because of its magnitude. I understand where you are going with it. We will keep it in mind and consider it during the next budget process.

Ms. Kassel stated my only concern is, if that is going behind anyone's house, Mr. Berube had voiced a concern with a trail going behind people's houses or a trail that would require access behind people's houses. That is my only concern, just in terms of the logistics of putting a trail there.

Mr. Leet stated the location is actually behind the pond. The trail is already established.

Mr. Walls stated he is correct; that trail has been there forever.

Mr. Berube stated they talked about putting one in an open area that used to be maintained. There is an inlet from the lake.

Ms. Kassel stated but now, there are houses that you would have to walk behind.

Mr. Walls stated we have a sidewalk there, too.

Mr. Farnsworth stated you are on the far side of a pond.

Mr. Berube stated we will figure it out and consider it for the budget. As you know, for every three positive people, there will be three or more negative people. This is always the constant shuffle.

Mr. Walls stated we are not making any promises. I am willing to discuss it.

TENTH ORDER OF BUSINESS

Adjournment

The next meeting is scheduled for Thursday, February 23, 2017, at 6:00 p.m.

On MOTION by Ms. Kassel, seconded by Mr. Farnsworth,
with all in favor, the meeting was adjourned at 7:45 p.m.

Gary L. Moyer, Secretary

Steve Berube, Chairman

MINUTES OF MEETING HARMONY COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Harmony Community Development District was held Thursday, February 23, 2017, at 6:00 p.m. at Harmony Golf Preserve Clubhouse, 7251 Five Oaks Drive, Harmony, Florida.

Present and constituting a quorum were:

Steve Berube	Chairman
Ray Walls	Vice Chairman
Bill Bokunic	Assistant Secretary
David Farnsworth	Assistant Secretary
Kerul Kassel	Assistant Secretary

Also present were:

Gary Moyer	Manager: Moyer Management Group
Tim Qualls (<i>by phone</i>)	Attorney: Young Qualls, P.A.
Peter Brill	Severn Trent Services
Rick Mansfield	Davey Commercial Grounds
Ashley Roberts	Davey Commercial Grounds
Amber Sambuca	Starwood Land Ventures
Gerhard van der Snel	Harmony District Staff
Residents and Members of the Public	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Berube called the meeting to order at 6:00 p.m.

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

Ms. Kassel was not present at roll call.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the January 26, 2017, Meeting

Mr. Berube stated there are no minutes available because our transcriber has been rather ill. We will have them to approve along with February's minutes at the March meeting.

FOURTH ORDER OF BUSINESS

Subcontractor Reports

A. Landscaping: Davey Tree

i. Monthly Highlight Report

The monthly highlight report is contained in the agenda package and available for public review in the District Office during normal business hours or on the website.

Mr. Berube stated Ms. Roberts has done a lot in the past couple months, and I think things have gotten a lot smoother.

Mr. Mansfield stated yes.

Ms. Roberts stated I have the Harmony scope of work frequency charts that are highlighted. Yellow is what is completed, red is not completed, blue is what has been moved and when it will be completed, and green is added services. I will distribute this to all of you.

Mr. Berube asked is this different from what Mr. van der Snel signs off on routinely?

Ms. Roberts stated yes.

Mr. Mansfield stated this is the plan for the whole year, and it is copied for the first quarter. It goes out for the whole year. Anytime you want to know when something is being done, it shows the week it will be done. We highlight it afterward so you know if it was done or if it was moved to another week.

Mr. Berube stated this is why Ms. Roberts seems to be doing a lot of paperwork very frequently.

Ms. Roberts stated I am doing it all the time. This report shows what we did since the last meeting. We installed 8,000 square feet of new sod along Five Oaks across from the houses.

Mr. Farnsworth asked when was the sod put along Cat Brier, at the second house next to me?

Mr. van der Snel stated that was the first load from a couple weeks ago.

Mr. Farnsworth stated I was surprised when it showed up.

Mr. Berube stated much of it is in segments. I do not think there has been more than 400 or 500 square feet laid down in any one place. It is scattered all around, which is fine because that is typically what happens with dead patches. When you hear 8,000 square, it sounds like a big area of sod, but it is not going down in one section. I think 8,000 square feet is a truck load.

Ms. Roberts stated that is correct, a semi truck load.

Mr. Berube stated that is the most efficient way of buying it and installing it. They do 8,000 square feet at a time.

Ms. Roberts stated that was at no charge. The tree trimming will be complete by the end of the week and includes Dark Sky and the Estates. We are going to start crepe

myrtle pruning at the parks except for the square; the square is the only area we are not touching. I will be incorporating a routine tree trimming and training all our staff. I discussed with you the pine trees inside Lakeshore Park and other areas that have never been touched. I will train my crews on that, so it will be consistent.

Mr. Berube stated the Board should know that Mr. van der Snel and I had a meeting yesterday with Mr. Mark Svozil and Mr. Sean Fitzgerald. They are with Davey's Ohio office. I asked them to come back and take a look a month after the last meeting. They pointed out a number of things, some of which we had concerns with, and some of which they still have some concerns. Overall, they agreed that Ms. Roberts and her crew are doing a fine job moving us forward, and I agree. Mr. Svozil noticed the dwarf crepe magnolias, specifically in the area along U.S. Hwy 192 in H-2 where the bahia is reedy along the fence line. They look like they are growing right out of the ground. He did not want to countermand whatever Mr. Adam Jackson wrote in the tree report. His opinion was that those ought to be lifted. The reason I mention this is because you are talking about trimming crepes. What is the specific plan for those where the branches are right on the mulch? Or have you not thought about that yet?

Ms. Roberts stated you do selective pruning because you do not want to shock a tree. I showed those to Mr. Jackson, and I discussed this with Mr. van der Snel. Trimming a magnolia has to be specific trimming because it is susceptible to so many different diseases and you can actually harm it. You do not really raise it up but you bring it in. I met with Mr. Jackson regarding all the trees on the property, so I am waiting until he comes back with a plan on how I can prune them because they are dwarf magnolias. The problem is, they are more susceptible than the southern magnolias at the square. Once I get a plan and how he recommends we do it, we will get that done.

Mr. Berube stated it seems problematic because branches are sitting on the mulch. It looks like they sprouted out of the ground. We discussed it a little, we are all in agreement, and you are working on it.

Ms. Roberts stated the playground mulch is complete. All the pine bark inside Harmony is done. We will do a few bundles of pine straw for certain areas that just need some fluffing up. I have to complete the pine bark on U.S. Hwy 192 in the median and trim back those grasses. Then the mulching will be completely done, and that is looking forward on Monday. On the annual flowers we installed, we used dianthus, which is pink,

and dusty miller as the backsplash with yellow viola. I rode with Ms. Kassel and reviewed the property for all the warranty items. We will warranty the swamp fern, and I am coming up with a couple different things to put there, something that will make it, especially with all the pine straw that falls on them all the time. Everything else she showed me was from 2014, and there were a lot of areas. Those are not under warranty anymore. They are older. I do not know what caused it, whether it was not enough irrigation or run over or pulled out. There are so many different variables on those. If you want me to come with a proposal on what to put in there at the CDD's cost, we will do it, but I cannot warranty those items.

Mr. Berube stated I tend to agree with you because that was a long time ago. However, we have been having this conversation about items that have died for some period of time. I can tell you that Davey is the only company that has installed anything that we are discussing. The maintenance would have been done by Davey. I am not giving you an argument. Ms. Kassel is not here yet, and I am sure she will have some input, as well. Irrigation and maintenance should be just like every other plant out here. She needs to think about that. I did not go back as far as 2014, but I went back to 2015. I am not sure what she is putting together. We will not argue about it at this point. We understand, and I see there is some progress on getting dead items. The biggest one is the ferns that disappeared. There might be more miscellaneous items, but I am sure we can work that out.

Mr. Walls stated I have not seen Ms. Kassel's list that she provided, and I do not know where you went. My issue is similar to what Mr. Berube said. They did not just die now but have been dead for a while. The issue we have been having up until this point is maintenance on a lot of our plant material. I think the arrangement we worked out was that if it was an irrigation issue, you will let us know. We will fix it and get it going so that plants are not dying because they are not getting water. I do not think that is the case on a lot of these things. Personally, I think a lot of it died because it was not maintained by Davey. I will be interested to hear what Ms. Kassel says because I do not know if we are talking about \$10,000 worth of plants or \$3,000 worth of plants. I do not know what that number is. I think Davey should take some responsibility for some of it because they have been under contract for several years to maintain it, and it did not happen. We can discuss it further next month when Ms. Kassel is here, but that is my position.

Mr. Bokunic asked is there documentation as to when they were first alerted to this? It sounds like it has been going on for some time.

Mr. Walls stated they take care of all the areas, so if they see something, they should let us know.

Mr. Farnsworth stated sometimes the best documentation is to go back through the minutes.

Mr. Berube stated the problem is, we do a lot of little pieces here and there, like we are doing now with the crotons that went in at the square. A lot of little patchwork jobs are done. When you want to see everything that has been happening, you have to look through prior invoices and look for things that are not part of the contract. Usually you can figure out the area because it is not always well documented where the material went. It is usually not shown as being across from 6913 Beargrass Road.

Mr. Farnsworth asked to address what you said about not being well documented, will her new report help?

Ms. Roberts asked do you want me to keep presenting it?

Mr. Farnsworth stated not just this, but little things that are added in should have records kept so that we do not run into this question of being unsure where the items are.

Mr. Berube stated the recent invoices since Mr. Mansfield has been on board have had a few problems. Where there has been non-contract work, the details are much clearer than when Mr. John Rukkila or Mr. Garth Rinard was writing the invoice details. When you look back, it is probably easier on current invoicing to see where it went. We will see if that holds true because we will start getting invoices for improvements. I think the detailing will be better. It is important when you go back and look. I think Ms. Roberts hears what we are saying. It does not have to be GPS coordinates, but give a bit better description, such as small dog park east corner.

Ms. Roberts stated whenever I do these for Mr. van der Snel as part of the day's activities, that is specified on what I have done: the number of plants, the number of square feet of sod, how much it cost per plant, and the subtotal. It will show the recommendations for watering. On the last one for the day, I said we are doing the outskirts with crotons and will move all the grasses in. It is pretty detailed. Mr. van der Snel gets a copy, I get a copy, plus it is scanned and emailed to the office coordinator and to Mr. Mansfield. Copies are everywhere, so we are all now getting copies.

Mr. Mansfield stated that is a level of recording that has not been taking place.

Mr. Farnsworth stated I can think of another level of recording that can be done. Those reports could be collected together rather than just be separate sheets.

Mr. van der Snel stated let me explain the process. Ms. Roberts will come to me with a request, or I will go to her with a request. She will write up a quote and provide it to me. If it is small and I approve it, I write a purchase order for it, which number is the date. That is how we trace it back to the quote Ms. Roberts gives me.

Mr. Berube stated those quotes show up on the invoices that we get from Davey, so we have a cross reference.

Mr. Farnsworth stated the invoices are part of the agenda package. Is there a log of those invoices, not just loose sheets?

Mr. van der Snel stated if I did this, she does the work and sends an invoice to Severn Trent, and I approve it.

Mr. Farnsworth stated I understand the general procedure you have set up. That is not my question. Once she writes a proposal and you approve it and they start doing the work, where is the record kept?

Mr. Walls stated Severn Trent retains our records.

Mr. Farnsworth asked in what form?

Mr. Moyer stated the purchase order and invoice.

Mr. Farnsworth asked you get a piece of paper?

Mr. Berube stated yes.

Mr. Farnsworth asked not an electronic record? There is no electronic log?

Mr. Moyer stated when the invoice is paid, there is a general ledger that is a computer-generated document that shows the check and the number. In your agenda package is that type of information showing the check number, the vendor, the purpose, and the amount.

Mr. Farnsworth asked that is where it finally gets into an electronic log form?

Mr. Moyer stated yes.

Mr. Bokunic stated back to the original issue, I hear what you are saying. If we have been complaining about this for two years and suddenly they are out of warranty now, we are not talking about invoices but some sort of notification. Have we been pointing this out for two years?

Mr. Berube stated if you go back and read the minutes, there have been complaints about plant materials going back for six or eight months. We just kept pushing it because it was always a manpower problem. Finally, at the December meeting, we decided to pull all the invoices, and Ms. Kassel went through that. I pulled up a bunch and reviewed them. She asked Mr. Moyer to get backup for all the invoices. She had a pile of invoices at last month's meeting. I think she met with Ms. Roberts two weeks ago and went over this. A lot of stuff has already been taken care of. Some salvias were replaced with jack frost and various other things. I think the majority of it is probably handled. Ms. Kassel may have a couple discrepancies. It is unfair to hammer them at this point.

Mr. Bokunic stated I am trying to get a handle on the level of this issue.

Mr. Berube stated we can wait another month.

Mr. Mansfield stated everything that was in the minutes that we discussed were the items such as the salvia and other things that needed to be done. It was not a list of a group of four or five things that needed to be redone. Those items did get done and are finished. It was the previous period of time, so then they wanted to check every invoice. There are really two different sections that we are dealing with.

Mr. Berube stated understood. Part of the problem with the landscaping additions, such as the ferns, a lot of them went in and they were not very closely bunched. They were there for a few months, and one day they were gone. We did not know what happened, and it was over a large area. This happens with landscape enhancements. Plant material dies, and your crews see it is dead so they pull it. Then three months later, we notice it. This is what happens, and it is why we have the documentation. We will figure it out. We will get Ms. Kassel's version of it, and we will make some decisions as to where we are going to go.

Mr. Mansfield stated Ms. Roberts is willing to provide the labor for it.

Ms. Roberts stated yes, I will provide the labor, but the CDD will pay for the plants.

Mr. Berube stated it is not a big deal. For the most part, I think these are small dollar amounts. It is nothing huge.

Ms. Roberts stated it is in various areas on the property where she showed me. I redid some of the flag pole area. I removed what was there and replaced it with arboricola around the flag pole. I should be getting a call on the roses in the middle of next week to put between the arboricola around the flag pole. We also put in azaleas on the sides,

almost 100 of them. That was at our cost. I filled in beds of mondo grass that were killed by Roundup spray. I took that upon myself and ordered and installed them. They are looking great. Deer plucked some out, but they did not like them and spit them back out. The enhancement at the dancer is complete, as you may have seen if you drove around. We removed the shillings and added a nice pop of color with crotons around it. That way, when you come in, it gives a nice full view. Instead of one annual bed, we added three more. One is on each section of it. We added ornamental grasses and replanted those inside closer to the dancer instead of removing them. We just reused what we had.

Mr. Walls stated it looks very good there.

Mr. Berube stated yes. The overall effect as you go from east to west across the property is noticeable and visible. I told you that today. Things are coming along very nicely. It is a huge property, and we understand that, but the change is much appreciated. When you get a full staff back, the pace will probably pick up even better, and things should return to a stable environment fairly quickly. Mr. van der Snel emails you on a daily basis. I see you around town a couple times a week. I think things are going along well. Mr. van der Snel stands on the brunt of it, and he says you are doing a fine job. I cannot argue with that. We are not where we need to be yet, but the pace of progress has been very satisfactory in my view. We are looking good. Thanks for your efforts. Mr. Mansfield made a good choice in selecting Ms. Roberts.

ii. Turf Report

Mr. Berube stated this was the crux of the meeting yesterday regarding turf conditions. I think Mr. Svozil is having some internal discussions as to what will be replaced and where and when. Some treatments are coming up for weeds. Spring is coming, so there will be some discussions and treatments of the turf. We will see what greens up and what does not. Then we will figure out where we are going with it.

Ms. Roberts stated we just did a liquid application on the turf on all the St. Augustine last Tuesday. Next Tuesday, everything will have a granular fertilizer and a herbicide on both Bahia and St. Augustine.

Mr. Berube stated by the next meeting, we should have a better handle on what turf is going to green up and what is not and then who is going to be responsible for what areas. I did not get a lot of pushback from Mr. Svozil yesterday on any of our concerns. Time will take its toll, and we will see where we end up.

Ms. Roberts stated I have a quote for the Bahia sod replacement at the playground in H-1 that was damaged by construction from putting in the playground. It is 3,200 square feet at \$.65 per square foot, which is \$2,080.

Mr. van der Snel stated that is a high amount. I advised Ms. Roberts to bring it to the Board. It is needed. It was a bad area already, but the construction finished it off due to grading the play area. Right now, it does not look child friendly at all with all the dirt.

Mr. Berube stated when they got here with all the machines and graded it plus dragging poles, it made a mess of the sod.

Mr. Walls stated I think we need to pay for that out of the project fund because it is part of that project.

Mr. Berube stated yes.

Mr. van der Snel stated I wanted to make the Board aware of the amount.

On MOTION by Mr. Berube, seconded by Mr. Walls, with all in favor, unanimous approval was given to the proposal from Davey for sod replacement at the playground area in neighborhood H-1 in the amount of \$2,080, as discussed.

iii. Tree Inspection Report

Mr. Berube stated a tree plan will be coming with more details on girdling roots and trimming the crepe myrtles.

FIFTH ORDER OF BUSINESS

Developer's Report

Ms. Sambuca stated I wanted to share the site plan with the Board for parcel M. I spoke about this briefly before. Parcel M has not been named yet. It is 65 fifty-foot lots. The development will begin about the third quarter of this year. The plan is preliminary.

Mr. Berube stated it is located basically diagonally across from this building behind the horse ring. Will the corral disappear?

Ms. Sambuca stated yes, it will disappear because it is in this tract. The barn itself will not at this point. The dog park, I believe, will be shifted slightly. It may not be. That park will then become part of that neighborhood.

Mr. Berube stated it will go behind the horse barn and head toward U.S. Hwy 192.

Ms. Sambuca stated that is correct.

Mr. Berube asked does this neighborhood have some parks?

Ms. Sambuca stated as of yet, there is nothing planned. This plan is conceptual since it is still early. We can discuss that with the team like we did with Waterside. We are in the early stages.

Mr. Farnsworth asked where is parcel M?

Ms. Sambuca stated between parcel O and the barn, north of 47.

Mr. van der Snel stated 47 has an arrow on top.

Ms. Sambuca stated it is a little west of there. I had the wrong facility. It is actually below 24. On parcel O, Waterside, we are near turnover, as we have shared previously. I believe we tentatively scheduled it for the beginning of March. The site has been cleaned up, and we can schedule a walk-through to see if you have any concerns or for us to address any issues you feel are not satisfactory at this point. Mr. van der Snel and I spoke briefly about some of the pines up front and the tie straps. As they grow before the straps are ready to be removed, it may have an effect on those trees. I consulted with the team, and they said that is typically standard maintenance to adjust the straps over time. These are within the maintenance scope of services. They are warrantied, but that does not mean they cannot be maintained. We can discuss it further when Mr. Kent Foreman is onsite.

Mr. Berube stated the problem in calling it maintenance is, it is a fairly small tree. We looked at this last week, and the green strap is wrapped around the tree. In most cases, they have done a couple wraps around the tree, tied it in a knot so it is tight, and then stretched it out to the stakes. That is tight as well, but the purpose is to hold the tree steady so it does not blow over. Maintaining that is not going to be easy. It is not as easy as adjusting it. You have to undo a knot.

Mr. Walls stated you probably have to restake it every time.

Ms. Sambuca stated I understand it will take a few minutes and some adjustments. I can address it further with the team and get any suggestions.

Mr. van der Snel stated there are other forms of straps available.

Mr. Berube stated through rings.

Mr. van der Snel stated there are flexible straps. These trees are five feet tall and an inch or inch-and-a-half thin. They are in the prime of their growth, so they grow fast. With those forms of straps, it will not work.

Mr. Berube stated we just had this problem with H-2 in the ditch. There were many problems. We are paying Davey to maintain them, and they are looking at all these trees.

I do not think they did anything with them, to be honest, but the trees grew up to the point of being girdled by the straps. I think in 14 cases, the tops of the pine trees broke off where the straps were. The point is, we are going into a maintenance headache before we take it over. We do not necessarily want to do this again.

Ms. Sambuca asked has this been the first occurrence where you have seen this? Is it the whole neighborhood?

Mr. Berube stated it is H-2.

Ms. Sambuca asked have you seen it anywhere other than H-2?

Mr. Berube stated the straps were taken off in F across from the school. Those were removed by someone, but a number of them have not been touched yet because of permitting for the ditch they are sitting in. They all end up with the same problem when those straps are tight. It is not the biggest concern, but we like to avoid these kinds of things.

Ms. Sambuca stated we understand. We will keep it on the action list. When Mr. Foreman comes back onsite to schedule a walk-through, we can include that.

Mr. Berube asked do you have a sense when you will have that walk-through? March 1 is next week.

Ms. Sambuca stated when you are ready, we are ready.

Mr. Berube stated I am going out of town next week, so that will be a problem. Tomorrow is probably short notice.

Ms. Sambuca stated yes. Mr. van der Snel and I can work that out.

Mr. van der Snel stated I do not know Mr. Berube's schedule.

Mr. Berube stated my only concern is the trees. That is the only thing I saw. I think the walls of the ponds seem to be holding. Nothing is escaping into the ponds. I did not see much else.

Mr. van der Snel stated in my opinion, those straps can be changed to another form of strap that is flexible. In neighborhood F, they used 10- to 12-foot trees. These are five feet, and they still need two years to get to be 10 or 12 feet. In that period of time, they will be growing. Something must be on the market to have elastic around it. We have probably 30 or 40 trees. Let us investigate what is in the market and use flexible bands on them.

Ms. Sambuca stated I will consult with the team and see what their suggestions are if that is the only issue.

Mr. van der Snel stated yes.

Ms. Sambuca stated lastly, I want to address F and H-2. We have some tree replacement work being done, which has been delayed slightly. Jr. Davis was doing some stormwater work there, which was delayed a little for various reasons. They should be about a week or two out. After that, the tree work will be done by REW. You are looking at about 130 days for an estimate. While REW is onsite, they will also be doing another project that I brought to the Board as a preliminary last month to put a landscape buffer in Hawthorne on the CDD tract between the park and the adjacent home. I wanted to share a site plan with you.

Mr. Berube stated if you recall, we put the playground in H-2 which went between a green conservation area and a finished home. I do not know if they have kids, but someone made the suggestion to put in a noise and visual barrier.

Ms. Sambuca stated we thought it would be beneficial for everyone, not just that home owner. I mentioned another tree, but we thought the little gem magnolias would be best. They are about five or five-and-a-half feet at planting. You can see approximately where they are. There will be five of them, and we will space them out accordingly so they will have plenty of room to grow, and it will act as a buffer. With the Board's approval, we would like to proceed with that. It will probably be 30 to 60 days when REW is mobilized onsite. Once we do that, Mr. van der Snel's team will sod it afterward. This work includes irrigation hookups and all the proper things necessary to make sure the trees are sufficiently planted.

Mr. Walls asked is there any cost to the CDD associated with this work?

Ms. Sambuca stated no, it is at the developer's cost.

Mr. Berube stated we will be providing maintenance.

On MOTION by Mr. Walls, seconded by Mr. Bokunic, with all in favor, unanimous approval was given to allow the developer to plant a buffer of five little gem magnolias on the District's tract between the playground at neighborhood H-2 and the adjacent home, as discussed.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Engineer

i. Sidewalk at the Linear Park

Mr. Berube stated I spoke to Mr. Steve Boyd about a couple things. He was waiting on Mr. Foreman to provide the tree layout proposal for the sidewalk. He expected that yesterday or today, so it is coming anytime. That is the final piece for the permitting required by the County. As soon as he gets that plan, he will submit the permits to the County. Pending their approval, we will go back to Mr. Justin Ferrell. He indicated affirmatively that we could do the sidewalk at the previously negotiated price. It looks like we might finally be just days or weeks away installing the sidewalk.

Mr. Walls stated I will note that we now have \$2,000 less to spend from the construction fund.

Mr. Berube stated yes.

ii. Swale in Neighborhood F

Mr. Berube stated as Ms. Sambuca mentioned, there have been some delays in getting Jr. Davis, who is the preferred contractor for the developer, to do that remedial work in the ditch in neighborhood F and to drill holes in the pond outfalls and other work. They have been rather busy in St. Cloud on U.S. Hwy 192, so our project got pushed back. They anticipate having that lined up in the next week or two. Once they do that, you should see lower pond levels. They also decided to lower the bottom of the F ditch, which is what is holding up the trees. There is no reason to plant trees in the bottom of the ditch if you are going to lower the water level. It is all tied together.

B. Attorney

There being nothing to report, the next item followed.

The record will reflect that Ms. Kassel joined the meeting.

C. Field Manager

i. Facilities Maintenance (Parks, Pools, Boats, etc.)

The monthly facilities maintenance report is contained in the agenda package and is available for public review in the District Office during normal business hours or on the website.

ii. Facilities Usage (Boats and Others)

The monthly facilities usage report is contained in the agenda package and is available for public review in the District Office during normal business hours or on the website.

iii. Facebook Report

The monthly Facebook activities report is contained in the agenda package and is available for public review in the District Office during normal business hours or on the website.

iv. Pond Report

The pond report is contained in the agenda package and is available for public review in the District Office during normal business hours or on the website.

Mr. Farnsworth stated I want to compliment you on the generation of the map. They put together a map where you can actually see the pond numbers rather than enlarging it to see the little numbers that Mr. Boyd originally provided.

Mr. Berube stated I understand Mr. Farnsworth had something to do with that.

Mr. Farnsworth stated no, they set it up. All I did was transfer it to Mr. Boyd's map. I do not know who did it, but they took a wall-size photograph and overlaid those numbers on it. I thought it was a good idea.

Mr. van der Snel stated it is an evolving thing. We will get there.

Mr. Farnsworth stated I believe the same comment at the bottom of the report was there last month about mechanical removal at pond #25. I could not understand why you were emphasizing pond #25 when ponds #22, #23, and #24 are shown as being in much worse condition, at level three. Why the emphasis on pond #25 which is minimal at level one?

Mr. Berube asked did we discuss this last month, and that note just carried over?

Mr. van der Snel stated pond #25 is across from the entrance to the office, and that pond changes by the week. Sometimes it has algae, and another time it is clear when we treat it with SeClear. It is a small pond. We even have to use the hippo for algae on that pond. The ponds are an evolving thing. Sometimes they look bad, and sometimes we have to adjust treatment. Wintertime is for us to prepare them not to be shocked in the spring with unwanted plants.

Mr. Farnsworth stated what I am hearing is, there are more kinds of activities going on in the background that is difficult to report on a monthly basis.

Mr. van der Snel stated I am trying to give you a general idea of what we do with the ponds on the pond report. It is a report for a month or four weeks. A pond can look great in the first week, and it can look very bad the third week. We will treat it, and then it will look great again.

Mr. Farnsworth asked how do you handle the report when you have that much going on?

Mr. Berube stated average it.

Mr. van der Snel stated yes, we take the average.

Mr. Farnsworth stated the report gave no indication that so much was going on.

Mr. Berube stated I think more importantly, when you look at the ponds, they generally all look pretty good. The detail you are getting is because you are asking for detail. We are managing ponds for their own health for the benefit of turtles, snakes, fish, ducks, and others. We are also doing a minimal amount of chemical treatment to keep them looking nice aesthetically, as well. It is a balancing act. We can clean it all the way to the corners and remove everything that is growing in the water, but we have to decide how much chemical we want to use.

Mr. Farnsworth stated I am trying to conceptualize some way of getting something down like the table they generated. The table looks good, but the content of that table is changing so fast that it is meaningless by the time I see it. There must be some way of getting a handle on this so that when we see it, we know whether there is an issue or not. If it is changing all the time, what state is it in?

Mr. Berube stated every bit of information we have in the agenda is old by the time we see it. The pond is a living organism that is going to change. If we have several cold weeks, they will be pretty stagnant. When we get a lot of sun and warmth, things will blossom. I do not know how to do any better than the average we are getting.

Ms. Kassel stated it seems to me that the important thing is the table over time.

Mr. Berube stated yes, over the long term, just like the pictures.

Ms. Kassel stated over time, month to month.

Mr. Farnsworth stated if there was some kind of a plot involved over time, I would love to see it, showing it over time.

Ms. Kassel stated perhaps you can plot it.

Mr. Berube stated Mr. Farnsworth did a great job on the street maps. See if you can put something together to show us. I do not know how much more time you want to devote to this.

Mr. Farnsworth stated I am not trying to get someone to devote a lot of time. I am just trying to find something that I am comfortable with that everything is okay.

Mr. Walls stated for me, I rely on Mr. van der Snel. He will tell us if there is a problem in a particular pond. This report is more than we were getting from Bio-Tech. This tells us you treated pond #25 with SeClear, and the date is shown. It is a good historical record in terms of that. If we need to follow up on an issue, then Mr. van der Snel will tell us. If we need to do something else, he will tell us.

Ms. Kassel asked how often do you take the photographs?

Mr. van der Snel stated every three months.

Ms. Kassel asked if they are electronic, can you put them on Google Drive that we can have access to? Then in the notes, you can give us the link to Google Drive so we can look at the pictures over time. It is free.

Mr. van der Snel stated yes. I have them on file electronically, and I can find someone to help do that.

Mr. Farnsworth stated Microsoft has OneDrive.

Ms. Kassel stated Google Drive is free. You get a link to it. You can be given permission to it or it can be open. Since it is a public entity, we can just go straight to that link, which can be in the pond report. Then you just click on the link.

Mr. Farnsworth stated that would give you this picture over time.

Ms. Kassel stated yes, that is my point.

Mr. Berube stated it would do that more than the paper file would.

Mr. Farnsworth stated that is fine.

Mr. van der Snel stated the best way to assess the ponds is to look at them. Just drive around and see how they look.

Mr. Berube stated that is true. If you take a picture, you need to blow it up because it is hard to see.

Mr. Walls stated these ponds are very big.

Mr. Berube stated yes, some ponds are big and will take two or three pictures to get the whole thing. One of the four-wheelers had a trailer added to it and a specific sprayer set up on the back. Mr. Scarborough has become the pond sprayer. He had some concerns over the cost of the SeClear that we were buying. Mr. Scarborough has been working with the concentration of that, which still works. He also found out that you can buy it in granular form. So we are not paying to transport water as part of the SeClear. He mixes up the exact batches that he needs. The SeClear cost will be decreasing. We will still get

the same effect with far less cost because that is the most expensive chemical to use. It works, but it is expensive to use. The good news is, you cannot overdose anything with it, so the company tells you how much to use. If you cut it in half, you get the same effect. He reduced it in half again and still had the same effect. I have seen Mr. Scarborough around the past few weeks on the cart. He has it all set up and it is working. The ponds look good. We are minimizing our chemicals going into the water, which was the intent. There are very few invasives, and they are looking pretty good.

v. Miscellaneous

Ms. Sambuca stated I wanted to make you aware of some pictures I got in South Lake. We are trying to minimize irrigation issues. I will address this with the builder, as well, but a subcontractor had a giant truck on the sod on the park. You may see some damage that happened today. There was plenty of space around, but they were on the grass. There are probably big indentions from this truck.

Mr. van der Snel stated on all the new construction in H-1 and H-2 and South Lake, there has been significant damage on parks in H-1 from construction by Lennar. I talked with Mr. Foreman about this, and I agreed with him that once these developments are done, we will do a walk-through with the builders and Mr. Foreman or Ms. Sambuca or whomever is available to assess the damage. We will need to come to agreement with the builders to repair the damage. Right now, they are slamming our parks in H-1 and H-2 and damaging irrigation. The parks were there prior to construction. Especially now in South Lake, I asked Jeff, the supervisor, to give me a heads up whenever he starts grading. Mr. Foreman got in touch with Mr. David Dalton, who was going to cap off the areas that are to be graded. However, that did not happen in some areas. Today, we figured out significant damage to the by-ring of the Maxicom system because of silt fencing by the contractor.

Ms. Sambuca stated I spoke to Mr. Dalton about that particular lot, and they will not be ready to grade for a month. It looks like one of their trash sweepers came in and clipped the top of it, so they capped it this afternoon. He will be on vacation for a few days, but it will be fine for now. They are not grading for a month. In this case, procedure did not happen because it was not ready to happen, but there was still damage. He is prepared to fix those types of things, and we have that process in place. The builder emailed back because the subcontractor damaged the irrigation wiring, so they will replace that. We will continue with the process of filtering these things. We will make

sure it goes to the right team. I am staying on top of the builder to get these subcontractors neater and safer.

Mr. Farnsworth asked you will be monitoring that repair?

Mr. van der Snel stated I will be.

Ms. Sambuca stated we are trying to make the process easier so that we are not continually putting out fires and causing people to spend their time on it. I think that will improve.

Mr. Berube stated the CDD saved probably 50% on blue shirts for the staff since Mr. Mike Scarborough also runs an apparel business on the side. He has access to t-shirts and silk screen designs at a wholesale rate. He also has a silk screening machine. The cost of the blue shirts that they wear on a regular basis was just reduced in half.

Mr. van der Snel stated the splash pad has been repaired. The manifold works really great, and we had no big issues with it. Today we transferred a park bench to the H-2 play area.

Mr. Berube asked who donated the concrete?

Mr. van der Snel stated it was a barter that I did with Richmond American Homes. I did something for her, and she gave us the concrete slab with what was left in their concrete truck. I laid out the template, and they poured it.

SEVENTH ORDER OF BUSINESS **District Manager's Report**

A. Financial Statements for January 31, 2017

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

Mr. Moyer stated we are 72% collected on our non-ad valorem assessments, which is a little better than where we were a year ago. On the expenditure side, we are \$79,000 under budget for the first four months. Some of that \$79,000 lies in the \$330,000 electric buyout line item that we have not spent any money from so far.

B. Invoice Approval #202, Check Register, and Debit Invoices

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

On MOTION by Mr. Berube, seconded by Mr. Bokunic, with all in favor, unanimous approval was given to invoice approval #202, check register, and debit invoices, as presented.

C. Budget Amendment for Fiscal Year 2017

Mr. Moyer stated the Board discussed this at a previous meeting. The new Davey contract does not correspond exactly with the old contract. In order for the accountant to report what is being spent accurately, we deleted the line items that were in the old contract and added the line items we identified in the new contract. That is the only change for this budget amendment.

Ms. Kassel stated it says irrigation maintenance. I thought we excluded that from the contract.

Mr. Berube stated it is. That line item should just say landscape.

Ms. Kassel stated we either need to delete that from the resolution or create a new resolution.

Mr. Moyer stated the Board can approve the direction that we delete irrigation maintenance.

Mr. Berube stated Mr. Brill and I discussed this. The numbers that are presented do not align exactly with our current contracts. The reason is that we have at least neighborhood O coming online, which we anticipated. I do not think any other neighborhoods will be coming online this fiscal year. The numbers reflected here are 5.5% over the contract value to allow for neighborhood O and any other minor adjustments. The end result is that we should finish the fiscal year slightly under budget for the line items as listed.

Mr. Farnsworth stated so the line item name for irrigation maintenance will be deleted.

Mr. Moyer stated that is correct.

Mr. Berube stated the new line items will be contracts—landscape, contracts—groundcover and annuals, and contracts—mulch.

On MOTION by Ms. Kassel, seconded by Mr. Farnsworth, with all in favor, unanimous approval was given to the budget amendment for fiscal year 2017, deleting irrigation maintenance under contracts—landscape, as discussed.

D. Facility Usage Application from the St. Cloud Soccer Club

Mr. Moyer reviewed the facility usage application from the St. Cloud Soccer Club.

Mr. Berube stated we get these twice a year, and we normally accept them.

Ms. Kassel stated they need to pay the usage fee, although Mr. Qualls's firm has sponsored it in the past.

Mr. Walls stated I do not believe he did the last time.

Mr. Berube stated no, he did not.

Mr. Walls stated I presume they paid.

Mr. Berube stated they have a deposit on file.

Mr. Walls stated it is beyond the deposit.

Mr. Berube stated yes, the deposit is covered but the usage fee is not. I think our standard response has been to charge them \$250, which caused some heartburn last time.

Ms. Kassel stated no, it was going to be \$450 or \$480, and that is when Mr. Qualls offered to sponsor that the first time. I do not remember what happened last time.

Mr. Berube stated I know there is always some number that we get hung up on.

Mr. Walls stated we need to use the amount on the fee schedule, which we have done the last three or four times.

Ms. Kassel stated perhaps they can find a sponsor.

Mr. Farnsworth asked do we need a motion?

Mr. Moyer stated no.

Ms. Kassel stated Mr. Moyer approves them all the time without Board approval.

EIGHTH ORDER OF BUSINESS

Topical Subject Discussion

A. Consideration of OUC Street Light Buyout

Mr. Berube stated Mr. Farnsworth provided his suggested payment chart. We have \$330,000 budgeted for this buyout. We are limited in what we can do.

Mr. Walls stated I am not opposed to using that \$330,000, but I think it would be wise to wait at least a few months to see what the budget looks like just to make sure.

Mr. Farnsworth stated if you take loans #9 and #4, that is \$282,000, which is well under the \$330,000 that is allocated.

Mr. Berube stated I had loans #9, #4, and #2.

Mr. Farnsworth stated you can do more than #9 and #4, but we can do at least those two.

Ms. Kassel asked what is the payoff on #9?

Mr. Berube stated it is \$232,105 in May.

Ms. Kassel stated the chart says March 2017.

Mr. Berube stated March is \$233,986. If you do #9, #4, and #2 and pay them off next month, it is \$324,000. If you do them in May, it goes down to \$320,000.

Ms. Kassel stated my suggestion is to pay off one and retain the balance for a few months. That way, we get the highest financial benefit from paying off the one loan, and yet we allay Mr. Walls's concerns and mine a bit, too, that we retain enough cash for a little later in the budget year. We can do this again in May.

Mr. Walls stated I am okay with that.

Mr. Berube stated we have ancillary costs in doing this, including legal fees. Is that the only cost we would incur if we did this in two pieces?

Mr. Moyer stated that is correct. The good news is, because of all the hard work Mr. Qualls did on the first iteration when we made the deal, those people now understand what the deal is and have been pretty responsive. I would expect that they will run the amortization schedule and verify what is on this chart in terms of the buyout amount, but I do not think there will be a lot of legal fees.

Mr. Walls stated it should not be much more than them coming up with the number, sending us the bill, and us paying the bill.

Mr. Qualls stated I agree. As long as they use the same agreement we have always used, there really should be no legal work. I would not worry about that.

On MOTION by Ms. Kassel, seconded by Mr. Walls, with all in favor except Mr. Farnsworth, approval was given to buyout OUC street light loan #9 for Drake 2 in the amount of \$232,105, as soon as is practicable.

Mr. Farnsworth stated in my opinion, that is the wrong way to do it.

Mr. Berube stated I tend to agree, too, but I want to move it forward. I understand Mr. Walls's concern about the budget. We have another five months.

Mr. Walls stated if it is July or August and everything looks great, then I am fine with buying out those other two.

Ms. Kassel stated I think we can push it for May. It is only February, so it is another two or three months.

Mr. Berube stated we set aside \$330,000, which was our promise to the people and why we raised assessments. I do not think we are deviating from it at this point because we are still within the budget year.

Mr. Farnsworth asked if we do not have a catastrophe in the next two or three months, what are additional ones we are going to do?

Mr. Berube stated take it up to the \$330,000 that is in our budget.

Ms. Kassel stated the ones that have the highest percent return.

Mr. Berube stated we will be limited to go another \$96,000, so realistically, we will only be able to do #4 and #2, which total about \$89,000 out of the remaining \$96,000. That is where we will end up.

Mr. Farnsworth stated that is as far as we can go this year.

Mr. Berube stated yes, unless you want to go over budget.

Mr. Farnsworth stated no, I do not want to do that, but you need a plan.

Mr. Walls stated realistically, the savings from those other two are comparatively small. I am more comfortable with the safety of having the extra money going forward. If everything looks good, we can spend it and buy those out to save a little more money.

Mr. Berube stated we will discuss this in the future.

NINTH ORDER OF BUSINESS

Supervisor Requests

Ms. Kassel stated I apologize for not being here on time. It was one of those things that could not be helped. I would like to know if anyone gave Davey pushback on the report regarding all the items that were pushed off for replacement.

Mr. Berube stated yes.

Ms. Kassel asked what was the response?

Mr. Berube stated the response was to discuss this next month when you are here. Ms. Roberts is sticking pretty much to what is in the report, and I think she got the message that we are not very happy with that. It says they will not cover it because they cannot verify who has been watering and who has been maintaining. Davey installed the plants, and they maintained them. We have been watering, but never has there been an issue with the water. They are taking their side, but we told them we would revisit it next month.

Mr. Walls stated what we did not know was what conversations Ms. Kassel had with them and how much, if it is \$10,000 or \$20,000.

Ms. Kassel stated I do not know what the number is. That is something she has to figure out. The point is, the reason we are doing it in 2017 from 2014 is because it kept getting pushed off by Davey because of personnel problems, changes, and other issues.

Mr. Berube stated Mr. van der Snel and I had another meeting with Mr. Svozil and Mr. Fitzgerald from the Davey Ohio office yesterday. Two versions of what is going on are being provided to Ohio. One is the real version they get when they come here and see, and the second is the version provided by Mr. Mansfield. Mr. Svozil is very clear that when he comes here, he has not read any of the reports that have been produced for our meetings. He comes here and listens to us. He and Mr. Fitzgerald drove around for an hour before we met with them. You get the feeling that they are not terribly happy with what has transpired here for the last year. He did not come out and say it, but there is still probably 8,000 to 12,000 square feet of sod to be replaced.

Mr. van der Snel stated it is more than 12,000.

Mr. Berube stated he did not come out and say that they would. Last month, we were going to get a proposal in the agenda package that they wanted us to pay for the 8,000 square feet that they put down at no cost. I said they did not want to bring that issue before this Board, and smartly, they did not. We rode around yesterday in the rain and looked at the property. He was getting the edited version of why the sod is dying, but yesterday, he got a closer look. His question to me was why I did not say anything to him about this last month. I responded that there were no flags out. When they mention 8,000 square feet of sod, I had no idea where it was going to go. A lot of areas need sod, but I could not tell. I figured we would get the 8,000 square feet put down and the place was going to look good, but that 8,000 square feet did not make a dent. Mr. Svozil is very agreeable. We had a concern over the billing today, and we communicated by email. He does not give a lot of pushback. He disclosed to me yesterday that they replaced 300,000 square feet of sod in Celebration at their cost. They are used to this sod issue. They cheated all last year. He knows that if you do not fertilize and put down pesticide, herbicide, insecticide, and fungicide last year, you will pay the price this year. That is what is going on. They skipped a number of treatments last year, and we are seeing the results in the sod. He will come back next month. He is in Florida one week a month, and Harmony is now on his list to stop by and see what is going on. If we cannot come to terms with these people at this level over what we believe to be plant material that needs

to be warrantied, then we will take it to that level. I do not think we need to go there yet, but they got some pushback tonight on them not wanting to warranty anything from 2014, which is how that reads. Overall, it is good. Ms. Roberts is doing a good job. Everyone is happy. If you look around, you can see obvious change. They are proceeding from east to west and are probably two-thirds of the way across. Overall, they are working out very well. We have the connection with the Ohio management now, so that is good.

Ms. Kassel asked what is the map for neighborhood M, and what is the gray square?

Mr. Berube stated we do not know. It is very preliminary. The one thing I asked was where the parks will be, and Ms. Sambuca said nothing has been dedicated for parks yet. She knew we would ask, and she will discuss it with the team and include some parks somewhere.

Ms. Kassel asked she just handed this out as a conceptual plan?

Mr. Berube stated yes, a first draft.

TENTH ORDER OF BUSINESS

Adjournment

The next meeting is scheduled for Thursday, March 30, 2017, at 6:00 p.m.

On MOTION by Mr. Walls, seconded by Mr. Bokunic, with all in favor, the meeting was adjourned at 7:10 p.m.

Gary L. Moyer, Secretary

Steve Berube, Chairman

Fourth Order of Business

4Ai.

HARMONY

MONTHLY LANDSCAPE REPORT

Provided by Ashley Roberts, Project Manager, The Davey Tree Expert Company

PROJECT MANAGER COMMENTS – the overall plan and reporting process has been working well from my perspective. The weekly service reports are working well for Gerhard, me and meets my requirements with Davey’s Standard Operating Procedures. The attached Service Tracking Sheet shows what has been accomplished and what is scheduled for the rest of the year. I will have all service reports with me at the monthly meeting if there is additional information needed. This month I am also attaching the recently submitted proposal for neighborhood “O” maintenance and the proposal for the additional tree trimming requested.

STAFFING – the crew is complete plus one person while we make sure we are on top of all work and truly learn how to maximize the new mowing equipment to its full capacity.

TURF MAINTENANCE ITEMS – irrigation has been an ongoing issue for a long time from Davey’s standpoint with continued evidence of hot spots in the turf. Recently, a decision was made by Harmony to remove certain areas from Maxicom and there is a dramatic difference in the turf. Thank you! The 8,000 square feet of sod replacement still remains an open item. During this reporting period the irrigation system for this area was down and had additional negative impact on the sod. Neither Rick or myself will comment on additional sod replacement given Mark is involved and is scheduled to visit in April.

BAHIA TURF INSTALLATION – Harmony requested an additional discount from our vendor Signature Sod who agreed, but was clear to get that pricing he needed to combine the installation with another job or scheduled visit. Plus, he needs a full truck to purchase at this rate. I will reach out to Bill to see where we stand on this and will communicate with Gerhard prior to the meeting.

TREE PROPOSAL – attached is a copy of the tree proposal requested to do additional trimming around the street lights. It is my understanding this was requested by the Orlando Utility Commission.

- WARRANTY REVIEW – is still an open item for past small enhancement plantings. The following is just the background on this topic from last month's report. The swamp ferns should never have been planted in the areas selected. We have agreed to replace the swamp fern with a plant that can survive in this area. No final decision on plant material was made. We will look at the actual cost of the ferns and reserve this dollar amount when we are given the plant choice by Dr. Kassel. If Davey installs plant material we do not recommend for the area, we will plant them without a warranty. All other planting was done as far back as 2014 and given we cannot verify watering and/or maintenance I am not replacing these for free. If Harmony pays for the plant material I will consider installing them to meet you half way.

Thank you, Ashley!

HARMONY CDD SCOPE OF SERVICE / FREQUENCY CHART

Frequency	Type of Service	2-Jan	9-Jan	16-Jan	23-Jan	30-Jan	6-Feb	13-Feb	20-Feb	27-Feb	6-Mar	13-Mar	20-Mar
Turf Mowing/Trim/Blow													
40	Bahia	X		X		X			X	X	X		X
40	Sports/Bermuda	X		X		X			X	X	X		X
40	St. Augustine	X		X		X			X	X	X		X
Truf Weed/Disease Control													
3 + 48hr Service call	Bahia									X			
3 + 48hr Service call	Sports/Bermuda			X						X			
3 + 48hr Service call	St. Augustine			X					X				
Turf Fertilization													
3 + 48hr Service call	Bahia									X			
3+ 48hr Service call	Sports/Bermuda			X						X			
3+ 48hr Service call	St. Augustine			X						X			
Turf Pest Control													
3 + 48hr Service call	Bahia									X			
3 + 48hr Service call	Sports/Bermuda									X			
3+ 48hr Service call	St. Augustine			X					X				
Shrub / Bed Detailing													
4 to 6 week rotation	Shrub Pruning		X		X		X		X			X	X
4 to 6 week rotation	Shape Ornamentals		X		X		X		X			X	X
4 to 6 week rotation	Ground Cover		X		X		X		X			X	X
4 to 6 week rotation	Remove Tree Suckers		X		X		X		X			X	X
4 to 6 week rotation	Define Bed Lines		X		X		X		X			X	X
4 to 6 week rotation	Weeding		X		X		X		X			X	X
4 to 6 week rotation	Trim Palm Trees POOL to 15'			NN	X			NN	X				X
Tree Pruning													
Maintain Height Only	7' Clearance Walkways	X	X		X		X		X				
Maintain Height Only	15' Clearance Roadways	X	X		X		X		X				
Tree / Shrub Care													
2	Fertilization												X
2	Inspect / Treat												X
Mulching													
1	Beds / Tree Rings 2"	X	X	X	X	X	X	X	X	X			
1	Playground		X	X									
1	Privacy Berms												
Annual Flowers													
4	Annual Flowers			X									

Notes:

1. includes section I except for mulch
2. YELLOW IS COMPLETED 3. RED NOT COMPLETED, MOVED TO ANOTHER DATE IN BLUE 4. GREEN ADDED ADI

27-Mar	3-Apr	10-Apr	17-Apr	24-Apr	#####	#####	15-May	22-May	29-May	5-Jun	12-Jun	19-Jun	26-Jun	3-Jul	10-Jul	17-Jul	24-Jul	27-Jul	
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
										X									
										X									
										X									
										X									
										X									
										X									
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
			X				X				X				X				
X																			
X																			
X																			
X																			
		X														X			

DITIONAL ITEM 5. NN IS NOT NECESSARY

31-Jul	7-Aug	14-Aug	21-Aug	28-Aug	4-Sep	11-Sep	18-Sep	25-Sep	2-Oct	9-Oct	16-Oct	23-Oct	30-Oct	6-Nov	13-Nov	20-Nov	27-Nov	4-Dec
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X	X	X	X	X	X	X	X	X		X		X		X		X		X
X	X	X	X	X	X	X	X	X		X		X		X		X		X
X	X	X	X	X	X	X	X	X		X		X		X		X		X

									X									
									X									
									X									

									X									
									X									
									X									

									X									
									X									
									X									

X	X	X	X	X	X	X	X	X	X		X		X		X		X	
X	X	X	X		X	X	X	X	X		X		X		X		X	
X	X	X	X	X	X	X	X	X	X		X		X		X		X	
X	X	X	X	X	X	X	X	X	X		X		X		X		X	
X	X	X	X	X	X	X	X	X	X		X		X		X		X	
X	X	X	X	X	X	X	X	X	X		X		X		X		X	
X				X				X					X				X	

				X														X
				X														X

							X											
							X											

														X	X	X	X	X

											X							
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11-Dec 18-Dec 25-Dec

	X	
	X	
	X	

X		X
X		X
X		X
X		X
X		X
X		X
		X

X		

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4Aii.

DAVEY

Proven Solutions for a Growing World



PROPOSAL TO:

Harmony CDD

SERVICE ADDRESS:

NEIGHBORHOOD "O"

Maintenance Services

DETAILED

TURF MAINTENANCE

Mowing — Mowing height will be adjusted according to weather conditions and turf type, and to permit recycling of grass clippings and present a neat appearance. Papers and other debris will be removed from lawn prior to mowing. Trimming will be performed around all obstacles and along edges of mulch beds and tree rings, sign posts, utility poles, etc., as needed, to trim the turf at the same level as the mowing height.

Power edging — We will perform power edging to maintain a crisp, tailored appearance along hard surfaces such as concrete curbs, walks and driveways as needed.

Fertilization and Weed Control — We customize our applications to meet the specific requirements of your turf and the season to maintain a healthy appearance. Davey Tree will identify and make known to the client the chemicals used on the property and will provide MSDS as requested. Davey Tree will post a chemically treated areas or chemical treatment signs as required by law or as reasonable requested by the client.

SHRUB AND BED MAINTENANCE

Weed Control — Pre- and post-emergent herbicides will be utilized to control weed and grass growth in mulch beds, cracks of curbs, parking areas and other visible non-turf areas. Hand weeding will be performed when needed to remove larger weeds.

Shrub Pruning — Shrubs and groundcover will be pruned according to industry standards, plant type and design intent to shape new growth and remove dead branches.

Pest Management — All shrubs and ornamental trees will be inspected for plant damaging insects and treated if insects are present. Davey Tree will identify and make known to the client the chemicals used on the property and will provide MSDS as requested. Davey Tree will post a “chemically treated area” or “chemical treatment” sign as required by law or as a reasonably requested by the client.

ADDITIONAL MAINTENANCE SERVICE DETAILS

Existing Contract— there is an existing Maintenance Service Contract in place for the existing areas maintained by the CDD and all details outlined in the agreement will be utilized for number of services, dates and quantities.

Annual Flowers— annual flowers are not included.

Irrigation— irrigation is not included in this contract and is the expressed responsibility of the client to water using industry, local standards and weather conditions.

Mulch— no mulch is included in this contract.





PRICING AND PAYMENT TERMS

Total Program Cost: \$6,540.00

Monthly Billing: Total Program Cost will be invoiced in equal monthly installments over 5 months starting MAY 1, 2017 to SEPTEMBER 30, 2017.

Cost per month: \$ 1,308.00

AUTHORIZATION

We, the undersigned client, have read and agree to the above grounds management proposal and accept its terms. Davey is authorized to proceed pursuant to this contract.

Accepted by:

Company Name Here

Authorized Signature

Date

Proposed by:

SERVICE TERMS

Davey Commercial Grounds Management, a division of The Davey Tree Expert Company (“Davey”), proposes to furnish all necessary labor, materials, equipment and supervision to perform grounds management services at the above noted service address (the “Site”). Our scope of work will be based on the client-approved services under the terms of this Grounds Management Contract (the “Contract”).

Uniformed, professionally trained, and properly supervised personnel shall perform all work. Landscape debris generated from Davey’s work will be removed from the site at the end of each working day.

Davey will maintain in effect throughout the term of this Contract the necessary insurance and worker’s compensation coverage required by law. Certificates of Insurance and references will gladly be provided upon request.

Additional services not included in the original contract must be approved in writing by an authorized representative before Davey can proceed. Program costs do not include applicable sales tax. If the client chooses to cancel or delay normal weekly services, additional costs may be incurred due to additional time required to perform these delayed tasks.

On the contract anniversary date this contract automatically renews from year to year unless cancelled by either party with 60 days written notice received prior to the anniversary date. Upon cancellation, payment is due within 10 days for all services performed and unpaid. If billing option “A- monthly level billing” is chosen, the billed amount is not indicative of actual services performed. Accounts which are 30 days past due will accrue interest at a rate of one and one-half percent (1.5%) per month. Accounts with outstanding balances over 60 days may have services suspended until the account becomes current.

The Davey Tree Expert Company

Authorized Signature

Date

A WALK THROUGH OF THE PROPERTY IS REQUIRED BY CLIENT REPRESENTATIVE AND THE DAVEY TREE ON SITE PROJECT MANAGER TO DOCUMENT ANY DEFICIENCIES AND/OR EXISTING CONDITIONS OF THE PROPERTY PRICE TO START OF SERVICE.

4Aiii.



Client	Service Location	3/8/2017
**DAVEY COMMERCIAL SERVICE DIVISION Rick Mansfield PO Box 471237 05076 Celebration, FL 34747	DAVEY CLS HARMONY HARMONY SQUARE. Ashley Roberts 7247 HARMONY SQUARE DR S HARMONY, FL 34773 Mobile: 407-552-9025 Email: Ashley.Roberts@davey.com	Proposal #: 20054418-00000347 Account #: 5730747 Mobile: (313) 399-2557 Email: rick.mansfield@davey.com

<u>Tree Pruning and Surgery</u>	<u>Service Period</u>	<u>Price</u>	<u>Tax</u>	<u>Total</u>
<input type="checkbox"/> Tree Pruning <i>Prune, (583) trees throughout community, that are blocking or impacting (452) Street lights. Prune, trees to clear street lights for safety and security Clean up and haul away all debris for recycling.</i>		\$39,575.00		\$39,575.00
Total of All Services		\$39,575.00	\$0.00	\$39,575.00

Yes, please schedule the services marked above.

ACCEPTANCE OF PROPOSAL: The above prices and conditions are hereby accepted. You are authorized to do this work as specified. I am familiar with and agree to the terms and conditions appended to this form. All deletions have been noted. I understand that once accepted, this proposal constitutes a binding contract. This proposal may be withdrawn if not accepted within 30 days.

Adam Jackson

Adam Jackson ISA Certified Arborist FL-6203AT
TCIA Certified Tree Care Safety Professional #1593

Authorizing Signature

Date

Client Care Guarantee

We use quality products that are administered by trained personnel. We guarantee to deliver what we have contracted to deliver. If we do not, we will work with you until you are satisfied, or you will not be charged for the disputed item. Our Client Care Guarantee demonstrates our commitment to creating lifelong client relationships.

Tree Pruning and Surgery

PRUNING: Performed by trained arborists using industry and Tree Care Industry Association (TCIA) approved methods.

TREE REMOVAL: Removal to within 6" of ground level and cleanup of debris.

STUMP REMOVAL: Mechanical grinding of the visible tree stump to at or just below ground level. Stump area will be backfilled with stump chips and a mound of remaining chips will be left on site unless otherwise stated in the contract. Chip removal, grading and soil backfill are available.

CLEAN-UP: Logs, brush, and leaves, and twigs large enough to rake are removed. Sawdust and other small debris will not be removed.

CABLING/BRACING: Cabling and bracing of trees is intended to reduce damage potential. It does not permanently remedy structural weaknesses, is not a guarantee against failure and requires periodic inspection.

Tree and Shrub Fertilization/SoilCare

Your arborist will assess your property's overall soil conditions either through physical assessment or through soil testing and will recommend a soil management program to help the soil become a better medium to enable healthy plants to thrive or unhealthy plants to regain their vitality. SoilCare programs will include fertilizers, organic humates, fish emulsions and other organic soil conditioners.

Our advanced formula, Arbor Green PRO, works with nature to fertilize without burning delicate roots, building stronger root systems and healthier foliage. It contains no chlorides or nitrates. It is hydraulically injected into the root zone and the nutrients are gradually released over time. Research and experience shows the dramatic benefits Arbor Green PRO provides: greater resistance to insects and diseases, greater tolerance to drought stress, increased vitality, and healthier foliage.

Tree and Shrub Fertilization

Our advanced formula, Arbor Green PRO, works with nature to fertilize without burning delicate roots, building stronger root systems and healthier foliage. It contains no chlorides or nitrates. It is injected into the root zone and the nutrients are gradually released over time. Research and experience shows the dramatic benefits Arbor Green PRO provides: greater resistance to insect and disease, greater tolerance to drought stress, increased vigor, and healthier foliage.

Tree and Shrub Plant Health Care

PRESCRIPTION PEST MANAGEMENT: Customized treatments to manage disease and insect problems specific to plant variety and area conditions. Due to the short term residual of available pesticides, repeat applications may be required.

INSECT MANAGEMENT: Inspection and treatment visits are scheduled at the proper time to achieve management of destructive pests. Pesticides are applied to label specifications.

DISEASE MANAGEMENT: Specific treatments designed to manage particular disease problems. Whether preventative or curative, the material used, the plant variety being treated, and the environmental conditions all dictate what treatment is needed.

EPA approved materials will be applied in accordance with State and Federal regulations.

Lawn Care

FERTILIZER AND MECHANICAL SERVICES: Balanced fertilizer treatments applied throughout the growing season help provide greener turf color and denser root development. To help bring about a better response to these applications, we also provide aeration, lime, overseeding, and lawn renovation.

WEED CONTROL AND PEST MANAGEMENT: Broadleaf weed control is spot-applied during the active growing periods of the year. It is not broadcast over the entire lawn. Granular weed management may be broadcast. We also offer pre-emergent crabgrass management in the spring and, if needed, a postemergent application later in the year. Our surface insect management is timed to reduce chinchbugs, sod webworms, and billbugs. We also offer a grub management application. Disease management materials and treatments are matched to particular disease problems. This usually requires repeat applications.

Other Terms and Contract Conditions

INSURANCE: Our employees are covered by Worker's Compensation. The company is insured for personal injury and property damage liability. Proof of insurance can be verified by requesting a copy of our Certificate of Insurance.

WORKING WITH LIVING THINGS: As trees and other plant life are living, changing organisms affected by factors beyond our control, no guarantee on tree, plant or general landscape safety, health or condition is expressed or implied and is disclaimed in this contract unless that guarantee is specifically stated in writing by the company. Arborists cannot detect or anticipate every condition or event that could possibly lead to the structural failure of a tree or guarantee that a tree will be healthy or safe under all circumstances. Trees can be managed but not controlled. When elevated risk conditions in trees are observed and identified by our representatives and a contract has been signed to proceed with the remedial work we have recommended, we will make a reasonable effort to proceed with the job promptly. However, we will not assume liability for any accident, damage or injury that may occur on the ground or to any other object or structure prior to us beginning the work. Site inspections do not include internal or structural considerations unless so noted. Unless otherwise specified, tree assessment will not include investigations to determine a tree's structural integrity or stability. We may recommend a Risk Assessment be conducted for an additional charge.

TREE CARE STANDARDS: All work is to be performed in accordance with current American National Standards Institute (ANSI) Standard Practices for Tree Care Operations.

OWNERSHIP OF TREES/PROPERTY: Acceptance constitutes a representation and warranty that the trees and property referenced in this quote are either owned by the signee or that written permission has been received to work on trees which are not on the signee's property.

TIME & MATERIAL (T&M): Jobs performed on a T&M basis will be billed for the time on the job (not including lunch break), travel to and from the job, and materials used.

BILLING & SALES TAX: All amounts deposited with us will either be credited to your account or applied against any amounts currently due. Our invoices are due net 30 days from invoice date. Services may be delayed or cancelled due to outstanding account balances. Sales tax will be added as per local jurisdiction. Clients claiming any tax exempt status must submit a copy of their official exempt status form including their exemption number in order to waive the sales or capital improvement tax.

PAYMENT: We accept checks and credit cards. Credit card payments may be made online at our web site. Paying by check authorizes us to send the information from your check to your bank for payment.

UNDERGROUND PROPERTY: We are not responsible for any underground property unless we have been informed by you or the appropriate underground location agency.

SCHEDULING: Job scheduling is dependent upon weather conditions and work loads.

Sixth Order of Business

6Ci.

February/March 2017

Facility / Park Maintenance Activities/ Pond care

- Routine cleaning activities – Including restrooms, trash and doggie potty removal.
- Inspected facilities for cleanliness and/or damage after each scheduled event
- Ongoing refurbishment park bench frames.
- CDD staff has installed new bench at H2 play area
- CDD staff has added 2 Adirondack chairs at Dark Sky Dr pond
- Installing of self latching gates at Dog park by Hass finalized
- Sidewalk grinding has started.
- Repaired 2 picnic tables at Lake shore
- Installed new traffic sign and pole at back alley of Red Lantern.
- Splash pad maintenance finalized.
- Repaired pothole at alley way Little Blue lane
- Replaced dog waste bin at Sebastian Bridge Ln.
- Removed trash 3 times from Conservation areas due to construction Cherry Hill and H2 and H1. Builders non responsive to requests.

3

Ponds

- No known issues reported.

Irrigation

- All Clocks inspected & adjusted as needed.
- Damage small pocket park due to construction H1
- Main line break at Buttonbush loop.

Pools Operations

- Pools checked, chemically balanced and cleaned daily.
- Switched ORP controllers on Ashley park pool and Kiddie pool. ORP have issues because they were not used for 2 years. Would like to suggest continuing the lease program from Pool sure for ORP controllers. This has proven to be more accurate and reliable.
- Small refurbishment pending outside pergola.
- Trouble with Door King system. Resolved

Boat Maintenance

- All propellers weekly checked and cleaned.
- Replaced seal rings Minn Kota e drive 16ft pontoon.
- Dock permitting still pending.
- Sun Tracker motor repair finalized
- Replaced 2 batteries for Bass boat.
- Service appointment for rescue boat pending.

Buck Lake Activities

- Boat Orientation held at the Dock, 4 attended.
- Orientation classes moved to Sunday morning at 10:00 AM

Access Cards

- Approximately 20 ID cards have been made this month.

End of report

6C.ii.

HARMONY CDD**Gerhard van der Snel**

Date	Resident	Time	M W Th	F S	Total Pass	20' Pont	16' Pont	16' SunTrk	18' Bass	Canoe	Kayak	Comments
2/11/2017	Ralph Tesoriero	7:30 - 10:30 AM			2				X			
2/11/2017	Cathy Kimura	8:00 - 11:00 AM			2		X					
2/11/2017	Daniel Drake	8:30 - 11:30 AM			3	X						
2/12/2017	allen santacruz	8:30 - 11:30 AM		X	0	X						
2/12/2017	Jason Fritzsche	10:00 - 1:00 PM		X	3		X					
2/12/2017	Cathy Kimura	12:00 - 3:00 PM		X	2				X			
2/13/2017	neville pennington	8:00 - 11:00 AM	X		1				X			
2/13/2017	Kent Muskopf	11:00 - 2:00 PM	X		2			X				
2/15/2017	D Rachel Garwood	7:30 - 10:30 AM			3		X					
2/15/2017	neville pennington	8:00 - 11:00 AM			1				X			
2/15/2017	Robert Wood	8:00 - 11:00 AM			1	X						
2/15/2017	Judy Enerson	1:00 - 4:00 PM			4	X						
2/16/2017	Robert Wood	8:00 - 11:00 AM			1	X						
2/16/2017	neville pennington	8:00 - 11:00 AM			1				X			
2/16/2017	Le Drake	8:00 - 11:00 AM			2		X					
2/16/2017	Judy Enerson	1:00 - 4:00 PM			4	X						
2/17/2017	Le Drake	8:30 - 11:30 AM			2	X						
2/18/2017	Le Drake	8:30 - 11:30 AM			2		X					
2/18/2017	Derek Petruzelli	9:00 - 12:00 PM			3				X			
2/18/2017	Derek Petruzelli	9:30 - 12:30 PM			3				X			
2/18/2017	Adam Godfrey	11:00 - 2:00 PM			5	X						
2/18/2017	shari mitchell	1:30 - 3:30 PM			4		X					
2/18/2017	Cathy Kimura	2:00 - 4:00 PM			2				X			
2/19/2017	Donald Rice	7:30 - 10:30 AM		X	2		X					
2/19/2017	allen santacruz	8:30 - 11:30 AM		X	0	X						
2/19/2017	Robert Wood	8:30 - 11:30 AM		X	2				X			
2/19/2017	allen santacruz	9:30 - 12:30 PM		X	2				X			
2/19/2017	Rogelio Cordero	10:00 - 12:00 PM		X	1						X	
2/19/2017	Jeff Santeramo	11:00 - 2:00 PM		X	4			X				
2/19/2017	Daniel Forestner	12:30 - 3:30 PM		X	4		X					
2/19/2017	Theresa Kreuzkamp	1:00 - 4:00 PM		X	1						X	
			12	25	-217815070	27	21	22	24	1	10	
Total Passengers:												
-217815070												
Total Trips: 105												

Date	Resident	Time	M W Th	F S	Total Pass	20' Pont	16' Pont	16' SunTrk	18' Bass	Canoe	Kayak	Comments
2/19/2017	Shawn Camner	2:00 - 4:00 PM		X	6	X						
2/20/2017	millie murray	7:30 - 10:30 AM	X		4		X					
2/20/2017	neville pennington	8:00 - 11:00 AM	X		1				X			
2/20/2017	Manuel Lora	8:00 - 11:00 AM	X		4	X						
2/22/2017	millie murray	7:30 - 10:30 AM			5	X						
2/22/2017	BLOCKED TIME	7:30 - 4:30 PM			0			X				
2/22/2017	D Rachel Garwood	7:30 - 10:30 AM			3		X					
2/22/2017	neville pennington	8:00 - 11:00 AM			1				X			
2/22/2017		1:00 - 4:00 PM			2				X			
2/23/2017	BLOCKED TIME	7:30 - 4:00 PM			0			X				
2/23/2017	neville pennington	8:00 - 11:00 AM			1				X			
2/23/2017	Robert Wood	8:00 - 11:00 AM			1	X						
2/23/2017	Judy Enerson	1:00 - 4:00 PM			6			X				
2/24/2017	BLOCKED TIME	7:30 - 4:30 PM			0			X				
2/24/2017	neville pennington	8:00 - 11:00 AM			1				X			
2/24/2017	Le Drake	9:30 - 12:30 PM			6	X						
2/24/2017	Susan Mullins	10:00 - 2:00 PM			1						X	
2/24/2017	Susan Mullins	10:00 - 2:00 PM			1						X	
2/24/2017	Susan Mullins	10:00 - 2:00 PM			1						X	
2/24/2017	Susan Mullins	10:00 - 2:00 PM			1						X	
2/24/2017	Susan Mullins	10:00 - 2:00 PM			1						X	
2/24/2017	Susan Mullins	10:00 - 2:00 PM			1						X	
2/24/2017	Susan Mullins	10:00 - 2:00 PM			2					X		
2/25/2017	Ralph Tesoriero	7:30 - 10:30 AM			2				X			
2/25/2017	Paul O'Leary	9:00 - 12:00 PM			1						X	
2/25/2017	Paul O'Leary	9:00 - 11:30 AM			1						X	
2/25/2017	Derek Petruzelli	10:00 - 1:00 PM			6	X						
2/25/2017	David Buck	10:00 - 1:00 PM			4			X				
2/26/2017	Donald Rice	7:30 - 10:30 AM		X	2		X					
2/26/2017	Ray Walls	7:30 - 10:30 AM		X	3			X				
2/26/2017	allen santacruz	9:30 - 12:30 PM		X	2	X						
2/26/2017	Monique Struble	11:00 - 2:00 PM		X	5				X			
2/26/2017	Lorin and Susan Dupree	1:30 - 3:30 PM		X	4			X				
2/26/2017	Brandon Dixon	1:30 - 4:00 PM		X	4		X					

12 25 -217815070 27 21 22 24 1 10

Total Passengers:

-217815070

Total Trips: 105

Date	Resident	Time	M W Th	F S	Total Pass	20' Pont	16' Pont	16' SunTrk	18' Bass	Canoe	Kayak	Comments
2/27/2017	neville pennington	10:00 - 1:00 PM	X		1				X			
3/1/2017	Richard Young	9:00 - 12:00 PM			4			X				
3/1/2017	neville pennington	9:00 - 12:00 PM			1				X			
3/1/2017	Mark Greetham	2:00 - 4:00 PM			2		X					
3/2/2017	millie murray	7:30 - 10:30 AM			6			X				
3/2/2017	gustav erikson	8:00 - 11:00 AM			2		X					
3/2/2017	Le Drake	8:30 - 11:30 AM			2	X						
3/2/2017	neville pennington	9:00 - 12:00 PM			1				X			
3/3/2017	Michael Goodhue	9:00 - 12:00 PM			2			X				
3/3/2017	neville pennington	9:00 - 12:00 PM			1				X			
3/3/2017	Le Drake	9:00 - 12:00 PM			2	X						
3/3/2017	Campbell	2:00 - 4:00 PM			4			X				
3/4/2017	Cathy Kimura	8:00 - 11:00 AM			2				X			
3/4/2017	Le Drake	9:00 - 12:00 PM			2	X						
3/4/2017	allen santacruz	9:00 - 12:00 PM			2			X				
3/4/2017	Derek Petruzelli	10:00 - 1:00 PM			4		X					
3/4/2017	BRYAN DESCHAMPS	11:00 - 2:00 PM			3	X						
3/5/2017	Donald Rice	7:30 - 10:30 AM		X	2		X					
3/5/2017	Bernard Scarpa	8:30 - 11:30 AM		X	3			X				
3/5/2017	Sandra Nofal	1:00 - 3:00 PM		X	6	X						
3/6/2017	Bernard Scarpa	8:30 - 11:30 AM	X		2			X				
3/6/2017	Daniel Drake	8:30 - 11:30 AM	X		2	X						
3/8/2017	D Rachel Garwood	7:30 - 10:30 AM			3		X					
3/8/2017	Robert Wood	8:00 - 11:00 AM			1	X						
3/8/2017	neville pennington	8:00 - 11:00 AM			1				X			
3/9/2017	Robert Wood	8:00 - 11:00 AM			1	X						
3/9/2017	Bryan Caicedo	11:00 - 2:00 PM			4			X				
3/10/2017	Jonathan Platt	7:30 - 10:30 AM			3			X				
3/10/2017	neville pennington	8:00 - 11:00 AM			3		X					
3/11/2017	allen santacruz	9:00 - 12:00 PM			-217815339	X						
3/11/2017	David Buck	12:00 - 3:00 PM			4			X				
3/11/2017	Brandon Dixon	12:30 - 3:30 PM			4		X					
3/12/2017	Donald Rice	7:30 - 10:30 AM		X	2		X					
3/12/2017	Ray Walls	7:30 - 10:30 AM		X	3				X			
			12	25	-217815070	27	21	22	24	1	10	
Total Passengers:												
-217815070												
Total Trips: 105												

Date	Resident	Time	M W Th	F S	Total Pass	20' Pont	16' Pont	16' SunTrk	18' Bass	Canoe	Kayak	Comments
3/12/2017	Jason Fritzsche	9:00 - 12:00 PM		X	4	X						
3/12/2017	Warren Hubbard	11:00 - 2:00 PM		X	6			X				
3/13/2017	Le Drake	8:00 - 11:00 AM	X		6	X						
3/13/2017	Lester McNeely	11:00 - 1:00 PM	X		4			X				
3/13/2017	Warren Hubbard	11:00 - 2:00 PM	X		6		X					
3/13/2017	cathryn ortiz	3:00 - 4:00 PM	X		6			X				
			12	25	-217815070	27	21	22	24	1	10	
			Total Passengers:									
			-217815070									
			Total Trips: 105									

6C.iii.

Facebook report February /March 2017

- On February 14th a resident had a concern on Dog waste bin lids being loose. Solved by CDD staff.
- On February 21st a resident asked if holes at big dog park can be filled in. CDD staff resolved.
- On February 22nd a resident asked if the recycle truck has already been through Primrose Willow. Answered resident.
- On February 25th a resident asked to confirm a boat reservation. Field manager resolved
- On March 1st a resident had a Question about the water rotation at the pools. Answered Question to resident.
- On March 12th a resident had a concern about a damaged sidewalk. Pending as of now.

End of Report

6C.iv.

Harmony CDD Monthly Pond Report

Pond #	Name	Acres	<div style="display: flex; justify-content: space-around; font-size: small;"> Duckweed Algae Cattail Pennywort Grasses Spartanlock </div>					Remarks	Treatment Plan
			SEVERITY: L1=minimal L2=moderate L3=significant L4=extreme - Blank indicates non issue.						
Map Quickview, click here. Internet access not required									
Map links below									
1	H-1	1.4						No Treatment Req.	
2	H-1	1	L1	L1			Cattail regression	SeClear 50gal. 3/8/17	
3	H-1	2.3					Algae + Torpedo grass	Littoral + aquatic	
4	H-2	3.7	L2			L2	Torpedo grass + invasives	RoundUp	
5	Cherry Hill	2.8	L3				Floating algae + hydrilla	SeClear 225gal. 3/7/17	
6	S. Long Pond	3.1				L2	Torpedo grass + invasives		
7	N. Long Pond	3.1				L2	Torpedo grass + invasives		
8	Dog Park Tr.	3.5	L1						
9	Dog Park Tr.	1							
10	Dog Park	3							
11	Estates N.	1.8	L2				Algae		
12	Estates S.	1.7	L1				Aligator grass		
13	Golf Course	1.5	L2				Torpedo grass + invasives	RoundUp	
14	Golf Course	1.5	L2				Torpedo grass + invasives	RoundUp	
15	Golf Course	4	L2				Torpedo grass + invasives	RoundUp	
16	Golf Course	3.4	L2				Torpedo grass + invasives	RoundUp	
17	Golf Course	1.4	L2				Algae		
18	Golf Course	2	L2				Algae		
19	Golf Course	5.3	L2				Algae		
20	Golf Course	3.5							
21	Golf Course	2.3	L2				Algae		
22	Golf Course	3.2	L3				Algae		
23	Golf Course	2	L3				Algae		
24	Golf Course	2	L3				Algae	SeClear 125gal. 3/7/17	
25	Golf Course	0.5	L1				Algae	SeClear 25gal. 3/8/17	
26	Golf Course	0.7							
27	Golf Course	0.7							
28	Golf Course	1.3							
29	Golf Course	1.2							
30	Golf Course	2.3							
31	Golf Course	1.1							
32	Golf Course	2							
33	W. Lake	1.3	L2			L2	Algae + invasive weeds		
34	W. Lake	0					Future pond, not active		
35	W. Lake	0					Future pond, not active		
36	N. Lake	0					Future pond, not active		
37	E. Lake	3					No treatment required	New pond	
38	E. Lake	0.5					No treatment required	New pond	
39	S. Lake	3.3					No treatment required	New pond	
40	S. Lake	1.4					No treatment required	New pond	
41	S. Lake	2.3					No treatment required	New pond	
42	S. Lake	5.2					No treatment required	New pond	
43	Waterside	3					No treatment required	New pond	
44	DOT	6					Torpedo grass + invasives	RoundUp	
45	DOT	3.6					Torpedo grass + invasives	RoundUp	
46	DOT	2				L2	Spartanlock	RoundUp	
47	Maintenance	0.4					Algae + invasive weeds		
TOTAL ACRES		102.3						Total size (in acres) of all ponds combined	
AVG. TREATED ACRES		20.46						Average treated pond area is roughly 20%	

Additional Notes: #25 - mechanical removal offers short term solution. Aggressive chemical treatment needed.

Seventh Order of Business

7A.

MEMORANDUM

SEVERN

TRENT

TO: Board of Supervisors
FROM: Tiziana Cessna, District Accountant
CC: Gary Moyer, District Manager / Peter Brill, Accounting Manager
DATE: March 13, 2017
SUBJECT: February Financial Report

Please find attached the February 2017 financial report. During your review, please keep in mind that the goal is for revenue to meet or exceed the YTD budget and for expenditures to be at or below the YTD budget. To assist with your review, an overview of each of the District's funds was provided below. Should you have any questions or require additional information, please contact me at Tiziana.Cessna@STServices.com.

General Fund

- Total Revenue through February was approximately 103% of the YTD budget due to Neighborhood O-1 prorated interest till October 1st.
 - ▶ Miscellaneous revenue includes TOHO refund and iPhone upgrade reimbursement.
 - ▶ Non Ad Valorem Assessments Tax Collector collections are at 75% compared to 78% last year at the same time.
 - ▶ Non Ad Valorem Assessments CDD collected are collected in monthly installments. As of February, the collection were at 52% of the YTD budget. Over budget due to prorated interest for Lot 105 H1 and 67 lots for O-
- Total Expenditures through February were at a favorable 86% of the YTD budget.
 - ▶ Utilities
 - Utility - Water & Sewer - Usage compared to last year has an increase of approximately 55%.
 - ▶ Operation & Maintenance
 - R&M-Pond represents seclear algaecide turf for pond.
 - R&M-Vehicles includes a body repair for GMC truck.
 - R&M-Equipment Boats includes a repair to suntracker motor.

Debt Service Series 2014

- Total Revenue through February were at a favorable 97% of the year-to-date budget.
 - ▶ Non Ad Valorem Assessments Tax Collector collections are at 75% compared to 78% last year at the same time.
 - ▶ Non Ad Valorem Assessments CDD collected as at 42% of the annual budget. Over budget due to prorated interest for Lot 105 H1.



Debt Service Series 2015

- Total Revenue through February were at 116% of the year-to-date budget due to prorated interest for 67 lots for Neighborhood O-1.
 - ▶ Non Ad Valorem Assessments Tax Collector collections are at 75% compared to 78% last year at the same time.
 - ▶ Non Ad Valorem Assessments CDD collected as at 54% of the annual budget.

HARMONY
Community Development District

Financial Report
February 28, 2017

Prepared by



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**Harmony
Community Development District**

Financial Statements

(Unaudited)

February 28, 2017

Balance Sheet
February 28, 2017

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>SERIES 2014 DEBT SERVICE FUND</u>	<u>SERIES 2015 DEBT SERVICE FUND</u>	<u>SERIES 2015 CAPITAL PROJECTS FUND</u>	<u>TOTAL</u>
<u>ASSETS</u>					
Cash - Checking Account	\$ 529,728	\$ -	\$ -	\$ -	\$ 529,728
Acct Receivable-Returned Items	40	-	-	-	40
Assessments Receivable	95,328	-	-	-	95,328
Due From Other Funds	-	39,541	12,187	-	51,728
Investments:					
Certificates of Deposit - 12 Months	101,615	-	-	-	101,615
Money Market Account	853,751	-	-	-	853,751
Construction Fund	-	-	-	29,541	29,541
Interest Account	-	-	27,607	-	27,607
Reserve Fund	-	604,410	340,000	-	944,410
Revenue Fund	-	1,004,334	339,584	-	1,343,918
Prepaid Items	2,414	-	-	-	2,414
TOTAL ASSETS	\$ 1,582,876	\$ 1,648,285	\$ 719,378	\$ 29,541	\$ 3,980,080
<u>LIABILITIES</u>					
Accounts Payable	\$ 78,193	\$ -	\$ -	\$ -	\$ 78,193
Accrued Expenses	67,238	-	-	-	67,238
Deferred Revenue	1,750	2,147	-	-	3,897
Due To Other Funds	51,728	-	-	-	51,728
TOTAL LIABILITIES	198,909	2,147	-	-	201,056

Balance Sheet
February 28, 2017

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2014 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	SERIES 2015 CAPITAL PROJECTS FUND	TOTAL
FUND BALANCES					
Nonspendable:					
Prepaid Items	2,414	-	-	-	2,414
Restricted for:					
Debt Service	-	1,646,138	719,378	-	2,365,516
Capital Projects	-	-	-	29,541	29,541
Assigned to:					
Operating Reserves	250,000	-	-	-	250,000
Reserves-Renewal & Replacement	99,188	-	-	-	99,188
Reserves - Self Insurance	50,000	-	-	-	50,000
Reserves - Sidewalks & Alleyways	165,000	-	-	-	165,000
Unassigned:	817,365	-	-	-	817,365
TOTAL FUND BALANCES	\$ 1,383,967	\$ 1,646,138	\$ 719,378	\$ 29,541	\$ 3,779,024
TOTAL LIABILITIES & FUND BALANCES	\$ 1,582,876	\$ 1,648,285	\$ 719,378	\$ 29,541	\$ 3,980,080

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2017

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 2,500	\$ 1,041	\$ 1,326	\$ 285
Interest - Tax Collector	-	-	45	45
Special Assmnts- Tax Collector	1,252,768	977,159	943,469	(33,690)
Special Assmnts- CDD Collected	672,447	280,186	348,922	68,736
Special Assmnts- Discounts	(50,111)	(39,087)	(35,368)	3,719
Other Miscellaneous Revenues	-	-	2,583	2,583
Access Cards	1,200	500	260	(240)
Facility Revenue	-	-	370	370
Facility Membership Fee	4,000	1,250	-	(1,250)
TOTAL REVENUES	1,882,804	1,221,049	1,261,607	40,558
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	11,200	4,000	4,000	-
FICA Taxes	857	307	306	1
ProfServ-Arbitrage Rebate	1,200	-	-	-
ProfServ-Dissemination Agent	1,500	1,500	1,500	-
ProfServ-Engineering	8,000	3,334	2,790	544
ProfServ-Legal Services	40,000	16,666	8,863	7,803
ProfServ-Mgmt Consulting Serv	55,984	23,327	23,327	-
ProfServ-Property Appraiser	779	779	450	329
ProfServ-Special Assessment	8,822	8,822	8,822	-
ProfServ-Trustee Fees	10,024	-	-	-
Auditing Services	5,100	5,100	4,355	745
Postage and Freight	750	312	269	43
Insurance - General Liability	29,435	29,435	27,726	1,709
Printing and Binding	2,500	1,041	518	523
Legal Advertising	900	375	97	278
Misc-Records Storage	150	62	-	62
Misc-Assessmnt Collection Cost	25,055	19,543	18,162	1,381
Misc-Contingency	2,600	1,084	12	1,072
Office Supplies	300	125	28	97
Annual District Filing Fee	175	175	175	-
Total Administration	205,331	115,987	101,400	14,587

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2017

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Field</u>				
ProfServ-Field Management	230,000	95,831	84,264	11,567
Total Field	230,000	95,831	84,264	11,567
<u>Landscape Services</u>				
Contracts-Mulch	61,981	49,584	46,625	2,959
Contracts - Landscape	395,753	155,970	155,972	(2)
Cntrs-Shrub/Grnd Cover Annual Svc	21,432	10,136	5,068	5,068
R&M-Irrigation	10,000	4,166	1,663	2,503
R&M-Trees and Trimming	20,000	8,334	-	8,334
Miscellaneous Services	25,000	10,416	55	10,361
Total Landscape Services	534,166	238,606	209,383	29,223
<u>Utilities</u>				
Electricity - General	32,000	13,334	14,690	(1,356)
Electricity - Streetlighting	90,000	37,500	32,491	5,009
Utility - Water & Sewer	105,000	43,750	48,620	(4,870)
Lease - Street Light	181,187	75,495	64,814	10,681
Cap Outlay - Streetlights	330,000	-	-	-
Total Utilities	738,187	170,079	160,615	9,464
<u>Operation & Maintenance</u>				
Communication - Telephone	3,720	1,550	1,538	12
Utility - Refuse Removal	3,000	1,250	1,395	(145)
R&M-Ponds	10,000	4,166	4,960	(794)
R&M-Pools	20,000	8,334	4,821	3,513
R&M-Roads & Alleyways	65,000	27,084	107	26,977
R&M-Sidewalks	5,000	2,084	346	1,738
R&M-Vehicles	5,000	2,084	4,391	(2,307)
R&M-Equipment Boats	7,500	3,125	4,699	(1,574)
R&M-Parks & Facilities	37,000	15,416	11,717	3,699
Miscellaneous Services	2,400	1,000	625	375
Misc-Access Cards&Equipment	2,500	1,041	-	1,041
Misc-Contingency	8,000	3,334	2,785	549
Misc-Security Enhancements	2,500	1,041	775	266
Op Supplies - Fuel, Oil	3,500	1,459	906	553
Total Operation & Maintenance	175,120	72,968	39,065	33,903
TOTAL EXPENDITURES	1,882,804	693,471	594,727	98,744

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2017

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Excess (deficiency) of revenues				
Over (under) expenditures	-	527,578	666,880	139,302
Net change in fund balance	\$ -	\$ 527,578	\$ 666,880	\$ 139,302
FUND BALANCE, BEGINNING (OCT 1, 2016)	717,087	717,087	717,087	
FUND BALANCE, ENDING	\$ 717,087	\$ 1,244,665	\$ 1,383,967	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2017

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 1,000	\$ 416	\$ 522	\$ 106
Special Assmnts- Tax Collector	1,176,227	917,456	881,756	(35,700)
Special Assmnts- CDD Collected	86,844	34,738	36,885	2,147
Special Assmnts- Discounts	(47,049)	(36,697)	(33,055)	3,642
TOTAL REVENUES	1,217,022	915,913	886,108	(29,805)
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	23,525	18,349	16,974	1,375
Total Administration	23,525	18,349	16,974	1,375
Debt Service				
Principal Debt Retirement	535,000	-	-	-
Principal Prepayments	-	-	40,000	(40,000)
Interest Expense	662,125	331,062	331,063	(1)
Total Debt Service	1,197,125	331,062	371,063	(40,001)
TOTAL EXPENDITURES	1,220,650	349,411	388,037	(38,626)
Excess (deficiency) of revenues				
Over (under) expenditures	(3,628)	566,502	498,071	(68,431)
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(3,628)	-	-	-
TOTAL FINANCING SOURCES (USES)	(3,628)	-	-	-
Net change in fund balance	\$ (3,628)	\$ 566,502	\$ 498,071	\$ (68,431)
FUND BALANCE, BEGINNING (OCT 1, 2016)	1,148,067	1,148,067	1,148,067	
FUND BALANCE, ENDING	\$ 1,144,439	\$ 1,714,569	\$ 1,646,138	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2017

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 300	\$ 125	\$ 201	\$ 76
Special Assmnts- Tax Collector	360,345	281,069	271,758	(9,311)
Special Assmnts- CDD Collected	725,220	290,088	389,686	99,598
Special Assmnts- Discounts	(14,414)	(11,243)	(10,187)	1,056
TOTAL REVENUES	1,071,451	560,039	651,458	91,419
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	7,207	5,622	5,231	391
Total Administration	7,207	5,622	5,231	391
<u>Debt Service</u>				
Principal Debt Retirement	410,000	-	-	-
Interest Expense	648,481	324,240	324,241	(1)
Total Debt Service	1,058,481	324,240	324,241	(1)
TOTAL EXPENDITURES	1,065,688	329,862	329,472	390
Excess (deficiency) of revenues				
Over (under) expenditures	5,763	230,177	321,986	91,809
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	5,763	-	-	-
TOTAL FINANCING SOURCES (USES)	5,763	-	-	-
Net change in fund balance	\$ 5,763	\$ 230,177	\$ 321,986	\$ 91,809
FUND BALANCE, BEGINNING (OCT 1, 2016)	397,392	397,392	397,392	
FUND BALANCE, ENDING	\$ 403,155	\$ 627,569	\$ 719,378	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2017

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 26	\$ 26
TOTAL REVENUES	-	-	26	26
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	-	34,000	(34,000)
Total Construction In Progress	-	-	34,000	(34,000)
TOTAL EXPENDITURES	-	-	34,000	(34,000)
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	(33,974)	(33,974)
Net change in fund balance	\$ -	\$ -	\$ (33,974)	\$ (33,974)
FUND BALANCE, BEGINNING (OCT 1, 2016)	-	-	63,515	
FUND BALANCE, ENDING	\$ -	\$ -	\$ 29,541	

**Harmony
Community Development District**

Supporting Schedules

February 28, 2017

HARMONY

Community Development District

**Non-Ad Valorem Special Assessments
Osceola County Tax Collector - Monthly Collection Report
For the Fiscal Year Ending September 30, 2017**

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
					(1)	(1)	
ASSESSMENTS LEVIED FY 2017				\$ 2,780,551	\$ 1,251,018	\$ 1,169,188	\$ 360,345
Allocation %				100%	44.99%	42.05%	12.96%
11/25/16	\$ 137,248	\$ 5,835	\$ 2,801	\$ 145,885	\$ 65,636	\$ 61,343	\$ 18,906
11/29/16	3,366	146	69	3,581	1,611	1,506	464
12/06/16	1,365,406	58,053	27,865	1,451,324	652,976	610,264	188,084
12/20/16	70,229	2,811	1,433	74,474	33,507	31,315	9,651
01/10/17	1,289	41	26	1,355	610	570	176
01/10/17	306,431	9,671	6,254	322,355	145,033	135,547	41,776
02/08/17	94,036	2,054	1,919	98,010	44,096	41,212	12,702
				-	-	-	-
TOTAL	\$ 1,978,006	\$ 78,610	\$ 40,367	\$ 2,096,984	\$ 943,469	\$ 881,756	\$ 271,758
Collected in %				75%	75%	75%	75%
TOTAL OUTSTANDING				\$ 683,567	\$ 307,549	\$ 287,432	\$ 88,587

Note (1) - Variance with budget is due to 2 H-1 Lots having assessments prepaid for FY 2017 and 2018

HARMONY

Community Development District

**Non-Ad Valorem Special Assessments - District Collected
 Monthly Collection Report
 For the Fiscal Year Ending September 30, 2017**

Date Received	Net Amount	Allocation by Fund		
		General Fund	Series 2014 Debt Service Fund	Series 2015 Debt Service Fund
ASSESSMENTS LEVIED FY 2017	\$ 1,484,511	\$ 672,447	\$ 86,844	\$ 725,220
Allocation %	100%	45%	6%	49%
10/31/16 O&M October	\$ 56,037	\$ 56,037	\$ -	\$ -
10/01/16 Lennar Homes-Lot 105-H1	3,897	1,750	2,147	-
11/01/16 Debt Service 1st installment	324,826	-	34,738	290,088
11/30/16 O&M November	53,538	53,538	-	-
12/31/16 O&M December	56,337	56,337	-	-
11/30/16 Neighborhood I	2,200	2,200	-	-
01/18/17 Neighborhood O-1 Interest Dec 16 - Sept 17	83,732	83,732	-	-
01/31/17 O&M January	47,664	47,664	-	-
01/27/17 Neighborhood O-1 Interest May 17 - Oct 17	27,106	-	-	27,106
01/27/17 Neighborhood O-1 Interest Nov 16 - April 17	72,493	-	-	72,493
02/28/17 O&M February	47,664	47,664	-	-
TOTAL	\$ 775,493	\$ 348,922	\$ 36,885	\$ 389,686
% COLLECTED	52%	52%	42%	54%
TOTAL OUTSTANDING	\$ 709,018	\$ 323,525	\$ 49,959	\$ 335,533

Cash and Investment Report
February 28, 2017

General Fund

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account- Operating	CenterState Bank	Interest Bearing Account	n/a	0.05%	\$524,074
Checking Account	CenterState Bank	Business Checking Account	n/a	0.05%	\$5,654
				Subtotal	\$529,728
Certificate of Deposit	BankUnited	12 month CD	2/10/2018	1.015%	\$101,615
Money Market Account	CenterState Bank	Money Market Account	n/a	0.10%	\$8,992
Money Market Account	Stonegate Bank	Money Market Account	n/a	0.40%	\$355,640
Money Market Account	BankUnited	Money Market Account	n/a	0.45%	\$489,119
				Subtotal	\$853,751

Debt Service and Capital Projects Funds

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2014 Reserve Fund	US Bank	US Bank Governmental Obligation Fund	n/a	0.05%	\$604,410
Series 2014 Revenue Fund	US Bank	US Bank Governmental Obligation Fund	n/a	0.05%	\$1,004,334
Series 2015 Interest Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.05%	\$27,607
Series 2015 Reserve Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.05%	\$340,000
Series 2015 Revenue Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.05%	\$339,584
Series 2015 Construction Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.05%	\$29,541
				Subtotal	\$2,345,476
				Total	\$3,830,569

Construction Report
Series 2015 Bonds

Recap of Capital Project Fund Activity Through February 28, 2017

Source of Funds:	<u>Amount</u>
Opening Balance in Construction Account	\$ 200,000
Opening Balance in Cost of Issuance account	145,130
Interest Earned	
Construction Account	\$ 137
Cost of Issuance Account	4
Transferred to Revenue Account (includes balance of Cost of Issuance)	(1,905)
	<u>\$ (1,764)</u>
 Total Source of Funds:	 <u>\$ 343,366</u>
 Use of Funds:	
Disbursements:	
Cost of Issuance	\$ 143,229
Streetlights Buy Down	100,000
Capital Outlay - Vehicle	15,240
Improvement - Park	55,355
Total Use of Funds:	<u>\$ 313,824</u>
 Available Balance in Construction Account at February 28, 2017	 <u>\$ 29,541</u>

7B.

Invoice Approval Report # 203

March 16, 2017

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
ADVANCED MARINE SERVICES	85359	R	\$ 527.96
		Vendor Total	<u>\$ 527.96</u>
AMERITAS LIFE INSURANCE CORP	P13E59 021017	R	\$ 182.36
		Vendor Total	<u>\$ 182.36</u>
BOYD CIVIL ENGINEERING	01477	A	\$ 1,225.00
	1447	A	\$ 487.88
		Vendor Total	<u>\$ 487.88</u>
BRIGHT HOUSE NETWORKS	028483401030317	R	\$ 109.29
		Vendor Total	<u>\$ 109.29</u>
BRIGHT HOUSE NETWORKS	2.84835E+13	R	\$ 55.07
		Vendor Total	<u>\$ 55.07</u>
DIGITAL ASSURANCE CERTIFICATION	34112	R	\$ 1,500.00
		Vendor Total	<u>\$ 1,500.00</u>
DAVEY TREE EXPERT COMPANY	910797571	R	\$ 46,625.00
	910947091	R	\$ 31,194.33
	910474644	R	\$ 54.62
	910867201	R	\$ 31,195.34
		Vendor Total	<u>\$ 109,069.29</u>
FEDEX	5-684-49056	R	\$ 11.33
	5-699-37315	R	\$ 11.33
	5-714-02424	R	\$ 11.44
	5-729-80979	R	\$ 11.44
		Vendor Total	<u>\$ 45.54</u>
FLORIDA BLUE	72672938	R	\$ 2,413.74
		Vendor Total	<u>\$ 2,413.74</u>
FLORIDA RESOURCE MGT LLC-ACH	43056	R	\$ 6,699.03
	43480	R	\$ 6,595.86
	43922	R	\$ 5,798.81
	53916	R	\$ 923.30
	44114	R	\$ 414.47
	44384	R	\$ 5,389.40
		Vendor Total	<u>\$ 25,820.87</u>
HASS QUALITY FENCE	177	R	\$ 854.52
		Vendor Total	<u>\$ 854.52</u>

Harmony

Community Development District

General Fund

Invoice Approval Report # 203

March 16, 2017

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
HOME DEPOT	5353 020517	R	\$ 198.57
		Vendor Total	<u>\$ 198.57</u>
HOWARD FERTILIZER & CHEMICAL	CIN-000064255	R	\$ 94.26
	CIN-000065333	R	\$ 1,675.00
		Vendor Total	<u>\$ 1,769.26</u>
KINCAID	1301	R	\$ 125.00
	1358	R	\$ 125.00
		Vendor Total	<u>\$ 250.00</u>
NORTH SOUTH SUPPLY, INC.	3080733	R	\$ 85.76
	3084925	R	\$ 191.74
	3080753	R	\$ 85.76
		Vendor Total	<u>\$ 363.26</u>
ORLANDO UTILITIES COMMISSION-ACH	January-17	R	\$ 22,363.69
	February-17	R	\$ 21,840.72
		Vendor Total	<u>\$ 21,840.72</u>
POOLWORKS	116912	R	\$ 147.00
	116149	R	\$ 751.00
		Vendor Total	<u>\$ 751.00</u>
PROGRESSIVE WASTE SOLUTIONS OF FL INC	0001073836	R	\$ 280.59
		Vendor Total	<u>\$ 280.59</u>
PUBLIC RISK INSURANCE AGENCY	48549	R	\$ 217.00
		Vendor Total	<u>\$ 217.00</u>
SEVERN TRENT	17606	A	\$ 4,769.52
		Vendor Total	<u>\$ 4,769.52</u>
SPRINT	24553043-042	R	\$ 616.19
	24553043-043	R	\$ 410.99
		Vendor Total	<u>\$ 1,027.18</u>
TOHO WATER AUTHORITY	17-Feb	R	\$ 8,452.33
		Vendor Total	<u>\$ 8,452.33</u>
WATER EQUIPMENT TECHNOLOGIES	10923	R	\$ 3,250.00
		Vendor Total	<u>\$ 3,250.00</u>
YOUNG QUALLS, P.A.	15055	A	\$ 1,163.75
	15012	A	\$ 1,549.25
		Vendor Total	<u>\$ 2,713.00</u>
Total			<u>\$ 210,684.64</u>

Harmony

Community Development District

General Fund

Invoice Approval Report # 203

March 16, 2017

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
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HARMONY
Community Development District

Check Register

February 1 - February 28, 2017

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 2/1/17 to 2/28/17

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CENTERSTATE BANK - GF - (ACCT# XXXXX2933)									
Check	54384	02/08/17	Vendor	BOYD CIVIL ENGINEERING	01397	SERVICES THRU 11/27/16	ProfServ-Engineering	001-531013-51501	\$938.88
Check	54384	02/08/17	Vendor	BOYD CIVIL ENGINEERING	01424	PROFESSIONAL SVC 11/28-12/25	ProfServ-Engineering	001-531013-51501	\$225.00
Check	54385	02/08/17	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES	15650	MNGT & ASSESS FEES DEC 2016	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$4,665.33
Check	54385	02/08/17	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES	15650	MNGT & ASSESS FEES DEC 2016	Postage and Freight	001-541006-51301	\$16.97
Check	54385	02/08/17	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES	15650	MNGT & ASSESS FEES DEC 2016	Office Supplies	001-551002-51301	\$5.50
Check	54385	02/08/17	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES	15650	MNGT & ASSESS FEES DEC 2016	Printing and Binding	001-547001-51301	\$157.05
Check	54385	02/08/17	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES	15650	MNGT & ASSESS FEES DEC 2016	ProfServ-Special Assessment	001-531038-51301	\$8,822.00
Check	54386	02/08/17	Vendor	YOUNG QUALLS, P.A.	14930	GENERAL COUNSEL THRU 11/30	ProfServ-Legal Services	001-531023-51401	\$1,647.75
Check	54387	02/14/17	Vendor	BRIGHT HOUSE NETWORKS	028483501012317	0050284835-01 01/28-02/27	Misc-Security Enhancements	001-549911-53910	\$114.26
Check	54388	02/14/17	Vendor	BRIGHT HOUSE NETWORKS	028483401013117	0050284834-01 01/02-02/05	Misc-Security Enhancements	001-549911-53910	\$177.33
Check	54389	02/14/17	Vendor	DAVEY TREE EXPERT COMPANY	910894585	FEB MAINT AGREEMENT	Cntrs-Landscape/Irrigation Maint	001-534171-53902	\$31,194.34
Check	54389	02/14/17	Vendor	DAVEY TREE EXPERT COMPANY	910894585	FEB MAINT AGREEMENT	Oct adj	001-534171-53902	(\$1.00)
Check	54389	02/14/17	Vendor	DAVEY TREE EXPERT COMPANY	910894585	FEB MAINT AGREEMENT	Nov adj	001-534171-53902	(\$1.00)
Check	54389	02/14/17	Vendor	DAVEY TREE EXPERT COMPANY	910894585	FEB MAINT AGREEMENT	Dec adj	001-534171-53902	(\$1.00)
Check	54389	02/14/17	Vendor	DAVEY TREE EXPERT COMPANY	910894585	FEB MAINT AGREEMENT	Jan adj	001-534171-53902	(\$1.00)
Check	54390	02/14/17	Vendor	FEDEX	5-684-49056	1/17/17 POSTAGE	Postage and Freight	001-541006-51301	\$11.33
Check	54390	02/14/17	Vendor	FEDEX	5-691-99556	SVC THRU 1/31/17	Postage and Freight	001-541006-51301	\$11.33
Check	54391	02/14/17	Vendor	GERBER COLLISION & GLASS	2303011697	2016 GMC SIERRA BODY REPAIR	R&M-Equipment Vehicles	001-546224-53901	\$2,224.66
Check	54392	02/14/17	Vendor	HARMONY CDD C/O U.S. BANK	RMONY-020317	FY 2017 ASSESS (2014)	Due to other Funds	131000	\$158,922.95
Check	54393	02/14/17	Vendor	HARMONY CDD C/O U.S. BANK	020317	fy 2017 ASSESS (2015)	Due to other Funds	131000	\$48,980.19
Check	54394	02/14/17	Vendor	POOLSURE	10353189	FEB WATER MNGT BASEXSEASONAL	R&M-Pools	001-546074-53910	\$427.50
Check	54395	02/14/17	Vendor	WASTE CONNECTIONS OF FLORIDA	0001068429	#0060-126957 FEB 2017	Utility - Refuse Removal	001-543020-53910	\$281.24
Check	54396	02/14/17	Vendor	PUBLIC RISK INSURANCE AGENCY	48549	#PK2FL1 Auto 10/15-10/17	Insurance - General Liability	001-545002-51301	\$217.00
Check	54397	02/14/17	Vendor	SPRINT SOLUTIONS, INC.	244553043-042	244553043 11/26-01/25	12/24-01/25	001-541003-53910	\$307.92
Check	54397	02/14/17	Vendor	SPRINT SOLUTIONS, INC.	244553043-042	244553043 11/26-01/25	11/26-12/23	001-541003-53910	\$308.27
Check	54398	02/14/17	Vendor	SYMBIONT SERVICE CORP.	0609065051	HEATER INSPECTION	R&M-Pools	001-546074-53901	\$95.00
Check	54399	02/16/17	Vendor	ADVANCED MARINE SERVICES	85359	BATTERY	R&M-Equipment Boats	001-546223-53901	\$527.96
Check	54400	02/16/17	Vendor	KINCAID INC	1301	HOLDING TANK JAN 2017	Miscellaneous Services	001-549001-53910	\$125.00
Check	54401	02/16/17	Vendor	NORTH SOUTH SUPPLY, INC.	3080733	IRRIGATION SUPPLIES	R&M-Irrigation	001-546041-53902	\$85.76
Check	54402	02/24/17	Vendor	FEDEX	5-699-37315	SVCS THRU 2/7/17	Postage and Freight	001-541006-51301	\$11.33
Check	54403	02/24/17	Vendor	FLORIDA BLUE	72672938	FLORIDA BLUE 3/1/17-4/1/17	Prepaid Items	155000	\$2,413.74
Check	54404	02/24/17	Vendor	HOME DEPOT CREDIT SERVICES	5353 020517	PURCHASES THRU 2/5/17	R&M-Parks & Facilities	001-546225-53910	\$198.57
Check	54405	02/24/17	Vendor	ORLANDO UTILITIES COMMISSION-ACH		***Voided Voided***			\$0.00
Check	54406	02/24/17	Vendor	YOUNG QUALLS, P.A.	15012	GENERAL COUNSEL THRU 1/30/17	ProfServ-Legal Services	001-531023-51401	\$1,549.25
Check	54407	02/24/17	Employee	STEVEN P. BERUBE	PAYROLL	February 24, 2017 Payroll Posting			\$184.70
Check	54408	02/24/17	Employee	RAYMOND D. WALLS, III	PAYROLL	February 24, 2017 Payroll Posting			\$184.70
Check	54409	02/24/17	Employee	DAVID L. FARNSWORTH	PAYROLL	February 24, 2017 Payroll Posting			\$184.70
Check	54410	02/24/17	Employee	WILLIAM BOKUNIC	PAYROLL	February 24, 2017 Payroll Posting			\$184.70

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 2/1/17 to 2/28/17

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH	DD124	02/14/17	Vendor	TOHO WATER AUTHORITY-ACH	JANUARY-17	UTILITIES JANUARY 2017	Utility - Water & Sewer	001-543021-53903	\$7,633.96
ACH	DD125	02/16/17	Vendor	FLORIDA RESOURCE MGT LLC-ACH	43056	PAYROLL PE 1/29/17	ProfServ-Field Management	001-531016-53901	\$6,699.03
ACH	DD126	02/16/17	Vendor	FLORIDA RESOURCE MGT LLC-ACH	43480	PAYROLL PE 2/12/17	ProfServ-Field Management	001-531016-53901	\$6,595.86
ACH	DD127	02/24/17	Vendor	ORLANDO UTILITIES COMMISSION-ACH	JANUARY-17	UTILITIES 1/10/17-2/8/17	Electricity - General	001-543006-53903	\$2,961.15
ACH	DD127	02/24/17	Vendor	ORLANDO UTILITIES COMMISSION-ACH	JANUARY-17	UTILITIES 1/10/17-2/8/17	Electricity - Streetlighting	001-543013-53903	\$6,439.72
ACH	DD127	02/24/17	Vendor	ORLANDO UTILITIES COMMISSION-ACH	JANUARY-17	UTILITIES 1/10/17-2/8/17	Lease - Street Light	001-544006-53903	\$12,962.82
ACH	DD131	02/27/17	Vendor	FLORIDA RESOURCE MGT LLC-ACH	43916	TERMINATED EMPLOYEE PE 2/26	ProfServ-Field Management	001-531016-53901	\$923.30
Account Total									\$309,614.05

Total Amount Paid	\$309,614.05
--------------------------	---------------------

Total Amount Paid - Breakdown by Fund	
Fund	Amount
General Fund Fund - 001	101,710.91
Series 2014 Debt Service Fund Fund - 203	158,922.95
Series 2015 Debt Service Fund Fund - 204	48,980.19
Total	309,614.05

HARMONY
Community Development District

Debit Card invoices

February 1 - February 28, 2017

HARMONY

Community Development District

**Monthly Debit Card Purchases
February 28, 2017**

Date	Vendor	Description	Amount
2/1/17	Sunoco	Fuel Truck	53.12
2/1/17	Amazon	Sticker Caution this Vehcle	7.98
2/2/17	Fix M Toys	Fix my Toys- Return Weight Shift	(59.99)
2/2/17	Amazon	Unger Professional Nifty Nabber	53.04
2/2/17	Amazon	Lockable Storage Box	31.23
2/2/17	Amazon	Deflecto DocuPocket Stackable Wall	19.99
2/3/17	The UPS Store	UPS-Motor	265.44
2/3/17	American Landmaster	American Landmaster-Kit Shoe&Lining 2WD/Brake Drum	243.40
2/3/17	Amazon	Vltmeter Ammeter Voltage Current Tester Monitor Panl Gauge	31.35
2/3/17	Amazon	Outdoor Extension Cord	15.58
2/6/17	American Landmaster	American Landmaster-Refund	(22.35)
2/6/17	Amazon	Acer Aspire E5 Laptop	549.99
2/6/17	Outdoor PolyFurniture	Outdoor PolyFurniture-Adirondack Chair	528.00
2/6/17	Sunoco	Fuel	38.00
2/9/17	Amazon	Bleach Spryer	20.99
2/9/17	iTunes	iTunes-50 GB Storage Plan	0.99
2/13/17	National Tire & Auto	Nation Tire&Auto-Tires	242.96
2/13/17	Broder Bros	Broder Bros-T-Shirts	186.20
2/13/17	Broder Bros	Broder Bros-T-Shirts	147.52
5/13/17	Sunoco	Fuel	51.77
2/14/17	ACE Transfer Co	ACE Transfer Co -CDD Shirts	97.64
2/15/17	Torqueedo Starnberg	Torqueedo -Repair on the Suntracker Motor	1,753.07
2/16/17	Amazon	Stenner Pump Adjustable Head	349.99
2/16/17	Amazon	Nitrile Gloves	93.12
2/21/17	American Landmaster	American Landm-Cable, Throttle/Shifter Cable/Brake Cable	140.95
2/22/17	Amazon	Engineer Grade Reflective Sign	13.51
2/22/17	Amazon	Street Road Sign Triffic Signal	14.89
2/23/17	Amazon	Minn Kota E-Drive Seal and O-Ring Kit	71.56
2/23/17	Amazon	Heavy Duty Sign Pole	48.44
2/23/17	Sunoco	Fuel	37.00
2/24/17	Harmony Town Square Market	Harmony Town Square - Water for Staff	22.74
2/27/17	DRI Trend Micro Minnetonka	DRI Trend Micro Minnetonka-Anti Virus CDD Labtop	53.95
2/27/17	Amazon	Orbit Sprinkler Rain Catch Cups	49.71
2/28/17	Amazon	Rubbermaid Commercial Microburst Refill pack	63.22
2/28/17	Amazon	Engineer Grade Square Standard Triffic Sign	29.82
Total			5,244.82

G/L Coding

R&M - Parks & Facilities	546225.53910.5000	806.93
R&M - Pools	546074.53910.5000	370.98
R&M - Vehicle	546104.53910.5000	552.95
R&M - Contingency	549900.53910.5000	1,056.28
OP Supplies - Fuel, Oil	552030.53910.5000	179.89
R&M-Road&Alleyways	546081.53910.5000	106.66
R&M - Equipment Boats	546223.53910.5000	2,090.07
R&M-Pond	546073.53910.5000	31.35
R&M - Irrigation	546041.53902.5000	\$ 49.71
		5,244.82

APlus
0067-6718-00
6990 E Irlo Bronson
St. Cloud Florida 34
* FINAL RECEIPT*
For Credit Sales
Card Charged Only
Total Shown Below.

Trans #: 131869
Grade: Regular (87)
Pump Number: 10
Gallons: 23.517
Price: \$2.259
Total Fuel: \$53.12
Total Sale: \$53.12

Term: JD12417328001

Appr: 071126

Seq#: 037497

TRUCK.

MasterCard

Capture

XXXXXXXXXXXX

01/30/2017 10:50:25

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feedback for a FREE
coffee or fountain
drink (any size) on
your next visit.

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@ www.tellSunoco.com
or call
1-844-TELLSUN

Thank You For
Shopping Sunoco
RED. Code: _____

Approved G v/d Snel 01/30/2017



Final Details for Order #110-7571486-9105831

[Print this page for your records.](#)

Order Placed: January 31, 2017
Amazon.com order number: 110-7571486-9105831
Order Total: \$7.98

Shipped on January 31, 2017

Items Ordered	Price
2 of: <i>Caution This Vehicle Makes Frequent Stops Off Road Bumper Sticker Decal</i>	\$3.99
Sold by: Sticker Tiger (seller profile)	
Condition: New	

Shipping Address:
Gerhard van der Snel
7360 Five Oaks Dr
Office trailer
HARMONY, FLORIDA 34773-6047
United States

Item(s) Subtotal:	\$7.98
Shipping & Handling:	\$0.00

Total before tax:	\$7.98
Sales Tax:	\$0.00

Total for This Shipment: \$7.98

Shipping Speed:
Economy Shipping

Payment information

Payment Method:
Debit Card | Last digits: [REDACTED]

Item(s) Subtotal:	\$7.98
Shipping & Handling:	\$0.00

Billing address
GERHARD VAN DER SNEL HARMONY CDD
210 N UNIVERSITY DR STE 702
CORAL SPRINGS, FL 33071-7320
United States

Total before tax:	\$7.98
Estimated tax to be collected:	\$0.00

Grand Total: \$7.98

Credit Card transactions MasterCard ending in [REDACTED]: January 31, 2017: \$7.98

To view the status of your order, return to [Order Summary](#).

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Vehicle

Approved G v/d Snel 02/02/2017



Gerhard van der snel <gerhardharmony@gmail.com>

Refund from TMC Marketing inc.

1 message

service@paypal.com <service@paypal.com>
To: Harmony CDD <gerhardharmony@gmail.com>

Wed, Feb 1, 2017 at 2:01 PM



TMC Marketing inc. just sent you a refund

Feb 1, 2017 11:01:26 PST
Transaction ID: 5T70271938185842T

Dear Harmony CDD,

TMC Marketing inc. just sent you a full refund of \$59.99 USD for your purchase.

If you have any questions about this refund, please contact TMC Marketing inc..

The refund will go to the card you paid with.

To see all the transaction details, please log into your PayPal account. It may take a few moments for this transaction to appear in your account.

Seller

TMC Marketing inc.
ballequipmentsales@gmail.com
http://www.ballequip.com
855-640-3785

Note from seller

None provided

Original transaction details

Description	Unit price	Qty	Amount
5632391 OEM Polaris WEIGHT-SHIFT 25-52 CS Item #: 121905998449	\$59.99 USD	1	\$59.99 USD

Insurance: \$0.00 USD
Total: \$59.99 USD

Refund to ATM Debit XXXX-XXXX-XXXX [REDACTED] \$59.99 USD

Sincerely,
PayPal

Vehicle

Approved G v/d Snel 02/21/2017



Final Details for Order #110-7194221-8808244

Print this page for your records.

Order Placed: February 2, 2017
Amazon.com order number: 110-7194221-8808244
Order Total: \$53.04

Shipped on February 2, 2017

Items Ordered

3 of: *Unger Professional Nifty Nabber, 36"*
Sold by: Amazon.com LLC

Price
\$17.68

Condition: New

Shipping Address:

Gerhard van der Snel
7360 Five Oaks Dr
Office trailer
HARMONY, FLORIDA 34773-6047
United States

Item(s) Subtotal: \$53.04
Shipping & Handling: \$0.00

Total before tax: \$53.04
Sales Tax: \$0.00

Shipping Speed:

Two-Day Shipping

Total for This Shipment: \$53.04

Payment information

Payment Method:

Debit Card | Last digits: [REDACTED]

Item(s) Subtotal: \$53.04
Shipping & Handling: \$0.00

Billing address

GERHARD VAN DER SNEL HARMONY CDD
210 N UNIVERSITY DR STE 702
CORAL SPRINGS, FL 33071-7320
United States

Total before tax: \$53.04
Estimated tax to be collected: \$0.00

Grand Total: \$53.04

Credit Card transactions

MasterCard ending in [REDACTED] February 2, 2017: \$53.04

To view the status of your order, return to [Order Summary](#).

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paris

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Final Details for Order #110-8522648-9671437

[Print this page for your records.](#)

Order Placed: February 1, 2017
Amazon.com order number: 110-8522648-9671437
Order Total: \$31.23

Shipped on February 1, 2017

Items Ordered	Price
1 of: <i>Rubbermaid ActionPacker Lockable Storage Box, 8 Gallon, Grey and Black (1170)</i> Sold by: Amazon.com LLC Condition: New	\$31.23

Shipping Address:
Gerhard van der Snel
7360 Five Oaks Dr
Office trailer
HARMONY, FLORIDA 34773-6047
United States

Item(s) Subtotal:	\$31.23
Shipping & Handling:	\$0.00

Total before tax:	\$31.23
Sales Tax:	\$0.00

Total for This Shipment: \$31.23

Shipping Speed:
Two-Day Shipping

Payment information

Payment Method:
Debit Card | Last digits: [REDACTED]

Item(s) Subtotal:	\$31.23
Shipping & Handling:	\$0.00

Billing address
GERHARD VAN DER SNEL HARMONY CDD
210 N UNIVERSITY DR STE 702
CORAL SPRINGS, FL 33071-7320
United States

Total before tax:	\$31.23
Estimated tax to be collected:	\$0.00

Grand Total: \$31.23

Credit Card transactions MasterCard ending in [REDACTED] February 1, 2017: \$31.23

To view the status of your order, return to [Order Summary](#).

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parkis

Approved G v/d Snel 02/27/2017



Final Details for Order #107-3412575-1559462

[Print this page for your records.](#)

Order Placed: January 31, 2017
Amazon.com order number: 107-3412575-1559462
Order Total: \$19.99

Shipped on February 2, 2017

Items Ordered	Price
1 of: <i>Deflecto DocuPocket Stackable Wall, Letter Size, 3 Pocket, Clear (73601RT)</i> Sold by: Amazon.com LLC Condition: New	\$19.99

Shipping Address:
Gerhard van der Snel
7360 Five Oaks Dr
Office trailer
HARMONY, FLORIDA 34773-6047
United States

Item(s) Subtotal:	\$19.99
Shipping & Handling:	\$0.00

Total before tax:	\$19.99
Sales Tax:	\$0.00

Total for This Shipment: \$19.99

Shipping Speed:
Two-Day Shipping

Payment information

Payment Method:
Debit Card | Last digits: [REDACTED]

Item(s) Subtotal:	\$19.99
Shipping & Handling:	\$0.00

Billing address
GERHARD VAN DER SNEL HARMONY CDD
210 N UNIVERSITY DR STE 702
CORAL SPRINGS, FL 33071-7320
United States

Total before tax:	\$19.99
Estimated tax to be collected:	\$0.00

Grand Total: \$19.99

Credit Card transactions MasterCard ending in [REDACTED] February 2, 2017: \$19.99

To view the status of your order, return to [Order Summary](#).

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*Misc
Cartigny*

Approved G v/d Snel 02/27/2017

The UPS Store - #3182
4417 13th Street
ST Cloud, FL 34769
(407) 892-9623

***** DUPLICATE RECEIPT *****

02/02/17 04:20 PM

We are the one stop for all your
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Track your package at
www.upsstore3182.com



001	001040 (001)		TO \$ 164.39
	Ground Commercial		
	Tracking# 1Z054V5E4217730098		
002	000012 (009)	T1 \$	67.00
	mat'ls standard pack		
003	000015 (016)	T1 \$	27.00
	standard pack serve		

SubTotal \$ 258.39
FLORIDATAX (T1) \$ 7.05
Total \$ 265.44

Master Card \$ 265.44

ACCOUNT NUMBER * *****
Appr Code: (K) Sale

Receipt ID 82936248993243882115 003 Items
CSH: HEIDI Tran: 1271 Reg: 002

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Shipment Receipt: Page #1 of 1

THIS IS NOT A SHIPPING LABEL PLEASE SAVE FOR YOUR RECORDS

SHIP DATE:
Thur 2 Feb 2017

EXPECTED DELIVERY DATE:
TUES 7 FEB 2017 EOD

SHIP FROM:
GERHARD VAN DER SNEL
7360 FIVE OAKS DR
Saint Cloud FL 34773
(407) 301-2235

SHIP TO:
TOROEDO SERVICE
RMA U1702-001
171 ERICK ST
STE D 2
CRYSTAL LAKE IL 60014-4539
Business
(815) 444-8806

SHIPPED THROUGH:
THE UPS STORE #3182
SAINT CLOUD, FL 34769-6724
(407) 892-9623

SHIPMENT INFORMATION:
UPS Ground Commercial
52 lbs 0.0 oz actual wt
104.00 lbs billable wt (DimWt)
Dims: 50.00x23.00x15.00 in Store Packed
Declared Value = 2,000.00 USD
Sig Req (w/Delv Confirm)
E-mail Notification: Ship, Deliver
Pack and Ship Guarantee
Tracking Number: 1z054V5E4217730098
Shipment ID: MNUVB4KMJ8EUN
Ship Ref 1: - -
Ship Ref 2: - -

DESCRIPTION OF GOODS:
MOTOR

SHIPMENT CHARGES:	
Ground Commercial	102.94
Service Options	45.75
Add'l Handling	15.50
CMS Processing Fee	0.20

Total \$164.39

COMPLETE ONLINE TRACKING: Enter this address in your web browser to track:
http://theupsstore.com (select Tracking, enter Shipment ID #) SHIPMENT
QUESTIONS? Contact SHIPPED THROUGH above.

CUSTOMER ACKNOWLEDGEMENT: I acknowledge and accept Terms & Conditions in force
for tendering shipments through this location and certify that address, contents,
and values provided for this shipment are accurate in all respects.

Signature:

Shipment ID: MNUVB4KMJ8EUN

Powered by iShip(r)
02/02/2017 01:01 PM Pacific Time N

The UPS Store

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Regulations. Otherwise, liability is not permitted. 111216

Approved G v/d Snel 02/02/2017



American LandMaster
 7625 DiSalle Boulevard
 Fort Wayne, IN 46825
 (260) 432-1596
 americanlandmaster.com

Date	02/02/2017
Order No.	661876
F.O.B.	RLA

INVOICE	
954604	
Page No.	1

Sold To
 CREDIT CARD (FLORIDA)
 Please note charge may appear on your credit card billing as "ASW, LLC".
 Packlist is your Receipt. For a Detailed Invoice please email orders@amsportworks.com. Thank you

Ship To
 GERHARD VAN DER SNEL
 7360 FIVE OAKS DR
 HARMONY, FL 34773
 USA
 407-301-2235

CUSTOMER ID	CUSTOMER PO	PAYMENT TERMS	FREIGHT TERMS
CCFL	VAN DER SNEL 4354	CREDIT CARD	Freight: Billed
SALES REP ID	SHIPPING METHOD	SHIP DATE	INVOICE DUE DATE
	Ground	02/02/2017	02/02/2017
QUANTITY		DESCRIPTION	UNIT PRICE
ORD	SHP	BCK	EXTENDED PRICE

1	1	0	16279 KIT, SHOE&LINING-2WD- X4171047 SEE SPECS	115.00	\$115.00
2	2	0	2-11191 BRAKE DRUM, REPLACEMENT#012WA123	58.20	\$116.40
		0	FREIGHT	(0.00)	\$12.00
		0	Invoice # 224050	(0.00)	(\$243.40)

**** ORDER SPECIFICATIONS ****

VERBAL
 GERHARD
 COP
 MH

Transaction ID: 20400640648
 Payment Method: XXXX4354

Amount: 243.40

1z60v9600346096592

SUB TOTAL **\$0.00**

TOTAL AMOUNT DUE **\$0.00**

Approved G v/d Snel 03/13/2017

PLEASE REMIT TO: 7625 DiSalle Boulevard, Fort Wayne, IN 46825

Thank You for Your Business!

amazon.com

Final Details for Order #103-2317396-8641050

Print this page for your records.

Order Placed: February 2, 2017
Amazon.com order number: 103-2317396-8641050
Order Total: \$31.35

Shipped on February 4, 2017

Items Ordered	Price
1 of: <i>DROK 0.28"High Accuracy DC 0-33.00V/0-999.9mA-3.000A 12V Voltmeter Ammeter Voltage Current Tester Monitor Panel Gauge</i> Sold by: Amazon.com LLC Condition: New	\$11.85
1 of: <i>Dixon 6ES6-B Brass Quick-Connect Hydraulic Fitting, Coupler, 3/4" Straight Coupling, 3/4" Hose ID Barbed</i> Sold by: Amazon.com LLC Condition: New	\$19.50

Shipping Address:

Gerhard van der Snel
7360 Five Oaks Dr
Office trailer
HARMONY, FLORIDA 34773-6047
United States

Item(s) Subtotal: \$31.35
Shipping & Handling: \$0.00

Total before tax: \$31.35
Sales Tax: \$0.00

Shipping Speed:
Two-Day Shipping

Total for This Shipment: \$31.35

Payment information

Payment Method:

Debit Card | Last digits: [REDACTED]

Item(s) Subtotal: \$31.35
Shipping & Handling: \$0.00

Billing address

GERHARD VAN DER SNEL HARMONY CDD
210 N UNIVERSITY DR STE 702
CORAL SPRINGS, FL 33071-7320
United States

Total before tax: \$31.35
Estimated tax to be collected: \$0.00

Grand Total: \$31.35

Credit Card transactions

MasterCard ending in [REDACTED] February 4, 2017: \$31.35

To view the status of your order, return to [Order Summary](#).

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ponds

Approved G v/d Snel 02/27/2017



Final Details for Order #110-8984712-5780217

[Print this page for your records.](#)

Order Placed: February 2, 2017
Amazon.com order number: 110-8984712-5780217
Order Total: \$15.58

Shipped on February 2, 2017

Items Ordered	Price
1 of: GoGreen Power GG-13750 - 16/3 50' SJTW Outdoor Extension Cord - Lighted End Sold by: Amazon.com LLC	\$15.58
Condition: New	

Shipping Address:
Gerhard van der Snel
7360 Five Oaks Dr
Office trailer
HARMONY, FLORIDA 34773-6047
United States

Item(s) Subtotal:	\$15.58
Shipping & Handling:	\$0.00

Total before tax:	\$15.58
Sales Tax:	\$0.00

Total for This Shipment: \$15.58

Shipping Speed:
Two-Day Shipping

Payment information

Payment Method:
Debit Card | Last digits: [REDACTED]

Item(s) Subtotal:	\$15.58
Shipping & Handling:	\$0.00

Billing address
GERHARD VAN DER SNEL HARMONY CDD
210 N UNIVERSITY DR STE 702
CORAL SPRINGS, FL 33071-7320
United States

Total before tax:	\$15.58
Estimated tax to be collected:	\$0.00

Grand Total: \$15.58

Credit Card transactions MasterCard ending in [REDACTED] February 2, 2017: **\$15.58**

To view the status of your order, return to [Order Summary](#).

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paris

Merchant: American Landmaster

7625 Disalle Boulevard
Fort Wayne, IN 46825
US

800-643-7332

Order Information:

Description: CLH

Order Number:

Customer ID: CCFL

P.O. Number:

Invoice Number: 947047CM-CCFL

Billing Information

GERHARD VAN DER SNEL
210 n university dr
coral springs, fl 33071

Shipping Information

Shipping: 0.00

Tax: 0.00

Total: USD (22.35)

Payment Information:

Date/Time: 03-Feb-2017 07:08:18 EST

Transaction ID: 20402371860

Reference Transaction ID: 20400640648

Transaction Type: Refund

Transaction Status: Refund/Pending Settlement

Authorization Code:

Payment Method: MasterCard XXXX [REDACTED]

Approved G v/d Snel 02/02/2017

Ullrich



Final Details for Order #110-4187159-4301823

[Print this page for your records.](#)

Order Placed: February 5, 2017
Amazon.com order number: 110-4187159-4301823
Order Total: \$549.99

Shipped on February 5, 2017

Items Ordered	Price
1 of: <i>Acer Aspire E5-575G-53VG Laptop, 15.6-Inch Full HD (Intel Core i5, NVIDIA 940MX, 8GB DDR4, 256GB SSD, Windows 10)</i> Sold by: Amazon.com LLC	\$549.99

Condition: New

Shipping Address:

Gerhard van der Snel
7360 Five Oaks Dr
Office trailer
HARMONY, FLORIDA 34773-6047
United States

Item(s) Subtotal:	\$549.99
Shipping & Handling:	\$0.00

Total before tax:	\$549.99
Sales Tax:	\$0.00

Total for This Shipment: \$549.99

Shipping Speed:

Two-Day Shipping

Payment information

Payment Method:

Debit Card | Last digits: [REDACTED]

Item(s) Subtotal:	\$549.99
Shipping & Handling:	\$0.00

Billing address

GERHARD VAN DER SNEL HARMONY CDD
210 N UNIVERSITY DR STE 702
CORAL SPRINGS, FL 33071-7320
United States

Total before tax:	\$549.99
Estimated tax to be collected:	\$0.00

Grand Total: \$549.99

Credit Card transactions MasterCard ending in [REDACTED] February 5, 2017: \$549.99

To view the status of your order, return to [Order Summary](#).

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My Cart : 0 item(s) / \$0.00

My Cart

Your Shopping Cart is Empty



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Categories

- Poly Adirondack Chairs
- Poly Deck & Patio Chairs
- Poly Rocking Chairs
- Poly Gilder Rockers
- Poly Garden Benches
- Poly Garden Chairs
- Poly Porch Swings
- Poly Chaise Lounges
- Poly Tete-a-Tete's
- Poly Children's Furniture
- Poly-Cushion Deep Seating
- Poly-Aluminum Furniture
- Poly Picnic Tables
- Poly Dining - Standard Height
 - Standard Height Poly Tables
 - Standard Height Poly Chairs
 - Standard Height Dining Sets
- Poly Dining - Counter Height
 - Counter Height Poly Tables
 - Counter Height Poly Chairs
 - Counter Height Dining Sets
- Poly Dining - Bar Height
 - Bar Height Poly Tables
 - Bar Height Poly Chairs
 - Bar Height Dining Sets
- Poly Outdoor Accessories
 - Conversation Tables
 - Deck Boxes
 - Lifeguard Chairs
 - Outdoor Receptacles
 - Poly Furniture Cleaners
 - Poly Security Barriers
 - Coffee Tables
 - Side Tables
 - Foot Stools
 - Planter Boxes
- QUICK SHIP ITEMS
- Gift Certificates

Recently Viewed Items

- Wildridge Poly Furniture Adirondack Chair
- POLYWOOD® Vineyard Garden Benches

Adirondack SPECIAL!

My Order

Order ID: 13308

Billing Address

Gerhard van der Snel
Harmony CDD
210 N University Dr, Suite 702
Coral Springs, Florida
United States, 33071

Shipping Address

Gerhard van der Snel, Harmony CDD (Residential)
7360 Five Oaks Dr, Office trailer
Harmony, Florida
United States, 34773

Order Content

Product Name	Price	Quantity	Total
Wildridge Poly Furniture Adirondack Chair PWF105-LCC214 Options: Chair Color : Weatherwood LCC216-Footrest : No Thank You	\$264.00 (Not Taxable)	2	\$528.00
Subtotal			\$528.00
Shipping (Shipping is free)			\$0.00
Total			\$528.00

Approved G v/d Snel 02/02/2017



APlus
0067-8718-00
6990 E Irlo Bronson
St. Cloud Florida 34
* FINAL RECEIPT*
For Credit Sales
Card Charged Only
Total Shown Below.

Trans #: 132642
Grade: Regular (87)
Pump Number: 04
Gallons: 16.822
Price: \$2.259
Total Fuel: \$38.00
Total Sale: \$38.00

Term: J012417328001

Appr: 002564

Seq#: 039463

MasterCard
Capture
XXXXXXXXXXXX [REDACTED]

02/03/2017 14:15:07

How are we doing?
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feedback for a FREE
coffee or fountain
drink (any size) on
your next visit.

Enter Store code :
0067-8718-00
@ www.tellsunoco.com
or call
1-844-TELLSUN

Approved G v/d Snel 02/03/2017

amazon.com

Final Details for Order #102-7650276-8473820

[Print this page for your records.](#)

Order Placed: February 8, 2017

Amazon.com order number: 102-7650276-8473820

Order Total: \$20.99

Shipped on February 8, 2017

Items Ordered

	Price
1 of: <i>Smith 190360 1 gallon Bleach Sprayer for Cleaning & Mold Removal</i>	\$20.99
Sold by: CPO Outlets (seller profile)	

Condition: New
Authorized Smith Seller. Warranty. 30 Day Money Back Guarantee.

Shipping Address:

Gerhard van der Snel
7360 Five Oaks Dr
Office trailer
HARMONY, FLORIDA 34773-6047
United States

Item(s) Subtotal:	\$20.99
Shipping & Handling:	\$0.00

Total before tax:	\$20.99
Sales Tax:	\$0.00

Total for This Shipment: \$20.99

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Debit Card | Last digits: [REDACTED]

Item(s) Subtotal:	\$20.99
Shipping & Handling:	\$0.00

Billing address

GERHARD VAN DER SNEL HARMONY CDD
210 N UNIVERSITY DR STE 702
CORAL SPRINGS, FL 33071-7320
United States

Total before tax:	\$20.99
Estimated tax to be collected:	\$0.00

Grand Total: \$20.99

Credit Card transactions

MasterCard ending in [REDACTED] February 8, 2017: \$20.99

To view the status of your order, return to [Order Summary](#).

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pools

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Receipt

Gerhard van;der Snel

Add to circles

APPLE ID:
gerhardvandersnel@hotmail.com

DATE:
Feb 8, 2017

ORDER ID:
MX47HZTZ28

DOCUMENT NO:
119151668844

PAID TO:
MasterCard ...
Gerhard Van der Snel
210 N University dr
Suite 702
Coral Springs, FL 33071-7320
USA

TOTAL
\$0.99

Show details

iCloud



iCloud: 50 GB Storage Plan
Monthly | Mar 8, 2017

TYPE	DESCRIPTION	PRICE
iCloud Storage		\$0.99

Subtotal \$0.99

Tax \$0.00

TOTAL \$0.99

If you have any questions about your bill, [visit iTunes Support](#)

First email confirms payment for the iCloud storage plan listed above. You will be billed each plan period until you cancel by **downgrading** to the free storage plan from your iOS device, Mac or PC.

You may contact Apple for a full refund **within 15 days** of a monthly subscription upgrade or **within 45 days** after a yearly payment. Partial refunds are available where required by law.

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1 Infinite Loop, Cupertino, CA 95014, United States VAI Reg. No. 6076370



Receipt

APPLE ID:
gerhardvandersnel@hotmail.com

ORDER ID:
MX47HZTZ28

DATE:
Feb 8, 2017

DOCUMENT NO:
119151668844

TOTAL
\$0.99

Approved G v/d Snel 02/20/2017

National Tire & Auto

304 13th Street

St. Cloud, FL 34769

407-593-2136

Invoice # 1-27573

Dealer ID#

Page 1 of 1

Date 02/10/2017

Emp: 1-18 0 / 1-18 0

In Feb 10, 2017 3:11 pm

Out Feb 10, 2017 3:15 pm

*** INVOICE ***

Sold To:
HARMONY CDD
210 N UNIVERSITY DR #702
CORAL SPRINGS FL 33071

Ship To:

Other Information:

Vehicle:
License:
Mileage: In: 0 Out: 1
Vin#:
PO#:

Home Phone: 407-301-2235

Salesman	Mechanic	Part #	QTY	Description	Parts	Labor	FET	Total
64	64	TRS-BASIC-PAS	2.00	BASIC TIRE INSTALL	0.00	10.00	0.00	20.00
64	64	TIRE DISP FEE	2.00	TIRE DISPOSAL FEE	2.50	0.00	0.00	5.00
64	64	NS-TRS	2.00	25X8.00-12/4 CAR AT489 FRONT ATV/U	95.00	0.00	0.00	190.00
64	64	TRS-BASIC-PAS	2.00	BASIC TIRE INSTALL	0.00	10.00	0.00	20.00
64	64	NEW TIRE FEE	2.00	FLORIDA STATE NEW TIRE FEE	1.00	0.00	0.00	2.00
64	64	TIRE DISP FEE	2.00	TIRE DISPOSAL FEE	2.50	0.00	0.00	5.00

Card Type: DEBIT CARD

CC#: *****XXXX

Auth. # XXXX

Amount:

\$242.96

Signature: _____

Buyer agrees to pay total amount above, according to cardholder's agreement with issuer.

Approved G.v/d Snel 02/10/2017

Vehicle

NATIONAL TIRE & AUTO,

LL
304 13TH STREET
SAINT CLOUD, FL 34769

4075932136

Cashier: Lukas
Transaction 003856

Total \$242.96

CREDIT CARD SALE \$242.96

MASTERCARD 4354

10-Feb-2017 3:15:06P

\$242.96 | Method: SWIPED

MASTERCARD

XXXXXXXXXXXX4354

GERHARD SNEI VAN DER

Ref #: 704100512181

Auth #: 038933

MID: *****

AthNtwNm: MASTERCARD

SIGNATURE VERIFIED

Online: <https://clover.com/pl>

HS421MKRQEAPR



HS421MKRQEAPR

Cash:	Check: 0.00	Credit: 242.96	Charge:	Parts: 202.00
Change:				Labor: 40.00
				SHOP SUPPLIES: 0.96
				Subtotal: 242.96
				Sales Tax:
				Total: \$242.96

Item(s) shipping from Orlando, FL Order# 83892785
 Planned ship date: 02/09/17 Business days in transit: 1

Styles	Color	Size	Ordered	Price	Amount
g240	NAVY	M	1	8.80	8.80
g240	NAVY	L	3	8.80	26.40
G380	NAVY	XL	3	13.63	40.89
4980	NAVY	M	2	5.21	10.42
4980	NAVY	XL	8	4.37	34.96
4980	NAVY	L	5	5.21	26.05
Freight Charges					21.40
Freight Savings					- 21.40
Freight (via UPS-Surface)					0.00
Tax (from this warehouse)					0.00
Subtotal (from this warehouse)					147.52

Approved A v/d Snel 03/13/2017

Item(s) shipping from Atlanta, GA Order# 83892816
 Planned ship date: 02/10/17 Business days in transit: 2

Styles	Color	Size	Ordered	Price	Amount
SF73R	J.NAVY	M	1	21.91	21.91
SF73R	J.NAVY	XL	1	21.91	21.91
SF73R	J.NAVY	L	4	21.91	87.64
790	NAVY	M	2	6.29	12.58
790	NAVY	L	8	5.27	42.16
Freight Charges					22.60
Freight Savings					- 22.60
Freight (via UPS-Surface)					0.00
Tax (from this warehouse)					0.00
Subtotal (from this warehouse)					186.20

Approved A v/d Snel 03/13/2017

Mix contingency



APlus
0067-6718-00
6990 E Irlo Bronson
St. Cloud Florida 34
* FINAL RECEIPT*
For Credit Sales
Card Charged Only
Total Shown Below.

Trans #: 133837
Grade: Regular (87)
Pump Number: 08
Gallons: 23.649
Price: \$2.189
Total Fuel: \$51.77
Total Sale: \$51.77

Term: JD12417328001

Appr: 054604

Seq#: 042482

MasterCard
Capture
XXXXXXXXXXXX [REDACTED]

02/10/2017 14:42:53

How are we doing?
Give us your
feedback for a FREE
coffee or fountain
drink (any size) on
your next visit.

Enter Store code :
0067-6718-00
@ www.tellSunoco.com
or call
1-844-TELLSUN

Thank You For
Shopping Sunoco
RED. Code: _____

Approved G v/d Snel 02/10/2017

TORQUEEDO

STARNBERG.GERMANY

Harmony CDD
7360 Five Oaks Drive
Harmony, FL 34773
USA

Torqueedo Inc.
171 Erick Street, Unit A - 1
Crystal Lake, IL 60014
U.S.A.

T +1 (815) 444 8806
F +1 (815) 444 8807

Shipped to:
Harmony CDD
7360 Five Oaks Drive
Harmony, FL 34773
USA

Customer No. 15714
Salesperson Daniel Witczak
Date 02/13/17
Buyers contact Gerhard van der S

Invoice No. IN016407

for order confirmation CO013721
Your Order No. U1702-001 \ REPAIR



Pos.	Qty	UOM	Item No.	Cust. Item No.	Description	Unit Price US \$	Amount US \$
1	1	EA	000-00534		Pylon C2.0 L comm.	1,403.41	1,403.41
2	1	EA	018-00109		Softstart PCB C2.0/4.0 T/R V2	114.63	114.63
3	2	EA	019-00050		Thermal Pad Head C2/4.0 R	5.29	10.58
4	1	EA	000-00481		Master PCB C2.0/4.0 SW 3.1	70.05	70.05
5	1	EA	036-00038		con. cable (softstart/master)	13.36	13.36
6	1	EA	018-00099		GPS Module incl. Cable	40.83	40.83
7	1	EA	021-00068		Data Connector	20.21	20.21
8	1				Labor	80.00	80.00
					Shipping N/C		

6 Month Warranty on all service repairs
Or remainder of the 2yr warranty period

Approved G v/d Snel 02/13/2017



Torqeedo Inc.
371 Erick Street, Unit A - 1
Crystal Lake, IL 60014
U.S.A.

T +1 (815) 444 8806
F +1 (815) 444 8807

Total US \$ **1,753.07**

Payment Terms Payment with credit card
Shipment Method UPS Ground
Freight terms DDU with freight charge from TQ

Please indicate your invoice and customer number at payment.

Post your checks made payable to Torqeedo Inc. to the address above.

For bank transfer please use the following bank details: Fifth Third Bank, ABA 071923909, Account 7234523301.

A Finance charge of 1 1/2% per month (18% annually) will be added to balances unpaid 30 days after Billing Date.

TORQEEDO IS NOT REQUIRED TO CHARGE SALES TAX FOR CUSTOMERS LOCATED IN ANY OF THE 50 STATES, EXCEPT FOR CT, FL, IL, GA, TX, LA, MD AND RI. IF YOU ARE NOT IN ONE OF THE EXCEPTION STATES, PLEASE SELF-ASSESS USE TAX ON THIS PURCHASE.

Thank you very much for your order.

Approved G v/d Snel 02/13/2017



Final Details for Order #002-2372485-3909061

[Print this page for your records.](#)

Order Placed: February 15, 2017
Amazon.com order number: 002-2372485-3909061
Order Total: \$443.11

Shipped on February 16, 2017

Items Ordered	Price
1 of: <i>Stenner Pump Adjustable - Rated at 2.0 to 40.0 gpd Adjustable Head. Rated at 100 psi.</i>	\$349.99
Sold by: ChemWorld (seller profile)	
Condition: New	

Shipping Address:
Gerhard van der Snel
7360 Five Oaks Dr
Office trailer
HARMONY, FLORIDA 34773-6047
United States

Item(s) Subtotal:	\$349.99
Shipping & Handling:	\$0.00

Total before tax:	\$349.99
Sales Tax:	\$0.00

Total for This Shipment: \$349.99

Shipping Speed:
Two-Day Shipping

pools

Shipped on February 15, 2017

Items Ordered	Price
8 of: <i>AMMEX - GlovePlus - Nitrile Gloves - Disposable, Powder Free, Industrial Grade, 6 mil,XXLarge, GPNB49100-BX (Box of 100)</i>	\$11.64
Sold by: Amazon.com LLC	
Condition: New	

Shipping Address:
Gerhard van der Snel
7360 Five Oaks Dr
Office trailer
HARMONY, FLORIDA 34773-6047
United States

Item(s) Subtotal:	\$93.12
Shipping & Handling:	\$0.00

Total before tax:	\$93.12
Sales Tax:	\$0.00

Total for This Shipment: \$93.12

Shipping Speed:
Two-Day Shipping

partis

Payment information

Payment Method:
Debit Card | Last digits: XXXXXXXXXX

Item(s) Subtotal: \$443.11

Approved G v/d Snel 02/27/2017



American LandMaster
 7625 DiSalle Boulevard
 Fort Wayne, IN 46825
 (260) 432-1596
 americanlandmaster.com

Date	02/21/2017
Order No.	662530
F.O.B.	RLA

INVOICE	
955716	
Page No.	1

Sold To
 CREDIT CARD (FLORIDA)
 Please note charge may appear on your credit card billing as "ASW, LLC".
 Packlist is your Receipt. For a Detailed Invoice please email orders@amsportworks.com. Thank you

Ship To
 GERHARD VAN DER SNEL
 7360 FIVE OAKS DR
 HARMONY, FL 34773
 USA
 407-301-2235

CUSTOMER ID	CUSTOMER PO	PAYMENT TERMS	FREIGHT TERMS
CCFL	VAN DER SNEL 4354	CREDIT CARD	Freight: Billed
SALES REP ID	SHIPPING METHOD	SHIP DATE	INVOICE DUE DATE
	Ground	02/21/2017	02/21/2017

QUANTITY			DESCRIPTION	UNIT PRICE	EXTENDED PRICE
ORD	SHP	BCK			
1	1	0	2-11010 CABLE, THROTTLE - 400 SERIES; STD CAB	24.23	\$24.23
1	1	0	2-11082 SHIFTER CABLE-PULL/PULL-CHUCK WAGON	36.89	\$36.89
2	2	0	2-11103 BRAKE CABLE 47 IN-UTV	33.92	\$67.83
		0	FREIGHT	(0.00)	\$12.00
		0	Invoice # 224660	(0.00)	(\$140.95)

**** ORDER SPECIFICATIONS ****

VERBAL GERHARD
 COP
 AH

15% DISCOUNT APPLIED DUE TO DIFFICULTY ON THE WEBSTORE

Transaction ID: 20433613816
 Payment Method: XXXX4354

Amount: 140.95

EMAIL INVOICE: GERHARDHARMONY@GMAIL.COM

1z60v9600344551978

SUB TOTAL \$0.00

TOTAL AMOUNT DUE \$0.00

Approved G v/d Snel 03/13/2017

PLEASE REMIT TO: 7625 DiSalle Boulevard, Fort Wayne, IN 46825

Thank You for Your Business!



Final Details for Order #002-6348764-8035401

Print this page for your records.

Order Placed: February 22, 2017
Amazon.com order number: 002-6348764-8035401
Order Total: \$28.40

Shipped on February 22, 2017

Items Ordered

1 of: *SmartSign MUTCD # R6-1R 3M Engineer Grade Reflective Sign, Legend "One Way" with Right Arrow, 6" high x 18" wide, Black on White* **Price** \$13.51
Sold by: Amazon.com LLC

Condition: New

Shipping Address:

Gerhard van der Snel
7360 Five Oaks Dr
Office trailer
HARMONY, FLORIDA 34773-6047
United States

Item(s) Subtotal: \$13.51
Shipping & Handling: \$0.00

Total before tax: \$13.51
Sales Tax: \$0.00

Shipping Speed:
Two-Day Shipping

Total for This Shipment: \$13.51

allegways

Shipped on February 23, 2017

Items Ordered

1 of: *Do Not Enter Sign Tin Metal 12 X 12 Street Road Sign Traffic Signal* **Price** \$14.89
Sold by: Ahoy Supply, LLC ([seller profile](#))

Condition: New
Veteran Owned Business with Fulfillment by Amazon!

Shipping Address:

Gerhard van der Snel
7360 Five Oaks Dr
Office trailer
HARMONY, FLORIDA 34773-6047
United States

Item(s) Subtotal: \$14.89
Shipping & Handling: \$0.00

Total before tax: \$14.89
Sales Tax: \$0.00

Shipping Speed:
Two-Day Shipping

Total for This Shipment: \$14.89

allegways

Payment information

Payment Method:

Debit Card | Last digits: XXXXXXXXXX

Item(s) Subtotal: \$28.40
Shipping & Handling: \$0.00

Approved G v/d Snel 02/27/2017



Final Details for Order #002-6055967-8504224

Print this page for your records.

Order Placed: February 22, 2017
Amazon.com order number: 002-6055967-8504224
Order Total: \$71.56

Shipped on February 22, 2017

Items Ordered

4 of: *Minn Kota E-Drive Seal and O-Ring Kit #2884460*
Sold by: Sports-Nuts, Inc. ([seller profile](#))

Price
\$17.89

Condition: New

Shipping Address:

Gerhard van der Snel
7360 Five Oaks Dr
Office trailer
HARMONY, FLORIDA 34773-6047
United States

Item(s) Subtotal: \$71.56
Shipping & Handling: \$0.00

Total before tax: \$71.56
Sales Tax: \$0.00

Shipping Speed:
Standard

Total for This Shipment: \$71.56

Payment information

Payment Method:

Debit Card | Last digits: [REDACTED]

Item(s) Subtotal: \$71.56
Shipping & Handling: \$0.00

Billing address

GERHARD VAN DER SNEL HARMONY CDD
210 N UNIVERSITY DR STE 702
CORAL SPRINGS, FL 33071-7320
United States

Total before tax: \$71.56
Estimated tax to be collected: \$0.00

Grand Total: \$71.56

Credit Card transactions MasterCard ending in [REDACTED] February 22, 2017: **\$71.56**

To view the status of your order, return to [Order Summary](#).

boats

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Final Details for Order #002-2420259-1277803

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Order Placed: February 22, 2017
Amazon.com order number: 002-2420259-1277803
Order Total: \$48.44

Shipped on February 22, 2017

Items Ordered

1 of: 8 Foot Long Galvanized Heavy Duty Sign Pole. 2 Lb Per Foot. Bt
Highway Traffic Supply
Sold by: Highway Traffic Supply ([seller profile](#))

Price
\$48.44

Condition: New
NEW

Shipping Address:

Gerhard van der Snel
7360 Five Oaks Dr
Office trailer
HARMONY, FLORIDA 34773-6047
United States

Item(s) Subtotal: \$48.44
Shipping & Handling: \$0.00

Total before tax: \$48.44
Sales Tax: \$0.00

Shipping Speed:
Standard Shipping

Total for This Shipment: \$48.44

Payment information

Payment Method:

Debit Card | Last digits: [REDACTED]

Item(s) Subtotal: \$48.44
Shipping & Handling: \$0.00

Billing address

GERHARD VAN DER SNEL HARMONY CDD
210 N UNIVERSITY DR STE 702
CORAL SPRINGS, FL 33071-7320
United States

Total before tax: \$48.44
Estimated tax to be collected: \$0.00

Grand Total: \$48.44

Credit Card transactions MasterCard ending in [REDACTED] February 22, 2017: **\$48.44**

To view the status of your order, return to [Order Summary](#).

always

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APlus
0067-6718-00
6990 E Irlo Bronson
St. Cloud Florida 34
* FINAL RECEIPT*
For Credit Sales
Card Charged Only
Total Shown Below.

Trans #: 135648
Grade: Regular (87)
Pump Number: 03
Gallons: 16.828
Price: \$2.199
Total Fuel: \$37.00
Total Sale: \$37.00

Term: JD12417328001

Appr: 016108

Seq#: 047044

MasterCard
Capture
XXXXXXXXXXXX [REDACTED]

02/21/2017 07:59:10

Printed on 02/21/2017

Approved G v/d Snel 02/21/2017

2/22/2017 9:34 AM
Store 1

Sales Receipt #108096

Customer Copy

Harmony Town Square Market

7250 Harmony Square Drive South
Harmony, FL 34773

David Buck - Store Manager
(407) 892-0148

www.facebook.com/townsquaremarket

Cashier

Item #	Qty	Price	Ext Price
695	6	\$3.79	\$22.74
WATER SILVER SP			
		Subtotal	\$22.74
		Local Sales Tax	0 % Tax + \$0.00
		RECEIPT TOTAL:	\$22.74

Credit Card \$22.74 XXXX [REDACTED]
MasterCard
Reference # 1000051214 Auth: 039750
Entry: Swiped Merchant # **55613

Signature

I agree to pay above amount according to card
issuer agreement (merchant agreement
if credit voucher)



www.HarmonyFL.com



108096

Approved G v/d Snel 02/22/2017



Gerhard van der snel <gerhardharmony@gmail.com>

Trend Micro Subscription Renewal Reminder

1 message

Trend Micro Team <trend.cs@digitalriver.com>
To: gerhardharmony@gmail.com

Sat, Feb 11, 2017 at 2:24 AM



Dear Gerhard van der Snel,

We hope you've been enjoying the peace of mind that Trend Micro Security offers knowing you and your digital valuables are truly protected.

Trend Micro gives you comprehensive online security and privacy for your digital life by continually safeguarding against identity theft, viruses, spyware, and other online threats.

This is just a reminder that your subscription for Trend Micro™ Antivirus+ Security 10 Renewal 3 Users - 1 year (Serial Number: ~~XXXXXXXXXXXX~~), which you purchased from Digital River, will automatically renew on February 26, 2017 and you will be charged \$53.95 at that time. If you'd like to update your renewal settings, simply log in to your account at Trend Micro MyAccount portal, or find your order via the Quick Order Lookup tool (access information will be included in your order confirmation email). You can also review the original terms of sale and privacy policy at any time.

Sincerely,
The Trend Micro Team

Misc Contingency

anti virus CDD Laptop

Approved G v/d Snel 03/13/2017



Final Details for Order #116-9210798-6512253

[Print this page for your records.](#)

Order Placed: February 24, 2017
Amazon.com order number: 116-9210798-6512253
Seller's order number: 19592569
Order Total: \$49.71

Shipped on February 24, 2017

Items Ordered	Price
1 of: 2 pk (24 total pieces) Orbit Sprinkler Rain Catch Cups, Water Conservation Catching Cans - 12 pk Sold by: Timers Plus (seller profile)	\$49.71

Condition: New
Brand New From the Manufacturer. We Carry a Full Line of Outdoor Watering, and Cooling Products!

Shipping Address:

Gerhard van der Snel
7360 Five Oaks Dr
Office trailer
HARMONY, FLORIDA 34773-6047
United States

Item(s) Subtotal:	\$49.71
Shipping & Handling:	\$0.00

Total before tax:	\$49.71
Sales Tax:	\$0.00

Total for This Shipment: \$49.71

Shipping Speed:
Standard Shipping

Payment information

Payment Method:

Debit Card | Last digits: [REDACTED]

Item(s) Subtotal:	\$49.71
Shipping & Handling:	\$0.00

Billing address

GERHARD VAN DER SNEL HARMONY CDD
210 N UNIVERSITY DR STE 702
CORAL SPRINGS, FL 33071-7320
United States

Total before tax:	\$49.71
Estimated tax to be collected:	\$0.00

Grand Total: \$49.71

Credit Card transactions MasterCard ending in [REDACTED] February 24, 2017: \$49.71

To view the status of your order, return to [Order Summary](#).

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M. Prigobas

Approved G v/d Snel 02/27/2017

amazon.com

Final Details for Order #116-7883483-8326669

[Print this page for your records.](#)

Order Placed: February 28, 2017

Amazon.com order number: 116-7883483-8326669

Order Total: \$63.22

Shipped on February 28, 2017

Items Ordered

1 of: *Rubbermaid Commercial Microburst 3000 10 Piece Refill Preference Pack (FG401260A)* \$63.22

Sold by: Amazon.com LLC

Condition: New

Shipping Address:

Gerhard van der Snel
7360 Five Oaks Dr
Office trailer
HARMONY, FLORIDA 34773-6047
United States

Item(s) Subtotal: \$63.22
Shipping & Handling: \$0.00

Total before tax: \$63.22
Sales Tax: \$0.00

Shipping Speed:

Standard Shipping

Total for This Shipment: \$63.22

Payment information

Payment Method:

Debit Card | Last digits: [REDACTED]

Item(s) Subtotal: \$63.22
Shipping & Handling: \$0.00

Billing address

GERHARD VAN DER SNEL HARMONY CDD
210 N UNIVERSITY DR STE 702
CORAL SPRINGS, FL 33071-7320
United States

Total before tax: \$63.22
Estimated tax to be collected: \$0.00

Grand Total: \$63.22

Credit Card transactions

MasterCard ending in [REDACTED]; February 28, 2017: \$63.22!

To view the status of your order, return to [Order Summary](#).

paris

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Details for Order #116-9504754-1079408

[Print this page for your records.](#)

Order Placed: February 27, 2017

Amazon.com order number: 116-9504754-1079408

Order Total: \$29.82

Not Yet Shipped

Items Ordered

1 of: *Tapco R5-1 Engineer Grade Prismatic Square Standard Traffic Sign, Legend "DO NOT ENTER", 24" Width x 24" Height, Aluminum, Red on White*
Sold by: Amazon.com LLC

Price
\$29.82

Condition: New

Shipping Address:

Gerhard van der Snel
7360 Five Oaks Dr
Office trailer
HARMONY, FLORIDA 34773-6047
United States

Shipping Speed:

Two-Day Shipping

Payment information

Payment Method:

Debit Card | Last digits: [REDACTED]

Item(s) Subtotal: \$29.82
Shipping & Handling: \$0.00

Billing address

GERHARD VAN DER SNEL HARMONY CDD
210 N UNIVERSITY DR STE 702
CORAL SPRINGS, FL 33071-7320
United States

Total before tax: \$29.82
Estimated tax to be collected: \$0.00

Grand Total: \$29.82

To view the status of your order, return to [Order Summary](#).

allegways

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Approved G v/d Snel 02/28/2017

7C.

**Harmony Community
Development District**

ANNUAL FINANCIAL REPORT

September 30, 2016

Harmony Community Development District

ANNUAL FINANCIAL REPORT

Fiscal Year Ended September 30, 2016

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

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, 2016, 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 audits. We conducted our audits 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

- 1 -

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, 2016, 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 8, 2017 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.

*Berger, Toombs, Elam,
Gaines & Frank*

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

March 8, 2017

**Harmony Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2016**

Management's discussion and analysis of Harmony Community Development District (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.

**Harmony Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2016**

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, 2016.

- ◆ The District's total liabilities exceeded total assets by \$(10,474,256) (net position). Unrestricted net position for Governmental Activities was \$(8,556,778). Governmental Activities restricted net position was \$52,061 and net investment in capital assets were \$(1,969,539).
- ◆ Governmental activities revenues totaled \$4,325,516 while governmental activities expenses totaled \$3,597,178.

**Harmony Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2016**

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	
	2016	2015
Current assets	\$ 812,878	\$ 661,713
Restricted assets	1,600,139	1,608,380
Capital assets	<u>13,430,485</u>	<u>13,846,394</u>
Total Assets	<u>15,843,502</u>	<u>16,116,487</u>
Deferred outflows of resources	<u>532,290</u>	<u>563,948</u>
Current liabilities	1,618,042	1,572,868
Non-current liabilities	<u>25,232,006</u>	<u>26,310,161</u>
Total Liabilities	<u>26,850,048</u>	<u>27,883,029</u>
Net position - net investment in capital assets	(1,969,539)	(12,809,819)
Net position - restricted	52,061	1,016,922
Net position - unrestricted	<u>(8,556,778)</u>	<u>590,303</u>
Total Net Position	<u>\$ (10,474,256)</u>	<u>\$ (11,202,594)</u>

The increase in current assets is the result of revenues in excess of expenditures at the fund level.

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 decrease in unrestricted net position and the increase net investment in capital assets is primarily due to a change classification.

The decrease in restricted net position is due to a change in classification of funds restricted for long-term debt.

**Harmony Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2016**

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	
	2016	2015
Program Revenues		
Charges for services	\$ 4,318,078	\$ 4,325,588
Operating grants and contributions	-	445
Capital grants and contributions	-	10,631
General Revenues		
Miscellaneous revenues	2,500	4,070
Investment earnings	4,938	2,676
Total Revenues	<u>4,325,516</u>	<u>4,343,410</u>
Expenses		
General government	202,184	206,348
Physical environment	1,887,019	2,248,490
Culture and recreation	130,481	178,531
Interest on long-term debt	1,377,494	2,004,818
Total Expenses	<u>3,597,178</u>	<u>4,638,187</u>
Change in Net Position	728,338	(294,777)
Net Position - Beginning of Year	<u>(11,202,594)</u>	<u>(10,907,817)</u>
Net Position - End of Year	<u>\$ (10,474,256)</u>	<u>\$ (11,202,594)</u>

The decrease in physical environment is primarily the result of a decrease in streetlights expense and repairs and maintenance costs in the current year.

The decrease in interest on long-term debt is due to a bond refunding that occurred in the prior year.

**Harmony Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2016**

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, 2016 and 2015.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2016</u>	<u>2015</u>
Land and improvements	\$ 8,547,724	\$ 8,547,724
Infrastructure	5,148,381	5,148,381
Improvements other than building	29,756	9,000
Recreational facilities	3,777,032	3,777,032
Equipment	131,885	92,612
Less: accumulated depreciation	(4,204,293)	(3,728,355)
Total	<u>\$ 13,430,485</u>	<u>\$ 13,846,394</u>

Capital activity for the year consisted of depreciation of \$475,938 and additions to improvements other than building and equipment of \$20,756 and 39,273, respectively.

General Fund Budgetary Highlights

The budgeted expenditures exceeded actual expenditures primarily because of lower repairs and maintenance expenditures than were anticipated.

There were no amendments to the September 30, 2016 budget.

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, 2016 was \$12,895,000.
- ◆ 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, 2016 was \$13,140,000.

**Harmony Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2016**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

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 2017.

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, Severn Trent Management Services, Inc., 210 North University Drive, Suite 702, Coral Springs, Florida 33071.

Harmony Community Development District
STATEMENT OF NET POSITION
September 30, 2016

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 689,420
Investments	101,323
Accounts receivable	20
Assessments receivable	7,350
Due from other governments	11,554
Prepaid expenses	3,211
Total Current Assets	812,878
Non-current Assets	
Restricted assets	
Investments	1,600,139
Capital assets, not being depreciated	
Land and improvements	8,547,724
Capital assets, not being depreciated	
Infrastructure	5,148,381
Improvements other than building	29,756
Recreational facilities	3,777,032
Equipment	131,885
Less: accumulated depreciation	(4,204,293)
Total Non-current Assets	15,030,624
Total Assets	15,843,502
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred amount on refunding	532,290
Total Assets and Deferred Outflows of Resources	16,375,792
 LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	78,862
Due to developer	300
Unearned revenue	7,794
Accrued interest	546,086
Bonds payable	985,000
Total Current Liabilities	1,618,042
Non-current liabilities	
Bonds payable, net	25,232,006
Total Liabilities	26,850,048
 NET POSITION	
Net investment in capital assets	(1,969,539)
Restricted for debt service	52,061
Unrestricted	(8,556,778)
Total Net Position	\$ (10,474,256)

See accompanying notes to financial statements.

Harmony Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2016

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues Charges for Services</u>	<u>Net (Expense) Revenues and Changes in Net Position Governmental Activities</u>
Governmental Activities			
General government	\$ (202,184)	\$ 241,240	\$ 39,056
Physical environment	(1,887,019)	1,556,672	(330,347)
Culture and recreation	(130,481)	90,391	(40,090)
Interest on long-term debt	(1,377,494)	2,429,775	1,052,281
Total Governmental Activities	<u>\$ (3,597,178)</u>	<u>\$ 4,318,078</u>	<u>720,900</u>
General revenues:			
			4,938
			2,500
			<u>7,438</u>
			728,338
			<u>(11,202,594)</u>
			<u>\$ (10,474,256)</u>

See accompanying notes to financial statements.

Harmony Community Development District
BALANCE SHEET
GOVERNMENTAL FUNDS
September 30, 2016

ASSETS	General	Debt Service 2014	Debt Service 2015	Capital Projects	Total Governmental Funds
Cash	\$ 689,420	\$ -	\$ -	\$ -	\$ 689,420
Investments, at fair value	101,323	-	-	-	101,323
Accounts receivable	20	-	-	-	20
Assessments receivable	-	-	7,350	-	7,350
Due from other funds	600	-	-	-	600
Due from other governments	5,174	6,105	275	-	11,554
Prepaid expenses	3,211	-	-	-	3,211
Restricted assets:					
Investments, at fair value	-	1,146,257	389,767	64,115	1,600,139
Total Assets	<u>\$ 799,748</u>	<u>\$ 1,152,362</u>	<u>\$ 397,392</u>	<u>\$ 64,115</u>	<u>\$ 2,413,617</u>
LIABILITIES AND FUND BALANCES					
LIABILITIES					
Accounts payable and accrued expenses	\$ 78,862	\$ -	\$ -	\$ -	\$ 78,862
Due to other funds	-	-	-	600	600
Due to developer	300	-	-	-	300
Unearned revenue	3,500	4,294	-	-	7,794
Total Liabilities	<u>82,662</u>	<u>4,294</u>	<u>-</u>	<u>600</u>	<u>87,556</u>
FUND BALANCES					
Nonspendable:					
Prepaid expenses	3,211	-	-	-	3,211
Restricted:					
Debt service	-	1,148,068	397,392	-	1,545,460
Capital projects	-	-	-	63,515	63,515
Assigned:					
Renewal and replacement	99,188	-	-	-	99,188
Self insurance	50,000	-	-	-	50,000
Sidewalks and alleyways	165,000	-	-	-	165,000
Operating reserves	250,000	-	-	-	250,000
Unassigned	149,687	-	-	-	149,687
Total Fund Balances	<u>717,086</u>	<u>1,148,068</u>	<u>397,392</u>	<u>63,515</u>	<u>2,326,061</u>
Total Liabilities and Fund Balances	<u>\$ 799,748</u>	<u>\$ 1,152,362</u>	<u>\$ 397,392</u>	<u>\$ 64,115</u>	<u>\$ 2,413,617</u>

See accompanying notes to financial statements.

Harmony Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2016

Total Governmental Fund Balances	\$	2,326,061
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 financial resources and therefore, are not reported in the fund level statements.		8,547,724
Capital assets being depreciated, infrastructure, \$5,148,381, improvements other than building, \$29,756, recreational facilities, \$3,777,032, and equipment, \$131,885, net of accumulated depreciation, \$(4,204,293), used in governmental activities are not financial resources and therefore, are not reported at the fund statement level.		4,882,761
Long-term liabilities, including bonds payable (\$(26,035,000)), bond premium, net (\$(340,674)), and bond discount, net (\$158,668), are not due and payable in the current period and therefore, are not reported in the fund level statements.		(26,217,006)
Deferred outflow of resources are financial resources and therefore, are not reported at the fund statement level.		532,290
Accrued interest expense for long-term debt is not a financial use and therefore, is not reported in the fund level statements.		<u>(546,086)</u>
Net Position of Governmental Activities	\$	<u><u>(10,474,256)</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, 2016

	General	Debt Service 2014	Debt Service 2015	Capital Projects	Totals Governmental Funds
Revenues					
Special assessments	\$ 1,881,653	\$ 1,330,093	\$ 1,099,682	\$ -	\$ 4,311,428
Charges for services	6,650	-	-	-	6,650
Miscellaneous revenues	10,364	-	-	-	10,364
Investment earnings	3,159	1,327	376	76	4,938
Total Revenues	<u>1,901,826</u>	<u>1,331,420</u>	<u>1,100,058</u>	<u>76</u>	<u>4,333,380</u>
Expenditures					
Current					
General government	202,184	-	-	-	202,184
Physical environment	1,491,627	-	-	600	1,492,227
Culture and recreation	49,335	-	-	-	49,335
Capital outlay	24,033	-	-	35,996	60,029
Debt service					
Principal	-	605,000	390,000	-	995,000
Interest	-	690,700	668,632	-	1,359,332
Other	-	17,206	808	-	18,014
Total Expenditures	<u>1,767,179</u>	<u>1,312,906</u>	<u>1,059,440</u>	<u>36,596</u>	<u>4,176,121</u>
Net change in fund balances	134,647	18,514	40,618	(36,520)	157,259
Fund Balances - October 1, 2015	<u>582,439</u>	<u>1,129,554</u>	<u>356,774</u>	<u>100,035</u>	<u>2,168,802</u>
Fund Balances - September 30, 2016	<u>\$ 717,086</u>	<u>\$ 1,148,068</u>	<u>\$ 397,392</u>	<u>\$ 63,515</u>	<u>\$ 2,326,061</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, 2016

Net Change in Fund Balances - Total Governmental Funds	\$ 157,259
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 the depreciation (\$475,938) exceeded capital outlay (\$60,029) in the current period.	(415,909)
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 (\$18,072) exceeded bond discounts (\$9,917) in the current period.	8,155
Repayment of bond principal is an expenditure in the governmental fund, but the repayment reduces long-term liabilities in the Statement of Net Position.	995,000
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)
Revenues in the Statement of Activities that do not provide current financial resources are deferred inflows of resources in the governmental fund statements. This is the change in deferred inflows of resources in the current period.	(7,864)
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.	<u>23,355</u>
Change in Net Position of Governmental Activities	<u><u>\$ 728,338</u></u>

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, 2016

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
Revenues				
Special assessments	\$ 1,870,416	\$ 1,870,416	\$ 1,881,653	\$ 11,237
Charges for services	1,200	1,200	6,650	5,450
Miscellaneous revenues	-	-	10,364	10,364
Investment earnings	2,500	2,500	3,159	659
Total Revenues	<u>1,874,116</u>	<u>1,874,116</u>	<u>1,901,826</u>	<u>27,710</u>
Expenditures				
Current				
General government	193,012	193,012	202,184	(9,172)
Physical environment	1,245,466	1,245,466	1,491,627	(246,161)
Culture and recreation	67,000	67,000	49,335	17,665
Capital outlay	368,638	368,638	24,033	344,605
Total Expenditures	<u>1,874,116</u>	<u>1,874,116</u>	<u>1,767,179</u>	<u>106,937</u>
Net change in fund balances	-	-	134,647	134,647
Fund Balances - October 1, 2015	<u>549,522</u>	<u>549,522</u>	<u>582,439</u>	<u>32,917</u>
Fund Balances - September 30, 2016	<u>\$ 549,522</u>	<u>\$ 549,522</u>	<u>\$ 717,086</u>	<u>\$ 167,564</u>

See accompanying notes to financial statements.

Harmony Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2016

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

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.

Harmony Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2016

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.

The District has various policies governing the fund balance classifications.

Harmony Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2016

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

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 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.

Harmony Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2016

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.

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.

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.

Capital Projects Fund - The Capital Project Fund accounts for the construction of infrastructure improvements within the boundaries of the District.

Harmony Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2016

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

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.

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.

**Harmony Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2016**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

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, buildings and infrastructure, 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.

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	15-20 years
Improvements other than building	15-20 years
Recreational facilities	15-30 years
Equipment	10-20 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.

**Harmony Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2016**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

e. 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 (\$2,326,061) differs from “net position” of governmental activities (\$10,474,256) 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 balance sheet. 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	\$ 8,547,724
Infrastructure	5,148,381
Improvements other than buildings	29,756
Recreational facilities	3,777,032
Equipment	131,885
Less: accumulated depreciation	<u>(4,204,293)</u>
Total	<u>\$ 13,430,485</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>\$ 532,290</u>
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**Harmony Community Development District
 NOTES TO FINANCIAL STATEMENTS
 September 30, 2016**

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)

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, 2016 were:

Bonds payable	\$ (26,035,000)
Bond premium, net	(340,674)
Bond discount, net	<u>158,668</u>
Total	<u>\$ (26,217,006)</u>

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>\$ (546,086)</u>
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2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The “net change in fund balances” for government funds (\$157,259) differs from the “change in net position” for governmental activities (\$728,338) 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 on the following page.

Harmony Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2016

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)

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	\$ (475,938)
Capital outlay	60,029
Net Change in Capital Related Items	<u><u>\$ (415,909)</u></u>

Deferred inflows of resources

Revenues in the Statement of Activities that do not provide current financial resources are deferred inflows of resources in the governmental fund statements. This is the change in deferred inflows of resources in the current period.

Deferred inflows of resources	<u><u>\$ (7,864)</u></u>
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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	\$ 995,000
Bond premium amortization	18,072
Bond discount amortization	(9,917)
Total	<u><u>\$ 1,003,155</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	\$ 23,355
Decrease in deferred amount on refunding	(31,658)
Total	<u><u>\$ (8,303)</u></u>

**Harmony Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2016**

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, 2016, the District's bank balance was \$626,774 and the carrying value was \$689,420. 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, 2016, the District had the following investments and maturities:

Investment	Maturity	Fair Value
Certificates of Deposit	2/2017	\$ 101,323
Commercial Paper	N/A	1,600,139
Total		\$ 1,701,462

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 uses 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.

Harmony Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2016

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, 2016, 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 94% of the District's total investments. The investments in Certificates of Deposit are 6% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2016 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 2015-2016 fiscal year were levied in July 2015. 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.

Harmony Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2016

NOTE E – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2016 was as follows:

	Balance October 1, 2015	Additions	Deletions	Balance September 30, 2016
<u>Governmental Activities:</u>				
Capital assets, not depreciated:				
Land and improvements	\$ 8,547,724	\$ -	\$ -	\$ 8,547,724
Capital assets, being depreciated:				
Infrastructure	5,148,381	-	-	5,148,381
Improvements other than building	9,000	20,756	-	29,756
Recreational facilities	3,777,032	-	-	3,777,032
Equipment	92,612	39,273	-	131,885
Total Capital Assets, Being Depreciated	<u>9,027,025</u>	<u>60,029</u>	<u>-</u>	<u>9,087,054</u>
Less accumulated depreciation for:				
Infrastructure	(2,674,102)	(341,137)	-	(3,015,239)
Improvements other than building	(650)	(946)	-	(1,596)
Recreational facilities	(1,004,136)	(127,104)	-	(1,131,240)
Equipment	(49,467)	(6,751)	-	(56,218)
Total Accumulated Depreciation	<u>(3,728,355)</u>	<u>(475,938)</u>	<u>-</u>	<u>(4,204,293)</u>
Total Capital Assets Depreciated, Net	<u>5,298,670</u>	<u>(415,909)</u>	<u>-</u>	<u>4,882,761</u>
Governmental Activities Capital Assets	<u>\$ 13,846,394</u>	<u>\$ (415,909)</u>	<u>\$ -</u>	<u>\$ 13,430,485</u>

Depreciation, \$475,938, was charged to physical environment, \$345,457, and culture and recreation, \$130,481.

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, 2016:

Long-term debt at October 1, 2015	\$ 27,030,000
Principal payments	<u>(995,000)</u>
Long-term debt at September 30, 2016	26,035,000
Plus: bond premium, net	340,674
Less: bond discount, net	<u>(158,668)</u>
Bonds Payable, Net	<u>\$ 26,217,006</u>

**Harmony Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2016**

NOTE F – LONG-TERM DEBT (CONTINUED)

Capital Improvement Revenue Refunding Bonds

Long-term debt is comprised of the following:

<p>\$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 \$575,000.</p>	<p>\$ 12,895,000</p>
<p>\$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 \$410,000.</p>	<p><u>13,140,000</u></p>
<p>Total Long-term Debt at September 30, 2016</p>	<p><u>26,035,000</u></p>
<p>Plus: bond premium, net</p>	<p>340,674</p>
<p>Less: bond discount, net</p>	<p><u>(158,668)</u></p>
<p>Bonds Payable, Net at September 30, 2016</p>	<p><u>\$ 26,217,006</u></p>

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2016 are as follows:

Year Ending September 30,	Principal	Interest	Total
2017	\$ 985,000	\$ 1,309,575	\$ 2,294,575
2018	990,000	1,266,419	2,256,419
2019	1,035,000	1,222,231	2,257,231
2020	1,085,000	1,171,594	2,256,594
2021	1,145,000	1,118,506	2,263,506
2022-2026	6,605,000	4,697,281	11,302,281
2027-2031	8,490,000	2,836,894	11,326,894
2032-2036	5,700,000	783,513	6,483,513
Totals	\$ 26,035,000	\$ 14,406,013	\$ 40,441,013

**Harmony Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2016**

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, 2016:

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

NOTE G – DEVELOPER

The Developer owns a significant portion of land within the District; therefore, assessment revenues include assessments levied on land owned by the Developer. The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE H – RISK MANAGEMENT

The government 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.

NOTE I – SUBSEQUENT EVENT

In November 2016, the District made a \$40,000 prepayment on the Series 2014 Bonds.



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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, 2016, and the related notes to the financial statements, and have issued our report thereon dated March 8, 2017.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Harmony Community Development District's internal control over financial reporting to determine the 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 over financial reporting.

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 over financial reporting 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.

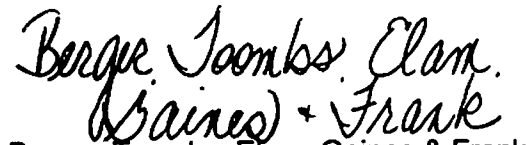
To the Board of Supervisors
Harmony Community Development District

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.


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

March 8, 2017



Berger, Toombs, Elam, Gaines & Frank

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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, 2016, and have issued our report thereon dated March 8, 2017.

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 Reports and Schedule

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, Section 601 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated March 8, 2017, 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 address in the Management Letter, if not already addressed in the auditor's report on compliance and internal controls, whether or not recommendations made in the preceding annual financial report have been followed. There were no recommendations made in the preceding audit report.

Financial Condition

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires that we apply appropriate procedures and report 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 identification of the specific conditions met. In connection with our audit, we determined that the Harmony Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

To the Board of Supervisors
Harmony Community Development District

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures. 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.

Annual Financial Report

Section 10.554(1)(i)5.b. and 10.556(7), Rules of the Auditor General, requires that we apply appropriate procedures and report the results of our determination as to whether the annual financial report for the Harmony Community Development District for the fiscal year ended September 30, 2016, filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes, is in agreement with the annual financial audit report for the fiscal year ended September 30, 2016. In connection with our audit, we determined that these two reports were in agreement.

Other Matters

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

Section 10.554(1)(i)3., Rules of the Auditor General, requires that we address 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 which warrants the attention of those charged with governance. In connection with our audit, we did not have 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.

*Berger, Toombs, Elam,
Gaines & Frank*

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

March 8, 2017



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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, 2016. 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, 2016.

*Berger, Toombs, Elam,
Gaines & Frank*

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

March 8, 2017

Eighth Order of Business

8A.

Work Policy Harmony CDD Field Services

Absence Policy

Your timely attendance at work is crucial to making the business run smoothly. You need to do your part in achieving this goal, and one way is to maintain a good attendance record. Any absence or tardiness becomes a part of your employment record.

Punctuality requirements. Employees are expected to be at their work on time. This is defined as being at your work at least **5 minutes prior** your scheduled starting time. You should also notify the Field Operations Manager by a **regular phone call** when you know you may be late for work. Being on time makes it easier for all of us because tardiness hinders teamwork among employees. Any employee that is tardy or leaves work prior to ending of their shift 3 or more times will receive a written warning. An employee who receives a second written warning will be suspended or terminated.

Procedure. In the event that you are unable to come to work, be sure to call in and let the Field Operations Manager know, in advance where possible, but no later than your regular starting time, so that arrangements for other help can be made.

Vacation days must be scheduled at least 24 hours in advance and are accepted on a first come- first serve basis, except in cases of an emergency.

Employees may be granted excused absences for sickness/illness when the appropriate person is notified prior to the start of work. Pre-scheduled medical/professional appointments (lawyers, clergy, counselors, etc.) or other compelling reasons, with prior supervisory approval, are considered as excused absences.

An employee who is absent for three or more consecutive scheduled working days without notifying the appropriate person will be considered to have a voluntarily terminated his/her position, and will be removed from the payroll. This employee will then be required to return all CDD property to the CDD Field Operations Manager within 24 hours of being terminated

This CDD property includes: Company phone plus protective Case, keyset for facilities and the complete toolset given at beginning of employment. The employee is not allowed to enter any CDD field services facilities after termination. Refusing to return all CDD property or entering CDD field services facilities will result reporting a Theft and or Trespassing report to the local law enforcement.

Authorized absence documentation. We may require documentation of authorized reasons for absence, such as sick leave or jury duty, and may also verify the documentation where appropriate.

Inclement weather. The facility must continue to operate during periods of bad weather. The employees are expected to make every effort to continue work. If you do not report for work when scheduled during a weather emergency, you will be considered absent. Each of CDD staff has been given Raingear. During inclement weather operations continue, unless there is lightning within visible range. CDD staff is required to seek shelter if visible lightning occurs.

Harmony CDD Field Services Progressive Discipline Policy

Purpose. To establish rules pertaining to employee conduct, performance, and responsibilities so that all staff can conduct themselves according to certain rules of good behavior and conduct.

The purpose of these rules is not to restrict the rights of anyone, but rather to help people work together harmoniously according to the standards the CDD has established for efficient and courteous service for our residents.

Reasonable rules concerning personal conduct of employees are necessary if the facility is to function safely and effectively. Employees will be kept informed of department rules and changes to those rules by Field Operations Manager.

The CDD Field Services believes that you want to, and will, do a good job if you know what is required to perform your job properly. Your Field Operations Manager is responsible for ensuring that you know what is expected of you in your job. Further, it is CDD field Services policy that employees be given ample opportunity to improve in their job performance.

Policy. Degrees of discipline are generally progressive and are used to ensure that the employee has the opportunity to correct his or her performance. There is a set standard requiring that 3 oral warnings must be given prior to a written warning and that 2 written warnings must precede termination. Factors to be considered are:

- The number of offences
- the seriousness of the offense
- the time between offences
- the employee response to prior disciplinary action(s)
- previous work history of the employee
- The attitude of the employee

Exceptions. Serious offenses, such as fighting, theft, insubordination, threats of violence, the sale or possession of drugs or abuse of alcohol on CDD property during work times, or in visible range of any resident, termination will be the first and only disciplinary step taken. Any step or steps of the disciplinary process will be skipped at the discretion of CDD Field services after investigation and analysis of the total situation, past practice, and circumstances.

2 oral warnings are, at the next infraction, be followed by a written warning, followed at the next infraction by discharge. This is especially true in those cases where the time interval between offenses is short and the employee demonstrates a poor desire to improve his/her performance.

Penalties for Specific Offenses

Penalties for group 1:

- First offense: Oral or written reprimand
- Second offense: Suspension or termination

Penalties for group 2:

- First offense: Suspension or termination

Group 1: Offenses include:

- being tardy habitually without reasonable cause
- being absent without notification or excuse
- leaving your job or your regular working place or be at your residence during working hours for any reason without authorization from your supervisor, except for lunch.
- disorderly conduct on company property
- immoral conduct or indecency on company property
- leaving work before end of shift or not being ready to go to work at the start of shift
- interfering with the work of other employees
- inefficiency or lack of application of effort on the job
- violations of company policies outlined in sections of this policy manual
- contributing to unsanitary conditions or poor hygiene
- imperiling the safety of other employees
- malicious gossip and/or the spreading of rumors

Group 2: Offenses include:

- gambling on company property
- possession of narcotics, or consuming narcotics on company property
- reporting for work in an intoxicated condition
- responsibility for instigating fighting on company property
- dishonesty or removal of another employee's property or company property without permission
- willful destruction of company property
- insubordination (Refusal to perform service connected with an employee's immediate supervisor or refusal to obey any reasonable order given by an employee's supervisor or by management)
- misrepresentation of physical condition or other important facts in seeking employment
- refusal to perform work assigned to an employee
- absence for two consecutive working days without notification to the company or without acceptable excuse
- petty thievery
- possession of firearms, fireworks or explosives on property without permission from management

Probation. Employee may be placed on probation in connection with the written warning for a period of time determined by Field Operations Manager CDD. Wage increases, vacations and transfers will not be given during this period, but all other benefits will continue.

Investigative suspension.—an investigative suspension is a period, not to exceed three (3) working days, during which time an employee is relieved of his or her job because of alleged serious misconduct.

An employee may be placed on investigative suspension when it is necessary to make a full investigation to determine the facts of the cases, including but not limited to incidents involving fighting, insubordination or theft.

If after the investigation:

- discharge is warranted, the employee shall not be paid for the period of investigative suspension—the discharge shall be effective on the date of the termination interview.
- misconduct is determined, but not of a sufficiently serious nature to warrant discharge, the employee shall receive a warning notice and forfeit pay lost as a result of the investigative suspension and may be placed on disciplinary suspension
- if no misconduct is determined, the employee shall return to work within the prescribed period and be paid for the time lost as a result of the investigative suspension

Disciplinary Suspension

A disciplinary suspension is a period of not more than three (3) days and may be given in addition to the investigatory suspension or as punishment for the violation. The employee is relieved of his or her job assignment because of serious or repeated instances of misconduct and shall forfeit pay lost as a result of the suspension in situations where there is no specific instance of conduct that is so outrageous that justifies termination but there is a pattern of conduct where the employee has continually engaged in one minor infraction of the rules after another and has received a documented verbal and/or written warning for rule(s) infraction(s). Disciplinary suspension would generally not be used as a form of discipline for employees with attendance problems.

Crisis suspension

A crisis suspension is given at the discretion of the Field Operations Manager when action must be taken immediately.

Discharge

When the employee is discharged as a result of a serious offense, or as the final step in an accumulation of infractions for which a warning notice or notices have been written, the employee will be discharged for cause instead of being given the option to resign. If returned items such as Tools, Phone, Keys are not complete within 24 hours, the damage will be deducted in the last pay cycle and or open vacation days.

Documentation

The CDD Field Operations Manager will document all disciplinary processes beginning with the first verbal warning. The report will be send to the District Manager for review. A report of the disciplinary action will be retained in the employee's personnel file; the report will remain as part of the employee's personnel file. Any verbal warning will be absorbed in the written warning.

Harmony CDD Field Services Drug Testing Policy

Employees Subject to Testing

Any accident, with or without injury, must be reported to Management immediately or as soon as practical considering circumstances. Also, any injury, no matter how minor, must also be reported to Management immediately." Failure to report OR refusal to submit to any requested D&A test is grounds for immediate termination.

Safeguards

CDD Field services policy is intended to comply with all state laws governing drug and alcohol testing and is designed to safeguard employee privacy rights to the fullest extent of the law.

Tested Substances

CDD Field Services drug and alcohol testing program is limited to testing for Drugs and Alcohol. Any other substances that may be tested using the same method used to test for controlled substances will not be tested and, if found will not be reported.

Licensed Laboratories

Any drug and/or alcohol testing required or requested by CDD Field Services will be conducted by a laboratory licensed by the state. The employee may obtain the name and location of the laboratory that will analyze the employee's test sample by calling Quest Diagnostics 24 hours before the employee is scheduled to be tested.

Notice of Results

If the employee is asked to submit to a drug or alcohol test, CDD Field Operation Manager will notify the employee of the results within 24 Hours after it receives them from the laboratory. To preserve the confidentiality CDD Field Services strives to maintain, the employee will be notified by person whether the test was negative or confirmed positive and, if confirmed positive, what the next step is.

Positive Test Results

If the employee receives notice that the employee's test results were confirmed positive, the employee will be given the opportunity to explain the positive result following the employee's receipt of the test result. In addition, the employee may have the same sample retested at a laboratory at the employee's cost.

Adverse Employment Action

If there is reason to suspect that the employee is working while under the influence of an illegal drug or alcohol, the employee will be suspended without pay until the results of a drug and alcohol test are made available to CDD Field Operations Manager by the testing laboratory. Where drug or alcohol testing is part of a routine physical or random screening, there will be no adverse employment action taken until the test results are in.

Confidentiality

CDD Field Services will make every effort to keep the results of drug and alcohol tests confidential. Only persons with a need to know the results will have access to them. The employee will be asked for the employee's consent before test results are released to anyone else. Be advised, however, that test results may be used in arbitration, administrative hearings and court cases arising as a result of the employee's drug testing. Also, results will be sent to federal agencies as required by federal law. If the employee is to be referred to a treatment facility for evaluation, the employee's test results will also be made available to the employee's District Manager. The results of drug testing in the workplace will not be used against the employee in any criminal prosecution.

Costs

CDD Field Services will pay the cost of any drug and alcohol testing that it requires or requests employees submit to, including an automatic retesting of any positive test results. Any additional tests that the employee requests will be paid for by the employee.

Drug and Alcohol Use at Work Prohibited

CDD Field Services will not tolerate any use of no prescribed drugs or alcohol during work hours. If the employee comes to work under the influence of drugs or alcohol or use drugs or alcohol during work time, the employee will be terminated

Sexual Harassment Policy Harmony CDD Field Services

CDD Field Services' position is that sexual harassment is a form of misconduct that undermines the integrity of the employment relationship. All employees have the right to work in an environment free from all forms of discrimination and conduct which can be considered harassing, coercive, or disruptive, including sexual harassment. Anyone engaging in harassing conduct will be subject to discipline, ranging from a warning to termination.

What is sexual harassment? Sexual harassment is defined as any unwanted physical, verbal or visual sexual advances, requests for sexual favors, and other sexually oriented conduct which is offensive or objectionable to the recipient, including, but not limited to: epithets, derogatory or suggestive comments, slurs or gestures and offensive posters, cartoons, pictures, or drawings.

When is conduct unwelcome or harassing? Unwelcome sexual advances (either verbal or physical), requests for favors and other verbal or physical conduct of a sexual nature constitute sexual harassment when:

- submission to such conduct is either an explicit or implicit term or condition of employment
- submission to or rejection of the conduct is used as a basis for making employment decisions (promotion, termination)
- the conduct has the purpose or effect of interfering with an individual's work performance or creating an intimidating, hostile, or offensive work environment

What would you do if you are sexually harassed? If you feel that you have been the recipient of sexually harassing behavior, report it immediately to the Field operations Manager. It is preferable to make a complaint in writing, but you can accompany or follow up your written complaint with a verbal complaint.

If your supervisor is the source of the harassing conduct, report the behavior to that person's District Manager, Gary Moyer

Your identity will be protected and you will not be retaliated against for making a complaint.

What happens after a complaint is made? Within 10 days after a written complaint is made, the Field operations Manager, or other person designated by the District Manager, will investigate the complaint. The person will speak with possible witnesses and will speak with the person named in your complaint. *Your anonymity will be protected to the extent possible.*

Depending on the complexity of the investigation, you should be contacted within 20 days about the status of your complaint and whether action is being taken.

CDD Field Services Vehicles

CDD vehicles can be taken home during your work week. The vehicle has to be stored in a closed garage. This is only applicable to CDD staff that lives in Harmony.

Employee is responsible for keeping the vehicle clean and safe. If any safety concerns are present, employee needs to notify Field Operations Manager.

Parking of any personal vehicle at the CDD Field Services Office area, is at own risk.

CDD clothing.

The CDD will provide employee with Field Services Shirts. These shirts can only be worn in public during work hours.

Smoking Policy Harmony CDD field Services

Smoking in the Workplace

Smoking is not allowed in Field Office, all pool areas, all park and play areas or Buck Lake dock areas.

Smoking during your work day is allowed with consideration of people around you. Littering of cigarette butts is considered a reason for verbal warning.

Nondiscrimination

What the employee does outside of working hours and off CDD field services premises will not be the basis of any disciplinary action by CDD field services. Nor will the CDD Field services pursue a policy of discharging employees or refusing to hire applicants because they are smokers.

All CDD staff should be aware they are working in a public work area.

Harmony CDD Field Services General Work Rules

CDD Field Services wants to encourage a safe and pleasant work atmosphere. This can only happen when everyone cooperates and commits to appropriate standards of behavior.

The following is a list of behaviors that the company considers unacceptable. Any employee found engaging in these behaviors will be subject to disciplinary actions including reprimand, warning, layoff, or dismissal:

1. Failure to be at the work place, ready to work, at the regular starting time.
2. Willfully damaging, destroying, or stealing property belonging to fellow employees or the company.
3. Fighting or engaging in horseplay or disorderly conduct.
4. Refusing or failing to carry out any instructions of a supervisor.
5. Leaving your work (except for reasonable personal needs) without permission from your supervisor.
6. Ignoring work duties or loafing during working hours.
7. Coming to work under the influence of alcohol or any drug, or bringing alcoholic beverages or drugs onto company property.
8. Intentionally giving any false or misleading information to obtain employment or a leave of absence.
9. Using threatening or abusive or sexual language toward a fellow employee.
10. Smoking contrary to established policy or violating any other fire protection regulation.
11. Willfully or habitually violating safety or health regulations.
12. Failing to wear clothing conforming to standards set by the company.
13. Being tardy or taking unexcused absences from work.
14. Not taking proper care of, neglecting, or abusing company equipment and tools.
15. Using company equipment in an unauthorized manner.
16. Possessing firearms or weapons of any kind on company property.
17. Over usage of any kind of Personal Cell phone during work time.
18. Breaking traffic rules. Irresponsible driving company vehicles.
19. Gossip
20. Stealing company property



AGREEMENT

I, THE UNDERSIGNED EMPLOYEE, IN CONSIDERATION OF MY HIRING BY FLORIDA RESOURCE MANAGEMENT, LLC ("FRM") AS AN AT-WILL LEASED EMPLOYEE OF FRM, ACKNOWLEDGE AND AGREE TO THE FOLLOWING:

- I have been hired as an at-will employee of FRM which is an employee leasing company
- There is no contract of employment which exists between me and the client to which I have been assigned, nor between FRM and me and FRM have no liability with regard to any employment agreement.
- I understand and agree that either FRM or I can terminate our employment relationship at any time as I am an at-will employee of FRM.
- I further understand and agree that continued employment with the client to which I have been assigned is an essential requirement for employment with FRM and that if my employment with the client to which I have been assigned ends, my employment with FRM will also immediately end at that time.
- I also agree that while I am a leased employee of FRM, if FRM does not receive payment from client for services which I perform as a leased employee, FRM will still pay me the applicable minimum wage (or the legally required minimum salary) for any such pay period, and I agree to this method of compensation.
- I understand and agree that FRM has no obligation to pay me any other compensation or benefit unless FRM has specifically, in a written agreement with me, adopted the client's obligation to pay me such compensation or benefit.
- I understand that the client to which I am assigned at all times remains obligated to pay me my regular hourly rate of pay if I am a non-exempt employee and to pay me my full salary if I am an exempt employee even if FRM is not paid by the client to which I am assigned.
- I understand and agree that FRM does not assume responsibility for payment of bonuses, commissions, severance pay, deferred compensation, profit sharing, vacation, sick, or other paid time off pay, or for any other payment, where payment for such items has not been received by FRM from the client to which I am assigned.
- In recognition of the fact that any work related injuries which might be sustained by me are covered by state workers' compensation statutes, and to avoid the circumvention of such state statutes which may result from suits against the customers or clients of FRM or against FRM based on the same injury or injuries, and to the extent permitted by law, **I hereby waive and forever release any rights I might have** to make claims or bring suit against any client or customer of FRM or against FRM for damages based upon injuries which are covered under such workers' compensation statutes.
- I also agree to comply with any drug testing policy which FRM may adopt, and I specifically agree to post-accident drug testing in any situation where it is allowed by law.
- In addition, I also agree that if at any time during my employment I am subjected to any type of discrimination, including discrimination because of race, sex, age, genetic information, religion, color, retaliation, national origin, handicap, disability, or marital status, or if I am subjected to any type of harassment including sexual harassment, I will immediately contact an appropriate person of the client company to which I have been assigned. In most instances, this appropriate person will be the president of the client company. Should I choose not to contact the client company for any reason, I may contact FRM human resources director at _____ in order to obtain assistance in the resolution of such matters. I understand and agree FRM does not have actual control over my workplace and as such, is not in a position to end or remediate any discrimination, harassment, or retaliation which may be occurring. The responsibility to resolve and/or end such inappropriate conduct rests with the client company; however, FRM will attempt to facilitate a resolution.
- I understand and agree that if I am accepted as a leased employee of FRM, I am expressly prohibited from performing any work outside the state of Florida for client during my status as a leased employee except as is allowed pursuant to the workers' compensation policy provided to me by FRM or except as may be allowed in writing by FRM and FRM workers' compensation carrier. If I work outside the state of Florida for client without first securing this approval, I understand that, I will not be a leased employee of FRM and may not be provided workers' compensation benefits through FRM or FRM workers' compensation carrier. My leased employment with FRM will be considered immediately terminated upon commencement of my trip outside the state of Florida to perform work for client where prior approval has not been received as set forth herein.

DATE

SIGNATURE