

**HARMONY
COMMUNITY DEVELOPMENT DISTRICT**

JULY 26, 2018

AGENDA PACKAGE

Harmony Community Development District

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

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

July 19, 2018

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, July 26, 2018 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: June 28, 2018 Meeting Minutes**
- 4. Public Hearing re Parking & Garden Facilities Usage Fees**
 - A. Discussion of Proposed Facilities Fee Schedules**
 - B. Consideration of Resolution 2018-04**
- 5. Subcontractors' Reports**
 - A. Servello**
 - i. Grounds Maintenance Status (*Work Chart*)
 - ii. Revised Proposal for Removal of Pine Trees on Clay Brick
 - iii. Second Revised Proposal for Community Sod Replacement
- 6. Developer's Report**
 - A. Discussion of Land Swap (*Tract VC-1*)**
- 7. Staff Reports**
 - A. District Engineer**
 - B. District Counsel**
 - i. Update on "No Road Access" Letter
 - ii. Discussion of ADA Website Compliance
 - iii. Parking & Garden Facilities Road Resurfacing Contract Update
 - iv. Easements with Tohopekaliga Water Authority
 - C. Field Manager**
 - i. Facilities Maintenance (*Parks, Pools, Docks, Boats, etc.*)
 - ii. Facility Use Records (*Inclusive - Boats & Other*)
 - iii. Resident Submittals (*Facebook & Direct*)
 - iv. Pond Maintenance (*Chart & Map*)
- 8. District Manager's Report**
 - A. Financial Statements for June 30, 2018**

- B. Approval of: #219 Invoices, Check Register, and Debit Purchases**
 - C. Consideration of Resolution 2018-05 – Removing Robert Koncar as Secretary & Designating Kristen Suit as Secretary**
 - D. Consideration of Resolution 2018-06 – Approving Adoption and Execution of Statewide Mutual Aid Agreement**
 - E. Discussion of District Manager Special Topics**
 - i. Review of Fiscal Year 2019 Budget and Updated Budget Line Items
 - ii. Overview of Assessment Collections and Tax Certificate Sales
 - iii. Consideration of Meeting Schedule for Fiscal Year 2019
 - iv. Acceptance of Fiscal Year 2017 Audit
 - v. Meeting Action Items/Follow-up
 - F. Facilities Usage Applications (*None*)**
- 9. Topical Subject Discussions**
- A. Consideration of Nuisance Alligator Removal Procedure**
- 10. Supervisors' Requests**
- 11. Adjournment**

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

Sincerely,

Kristen Suit

Kristen Suit
District Manager

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 on Thursday, June 28, 2018, at 6: 00 p.m. at the Harmony Golf Preserve Clubhouse, located at 7251 Five Oaks Drive, Harmony, Florida.

Present and constituting a quorum were:

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

Also present were:

Bob Koncar	District Manager - InfraMark
Kayla Scarpone	District Counsel – Young Qualls, PA
Steve Boyd	Engineer - Boyd Civil Engineering
Gerhard van der Snel	District Staff - Field Manager
Kristen Suit	District Manager - InfraMark
Alan Baldwin	Accounting Manager - InfraMark
Residents and Members of the Public	

FIRST ORDER OF BUSINESS

Roll Call

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

Supv Berube called the roll and stated the record will reflect we have a full Board.

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Alan Santacruz, 3329 Bracket Fern Drive, stated: There was an incident with a boat. I have been going to the boat for the last ten and a half years with no issues. Like any ordinary day, that day I went with a couple of homeowners. Mike Scarborough was not there, but he told us on the phone to take the boat. We did exactly what he instructed. When we got there, the gate was open and we took the boat and went out fishing. When we came back, we waited for someone to greet us and there was no one there. At that point in time, we did what everyone else was doing; we shut off the boat, put the keys there and left the door open like they wanted it. Three weeks down the road, I got a notification that there was a fishing line tied up to the propeller of the boat and I got blamed for that. I came here with a couple of homeowners to vouch the truth. \$269 is not a lot of money, but if you did not do anything, why pay for it, right? You told me you would have another meeting, but no one called me. I have not been using the boat. I called the CDD last week to find out if I used the boat what would happen. I received a call from Mr. Gerhard who told me to stop calling the office. I told him I was only trying to find out what was going on. I was not harassing anyone. This put me in a position of either paying, and if I am not going to pay, there will be penalties. I have not done any damages; no one was there from the beginning, nor at the end. How can they blame it on me? It just makes no sense. Like I explained to the other individual, nobody was there. They cannot pin it on you. I will not pay for this, because I did not do it. When we moved that boat, it was perfectly fine. We have never had any issues with the boat. I enjoyed the boat, going out with my family, like anything else. Do not make me pay for something that I did not do and tell me if I do not, there will be fees and assessments. If you have proof that we did it, then I am ready to pay right now.

Supv Berube stated: Mr. Vice Chairman, when this all took place, I was absent, I was here by phone. You were running the meeting and I think you came to a conclusion after some discussion. Would you like to reiterate your thoughts?

Supv Walls stated: I believe this was some months ago and the way we looked at it, fair or not, if I go to rent a car and bring the car back, the car has damage and I do specify and tell someone. Even if I bring the car back and it is perfect; if I do not get signed off by someone and just leave the car, I am responsible. That is the agreement we sign when we take the car. It is the same agreement we sign when we take the boat. Our guy told us when he came back and found the boat, it had damage to it. If you say someone was not there, I believe you. But the issue is, if I take the boat, I will wait until someone gets there, I will call and do whatever it takes to make sure I am not on the hook for something I did not do. According to our boat master, you were the last person to take the boat out. They found some damage on it. You were not there to show anyone that you brought the boat back in good condition.

Mr. Santacruz responded: Thank you for that. Unfortunately, when I drop off a rental car, there has to be someone there to make sure I sign, or else I am not leaving. I was out in the sunlight on the boat for four and a half hours. That did not make it easy for me to wait for someone. They told me to leave it there and go. They have the honor system with me, but my issue is why did they tie that down to me? It makes no sense. When we left the boat, there were no issues with the boat. It is just the principle at this point.

Supv Walls stated: This is the conversation we should have been having. You guys left and when they came back, the boat was damaged. You were the last person in possession of the boat, according to our people. The same thing would happen if you had a rental car and had no one sign off on it. You were the last person in possession of that rental car and it is your responsibility.

Mr. Santacruz stated: But, this is not a rental car.

Supv Walls stated: It is the same principle; we have the same agreement.

Mr. Santacruz stated: We left it in fine condition. I treat that baby with the utmost respect. Why would you pin that on me? We have to keep in mind that the only one losing is me. I will not pay for something I did not break. You can keep taking my privileges away for a boat that I love to use with my kids.

Supv Kassel stated: Our Field Services person recalls seeing a certain fishing item amongst your fishing poles that was part of what was wound around the propeller. It was some green bobber.

Mr. Santacruz stated: Unfortunately, nobody was there. I have no idea why he said it was me. I do not have any green bobbers.

Supv Kassel stated: It belongs to one of the guests you brought with you on the boat. They had the bobber. The Field Services person noticed it.

Mr. Santacruz stated: The Field Service person was not there. Where is he getting this from?

Supv Kassel responded: When you were out.

Mr. Santacruz stated: Nobody was there when I took the boat out and nobody was there when I brought the boat back.

Supv Berube stated: The bottom line is, the Board made a decision a year ago. What you are hearing is that the Board is not going to change positions right now. If you do not pay for the damages that have been assessed, your access privileges to the boat will remain off limits.

Mr. Santacruz stated: That is fine. I am not disputing that. I am not going to pay it. What I am disputing is, if I do not pay it, fees will be assessed on top of that. If that is the case, I need you to prove that

because it says it in the letter. It says if I do not pay by the deadline, there will be fees assessed. My mistake; it basically says I will have my privileges taken away. That was the only reason why I came here; if I was going to be assessed more fees, you would have to prove that.

Supv Berube asked: Will his ID cards be declined?

Mr. van der Snel responded: Key card access is declined for all facilities.

Supv Berube stated: For \$200 plus dollars, you will lose access to everything.

Mr. Santacruz stated: Unfortunately, I have to prove a point here that I did not do it. I will not pay for someone else's liability. If you cannot come up with a resolution, I will not budge.

Supv Berube inquired: What do you suggest?

Mr. Santacruz responded: The first thing I wanted to do here was get it out in the open. Like I said, there is some mis-translation here. She did not know that, obviously there was nobody here in the beginning, nor the end. You all dropped the ball; you must take responsibility for the whole thing. God only knows who took the boat. It could have been anybody.

Supv Berube asked: In 20 minutes?

Mr. Santacruz stated: It takes two seconds. That means nothing. From what I understand, he let someone else take the boat out. They came back and said it was not working.

Supv Berube stated: In your words, you said you will not budge if we do not budge. This Board will not budge; therefore, you will not budge. Thanks for coming. It is what it is.

Mr. Santacruz stated: You do not want to do the right thing and the honest thing and say they messed up. That is the honest thing. If they are doing this to me, who else are they going to do it to?

Mr. van der Snel stated: You are the only one.

Supv Berube stated: Nobody said you were a liar.

Mr. Santacruz stated: I beg to differ. What do you propose, Mr. President? Why don't we meet half way?

Supv Berube responded: I am not the President. You said if we do not budge, you will not budge.

Mr. Santacruz stated: I am taking the same stand as you. If you are willing to meet me half way, I am willing to meet you. You want to be hard like that, then that is fine.

Supv Berube stated: I am repeating your words, Sir.

Mr. Santacruz stated: I am redacting my words and I am saying meet me half way. It is a disgrace what you are doing. This is a dictatorship. They cannot find anything on me. There was nobody there. They do not even have the decency to say we dropped the ball and apologize. I can meet you half way, why don't you meet me half way? What is your problem? I do not have one. I am ready to meet half way.

Supv Berube answered: I am just going by what you told us.

Mr. Santacruz stated: I redacted that and said I would meet you half way.

Supv Berube stated: Thank you, we are done.

Supv Berube stated: I might have mentioned to you that I asked Mr. van der Snel about a tree that might get transplanted from some other facility. He is looking around for another candidate for transplantation that will go right around it. If we cannot do that, maybe we can figure out something to dress up Skull Square.

Mr. van der Snell stated: Sounds good.

Supv Berube asked: Did you get a plaque for the Little Free Library?

Mr. van der Snel answered: No.

Mr. Koncar stated: We actually have one being made. The person making it is a volunteer, and is just going very slow; but it will be done.

A Resident stated: I will make a comment on the plaque by the scout park. It is bowling out a little bit. I am worried that someone might scratch the edge of it.

Supv Berube stated: We can put a couple of screws on it. It has turned out to be a nice little facility that gets a lot of attention. I think that the bench might get more use if it were shaded. People like shade, we are working on it.

A Resident stated: I would suggest a gazebo.

Supv Berube stated: That was in the background, if we cannot find a tree. It is working out pretty nice. Thanks to the Scout Troops for giving us some good ideas and improving Harmony in little ways that make a big impact.

Supv Berube asked: Anything else on the plaque? By the way, the concrete pattern was done by the Field Services group. We bought a gasoline-powered cement mixer because we do a lot of concrete work. It is increasing all the time with things like this. We spent \$500 and it is mobile and gasoline-powered. Field Services poured the entire platform there. For the cost of one cement mixer which will be used for years and 20 bags of cement, it worked out pretty well.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the May 31, 2018 Meeting

Supv Kassel stated: I sent some minor corrections to the CDD management company and I am moving to approve.

On MOTION by *Supv Kassel*, seconded by *Supv Walls*, with all in favor, the May 31, 2018 meeting minutes were approved, as amended.

FOURTH ORDER OF BUSINESS

Subcontractors Reports

A. Servello

i. Grounds Maintenance Status

Supv Berube stated: We have Jason Migues and Scotty Feliciano.

Mr. Feliciano stated: It is very simple on the maintenance. We are back in full swing for Spring. The week of 5/28, we installed [...pauses to consult paperwork].

Mr. Migues stated: What he is trying to say is all approved enhancement work has been completed. There are minor issues throughout the community where the mulch is thin in certain places. We are going back and adding additional mulch. I know you said there were a few places that mulch was thin. We are going back and thicken those areas as well. Areas in St. Augustine are being cut weekly. I know there have been some issues with the Bahia areas. I have seen some emails come across where the residents want the Bahia areas cut more than it is contracted. In some areas, we are cutting more than it is contracted; but since this is the rainy

season, you can cut one week and the next week if you happen to miss that area it gets pretty high up. Those are the areas that Jason and his crew are having issues with right now.

Supv Berube stated: Let us back up to the mulch. I am presuming that rain or shine, it is done. There are trees in Blazing Stub Park.

Mr. Miguez stated: Yes, those are on the to-do list for tomorrow and I do have mulch for that over at the shop.

Supv Berube stated: There are also old trees on the access path to Buck Lake on the right. There are seven or eight trees as you go past the parking lot and get down that access path. There are trees to the right that have not been mulched.

Mr. Miguez asked: That was not done on Friday?

Supv Berube responded: they were mulched previously. The last remaining piece of the mulch puzzle is the Pine Straw. When is this going to get completed?

Mr. Feliciano responded: We have all the materials at the shop. That will be completed by the end of next week.

Supv Berube stated: Do not forget, some of the little pocket pox have pine trees and little stands, specifically in neighborhood H2 at the end of Gold Star. There are a whole bunch of trees there and there are two problems with the Pine Straw areas there. It has not been pined in a long time, nor have those tree rings been cleaned out.

Mr. Miguez stated: They will be done today.

Supv Berube stated: My notes are getting to the right place.

Mr. Miguez stated: If I had gotten there sooner, we would not be having this conversation.

Supv Berube stated: That is okay. I am a little behind on my work as well. I have been a little busy. Can we move on to the Tree Trimming Project?

Mr. Miguez stated: First and foremost, I would like to take full responsibility for us being so severely behind. I dropped the ball on it last month. I took some time off due to personal issues. In our industry in general, we have struggled with manpower, especially in the arbor division. The guys that I hire have to be certified trimmers for our insurance carriers. In our industry right now, we are losing a lot of guys to the construction industry. It is tearing us up from our labors, regular maintenance all the way through to arbor division. We have also had some mechanical issues that I am sure you are aware of. I take full responsibility for that. I went through and did manage to count trees in certain areas. I am not saying the numbers are perfect but went through Oak Glenn, the Estates.

Supv Berube stated: I appreciate the specifics but there is a more general question. When we talked about the specifics of this contract, you were to trim all the street trees on the interior streets throughout the property. No dispute about that. Concurrently, you were going to do another trimming, or you were also going to trim all the rest of the trees on the perimeter roads in the rest of your service area. Every tree in your service area, if you cut the grass on it, you are going to trim that tree. Maybe you know this, maybe you don't, but your guys have not gone on the street trees yet. Not every tree off the street in Lake Shore Park, the pocket parks behind the street trees in the Estates area, has been touched.

Mr. Miguez stated: I know the Estates have not because I went inside the Estates and counted every single tree.

Supv Berube stated: The deal is we agreed that every tree in your service area should be trimmed and that is part of this contract. The tree trimming crew, when it started the project three months ago, consisted of six guys, a truck to catch all the tipping, a chipper, a bucket truck, a couple of guys with short change, some snip trimmers and a pole saw or two. Everybody was working. As time has gone on, what I see here now are two guys, one with a pole saw, an open landscape trailer, and a pickup truck. I do not know who the supervisor is, or whether these guys are certified or not but they are spending a lot of time trimming the stuff off the tree, loading the trailer, hauling it to the compound, unloading the trailer. When he comes back, the guys get more stuff trimmed. They are not getting anywhere. They show up at 9:00 in the morning and leave at 2:30 in the afternoon. They average about three trees a day, six or seven. By your count today, you have 259 trees. With six trees a day, on a good day, or eight a day, you have 30 plus days before you go and finish the trees that you have counted, yet you told the District Manager that you would be here for a week and a half. My math and your math do not seem to match up.

Mr. Miguez stated: You are correct; it was not six or seven but the manpower has dropped. We have lost a lot of guys due to the construction industry. The reason why you did not see the chipper at the time is because we did not have it at the time. That has been fixed and returned to us. It was 23 trees that I personally counted myself. I gave the District Manager a three-week timeframe. He wanted us to speed up the process and I told him that I would get it done in a week and a half.

Supv Berube asked: 23 trees in four days this week?

Mr. Miguez responded: No, it was not four days this week. They are not here four days. I have sat with guys, have the truck back and I do have the chipper going. It is embarrassing; I have never had a tree project take this long before. We are going to ramp up the crew; we will be out here tomorrow and next week. My goal is to have everything wrapped up in a week and a half.

Supv Berube stated: Many of the trees that got trimmed are now hanging really low to the point that some people are going out with their own clippers and adjusting the tree heights. On many streets, the trees that have the big pruning are now down to the point that if you have a bicycle by them, they hit you in the head. I know because I ride my bicycle by them.

Mr. Miguez stated: You are correct, that was on Dark Sky. Those trees were not trimmed.

Supv Berube stated: I think the normal lift of those trees is done by his group normally.

Mr. Feliciano stated: Normally in the general service areas that we will refer to, we will tip them off with trimmers just head level so they are not hitting people in the head.

Supv Berube stated: Let us move on to the next thing. The OUC lights, many light bulbs. We have to go back and trim all those and make sure all the stop signs are clear. My biggest concern was having them not moved off the street, and that we had a miscommunication as to all those off-street trees being trimmed. I thought we were pretty clear about it, and you agreed with it.

Mr. Miguez stated: I will gladly go back and do the pocket parts. I went through plenty where they were trimmed.

Supv Berube stated: I did not say all of them, I said some. On Lakeshore Park, you have the path that goes along the pond; there are big trees that are hanging down. I know because I ride my bicycle there and it hit me in the face. I want to be sure we are all on the same page with all the trees that are going to be trimmed. What is your best guess as to when this is going to be complete?

Mr. Miguez responded: I said three weeks but I want to wrap it up in a week and a half.

Supv Kassel stated: Between a week and a half and three weeks.

Mr. Miguez stated: I want to put this to bed. Just the contract for the trees alone was 1,748 trees. We had to bring wages up to try and compensate for the construction.

Supv Berube stated: We understand. We play the hiring game ourselves. I think we covered the trees and the mulching. Are there any comments from the Board?

Supv Kassel stated: There was a note in the Field Services Resident Report about some trimming needed at the dog park that was resolved, but it was not actually resolved. I spoke with your men and I do not know if they related this to you, but thank you for trimming near the faucet. There is more trimming that needs to be done from the corner of the fence all the way back to the other side of the shed. You cannot access the front of the shed because there are all kinds of growth there, so if you can just trim it up at level with the fence all the way up to the corner. If you could maybe get some of that down, because it is growing on to the roof shed now and it has gotten so overgrown. Can you please attend to that? There is also an oak tree by the entrance of that park, the regular hinged entrance. I do not want you to take too much off but it is whacking me in the face when I go to open the gate to let my dogs in and out. There are just one or two branches that are a little low. We do not want you to take much off because then we will lose our shade. They hit people in the head. The tree that is right inside, when you enter the big dog park, there are two benches there and one big tree. That tree has a lot of low hanging stuff that is hitting people in the head.

Mr. Miguez stated: We will take care of that right away.

Supv Kassel stated: Not too much, please. We need the shade.

Supv Berube stated: Save the shade. One other thing that I noticed is, much of Harmony is surrounded by conservation areas and they are delineated by the white conservation area signs. When those signs were put in, they were purposely put in right along the grass line just inside the conservation area. The grass ran up to the sign and you do not cut behind that sign. That was the point. In most of the areas, the conservation areas encroaching outward, growing over grass in some areas significantly. You cannot see the sign anymore. I sent a picture the other day of the H1 Pond, which is right off Dark Sky, and the conservation area sign is now five feet behind the grass line, and the grass between the original grass line and that new growth is two feet tall. It covers the sign and all of the signs along that side of the pond are that way. Jason commented to that. It is on a hill and you cannot cut into it with a tractor. The point is that all the conservation areas have to be pushed back. Another area where there is really heavy growth is between the school and the circle at Five Oaks and School House. You have that sidewalk there and all the land slopes down, but the conservation area is growing up, and pretty soon the grass on the slope will not be visible. We have to do something about it. It is pretty much area-wide.

Mr. Feliciano stated: I understand; we have been to that area before. I know exactly where you are talking about, and it is lots of vines. It is a big job.

Mr. Miguez stated: It does not matter whether it is from us or the previous company missing it. If the grass is two feet now, we know it has not been done for some time. It is in the contract, we need to push it back and make it happen.

Supv Berube stated: The last one is in that same pond. Normally, you would cut 20-foot buffer from the shoreline to land. The grass that is growing there was growing pretty prolifically and it is very nice looking. It is five or six inches tall, the H1 Pond on Dark Sky. How often do we cut around those hidden ponds?

Mr. Miguez responded: Those ponds are cut literally every two weeks. There are some in particular that we can cut down to three and a half inches and the next week, it is already over eight inches.

Supv Berube stated: The buffer is okay. It's just that the zone that you cut was really tall. Then that zone that you cut meets this overgrown zone, which goes up to two feet beyond the edge of the conservation areas; so we will lose all our grass. I realize it is growth and you put fertilizer down because it is raining. I cut my grass every six days too, but stay ahead of it. If you are cutting every week and they are growing that good, then nice.

Mr. Miguez stated: We probably should lower it to three quarters to an inch. Bahia is supposed to be mowed to the same height as St. Augustine. Everyone gets in the habit of mowing two & a half inches, which is extremely bad for Bahia. University of Florida calls for it to be four to four & a half inches, same height as St. Augustine. We just need to bring it down another inch or so. Right now, with the rainy season, the seed heads are popping up in the Bahia, so you are looking at two feet worth of grass.

Supv Berube stated: The last one is the Celebration Bermuda in two hotspots, the Soccer Pit and the Blazing Star Park. There was steady progress being made there and it looked like it all stopped. I was riding a bicycle this morning and I saw a guy out there cutting the grass and not bringing it down low. It looked like they were whacking off the weeds.

Mr. Feliciano stated: It was getting unsightly and too tall, so I told them to go ahead and cut it at four inches. I wanted him to get to just the areas that were growing ridiculously, but when I remake a path at four inches, then it will poke everyone in the eye. So I said to cut it, be careful, keep it high, and do not make U-Turn marks.

Supv Berube stated: To that point, Bobby Knowles was the man running this special project on these two fields. I understand Bobby is gone.

Mr. Miguez stated: James is going to take over. He is licensed in that. Bobby actually worked under James. In fact, they are going to be coming down tomorrow to do a top dressing. They will be filling in holes with sand. James will somewhat take over that project. He is licensed and specialized and wanted to get the contract.

Supv Berube stated: It was a 12-month contract. If we get to the six-month point, and you look at it and say this is a dead issue, we would appreciate it if you came and said we tried and this is not going to work; we need a plan B. If it is still looking pretty ratty after six months, I do not think it is wise of us to continue to spend the monthly contract and try to rehabilitate what cannot be brought back from the dead. We will trust you, but it was looking pretty ratty in both of those facilities. There were a lot of complaints about that. I think you will notice that we have been a little gentler.

Supv Walls stated: Not to add to the list, but in my travels out and about I have noticed the flower beds on Buck Lake last night were full of weeds. They are covered. They have not been touched in a while. I know there has been rain. They are all over the areas of the big benches and long pond near Buck Lake. None of those flowerbeds have been touched in a while. Even as you come into the neighborhood, there have been times where the flowerbeds at the entrance are just full of weeds. It looked like people have not touched them in a while. If you could, keep an eye on things that are highly visible in the places where there is lots of traffic. That is what people will see and they come back and talk to us about. It is really about making sure those areas are nice. Otherwise, we will hear complaints and we should when people see that kind of thing. Lastly, when I was running around, the area around the pond had just been mowed, but nobody blew off the sidewalks. It is just covered in grass the whole way around the pond. Attention to detail, making sure these things are taken care of so that when people come through those areas when looking in this neighborhood to buy, they are not seeing things like that. Those are high visibility areas.

Mr. Feliciano stated: We will be working on site tomorrow. That is already on the list.

Mr. Koncar stated: Half of the mulched areas have some green stuff growing through the mulch. Look around and you will see it.

Mr. Feliciano stated: We will always have mulch down here that Jason and his crew can use throughout the community. We do that with larger sites just to make sure, because we know that some of these guys blow certain areas out with the blowers. We will not make excuses; we will take care of the bruises. We want to be open, and want you to be open. If there are issues with us, bring it to the table. We will not make excuses for anything. Do not ever think you need to hold back. We need to get right. I just want to be open and honest. This is a working relationship.

Supv Berube stated: We appreciate it and there is a lot going on, and we get it. Conversely, heavy rain and all that are not new to Florida. It happens every year. Five months from now, everything will go brown and it will all be dead. We will all be complaining that it is all brown, and then you will be telling us it is drought time. Then we come back next month and have the same conversation again with the trees. Let us not have too much of the same problem. Does anyone have any other concerns to voice to them?

Supv Berube stated: There has been some confusion regarding the Palm Trees inside the pool area. There are some fronds that are dead and brown and I have asked a couple of people, who will go unnamed, what happens with those. Apparently, it requires an arbor crew to come in and take the dead fronds off the palms in the pool area.

Mr. Miguez stated: Looking at the palms in there, it is pretty much a ladder and extended pole. I get it; that should be kept onsite with the crews, so that if you see one or two palm fronds, you should be able to go ahead and cut it off. I will just make sure that Jason has the right equipment.

Supv Berube stated: Same deal with the palms that the previous developer planted at the entrances to H1 and H2, off of Cord Grass. There are two or three palms in each of those entrances that need a haircut at the very least. If you are going to trim some palms, you might as well cut those at the same time. Maybe, that is part of the tree trimming crew's contract.

Mr. Miguez responded: it depends on the height.

Supv Berube asked: Any other concerns for these guys?

Supv Walls stated: One of the things that came up in my interaction with Scott in the last couple of weeks, is I see a need for us to develop a chart to specify what we are going to trim. It is not clear when tree trimming starts in the year. I would like to work with you in developing the chart so we can see when these activities will start. That way we know when we are on track and when we get off track based on the contract.

Mr. Miguez stated: Absolutely, if you want to schedule something, we can.

Supv Walls stated: We will schedule a time to go through this. But I want to set up something so that everybody sees the annual maintenance chart; when these different issues are going to start in the calendar or fiscal year.

A Resident stated: I am speaking on behalf of the Social Committee. One of the rentals that we rented burned the grass in a specific area and Mr. van der Snel notified us that this area was of concern to him. We have no idea why it happened. Some of the kids had said, going in there, that it was high on their feet. They said it was because the sun heated the wire. I do not know how the sun could have heated the wire so hot that it would burn the grass and the children. They did not stop getting in it. None went to the hospital. At this point, we need to know if we are to replace that grass. I thought it looked pretty good, but I am not an expert.

Supv Berube asked: What areas are you referring to?

Supv Walls stated: I think it is in Town Square. It came out pretty good.

Supv Berube stated: I suspect what happened was there was an excess of water and the water carries chlorine. It looked like excess water bleached it all out; but it came back.

ii. Authorization Form for 2018 Hurricane Season

Supv Berube stated: There was an authorization to proceed with the 2018 Hurricane Season cleanup of damage. I do not think that we can sign this agreement at this point. Before we can authorize you to do any work, we need to know how much it is going to cost. We also need some sort of authorization of some sort of emergency basis from the District Manager or Contractor. It is a moot point to sign this in advance because this is not the way it is going to work.

Mr. Miguez stated: Understandable. How that normally works is that most of the communities that we deal with will say what the hurricane cleanup consists of; that is accommodating and clearing the roadways out. They will say, “*We want to just use \$5,000 of it*”. We will track the hours, the labor, and the machinery. If it is \$3,500, then we only charge that and not \$5,000. We do not normally put in a number. We give the CDD or the HOA the option of providing a number.

Supv Walls stated: My question is; by not signing this, does it impact your response time to Harmony in terms of when you are coming out here to address hurricane issues?

Mr. Miguez stated: It could. I will be honest with you.

Supv Berube stated: That is my concern because I know sometimes in other districts, the landscape companies like for us to assign these districts to sign these agreements. If they do not, they get put down the list on response time. I think we need to clarify that.

Mr. Miguez stated: We prioritize how they come in and how they are signed. The ones that do not get signed, it is not that we do not go to the properties. I can tell you right now, even with Hurricane Irma, I was pretty much out. It started that night, at 3:00 in the afternoon; I was on the roadways checking the properties out. I am generally out there and even on the properties that have not signed the hurricane release form. I will call them immediately and let them know their damage and ask what they want us to do. We have them sign and we take them as they come in.

Supv Berube asked: Up to that point, the guys who work here only work here, right?

Mr. Miguez answered: Yes, absolutely.

Supv Berube stated: If they come here, they will be working, whether they will be doing hurricane cleanup or cutting grass. After a hurricane, they will not be cutting grass or trimming trees. They will probably be doing hurricane cleanup.

Mr. Miguez stated: You would only be charged if we had to bring in bobcats and such, or remove heavy stumps.

Supv Berube stated: We have a pretty fair amount of equipment. We have our own group of guys, a truck. I think we did it right the last time. I am not comfortable signing this agreement obligating us to something. What does the rest of the Board think?

Supv Kassel stated: It is very open-ended and I am not comfortable. Rather, a phone call if something happens.

Supv Berube stated: A letter of intent. Talk to us about these pine trees that apparently have beetles.

iii. Proposal for Removal of Pine Trees on Clay Brick

Supv Kassel stated: I have been noticing a decline in the pines all over the place.

Supv Berube stated: This area behind the townhomes in 192 and that pine stand. Is that generally the vicinity? Where the tunnel is? If we take these out, do the beetles go from tree to tree? If we take these trees out, we will have to put something back in because we have removed trees in that area before & as soon as you take down a tree there a resident complains that the noise level went up and that we stole their tree. What do we do about a replacement here? I am presuming you are not going to recommend putting a pine back in, right?

Mr. Miguez stated: We have put pines back in. They typically move on or die out, some of them leave nests. Normally, it is widespread when it is a number of them. I do not see that because every pine tree you have out there would have been affected by now. My guess is they finished, moved on or died out. Obviously, those pine trees have to be removed. There is another disease. I cannot think of it now, that affects pine trees and sometimes people misdiagnose as pine wheels, when it is in fact a rock in the core of the pine trees there. Then again, it is different than palm trees or oak trees where you cannot put a tree back in that area. With pine trees, you can go back in.

Supv Berube asked: Is a pine tree cheaper than other types of trees that may go in for a replacement?

Mr. Miguez responded: Yes.

Supv Berube asked: How much cheaper; a ten-foot pine vs. a ten-foot live oak?

Supv Kassel asked: We have 40 pine trees at \$5,500 a tree?

Mr. Miguez responded: No. That is to remove them.

Supv Berube asked: What is the difference between a ten-foot pine and a ten-foot live oak?

Mr. Miguez responded: Probably \$200 for a pine. You will not get a ten-foot live oak. A live oak will go off caliper, which is \$225 all the way to \$300. There is also some stump grinding. Honestly, with pine trees, you can flush-cut them enough underneath the surface where you can't even see the pine tree. They are not going to shoot up. Once you cut a pine tree down, it is going to rot out. The stump is going to decay. Typically, you cut them underneath the surface. You can actually mulch over them, or put sod on top of them. Then, you will not have to worry about them. I would take out the \$2,000.

Supv Berube stated: The worst-case scenario here is, these trees continue to rot and things drop in them; some branches fall and some trees fall over. That is pretty much a non-populated area. No car is there. This is not an emergency situation that has to be done today.

Mr. Feliciano stated: To be honest with you, I have not physically looked at it. I know that this was put together by Mr. Miguez and I do not know if Mr. van der Snel was a part of this or not. I was out at the time. I would really like if I were able to get in there and assess the scenario.

Supv Kassel stated: There are pine trees in Long Park on Cat Brier Trail that are also biting the dust right along the trail. They probably need to be removed.

Supv Berube stated: If you can come back next month, with a revised proposal and a number to replace the trees. You work in the area. Maybe a pine is the right choice, maybe not. They probably were chosen because they were cheap.

Mr. Feliciano stated: With pines, everything rots from underneath and the tip will come down. You do not run into many issues with pines. I would not suggest putting anything else.

Supv Berube stated: To go back to Supervisor Kassel's concern, tell Scotty exactly where those pines were.

Supv Kassel stated: In between the windy sidewalk and the golf course. There are several places where the pine trees are in bad shape.

Supv Berube stated: If we are going to start replacing trees and cutting them down, we might as well get them all at once.

Mr. Miguez stated: The reason I submitted that proposal is that one of the pine trees that was over eight to ten inches thick had fallen over and there are several of them in that area right behind it. I was concerned about the kids that go back and forth there.

Supv Berube stated: The Button Bush curb loop that curves around, there is a little tree area there. Right in the center, one of the birch trees is busted off about six feet off the ground and it is leaning over 90 degrees. That needs to be removed. There might be more than one of them. They all lean kind of weird, but there is at least one that is broken off and is caught on the other branches. That needs to come out at some point. Are there any other areas where you notice that pine trees are a problem?

Supv Kassel responded: Yes, but by the dog parks, by the gardens I have noticed. I thought I saw even one or two by Lakeshore Park. I will have to look again. I have been noticing it in a lot of places.

Mr. Miguez stated: They are becoming a problem. We have multiple properties that we have overtaken where we have taken down pine trees. Again, give me the chance to go in there and look at the pine trees.

Supv Berube stated: He is around the property all day. Obviously, let them know where they are. If it is more, we will have to handle it. This work will be done by your arbor crew?

Mr. Feliciano stated: Yes, after the tree-trimming job. Once we are done with all of the tree trimming, that will go pretty quickly. It is just taking it down and replanting.

Supv Berube stated: When you get a contract, you will have a start date and an end date with a penalty. We will bring this back next month with further details and we will discuss it further then.

iv. Revised Sod Proposal

Supv Berube asked: What is the timeframe on sod if we approve this? Will your crew do this? I presume it will not be the tree crew.

Mr. Feliciano responded: No, it will either be our install crew, or the sod contractor that we sub with. In all honesty, I cannot give you a timeframe. I am waiting for him to get back with me on it. I know sod will be available, mounts of sod we can get in. But, I have not gotten a definite timeframe from him that I can give to you.

Supv Berube stated: You have seen me; you know the work involved, you have other discussions about needing some filler soil under it. You know the routine, right? Cut it out, spray it and ready to go. What is a timeframe - start to finish - on this proposal?

Mr. Feliciano asked: How many square feet is that? I am sorry; I do not have it on me.

Supv Berube responded: 26,000 square-feet.

Mr. Feliciano stated: We would remove it all at one time. It would be broken up. You are probably looking at two to two and a half weeks of getting that job done. It would have to be done in sections.

Supv Berube asked: Is this the time to do this, with the recent heavy rains?

Mr. Feliciano stated: Right now, I would probably say no. It affects St. Augustine Floratam completely different than Bahia. You can install Bahia with no irrigation because you have all the rain. Right now, with St. Augustine Floratam, you are going to get different types of funguses. Some nurseries do not even guarantee even spraying the sod with the fungicide. We have to come in and do that ourselves. It is just too wet.

Supv Berube stated: This proposal is worth \$37,000. Board Members, here is where we are.

Mr. Feliciano stated: I think it was reduced by a couple of thousands.

Supv Berube asked: Is there room to play in this?

Mr. Feliciano responded: I can tell you by driving on this property, absolutely. What I mean by that is I had to go back out and measure these areas again. One of the things I noticed is that our core team has done a pretty excellent job on the areas that I mowed and took pictures of before, where there was barely any sod. That is completely filled out now with St. Augustine. Same thing with price, once we are done with this rain, our sod supplier said the price is going to drop even more.

Supv Berube asked: What you just said is, we have to wait another month and take another look?

Mr. Feliciano stated: I would, the way we are pounding this place. If you want to save money, I will be honest with you.

Supv Berube stated: The Facilities Manager is here shaking his head that things are improving. You all walk around; I would tend to agree that a lot of the areas are filling in. Do we want to wait another month and see what it looks like then and revisit this, or do you want to proceed with this? I am thinking we wait.

Supv Walls stated: I am good waiting a month. At some point, we have to get it done. There are areas that do not look good. It goes back to us talking about before, coming into the neighborhood. You want those areas to look their best and they look like some of the worst.

Supv Berube asked: You are hearing the will of the Board, right? Let us put some time aside before our next meeting, as close as you possibly can and hit what really needs to be done, the worst of the worst out of this.

Mr. Feliciano stated: I may need to set up a meeting with Mr. van der Snel and myself because I agree that coming into your first small entrance, that area along the fence has a lot that need to be replaced. I agree with that.

Supv Berube stated: We are flexible. That will work. That will put us in July. I am presuming that the heat in the summer is probably the time when you want to put the sod down. It is hot and should be dryer by then as we enter into later in the year.

Mr. Feliciano stated: You will get a better mud base, to be honest, as you come out of the rainy season. We prefer the mud base for sod versus the sandy soil sod.

Supv Berube stated: According to my notes, that went pretty well. You did not get any extra projects out of it tonight. You have something to look forward to. Thank you for coming out.

FIFTH ORDER OF BUSINESS

Developer's Report

A. Discussion of Land Swap (Tract VC-1)

Supv Berube stated: The Developer is not here tonight. He has been fairly busy and without much help. I have teased him a couple of times in the last months about what may be going on regarding the Land Swap area that we spoke about. The area where they were going to build 12 homes is part of a line that was known as

BL1. It is part of a larger parcel I called DC1, which encompasses all their land, the Buck Lake access park, the Buck Lake access path, part of the parking lot, some other areas on the corner there, all in that area. The developer wants to unload that whole facility, the whole area. The holdup clearly is because he wants to get out of the CDD fees and the tax bill on it. Part of it is what it is going to cost him to get out of it. It is not exactly economically feasible. I knew in the back of my mind that was going to be the outcome, but that is not the way that this plays. The problem is Mr. Fusil has first right of refusal on buying the whole package and has not decided whether he wants to say yay or nay to it yet; just developable land, basically the green spot.

Supv Kassel stated: Not including the CDD portion on the right, that one line that points to 72 acres right there. That is CDD property that they wanted to take from us.

Supv Berube stated: Not including the Land Swap. The Land Swap is basically gone at this point. It is just the piece that they wanted to develop. Our land would stay the same. If they deed this to us, we would now own from Lakeshore Park, head east, all the way across that whole thing, to the entrance of the estates, all the way back there. They are going to give us our Buck Lake access and deed rights, no matter what happens. But the next step is getting Mr. Fusil to rescind his right to purchase that space. If that happens, SunTerra is 99 percent of the way along to saying “*here you go*”. He wants to get rid of it because he does not want to pay the tax bill. We are not taxed. There is also \$52,000 a year in CDD fees attached to that spot. We have a debt and Counsel and InfraMark have already done the basics on it. We somewhat know where it is going to go, but they would have an exit fee to get out of it. I wanted Mr. German to present this to you but he is not there. It is probably close enough to something happening where we need to know. I believe Engineering, Counsel, and the Management Company have the basics. So, if we get the yes that we are doing this, they can give us the financial aspects of it. The exact fee for SunTerra is a bit unclear, but I think it is right around \$50,000, which is about a year of CDD fees. It may be different than that because they assigned it to both bond issues and that is what people have to figure out. The good news is we are not going to lose our Buck Lake access at all, no matter what happens. If we do take it, it is probably not a bad deal, except for the fact that you give up your CDD fees.

Supv Walls stated: This is what I suspected all along. I would ask in the future that when deals like this are being negotiated, or whatever the case might be, Staff needs to come to the rest of the Board and tell us so we are not sitting in the dark wondering what happened. Nobody has been authorized to negotiate on it. It sounds like it has been happening in the background and we do not know about it. I do not know if any of you knew about it. In the future, either the Board directs one Staff member to make these negotiations, or Staff comes and briefs all Board Members on what is happening.

Supv Berube stated: What changed here is this was not supposed to go on month after month.

Supv Walls stated: I get that, but nobody authorized you to negotiate with the developer.

Supv Berube stated: There has not been any negotiations.

Supv Walls stated: You seem to know a lot.

Supv Kassel stated: Yes, like the whole idea of them having to pay a get out of jail fee. You are already negotiating with them. It is clear.

Supv Berube stated: No.

Supv Kassel stated: It is clear that you are doing things behind the scenes and we have no awareness that you are making proposals and going back and forth between the developer and the CDD Management about what could happen without the rest of the Board knowing about it.

Supv Berube stated: That is not the way it worked.

Supv Walls asked: Who is coming up with the numbers?

Supv Berube responded: If you remember, when this was recently discussed several months back, that is when we did our assessment of this whole thing in terms of what it is going to mean for assessments. The True up was done almost three months ago.

Supv Kassel stated: That was done as swapping the two pieces of land.

Supv Walls stated: That is different than what he just said. I am not going to rake you over the coals if you were not involved in this particular deal.

Supv Berube stated: All InfraMark did was the True up numbers several months ago. This originally came up several months ago where we were wondering what is this going to mean to assessments, to credit or debit on the property itself.

Supv Walls stated: I get that but, we never talked about the piece of land being deeded over to the CDD, which would have some type of exit fee, which he said you guys calculated. That is where I am trying to get. That is different from what we talked about. We talked about the pieces on either side and what that adjustment would be. He is mentioning an exit fee that would be charged to the developer if they were to deed us that land.

Mr. Koncar stated: We never calculated any exit fee.

Supv Walls stated: That is not what was just said.

Supv Berube stated: I think I extracted how this would affect the CDD fees going forward knowing what the debt level was and how many acres are here. That is why I said I have no idea how this would affect both bond issues because we did not get that far. I just put it together in my head as to what it would likely cost them.

Supv Farnsworth stated: I apologize to them because you had said Staff.

Supv Berube stated: I think the only discussion was to Counsel, “*Can this happen*”? How does a Board, a Developer, give back land?

Supv Walls stated: That is fine. What I am asking is, if those discussions are going to be held with Counsel or the District Manager, that we be briefed on that too so that when we get to these meetings, we are not finding out new things that we have to make decisions on.

Supv Berube stated: That is the reason I decided to tell you tonight. It has been going on long enough. We teased it a little bit.

Supv Walls stated: That is my point; that you decided to tell us. There should be no you deciding to tell us anything. It should all be going through Staff. Staff should brief the Board.

Supv Berube stated: I expected that it would have come from the developer three months ago.

Supv Walls stated: So you have been talking to the developer about it and none of us are involved. We cannot make any input on these negotiations or decisions if we do not know about them.

Supv Farnsworth stated: Ease up a little and let me say something. If he [*Supv Berube*] is mainly listening rather than making a deal, there really is nothing wrong with what he is doing.

Supv Kassel stated: Mr. Berube does not just listen, he is a wheeler-dealer.

Supv Berube stated: There is no deal being made.

Supv Walls stated: Sounds like it is mostly worked out. I am not necessarily against it. In fact, I think it is great. But I would like to know these things instead of you coming here like last month, “*I got some information but I am not going to tell you*”.

Supv Berube stated: When you find out this stuff, you just find out, right? The point is, last month you said there was something going on here. This month I wanted the developer to be here again to spread it, but he is not here. So, here it is. This is what is going on up to this point. There is no deal. That is the potential this may evolve into, but it surely is slow getting this developer to spin the cogs of justice or progress.

Supv Kassel stated: Mr. Walls’ point is, it should not be one Board Member, who is not authorized to have private conversations with the developer about business that may come before the Board, and possibly making noises to the developer about how things might be able to work, and then coming to us and saying “here is how things might be able to work”. It is one thing if we have authorized a Board Member to do that, but that has not happened.

Supv Berube stated: You are way ahead of the schedule as I see it, but if that is your perception, I get it.

Supv Kassel stated: It is not only my perception.

Supv Walls stated: At the end of the day, if we are going to make a deal, the Developer either needs to work through staff or they need to come here and tell all of us what they are thinking.

Supv Berube stated: This is something I knew about and I was trying to get the guy to come here and say it. I knew about it, now you know.

Supv Kassel stated: Maybe we can have him write something up, come via phone, write a letter that gets sent to us in a package or get it sent to the District Manager and get distributed to the Board, rather than private conversations.

Supv Berube stated: Got it.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Engineer

i. Bids for Resurfacing Access Road to Parking & Garden Facilities

Mr. Boyd stated: I am following up from last month. I apologize that this did not make it to the agenda package. Kristen tried to get this information from me. I was out for some of this past month on business and I pursued Junior Davis aggressively. They were initially very responsive, but then kind of fell out of touch. After some prodding, I did get them to give me a quote on the shell road, which I will distribute here for you. The good news is they were slightly under the estimate that we had made during the meeting. This covers the three sections all the way from Five Oaks Drive to basically where the garden ends. It does not go into the storage area and they will crown it so that it drains. You will have a fresh shell surface. Not only are they the only contractor in the area doing the work right now, they also own the shell miner where the shell comes from.

Supv Kassel asked: Where would it end in relation to the Servello compound and the vehicle storage area?

Mr. Boyd responded: It basically stops where your garden stops. When we jump over to the next item, we have a map.

Supv Kassel asked: What is the condition of the roadway between the garden and the vehicle storage area? Why would we do part of the road but not all of the road. I am just a little confused, I guess.

Mr. Boyd responded: I did not know. It was my understanding when we talked that we would take it to service the garden and we were not necessarily talking about getting into the RV storage area because I have not gone into there. If you want it extended, I can get them to go in on their price to take it all the way to the entrance to the RV storage area.

Supv Berube stated: It is just a question of measuring the square feet, usually \$9.95 per square foot, right?

Mr. Boyd responded: This is in square yards.

Supv Berube stated: It is probably 100 feet long and eight feet wide from the garden to the commercial vehicle area. That is 800 square feet divided by 9.

Supv Kassel stated: It is \$10.

Supv Berube stated: You have nine yards there and from that path to the entrance of the landscape area is another 50 feet by eight, so that is 400 square feet divided nine, thirty. Another \$500-600, that is way too long.

Mr. Boyd stated: That is 12 feet wide.

Supv Berube stated: That changes those numbers. You will probably bring in another \$2,000 here, give or take.

Mr. Boyd stated: My original estimate is I had just used quantity for all three sections as \$16,755. I believe that I was stopping at the same point they were stopping at.

Supv Berube stated: We get it. We have further discussion going on with this because this exceeds the total income from both facilities at any given year. We still have to hatch all of that out.

Supv Walls stated: We have additional users. We have Servello.

Supv Berube stated: You have to sign a usage charge.

Supv Kassel stated: 80 percent of the usage of that road is Servello, at least. The vehicle storage area is 15 percent and the garden is maybe five percent. It is a minimum of 80 percent Servello use.

Supv Berube stated: I added 60, 30 and 10.

Mr. Boyd stated: It is never going to be a break-even proposition from the user fees.

Supv Kassel stated: No, the user fees should only cover maximum 15 or 20 percent of any cost for that roadway.

Supv Berube stated: I know Servello is {multiple speakers}.

Supv Kassel stated: This expenditure also is not just for one year. This is a multi-year, probably for four or five years, especially if we buy the tractor.

Supv Berube stated: With the maintenance of it, it will last virtually forever. If it is treated the way it has been treated, it will have a very short lifespan and be destroyed in three years.

Supv Kassel stated: We just put \$25,000 in the budget for a tractor to keep that from happening.

Supv Berube stated: I completely understand that. If we decide to buy and maintain it, this will have a merely endless life.

Supv Walls asked: Does your tractor you are purchasing have a blade? If so, you could use it to level.

Supv Berube responded: Yes. The tractor we are considering is a small compact tractor with a four-foot wide bucket with a flat bottom and a 48-inch wide, 2,000-pound box.

Supv Walls stated: If you routinely graded it, it would hold up for a long period of time.

Supv Berube stated: You are an engineer. I suspect the reason these roads fail is that they have one small little defect from the whole start, water gets in there, cars hit it and it makes mud. It multiplies and fills up with water all the time.

Supv Kassel stated: What happens is, when they go through that, the car bounces and it makes the next one.

Supv Berube stated: Maintenance is the key and there has not been a developer. They do not want to spend the money on their path.

Supv Kassel stated: Maybe we approve this and get an additional bid for the balance of the road.

Mr. Boyd stated: I can ask them to extend the same unit price all the way to the gate of the RV storage areas.

Supv Berube stated: You might as well do it all.

Supv Walls asked: What if we go ahead and approve it? We would authorize up to \$1,000.

Supv Berube asked: Why would we only take one bid?

Mr. Boyd stated: I can probably ask Randy Palmer to give us a price, but again, based on Junior having the equipment locally and they provide the source material, I really doubt that you are going to get anybody to give you a better number.

Supv Walls stated: These days, if these guys are responsive and they get back to you, it is tough.

Mr. Koncar asked: What about David, does he have the capability of doing this?

Supv Kassel responded: No, that is not his business.

Mr. Boyd stated: I can ask, but I don't think so. Here is the other option, I can get Shell Rock in and he levels it for now. That would be significantly cheaper at least.

Supv Berube stated: I think the desire of the Board is to fill this road; four inch at the center and taper down.

Mr. Boyd stated: I can clarify that. I would not want the thickest part to be four inches. I would anticipate four inches at the narrowest part.

Supv Berube stated: There have been some concerns from certain interested individuals in the population base here that there are problems with the drainage pipe. When I looked at it, it looked like overflow water to me.

Mr. Boyd stated: I took another look at that, the culver under the road is clear. Weeds and vegetation are growing under it. The ends need to be cleared out. I think at one time, there was a ditch that ran the length of the gas on the south side. When that area began to be accessed to stock pile material, that ditch was blocked.

Supv Kassel stated: there was actually a pipe under here. There is a fence so you do not drive into that. Then beyond that, at the entrance to this area, there is another pipe.

Mr. Boyd stated: I think they put that in when they started bringing material in to keep the ditch flowing. That does seem to be blocked.

Supv Kassel stated: That is what allowed the water to drain into that ditch. That is why it was pooling here.

Supv Berube stated: You assume they are digging it out on both ends?

Mr. Boyd stated: That pipe may have been crushed. That may have been the problem.

Supv Kassel stated: That is probably a crushed pipe because of all those big trucks carrying.

Mr. Boyd stated: My recommendation is to restore the ditch and stop that traffic from taking place in the future.

Supv Berube asked: So the secondary pipe is not a big deal?

Mr. Boyd stated: I think you just restore the ditch to what it used to be.

Supv Kassel stated: You still have to restore the pipe here that leads water along this ditch.

Mr. Boyd stated: What I was suggesting is to take the old pipe out and restore the ditch to what it was originally. There is no pipe or driveway across here anymore.

Supv Berube stated: So they put a pipe in and put dirt over the top of it so trucks can go over it to cross the ditch, which is the creek when it is wet.

Supv Kassel stated: It still allows the drainage.

Supv Berube stated: What you are recommending is to pull it all out of there and fix the ditch. You were not here for the yearly action but we discussed buying a little tractor, which I think you and I talked about last month for a number of reasons. It will have a little excavator in the back of it, and that will be okay to pull in that pipe. It will have a bucket so you can restore the ditch using that tractor and clear the ends of the existing pipes that cross the road. That is really what needs a little bit of a cleanup.

Mr. Boyd stated: The one that is under the main road is clear. It just needs to be cleaned out at the ends.

Supv Kassel stated: But the issue is, if we want to get this done in the next few months, and we do not restore the ditch prior to that, we will have washout along the road.

Mr. Boyd stated: That water should move in the wetlands with this pipe. That is possible. I do not want to say it is impossible.

Supv Berube stated: I will look at it and make sure.

Supv Kassel stated: It is possible that Mr. Rigger could come by. I am not sure his equipment could. I know that he cleared that ditch once before. Maybe he could do it again.

Supv Berube stated: That is part of something ahead here, to get authorization to have him spread a pile of road rock, or shell rock into the remaining bumpy areas. Have you scheduled that with him yet?

Mr. Boyd responded: No, I am waiting.

Supv Berube stated: That is not a bad idea. While he is here, just have him clear that out and pull the pipe up.

Mr. Boyd asked: Do I have authorization to get the shell rock to fill in as an emergency fix, together with Mr. Rigger?

Supv Berube responded: It's coming up to \$450, right?

Mr. Boyd responded: It will be \$900 just to have 36 yards of shell rock spread along the road by David Rigger.

Supv Kassel asked: When will they be able to do this?

Mr. Boyd responded: He did not give me a firm schedule. For this type of work, I am estimating that they can get it done in 30-60 days, probably not immediately.

Supv Kassel asked: What are we talking about spending between Mr. Rigger and the shell?

Mr. Boyd stated: that would be a \$14,000 difference.

Supv Kassel asked: How much have we spent already?

Mr. Boyd responded: \$900.

Supv Kassel asked: Are we talking about \$1,800 as a temporary fix until the permanent fix can be made?

Mr. Boyd responded: Yes.

Supv Kassel stated: I am okay with that.

Supv Walls stated: I would say we go ahead and do that; and authorize this up to \$20,000, depending on whatever they come back with.

Mr. Boyd stated: If you are going to do that, I could ask them if they would do the other work too without giving a number and have them take care of the ditch.

Supv Berube asked: How many square yards in 100-foot yards by a 12-foot wide? That is 1,200 square feet, right? Divided by 9, what is the number there?

Mr. Boyd responded: 133.

Supv Berube stated: Then let's go 150 by 12 to come off that and go to the landscaping area. That is 600 divided by nine. It is 200 square-yards times \$9.95. That is \$2,000 extra. That should be your number, \$17,422.50. Put it up to \$20,000.

Mr. Boyd stated: I will contact them and have it done. I will not give them a number.

Supv Walls asked: Before you finish, does this include the road with the ditch repair?

Mr. Boyd responded: Yes.

ON MOTION by *Supv Walls*, seconded by *Supv Kassel*, with all in favor, a proposal for Resurfacing Access Road to Parking and Garden Facilities, at a not to exceed amount of \$20,000, subject to revised proposal provided to District Counsel by District Engineer, was approved.

Supv Kassel asked: If we are going to do this work with Mr. Rigger, and filling in these spaces, and he has the equipment there, do we just have him do the ditch or do a temporary job on the ditch, and let Junior Davis do a more professional job on it? I think that is the way to go. If we are going to do a temporary fix, it may be 60 or more days until they get here. Let's fix that ditch now so that the drainage during the rain will still drain off.

Supv Berube stated: We are talking about pulling that pipe out. Clearing the ends of the existing pipe is minor when you have a machine. It probably will not take them 30 minutes. There is so much traffic off the sides of the road, because they have been avoiding the road that the grass is pretty much white.

Supv Kassel stated: People are going to drive on the road when it is fixed, even temporarily fixed. But we may want to put up some poles with tape to keep people from going on the sides.

Supv Berube stated: I think that once the road is fixed, they will probably stay more on that than the muddy grass.

ON MOTION by *Supv Walls*, seconded by *Supv Farnsworth*, with all in favor, the purchase of shell rock for parking and garden facilities road at \$900, to be installed by Field Services, was approved.

ii. Letter to Developer Regarding No Road Access Allowed (Pipeline Easement)

Mr. Boyd stated: The other item you asked me to look into was to draft a letter that would go to the developer saying that construction access could not go through. I do not feel like the actual letter should come from me, since it is more of a legal matter, but I created an attachment and suggested text to go with that as well to hand to District Counsel.

Supv Berube stated: The development that we are talking about is Neighborhood M. I do not think that the developer is building that. We do not know what the developer is doing.

Mr. Boyd stated: It should be addressed to whoever owns the land. There is access. This tractor land does have access to Five Oaks. There is an alternate way of getting in and out; by the Dog Park.

Supv Berube stated: How do they get from the back to Five Oaks?

Supv Kassel stated: Where the stables are.

Supv Berube stated: But there is no road. It is just the stable area.

Mr. Boyd stated: They would have to drive off with the trucks all the way around. That would mean the pastures would have to be opened up.

Supv Berube stated: You gave us the suggested text and that is all fine. Are you suggesting that Counsel send this to landowner or Counsel and InfraMark should get together and decide who will send the letter?

Ms. Suit stated: At the last meeting, we discussed the gas pipeline. When they were doing construction, they were using your easement. Supervisor Kassel asked you if you would draft a letter and you said sure. I am not sure how now we have gotten to the next level.

Supv Berube stated: The Engineer decided it is not appropriate to come from him. He is probably right. Who is the proper party to send this letter - InfraMark?

Mr. Koncar responded: I would think it would be legal counsel, but we are happy to do it to. I will tell you, we will solve it between the two of us.

Supv Berube stated: As long as somebody has it on their agenda, we are good.

Mr. Boyd stated: I will continue to assist. It probably does need to say more about the gas easement than it does.

Supv Berube stated: When they ask why they cannot go in there, it is because we are going to have a nice new \$18,000 plus path.

Supv Walls stated: Not only that, but you are going to open up the ditch and we do not want you to cross it any more.

Mr. Boyd stated: That is all I have.

A Resident stated: We would like to know if H1, H2, and Cherry Hill sidewalks are ours or not because they deny that they are theirs to maintain.

Mr. Boyd stated: I am sorry. I saw that text only as I leaving the office. H1 was developed under the original T & D type concept, where the County owns the back of the curb. There is a CDD tract that includes the sidewalks. H2 & Cherry Hill were developed with the entire right of way being owned and maintained by the County, which includes the sidewalks. Those are different. H2 & Cherry Hill would be owned by the County; and H1 would be CDD, just like the other older neighborhoods.

Supv Berube stated: The way you can tell is H1, the street lights went on our bill. That was the last time that we were going to buy streetlights. We had that discussion with Starwood at the time and told them in the future we are not buying any more streetlights. And by the way, that is when we asked them not to do expensive landscaping that is expensive to maintain. Starwood said they could also deed the sidewalks to the County when they deed the roads and all the other infrastructure that goes to the County, and we said yes. The new streetlight design was the beginning of the sidewalks going to the County, and that has continued all the way through to this point.

Mr. Boyd stated: You can go on the property appraiser's website and see CDD plat. The plat actually shows who they are dedicated to.

Supv Berube stated: I thought H1 was part of that but I remember having that discussion with H1 when we got those streetlights and it was a big building and we said we were paying to buy streetlights and if they wanted us to buy more. H2, F, I, J, K, and L all have sidewalks deeded. While we are on the subject for the Board, we have made the decision to maintain sidewalks up to this point. Now we have sidewalks that are no longer ours and are the property of the County. Do we want to take the hard-line and say that is a County issue when the sidewalk pops, or are we going to be nice guys and continue to grind the sidewalks?

Supv Kassel stated: It is really their responsibility.

Supv Berube stated: Explain what you said about the County with the curb.

Mr. Boyd stated: In the original development of Harmony, there was an intent for the CDD to own the landscape track between the lot and everything, including the back of the curb. My understanding is that it gave the CDD more control over what went in and how it was maintained. That induced a lot of maintenance costs over the years. When the developer changed and the new neighborhoods started to be planned, it was decided at that time to do a more typical development where the sidewalks remain in the right-of-way, which is what the County will typically accept.

Supv Walls stated: I have a question to ask in that regard. You have the road from curb to curb, then you have grass there, then you have the sidewalk. Who is responsible for the grass area then?

Mr. Boyd stated: It is part of the County right-of-way. However, the County does not mow. Whoever has the grass, mows that strip.

Supv Berube stated: Whoever irrigates it owns it. But to that point, the sidewalk in front of my house, is it my sidewalk or the County's sidewalk?

Mr. Boyd responded: It is the CDD sidewalk.

Supv Kassel stated: The grass is owned by the CDD. You are required to maintain it.

Supv Berube asked: Are you sure that the CDD owns the sidewalk?

Mr. Boyd responded: Unless you are in a townhome or condominium, the lot owner typically mows the grass.

Supv Berube stated: We have that done.

B. Attorney

i. Parking & Garden Facilities

Ms. Scarpone asked: You approved a bid in an amount “not to exceed”, pending another proposal that is under this one.

Supv Berube responded: It is approved, subject to being under \$20,000. We will get a final proposal under with the document and the dollar number, and then you will write the standard contract.

Mr. Boyd stated: Once I get the revised number, I will forward it to Kayla and she will prepare a contract.

Ms. Scarpone stated: We have had some back and forth on the two parts of the Parking and Garden. There is a contracted agreement between the CDD and the HOA. We revised the draft and we talked to Winnie Temple who is an attorney for the HOA. She sent us back some contracts, or some redlines on that contract. We will be working with her before the next meeting before getting any legal changes to the contract. Also, Mark, who is with the Management Company was out of town. I believe he is out of town now and will be back on the 11th. After the 11th, we are hoping to have the legal part of the contract worked out. When he gets back we can get both, what his fee will be which in turn will inform what the CDD fee is to the HROA.

Mr. Koncar stated: He has already agreed to \$100 per month for managing that. To make it simpler, we will have the HROA continue to fund that directly to see how that works going forward. That is just for simplicity’s sake at this point. We have to figure out all of these budgetary numbers and everything else. We plugged in some numbers on this budget here. We are finishing the HROA budget but I do not anticipate management fee coming from the CDD and going to the HROA Manager.

Supv Walls stated: I think we can negotiate that by granting this access to the HROA. The HROA will pay any associated management fees.

Mr. Koncar stated: We already know the number; it is just where it will come from. At this point, it is \$1,200 per year, so it is a minor point. Then we can figure it out as we get further in the HROA budget what needs to happen there. It is a small amount of money, so it is no big deal and there will not be any surprises. That is what I am telling you.

Ms. Scarpone stated: Tim and I have discussed that. The only part of it from a legal standpoint that gives us a little bit of a pause is there needs to be consideration. There is no payment from the CDD to the HROA. What is the HROA getting out of this to take over these management duties? It is really the residents who are getting the lots.

Mr. Koncar stated: It is going to be \$100 per month.

Supv Kassel stated: It is the Management Company, not the residents. In other words, your agreement is with the Management Company and not with the residents.

Supv Walls asked: Who's agreement, ours or the HROA?

Ms. Scarpone stated: the agreement between the CDD and the HROA management firm to manage.

Supv Walls stated: The CDD is making an agreement directly with the HROA. Isn't that Associations Solutions?

Mr. Koncar responded: Yes.

Supv Berube stated: I thought originally, we were only dealing with the HROA.

Ms. Scarpone stated: I understand that the contract we are drafting between the attorneys right now is CDD to HROA. CDD now owns these lands and has to maintain them. You cannot do that through another third party, so contracting that out to the HROA who then has the agreement between their Management Company. The CDD is not directly contracted with the HROA Management Company.

Supv Walls stated: That is what I thought. I was getting confused.

Mr. Boyd stated: The benefit that the HROA is receiving is that they are using the lot.

Supv Kassel stated: That is the bargain.

Mr. Boyd stated: They agreed to pay off fees associated with managing because they are the ones selling and collecting the money.

Ms. Scarpone stated: We are making a bargain and sale agreement with the HROA management firm for the services they are getting.

Supv Berube stated: There needs to be consideration and change in the contract. Sometimes it says \$10. That is the consideration. We know the number that the Manager wants to handle this and that is \$1,200 per year.

Supv Walls asked: If the HROA comes to us and says we want to use your land, we say ok and make an agreement. In the agreement, we state you can use this land that we are assuming all costs of management, all the collections of the fees, whatever that cost, you are responsible for assuming that. We will let you use the land.

Ms. Scarpone stated: I understand. What you are talking about now would be the CDD essentially leasing that land to the HROA. The HROA is then using it the way it wants to. That is not the analysis we did. The analysis we did was CDD land and HROA managing it for the CDD and that is why we would need to have this public hearing and noticing the CDD setting the fees for how much the end users would be paying the CDD.

Supv Walls stated: The way I described it would be easier in terms of we do not have to go through the bad.

Ms. Scarpone stated: I believe, under the statutes, you can lease land. That is an option.

Supv Berube asked: If the HROA manager had exclusive control of the land, then we do not have to go through the public hearing process to set rates and do that every time we want to change the rates?

Supv Walls stated: It would not be our rates.

Supv Berube stated: The rates would be set by whatever we say the cost of the HROA is for that lease every year. It would be blended in.

Ms. Scarpone stated: If the HROA was leasing a land, they could set their own rates. But I think you might still need a public hearing. I have to review the statutes. You might still have to set the lease rate.

Supv Berube stated: You heard the discussion. The management contract is \$1,200 per year. Whatever way is simplest for us to continue what is going on there at this point, causes the least amount of disruption, and is cheapest legally to do. If that is a lease, then the HROA has to give us (X) amount of dollars per year for leasing the land and that avoids all the public hearings and all that, that's ok.

Supv Walls stated: By the way, that amount per year has to be more than \$1.

Supv Berube stated: We already put in at least \$12,000 dollars into the budget.

Ms. Scarpone stated: Because you are going to lease but the CDD will still maintain it.

Supv Berube stated: What we do not know is what this lease is going to cost them every year. We know it is at least \$12,000 based on current income. It should stay there. It might be \$13,000 or \$14,000.

Supv Walls stated: I think that the whole benefit of it is it avoids this Board from having to set policies and fees and go through the public hearings that are required for that. The HROA Boards can do whatever they need to do.

Supv Berube stated: All this Board has to do is tell the HROA this year, your budget or your cost for the lease on those two facilities is \$13,650; or whatever it is.

Supv Walls stated: Not only that, but we would not be involved in divvying up that parking lots and the sizes either.

Supv Berube stated: We would just set a lease amount and let them roll with it. Simple; we do not want to get involved in all the dribble. That is why we are letting them do it, to avoid having to do the leases every six months and the Garden plots every year, collecting the money, throwing out the people who don't pay, and changing the lock. If we can do it simply on a lease, absolutely.

Supv Berube asked: Counsel, you have the basics there, right?

Ms. Scarpone responded: Yes. We will try to determine because if you do need to hold a public hearing for the lease amount, we will determine that right away. If you want to do the next hearing, it has to be advertised at least ten days before.

Supv Berube stated: We are Okay because we budgeted the general amount for both the income and the expenses of what we anticipate is going to happen in the prior budget meeting. Right now, they are operating normally, with money coming in and leases being done. There is no crisis, but we do need to settle it and get it done. However, there is not a reason to rush.

ii. Davey Tree Complaint Litigation Status

a. Motion-to-Dismiss on Venue

Ms. Scarpone stated: We did email out the file. That is the only update. We filed it. We are in communication with the opposing counsel to try and push it to a resolution. We will see what happens. I am trying to work that out with them. I am not sure yet if it needs to go to a hearing. We will keep our liaison updated on any development on that part.

iii. Consideration of Proposed Order for PoolWorks

Supv Berube stated: It basically memorializes our hearing last month and our conversations where we said we found it not to meet our standards and we are not going to pay the balance and per the law, our damages exceed the balance owed, so we do not owe anything anymore and that is what the order says.

On MOTION by *Supv Berube*, seconded by *Supv Walls*, with all in favor, the Final Order, for PoolWorks seeking to settle the pending legal action against the District, was accepted and the Chairman was authorized to execute the Order.

iv. Sport Surfaces, LLC Basketball Court Resurfacing Contract

Ms. Scarpone stated: We just wanted to give an update that was completed and executed after your last meeting. I believe Mr. van der Snel has been in communication about when that is going to start.

Mr. van der Snel stated: I have asked them today again, and I have not heard anything back, but they are really relying on the weather. We really need a rainless couple of days, which is very hard right now, but I did ask for an update again today and I have not heard back from them. That is the issue.

Supv Berube stated: Related to that at the same time, the paver guy came back with July, sometime early in July to start that paver deal at the dog park.

Ms. Scarpone stated: One more point I will make on that contract is, in that contract, in our standard contracts going forward, they made us tweak the provision that talks about final payment. Basically what we have done is we have kind of incorporated how we proceeded on PoolWorks into the contract that if there is a final payment dispute, that is how we are going to deal with it. It will be placed on the agenda for a Board decision at the next meeting, and then you will make a decision. They will be notified that they have the right to request a hearing and that is all in accordance with the Prompt Payment Act. The Prompt Payment Act says as to payment disputes, they will be resolved under the procedures set forth in the contract or if it is not set forth in the contract, there are procedures in the Prompt Payment Act, so having this fleshed out in the contract better allows us to follow the CDD's meeting schedule. We are not going to run up against any of the deadlines and dates that are in the Prompt Payment Act. We will carry that forward. It is just something we learned out of PoolWorks, which will help us going forward.

Supv Berube stated: Luckily we will not have to get that far in ending disputes very often, but when we do it is nice to have that contract to sit on.

Ms. Scarpone stated: There is also the OUC Streetlighting Service Agreement for Neighborhood J. We emailed the Agreement out to you. It did not make it into the agenda because we got notified about it right after it went out, but the developer gave us the green light to move forward on this. It is basically the same as the previous Service Agreement. We had a question about that up-front payment amount. That is to be paid by the developer. That is for the installation of the actual lights and as you assume the maintenance costs going forward, OUC does require not only that this is executed, witness-notarized, which we can do all here tonight, but also that we provide them a copy of the minutes showing a vote actually approving this Agreement. If you do not have any issues with it, I would ask for a vote approving it.

Supv Kassel stated: I just have a quick question. I do not remember where I saw it, but it said West Lake. I thought J was East Lake. No; Mr. Boyd?

Supv Berube asked: Is J West Lake or East Lake?

Supv Kassel asked: Isn't J East Lake?

Mr. Boyd asked: Neighborhood J?

Supv Kassel asked: Isn't it I, J, K, L?

Supv Farnsworth responded: J is East. It goes I, J, K and L.

Supv Walls asked: They would not have referred to it as the Neighborhood name in the agreement itself, would they?

Supv Farnsworth responded: No, I do not think they do.

Supv Kassel stated: On the screen it said West Lake.

Supv Berube asked: Does the agreement say Neighborhood J?

Ms. Scarpone responded: Just Neighborhood J.

Supv Berube stated: The name should not matter.

Supv Kassel stated: I just wanted to make sure it was not anywhere that it was going to matter.

Ms. Scarpone stated: The version we sent had old dates and old contacts, but I corrected those in the version that will be executed.

[*There being no further discussion,*]

On MOTION by *Supv Walls*, seconded by *Supv Kassel*, with all in favor, the OUC Streetlighting Agreement for Neighborhood J, was approved.

Supv Berube stated: To be more specific for the purposes of the minutes, that motion was to cover the streetlight contract for Neighborhood J with OUC.

Supv Farnsworth stated: It is mislabeled. It should be East.

C. Field Manager

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

Mr. van der Snel stated: Are there any questions or concerns on my reports?

Supv Farnsworth stated: With regards to the ponds, a version of it ended up in the agenda, all of that stuff at the bottom got truncated, I think. The additional notes just disappeared.

Mr. van der Snel stated: The new back flow has been taken into service and has been used.

Supv Berube asked: CODA has stepped up their engines, haven't they?

Supv Walls responded: They are nice. I will talk about a couple of things regarding the seats, nothing major, just improvements. We are talking about the front seat with the foot pedal; you are kind of sitting there

doing this. You are really tied up. Can you make the seat higher or getting a standing seat that you can raise or lower?

Mr. van der Snel stated: Yes, we can do that. Every year the Door King system of Buck Lake got hit by lightning two weeks ago on Saturday night. Also the camera system got fried, which I can still do under warranty. I will make it work, but the Door King System needs to be replaced again.

Supv Kassel stated: That is the entry. It is the card entry. Is that just at the lake?

Mr. van der Snel responded: It is at Buck Lake.

Supv Berube asked: Isn't there a problem with one of the others intermittently at this point?

Mr. van der Snel responded: It was little off. It opens in the middle of the day, so they are going to take a look at that too.

Supv Berube stated: Something I would like to add here, there is an emergency mutual aid contract coming up further and that got me thinking, maybe we, and I talked to Mr. van der Snel about this the other day, maybe we should have our field services group guys go through Red Cross training for CPR and first aid. We have a pool and I have been to the pool everyday over the last couple of weeks, and there are easily 50 or 60 people around that pool all the time and a lot of them are little kids. We put people out on boats and they are far away from emergency assistance if they need it. Most of the time, if there is emergency assistance needed, we would have to put a guy in a rescue boat and go and get them, drag them back and then call 911 and look for help. I looked quickly, but Red Cross CPR and first aid training is \$99 per person. What did you find out?

Mr. van der Snel responded: I went for the Lifeguard & CPR which was for a group of eight and that would be \$3,000, but that is the other extreme, lifeguard meaning that you go through the whole training, but since we are not lifeguards, we are not providing lifeguards, so that is the other excess, but \$99 would be it.

Supv Walls stated: I do not think it is a bad idea. I think if you do it right, there should be no expectation that one of our guys are going to save you if there is an issue. Maybe if they are around they might help you, but you get into a lot of liability issues.

Supv Berube stated: You have Good Samaritan laws.

Supv Kassel stated: If people feel that the CDD field staff is trained and licensed and they expect them to be there right away, and for the most part in the pool, by the time a CDD staff member gets there whatever is going to happen has happened. The same is true out at the lake.

Supv Farnsworth stated: Even more so.

Supv Walls stated: It is still not a bad thing to do.

Supv Berube stated: It is cheap money and do not forget, we have our own guys working out here all the time in the sun who can get hurt.

Supv Farnsworth stated: There would not be any objection to them being trained; even so, they can just help each other. There is no objection to the training, it is the expectation that they will be there to help you at the snap of a finger, and that is not going to happen.

Supv Walls stated: I think it is good to have them trained, but I would not publicize it that our guys are CPR-trained or anything like that.

Mr. van der Snel stated: At the pool, I have my CPR certification, one at the information board.

Supv Walls stated: I would not do that if I were you.

Supv Kassel asked: Is that required?

Mr. van der Snel responded: No.

Supv Kassel asked: Do we need to vote on that?

Supv Berube responded: I am getting to that. The point is, hopefully, we never have a need to use it, which is the hopefulness, but God forbid something happens and you could have done something to help someone for the small investment in money and time that this is going to take, it cannot hurt. That was my point.

Mr. van der Snel stated: The fire department is supposed to have a rescue boat on site at the local station that was purchased with Harmony in mind. It may be something to check on to see if it is still there and to see how they access. They would have to access it from the private property on the north side of the lake.

Supv Berube stated: You cannot get the rescue boat in at our dock because we have the fence across and we just found out that the access on Old Melbourne Highway is all locked up with a new lock. Let's face it, that is a long distance to get from the fire station up to Old Melbourne Highway. They are not going to take the fire truck down the trail to get to that dock just to get their boat in there. Hopefully we never need it, but for the small investment in time and money, even if you only use it once, it is a good idea.

[*There being no further discussion,*]

On MOTION by *Supv Berube*, seconded by *Supv Walls*, with all in favor, the field manager was authorized to have Field Services staff Red Cross-certified with CPR and first aid training.

Supv Kassel stated: I do have a question about the ponds. Mr. Scarborough was our pond guy and he was certified. Do we still have anyone who is certified?

Mr. van der Snel stated: Yes, we do. Mr. Wilgie is certified and he has authorized CDD staff to spray on behalf of his license. Brad is taking his exam on July 7, 2018, so we got that set up already. It just needs a little time for spots to be open, but he is studying and he is going to take his exam on July 7th, so we will have two staff members certified.

Supv Berube stated: In general, every license required we have at least two people with three for the pools.

Mr. van der Snel stated: Two for the pools, and three coming up, because I would like to have one more certified in CPR.

Supv Kassel stated: You said you looked at the one pond and you did not see any Hydrilla. There was another pond that had Hydrilla.

Mr. van der Snel stated: I have not seen that either over there; but the water is high. I also looked in the Cherry Hill Pond and could not find any.

Supv Berube stated: The water is probably warm enough that you can swim in it.

vi. Consideration of Waste Connections Contract - \$225 Per Month

Supv Berube stated: We discussed this earlier. We had the new Waste Connections contract in the package. This drops our monthly waste bill from \$375 to \$380 down to \$225, all-inclusive. What happens here

is this contract started out in 2012 at \$144 and about every three months they added a few bucks to it; and the way that they do that is they tell you “*we are going to notice you on your prior month’s bill that next month’s bill is going to rise*”. I have noticed this for a couple of years and I have emailed them and asked for relief, but then no. This time around, we pushed; we pushed it further and we got it down to \$225 all in. But this is going to be on InfraMark, when the invoices come in, to notice on the bottom of the invoice when it says your next month’s bill is going to increase, because you do not have to accept it. However, you have to send them a certified letter that says, “*I do not accept the increase*”, and that prevents the increase from happening. So InfraMark is going to have to watch those invoices; otherwise, it is going to go up incrementally and we are going to be right back where we are. Everyone is going to say, “*If we do not accept the increase, what is going to happen*”? They reserve the right to give you 30 days’ notice to pull the dumpster out if you do not accept the increase, but they are not going to do that, let’s face it. They just took \$150 per month off of this contract to keep the business; and if they do decide to cancel the service, there are two other dumpster providers in this area now, which is why these guys came on board and cut the price. When we were doing all of this, there was no other contractor other than Waste Connections. Now there are two additional ones, so there is competition here and that is what drove down the price.

Supv Kassel stated: There were additional fees, like fuel fees and service fees.

Supv Berube asked: When do you see the invoice from the time InfraMark gets it, how long before they send it to you for approval? Is it the same day? How long?

Mr. van der Snel responded: When it is stamped Received, it is a day or the second day after.

Supv Berube stated: Between InfraMark and you, we are going to have to watch these invoices. When they give us that notification, we have to send a certified letter that says, “No, I do not accept it”.

Ms. Suit stated: Your next month’s agenda will have the June invoices, which was the total high price.

Supv Berube stated: Someone has to sign this contract. Who has the hard copy of this contract?

Ms. Suit responded: It is just a printout version.

Mr. van der Snel stated: They emailed it to us.

Supv Berube stated: I know, but someone is going to sign the contract and give it back to them. Do we want to authorize the District Manager to sign the contract and return it? Is everyone OK with that?

Ms. Suit responded: We will have you execute it here.

Supv Berube stated: By the way, Counsel looked at this and decided, I do not want to speak for Mr. Qualls, but we had a general conversation and he decided the contract we have now is essentially the same as the previous one, so there is no reason to write a special contract for it. They probably will not accept it anyway and we are actually doing better with this than we had before.

Ms. Scarpone stated: The only difference we found is your termination window within the five-year term changed a little, but not that much. Also, this new contract has a Right of First Refusal; which just means that if, at the end of the initial five-year term, you have gotten a quote from someone else and you are going to go with them, you need to come back to this company and give them a first Right of Refusal to match it. But that seems like a positive thing, and the rest of it was all basically the same.

Supv Berube stated: If we had haggled with them, we would have saved a lot of money. We have the contract over there. That will move forward.

SEVENTH ORDER OF BUSINESS**District Manager's Report****A. Financial Statements for May 31, 2018****B. Approval of: #218 Invoices, Check Register and Debit Purchases**

Mr. Koncar asked: Are there any questions on your monthly financials?

Supv Kassel stated: I was wondering how long we need this Series 2015 Capital Projects Fund to carry that on our books. Now there is \$5 in it.

Mr. Baldwin responded: Typically I leave it in there until it is completely empty and completely closed and I believe the \$5 has already been sent, so I believe on the next one, you will probably see zero, unless you do not want to see the zero.

Supv Kassel stated: We can see it at zero and then it can disappear.

Mr. Baldwin stated: We show you once that it is zero; then we do not put it back in.

[*There being no further discussion,*]

On MOTION by *Supv Walls*, seconded by *Supv Farnsworth*, with all in favor, the Financial Statements for May 31, 2018, Invoice Approval #218, Check Register, and Debit Purchases, were approved.

C. Discussion of District Manager Special Topics**i. Fiscal Year 2019 Budget Review Discussions Recap**

Mr. Koncar stated: As we discussed in the workshop, we are going to provide the Board as part of the meeting notes the changes to the budget that were discussed in the workshop and we will bring those back. Do you want those to appear as an item on the regular agenda for next month's meeting; or do you just want the information?

Supv Kassel responded: No, have it as an agenda item.

Mr. Koncar stated: We will make sure it gets on there as an agenda item for your next meeting.

ii. FEMA Storm Damage Recovery Effort Status Update

Mr. Koncar stated: We did provide that information to the Board. You can see the calculations that they have provided. It is not very positive.

Supv Berube stated: It is governmental.

Mr. Koncar stated: It is a step forward.

Ms. Suit stated: We received an email this afternoon that they are ready and able to send a check, so it is going to be on its way.

Supv Berube asked: Didn't I read somewhere in the notes that in six or seven months of haggling with this we have had four different representatives helping with this?

Mr. van der Snel responded: There is a new one.

Ms. Suit stated: You received that notice that there is a reimbursement of 75% of \$6,500.

iii. Proposals for Feasibility Study of Office/Amenities Center**a. NAI Realvest – Professional Fee: \$14,250 (Inclusive)****b. Canin Associates – Professional Fee: \$9,600 (Plus Meetings)**

Mr. Koncar stated: This is an item that has been on the agenda for the last three months; we were asked just to bring it back for this meeting. This was going to be a discussion about do we want to do these feasibility studies or not? We have the two proposals. Of the two, we feel the NAI is the best proposal for the money for the District. Do you want to proceed with that or table it?

Supv Berube responded: This goes back to the earlier discussion about that parcel of land, which may be coming our way, and what do we do with it if we absorb it? Rather than do a feasibility study on something that we are not going to go down the road, I am suggesting we wait and see what we find out happens with that parcel and then maybe revise the feasibility study to include that. That is just my opinion.

Supv Farnsworth stated: You are doing a feasibility study on building something and you do not know where you are going to build it, how much land you have got to build it on. It does not make any sense to do this right now.

Supv Walls stated: Our direction has changed as of tonight.

Supv Berube stated: You should table it until needed in the future.

iv. Fountains – Cost Analysis

Mr. Koncar stated: This report is from last month's meeting. We were asked to provide some information on the cost of running fountains. We have provided that information.

Supv Berube stated: They are not economically attractive.

Supv Kassel stated: I had approached and asked both our CDD attorney and our District Manager about whether there is any reason that we could not, or should not, enter into agreements with residents who might want to purchase, maintain, and run their own ponds, just like the developer did. I received reports from both of them that there was no legal reason why we could not do that.

Supv Berube stated: Say it again.

Mr. Koncar stated: I do not know of any legal reason. The attorney can speak to the legality of it, but the only concern I have would be if you wanted to enter into some type of agreement where residents were agreeing to pay for a fountain, for example, for the operation of the fountain. The only concern I would have is how would you collect that revenue?

Supv Kassel responded: No. They would buy the fountain. They would have it installed. They would maintain it. They would pay the utility bill.

Supv Berube asked: What happens when they decide not to pay for it anymore?

Supv Kassel responded: It gets taken out just like it would for the developer.

Supv Berube asked: At whose cost?

Supv Kassel asked: Who took them out before?

Supv Berube responded: The developer.

Supv Kassel stated: The residents would be responsible to do that then.

Supv Walls asked: What if they say no?

Supv Kassel responded: If they say no, the pond fountain stays un-operational until someone else wants to run it. We have fountains in ponds, which are not running now.

Supv Berube stated: That fountain which is not running is not our pond. That is the difference.

Supv Kassel stated: At any rate, we have residents who have come to us, different residents, different ponds and the idea was to provide us and them with an idea of what the cost would be.

Supv Berube asked: Do you want to bring up the page with the fountain cost, *Supv Farnsworth*? It is \$8,000 for a cheap one.

[*Supv Farnsworth* brought up the page.]

Supv Kassel stated: It is \$7,950.

Supv Berube stated: Five horsepower, two-tier and there are pictures there with the two-tier fountain. It is pretty basic. It is not going to be a big spray; five horsepower is not much.

Supv Kassel stated: No, but it is something. I am not saying the CDD should purchase these, I requested this and I may ask of the CDD District Manager and the attorney so that they could give us an idea of whether there was any reason we could not do this. It is possible, but doubtful, that with the cost of the fountain, the cost of maintenance, and the cost of running the fountain, that residents would want to do this; but it is possible someone might. So the purpose of asking is really to make it clear to residents what those costs are, and whether the CDD might entertain the notion of having residents make an agreement with the CDD that they put up a fountain: they install it, they maintain it, and they run it at their cost.

Supv Farnsworth stated: There is nothing to prevent them from abandoning it.

Supv Berube stated: That is the problem. It is all fine and dandy when everyone is gung ho and wanting it to go in, so we put up our fountain and turn on the lights; then there will be arguments over when it runs. Someone will say it is too noisy, the light is too bright, but you are going to have the initial cost, the operating cost, the ongoing, there is going to be some maintenance to it and when it dies, you are going to have to get the same group of people to fund the repairs. Now you have the remains of a fountain sitting in a pond and you are going to be looking at these folks and trying to force them to remove it, or leave it there and listen to all of it. How do you ascertain they are going to pay the ongoing fees?

Supv Farnsworth responded: It is one of those things where either the community decides to take it on or it just does not get done.

Supv Kassel stated: That is not the question I am asking.

Supv Farnsworth stated: I know it is not the question you are asking. I was expressing an opinion.

Supv Berube stated: I do not have any problem with it subject to “*how do we handle the hieroglyphics of collecting this money*”?

Supv Kassel responded: We do not collect the money. They pay for it themselves.

Supv Berube stated: When it goes bad and a fountain is just sitting there - like that one over there that no one wants to look at - the people who live around it, and other people who are looking at it, will complain because it is getting bird droppings and everything else on top of it. When these people begin complaining and all we can say is that resident group that left had an agreement but we are stuck with the mess, someone is going to ask, “*Why did you do that*”? That is what is going to happen; because that is what happened before when the

fountains were taken out of the ponds; “*Why did you [the HCDD] let the developer take those fountains out?*” They were their fountains. They wanted them.

Supv Farnsworth stated: I may disagree [and believe] that it is not likely to happen, but I understand what she [*Supv Kassel*] is trying to offer.

Ms. Scarpone stated: There is no legal reason not to do it. You can enter into a contracted agreement and you would have remedies. It is the policy question of do you want to move forward, and what those remedies would look like. You would have to have a clause in there that if you fail to pay for it, if it falls in disrepair, the District would have the right to require them to take it out. If they do not, the District would have the right to do it, and to seek redress against them; which in the end if they did not pay, would be a judgment against them that you would have to go through.

Supv Berube stated: I suspect the way it has to be presented is they would have to agree to a contract presented by legal counsel, provided by legal counsel. They would have the basic cost of the fountain, supplying electricity and all of that, and agreeing to the maintenance costs.

Supv Walls asked: Is anyone interested in getting into this business? I am not.

Supv Berube stated: She [*Supv Kassel*] seems to be, but here is where it goes.

Supv Farnsworth stated: She is interested in trying to make it available. I do not think any of us want it.

Supv Kassel stated: I am interested in presenting this possibility because the residents have come to me and said we would like fountains in our ponds, and I am endeavoring to create some kind of possibility that the Board could entertain to allow that to happen. Whether or not someone takes us up on it, is entirely another story. It is just, is this something the Board would entertain as a possibility?

Supv Walls responded: No for me.

Supv Farnsworth stated: I agree; we are not going to entertain it. There is nothing legally to prevent it, but I would not support it.

Supv Berube stated: No, too many hieroglyphics. It seems like a nice thing and it probably looks nice, but it is going to create a problem down the road. We have already been down this road.

Supv Farnsworth stated: As I cited earlier, if you are going to do it, then this Board does it.

Supv Berube stated: The big question is, let us expand this. Does the community have the desire and want to pay for installation of fountains in a number of ponds? That is the bigger question.

Supv Kassel stated: I think that we resolved that in the last meeting saying we are not interested as a CDD Board with spending that kind of money.

Supv Berube stated: I understand that, but we are spending those people’s money and if enough of those people say, yes, we want to spend this amount of money on fountains, and we think that is a good idea, and do not know how many people is enough. Certainly not three, but if there are 100 or 200 people or more who want to sign a petition and take this on, then it is something we may want to discuss. But my presumption is that getting 100 or more people to sign a petition saying we want to add \$100,000 or more to the CDD budget for fountains is going to be a hard road to haul. How else do you get the will of the community when 10 or 12 people show up at a meeting?

Supv Walls stated: That is why they looked to us.

Supv Berube stated: That is why they put us here, to make the decisions, but far be it for me to sit here and say, no, I do not want to spend your money, though you want me to, but I have also learned not to react to

one or two people because it is too concentrated a deal. I do not know. I think you heard the will. If there are a whole bunch of people here who want to put fountains in the ponds, knowing the finances, bring them on. Right now, it seems to be no.

v. Home Depot Account Fraud

Mr. Koncar stated: This is just a follow-up report on the fraud we had with the Home Depot District account. That account was closed down and the fraudulent charges were reimbursed. That is all taken care of.

Supv Berube stated: There is no more card. The only card that we have out there is a debit card, no other accounts anywhere else. We used to have some in Napa and we got one at Advanced Marine, but that is a closed account.

Mr. van der Snel stated: That is just an invoice account.

vi. Discussion of Statewide Mutual Aid

a. Consideration of Resolution 2018-05

– Approving Adoption and Execution of Statewide Mutual Aid Agreement

Mr. Koncar stated: This is a Mutual Aid Agreement, which counties, cities, and Special Districts can enter into. It is here for consideration by the Board. The attorney has looked at it. They have no concern about the agreement if the Board wants to enter into this type of agreement.

Supv Farnsworth stated: Exactly. Explain this a little bit better. What organizations, what entities of government are in it and what ones have opted not to be in it, a little bit of background here. In other words, is this mandatory?

Mr. Koncar responded: No, it is not.

Supv Farnsworth stated: If it is not mandatory, who has chosen to be in it and who has chosen not to be in it? That is something I would be interested in.

Mr. Koncar stated: I do not have a list of all of the entities because it is cities, counties, and Special Districts; like Fire Control Districts, Water Control Districts. It is a whole host of organizations. Just as an example, there are 67 counties in the state, and there are in excess of 600 cities. You have 675 Special Districts, so you are talking about a lot of different entities and the purpose of this agreement is to set the stage for two things: reimbursement and then aid in the case of a disaster. They have forms in here you can see in the packet that they show how you can fill these out for reimbursement in the event of an emergency.

Supv Farnsworth asked: Reimbursement for what?

Mr. Koncar responded: It is related to some type of expenses related to some type of an emergency.

Supv Farnsworth stated: What it is you are being reimbursed for here, if I understand correctly, is your giving aid to someone else. That is what you are being reimbursed for; not for damage you have incurred.

Ms. Scarpone stated: Or receiving aid.

Supv Berube stated: More than likely receiving aid in our case. What would happen is, let's say we had a giant hurricane with trees down all over the place and we could not handle it; it was mess. We call the City of St. Cloud or Osceola County - we would probably call Osceola County - and say we need some equipment in here, (like excavators, trucks, and chippers) to help us clear the roads, get trees off of homes, and all that. They would send help if they can, and that is the key. If you look further on down, there are reimbursement rates for

the type of equipment, boats, excavator, and people. This is the first time we have ever seen this and I do not know that there is any down side to it.

Supv Farnsworth stated: The thing I wondered about was, if someone was in it and they ask us for help, can we turn them down? Or, is it automatic: thou shalt do this; thou shalt render help if you are asked.

Supv Berube stated: By signing it, you are kind of obligated if you can. That is the deal. Fire departments use this all of the time. Cities routinely do not have a fire truck or rescue; they send another fire truck from a different city or county. The police are the same way.

Supv Farnsworth stated: I am just trying to understand.

Supv Berube asked: Is it a value to us?

Mr. Koncar responded: I think one of the big differences that sets Harmony apart from some other Districts is, you have a field staff and you have equipment here, so it is not like you have no staff from the District or your vendor providers that do not have any equipment and people. You have a staff here and you have equipment here. In that sense, you are kind of a step ahead of some other Districts and even really small cities at the same time.

Supv Walls stated: I think from an emergency perspective, there is nothing the CDD maintains that is essential to people's lives or livelihoods here, it is if something gets destroyed, we can all move on until it gets repaired, however long that takes.

Supv Berube stated: I do not see any reason to go with this.

Supv Farnsworth asked: Have you seen who this is applied to?

Supv Walls responded: This is common in cities and counties. They all have these, but for our purposes, something falls in the street, that is a county street. If something falls in our pool, on the other hand, we can shut down the pool until we get it repaired. We do not have to call in the cavalry.

Supv Berube stated: An example of this is that you see all the time is when there is a big windstorm, these outside power providers all come in from North Carolina or South Carolina, because they have mutual aid agreements and all of those numbers are fixed. The numbers are all in the contracts as to what they are going to get paid, but we do not have any incoming or outgoing. As Supervisor Walls says, to really need, this it becomes a moot point. We are not going to use it.

Supv Farnsworth stated: I cannot think why we would want to do it.

Supv Berube stated: We cannot help them and we probably do not need any help.

Ms. Scarpone stated: I would say to that question, I do not think it obligates you to do anything, it is just if you are part of it, you just already agreed to the procedures and the rates in case you either need it or it is offered. I think if the emergency comes, again, it is if you are able to, so someone might request, I do not know that they would, but there may be a request for your field services personnel to help someone else. At that point, you might say, we need them here, we cannot do that. It is agreeing ahead of time, I think, to have it already in place so that you are not scrambling to figure those kinds of things out when an emergency happens.

Mr. Koncar stated: The only thing I would say about that is, I would not want the Board to create an expectation that you are going to jump to the aid of someone else with your personnel and your equipment if you do not feel that is appropriate. But the other side of that too is, if you decide to do that, you do have a framework for doing it and I think that is the key there. You have a framework for reimbursement. You would have some coverage, I am sure, for the personnel.

Supv Berube stated: I do not know if there is any positive, but I cannot think of any negative either.

Supv Kassel stated: I propose because of the hour and the fact that we have been meeting for almost 4½ hours, that we table this to the next meeting.

Supv Berube stated: That is a good idea.

vii. Meeting Action Items/Follow-up

Mr. Koncar stated: We talked about this some months ago, when InfraMark made the decision to remove the existing Manager. At that time, which was when we removed our existing Manager, I came in as the Manager and I said at that time if it came to the point where we needed to consider that change again, that this would be a discussion with the Board. As you know, when we originally proposed this, our concept for District management is, we have a primary Manager and then we have a secondary. We brought Ms. Kristen Suit on board to fill the role that Mr. Walter had. She is filling in at some other Districts. The question to the Board is, is the Board interested in changing the roles that we have with Ms. Suit becoming the primary and I would become the secondary. I said at the time when we originally made this change, this would be a time for a discussion, and so that is what I am doing is bringing it back to the Board for discussion.

Supv Berube stated: I am comfortable with the change. I like the idea that Ms. Suit is based in Orlando because this Board has indicated previously that we want more on-site time from our District Manager, and I think, Mr. Koncar, you live in Jacksonville.

Mr. Koncar stated: I live in Clay County, which is near Jacksonville.

Supv Berube stated: That is some distance away. No matter how you look at it, it is a trip for Mr. Koncar to come back here and go back to wherever he is going if he goes back home. Ms. Suit is in Orlando and frequently in the Celebration office and she has already been here at least once this week to do a tour around and get a handle on the Servello items. It is far simpler and less time-consuming to get her here and I am more than comfortable with the change because I think she has been doing a lot of the behind the scenes work, especially the local items for probably a couple to three months, so I am fine with that change. What does the rest of the Board think?

Supv Kassel responded: I like Ms. Suit and I feel that she is on the ball and at the same time, I feel that we have been bounced around a lot. This would be the fourth District Manager we have had in a year, and that makes me uncomfortable. At the same time, it seems that maybe she is, based on tonight's meeting, engaged and knowledgeable about what is going on with the CDD. In previous meetings, she sat with the audience and there was less visible engagement. I feel mixed about it because I feel like yet another person in a parade of people, but at the same time, I feel relatively confident in her capabilities.

Supv Berube asked: How long do you plan on staying around?

Ms. Suit responded: I have been a District Manager for a while with another firm. This is not new to me.

Supv Kassel stated: Yes, but you may not stay with this firm.

Ms. Suit stated: I signed a non-competitive clause. There is a time period. I obviously could not say indefinitely, but there are no plans whatsoever for me to be going anywhere. I have only been there for a couple of months so far.

Supv Berube stated: As you know, some of us have a habit of putting people right on the spot. You probably notice that a little bit. Supervisor Walls, what do you think?

Supv Walls responded: Is that where InfraMark was heading, or are you just asking to see?

Mr. Koncar responded: The original plan to move Mr. Walter out really did not have anything to do, necessarily, with Harmony; it had to do as much with other Districts and other issues we were having. I do think it was the right move for Harmony, since ultimately we planned on bringing another District Manager in to take his place. That was the goal, and I wanted it to be a discussion with the Board and not just a change that was made and then you are told about it.

Supv Walls stated: I am fine with it, if that is your plan. I have no issues.

Supv Berube asked: Supv Farnsworth?

Supv Farnsworth responded: It is no problem.

Supv Berube stated: 5-0; you did well.

Ms. Suit stated: I am looking forward to working with everyone.

D. Facilities Usage Applications (None Received)

[*There being no report, the next order of business followed.*]

EIGHTH ORDER OF BUSINESS

Topical Subject Discussions

A. Consideration and Reconciliation of OUC Lighting Invoices

Supv Berube stated: We are going to get approximately \$45,000 for the mistaken bills, give or take, from OUC. There is another approximately \$1,900 from OUC for a further miscalculation, and I think InfraMark is throwing in approximately \$3,000 here because of the delay in getting the payoff checks which were signed in October; they did not get processed until sometime in January, which cost us a couple of months' reduced invoices. So all in all, we are going to receive approximately \$50,840.10.

Mr. Koncar stated: Your InfraMark check has already been forwarded. It will be in your account within the next week or so.

Supv Berube asked: Is it a check or is it a credit?

Mr. Baldwin responded: We are issuing a check.

Mr. Koncar stated: We are issuing a check instead of a credit. There is a story behind that, but we are going to actually cut a check and it is going to be put into the District's account.

Supv Berube stated: That is OK; however you want to do it.

Ms. Suit stated: Just to reiterate, the check from us is for \$3,273.21. There will be two checks coming from OUC. They did tell me it would take a month.

Supv Berube stated: You said checks initially. They said credits in July.

Ms. Suit asked: Did OUC say credits?

Mr. Baldwin responded: There are three different issues here. You have the \$1,967.80, which was the difference between the two, and then we also had the credit where they were using 891 units versus 823. I thought they were giving us a credit on the next bill.

Ms. Suit stated: Those were over in April and May, those were supposed to be credited on the June invoice, but they did not get them in on time, so they are crediting those on the July invoice. The \$1,967.80 is

for the overpayment for the Town Center buyout. I am giving them authorization tomorrow, based on your approval, and that check will take roughly a month; and then the \$45,604.09, will also take about a month.

Supv Berube stated: As long as it gets in this Fiscal Year, it does not really matter. It just gets processed in the same year. That worked out. That was quite the expedition with OUC.

Ms. Suit stated: I believe we will be looking for the Board’s authorization to proceed, that you are comfortable with us proceeding with the \$45,604.09.

Supv Kassel MOVED to authorize InfraMark to proceed with obtaining a check in the amount of \$45,604.09 from OUC for mistaken invoices.

Supv Berube stated: We are comfortable with the amount.

Ms. Suit stated: We need your authorization to approve the amounts that they have provided to us.

Supv Walls SECONDED the prior motion.

[*There being no further discussion,*]

On VOICE vote, with all in favor, InfraMark was authorized to proceed with obtaining a check in the amount of \$45,604.09 from OUC for mistaken invoices.

B. Discussion of Conditions for Removal of Nuisance Alligators

C. Discussion of Access Cards for Sales Agents

[*These two items are tabled to the next meeting.*]

NINTH ORDER OF BUSINESS

Supervisors’ Requests

[*Hearing no requests from Supervisors, the next item followed.*]

TENTH ORDER OF BUSINESS

Adjournment

[*There being no further business,*]

On MOTION by *Supv Berube*, seconded by *Supv Walls*, with all in favor, the meeting was adjourned at approximately 8:49 p.m.

Robert Koncar
Secretary

Steven Berube
Chairman

Fourth Order of Business

4B

RESOLUTION 2018-04**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT FIXING FEE SCHEDULE FOR LEASE OF PARKING AND GARDEN FACILITIES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE**

WHEREAS, the Harmony Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Osceola County, Florida; and

WHEREAS, Chapter 190, Florida Statutes, authorizes the District to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, land containing certain parking and garden facilities was conveyed to the District on February 15, 2018 via special warranty deed; and

WHEREAS, Section 190.012(1)(d)2., Florida Statutes, authorizes the District to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems, facilities, and basic infrastructures for parking improvements; and

WHEREAS, Section 190.012(2)(a), Florida Statutes, authorizes the District, after the local general-purpose government within the jurisdiction of which such power specified thereunder is to be exercised consents to the exercise of such power, to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain additional systems and facilities for outdoor recreational uses, such as the garden facilities; and

WHEREAS, Osceola County, the local general-purpose government within the jurisdiction in which the District and the garden facilities are located, has consented to the District’s exercise of the additional powers enumerated in Section 190.012(2)(a), Florida Statutes, through Osceola County Ordinance 00-16; and

WHEREAS, Section 190.011(8), Florida Statutes, authorizes the District to lease to any person District facilities to carry out the purposes authorized under Chapter 190, Florida Statutes; and

WHEREAS, Sections 190.011(10) & 190.035, Florida Statutes, authorize the District to prescribe and collect fees or rental charges for the facilities and services furnished by the District; and

WHEREAS, the District desires to fix rental fees for leases of the parking and garden facilities as attached hereto as Exhibit “A”; and

WHEREAS, the District continues to find that the imposition of rental fees for the utilization and lease of the District parking and garden facilities is necessary and reasonable in order to provide for the expenses associated with the operation and maintenance of the parking and garden facilities; and

WHEREAS, the rental fee schedule attached hereto as Exhibit “A” incorporated herein by reference, is for immediate use and application, having been adopted after having held a public hearing before the Board of Supervisors on July 26, 2018.

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

SECTION 1. The above recitals are true and correct and incorporated herein by reference.

SECTION 2. The Fee Schedule for lease and use of District parking and garden facilities set forth on attached Exhibit “A” is hereby adopted pursuant to this Resolution. This Fee Schedule shall stay in full force and effect until such time as the Board of Supervisors may amend this Fee Schedule in accordance with Chapter 190, Florida Statutes.

SECTION 3. District staff has provided notice to the general public in accordance with Section 190.035(2), Florida Statutes, and scheduled a Public Hearing before the Board of Supervisors.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 26th day of July 2018.

ATTEST:

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Kristen Suit
District Manager

Steve Berube
Chairman

EXHIBIT A

Garden	Rental Rate (Annual)
Small Lot	\$25
Medium Lot	\$50
Large Lot	\$100

Parking	Rental Rate (Monthly)
Small Lot	\$40
Medium Lot	\$45
Large Lot	\$50

*Current leases will continue at the present rates until renewed.

Fifth Order of Business

5Ai.

Servello & Sons Status Report a/o 7/17/2018 HARMONY CDD SCOPE OF SERVICE / FREQUENCY CHART

Frequency	Type of Service	4-Jun	11-Jun	18-Jun	25-Jun	2-Jul	9-Jul	17-Jul	24-Jul	31-Jul	EVENTS
Turf Mowing/Trim/Blow											
42 (per year)	Bahia	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	20 of 42
52 (per year)	Sports/Bermuda	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	20 of 52
42 (per year)	St. Augustine	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	21 of 42
12 (per year)	Meadow Grass Land	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	3 of 12
42 (per year)	Hard Surface Edging	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	21 of 42
18 (per year)	Soft Surface Edging	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	21 of 18
42 (per year)	Line Trimming	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	21 of 42
Turf Weed/Disease Control											
3 + 48hr Service call	Bahia	X ✓	X ✓								4 of 4
3 + 48hr Service call	Sports/Bermuda	X ✓	X ✓		X ✓						7 of 4
3 + 48hr Service call	St. Augustine	X ✓	X ✓								4 of 4
Turf Fertilization											
3 + 48hr Service call	Bahia	X ✓	X ✓								3 of 3
3 + 48hr Service call	Sports/Bermuda	X ✓	X ✓		X ✓						6 of 3
3 + 48hr Service call	St. Augustine	X ✓	X ✓								3 of 3
Turf Pest Control											
3 + 48hr Service call	Bahia										2 of 4
3 + 48hr Service call	Sports/Bermuda										2 of 4
3 + 48hr Service call	St. Augustine	X ✓	X ✓								2 of 4
1 (per year)	Top Choice										of 1
Shrub / Bed Detailing											
4 to 6 week rotation	Shrub Pruning	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	23 of 38
4 to 6 week rotation	Shape Ornamentals	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	23 of 38
4 to 6 week rotation	Ground Cover	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	23 of 38
4 to 6 week rotation	Remove Tree Suckers	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	22 of 37
4 to 6 week rotation	Weeding	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	22 of 37
4 to 6 week rotation	Trim POOL Palm Trees to 15'										0 of 12
Tree Pruning											
Maintain Height Only	7' Clearance Walkways	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	5 of 7
Maintain Height Only	15' Clearance Roadways	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	5 of 7
Tree / Shrub Care											
3 (per year)	Fertilization										1 of 3
6 (per year)	Inspect / Treat										1 of 6
Mulching											
1 (per year)	Beds / Tree Rings 2"										1 of 1
1 (per year)	Playgrounds										1 of 1
1 (per year)	Privacy Berms										1 of 1
Annual Flowers											
4 (per year)	Flowers(1600 per change out)		X ✓								2 of 5

Week Number

per/Year

Tasks
Calendar Year 2018

Servello & Sons Harmony CDD Grounds Maintenance Supplemental Activities Summary

J U N E	06/18/2018	Maintenance	
		Horticulture	Weed control throughout the property and sports fields. Turf throughout the property was treated for chinch bug infestation.
		Irrigation	Many areas throughout the property appear to have drought stress issues.
		Arborist	
		Requests	
		Proposals	
		Miscellanea	
	06/25/2018	Maintenance	
		Irrigation	Noted many areas throughout the property with drought stress concerns
		Arborist	Tree trimming still being completed throughout the community.
	Requests		
	Proposals		
	Miscellanea		
J U L Y	07/02/2018	Maintenance	
		Irrigation	Noted many areas throughout the property with drought stress concerns
		Arborist	Tree trimming still being completed throughout the community.
		Requests	
		Proposals	
		Miscellanea	
	07/09/2018	Maintenance	
		Irrigation	Noted many areas throughout the property with drought stress concerns
		Arborist	Tree trimming still being completed throughout the community.
		Requests	
	Proposals		
	Miscellanea		
07/16/2018	Maintenance		
	Miscellanea		

5Aii.

Proposal



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

Date	Proposal #
07/17/2018	1036

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

Project
Harmony CDD 313 Campus Street Celebration, FL 34747

Scope

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

Arbor Services

The flush cut and removal of (45) Pine trees (8) of which are smaller. The installation of (45) 15 gallon Pine trees by the High School tunnel and Catbriar.

Description	Quantity	Unit	Unit Price	Price
Pine Trees - Flush cut Smaller Pines	8	Ea	150.00	1,200.00
Pine Trees - Flush cut Established Pines	37	Ea	210.81	7,800.00
Pine Tree - approximately 6' Install	45	15G	110.00	4,950.00

Subtotal Arbor Services	13,950.00
-------------------------	-----------

Project Total	\$13,950.00
---------------	-------------

Proposal #1036

Project Total

\$13,950.00

Terms & Conditions

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

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

By: _____
Servello & Son, Inc. Date

Accepted: _____
Harmony CDD Date

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

5Aiii.



261 SPRINGVIEW COMMERCE DR.
 Debarry, FL 32713
 PHONE: 386-753-1100
 FAX: 386-753-1106

DATE	PROPOSAL #
3/13/2018	597

Revised 06/18/2018

NAME & ADDRESS Harmony CDD 313 Campus St. St. Cloud, Fl. 10177 Ex 63-110
--

SHIP TO ATTN: Gerhard van der Snel 407-301-2235

DESCRIPTION	QTY	AMOUNT
Dispose of dead/unwanted turf and install sod in various locations throughout the property. Removal and disposal fees included. Locations of sod replacement:		
Harmony Square	800sqft	\$1,080.00
Five Oaks Eastside (would like to observe the irrigation system)	4000sqft	\$5,000.00
Five Oaks Westside (would like to observe the irrigation system)	3,000 sqft	\$3,750.00
Second Entrance (would like to observe the irrigation system)	1,200 sqft	\$1,500.00
Clay Brick Rd	800sqft	\$1,080.00
Cat Brier	1,500 sqft	\$1,875.00
Big Dog Park (would like to observe the irrigation system)	2400sqft	\$3,000.00
Beargrass Park	400sqft	\$500.00
Schoolhouse Rd St. Augustine Turf	2000sqft	\$2,700.00
Oak Glen	800sqft	\$1,000.00
Buck Rd	1,000 sqft	\$1,250.00
Sundrop	800 sqft	\$1,000.00
Main Entrance (would like to observe the irrigation first system)	2400sqft	\$3,000.00
Contractor can not be held liable if new sod die due to lack of irrigation coverage or limited run times. Revised 07/15/2018		

Plant material is guaranteed for controlable insects and disease only when a horticulture program is in place through Servello & Son, Inc. Plant damage due to drought is only covered when an irrigation agreement is in place through Servcel,lo & Son, Inc. and the Client signs off on needed repairs as they are brought to the Clients attention. Servello & Son, Inc. will not be

responsible for plant damage due to catastrophic events such as: Hurricanes, Floods, Fire, Lightning, and severe drought (no recorded rainfall for 30 days). Irrigation parts will be guaranteed against defect and improper installation for a period of (1) one year.

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

TOTAL	\$26,735.00
--------------	--------------------

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

Client Signature: _____

workplace and carries workers compensation insurance.

Servello & Son, Inc.

Scott Feliciano

Seventh Order of Business

7Biv

Prepared by and after recording return to:
Office of the General Counsel
Tohopekaliga Water Authority
951 Martin Luther King Blvd.
Kissimmee, Florida 34741

Parcel ID No.:

----- (Space above this line for recording data) -----

EASEMENT

THIS EASEMENT is made and granted this ____ day of _____ 20__, by **HARMONY COMMUNITY DEVELOPMENT DISTRICT (the "District")** an independent special-purpose district established pursuant to Chapter 190, Florida Statutes, it's District Office being located at 313 Campus Street, Celebration, Florida 34747, hereinafter the "Grantor", to the **TOHOPEKALIGA WATER AUTHORITY**, an independent special district, established and created pursuant to Chapter 189, Florida Statutes, by special act of the Florida Legislature, whose address is 951 Martin Luther King Blvd., Kissimmee, Florida 34741, hereinafter "TWA" or "Grantee".

WITNESSETH:

For and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantor does hereby authorize the use of and hereby grants to TWA, its successors and assigns, a non-exclusive 10' wide utility easement across a parcel of real property in Osceola County, Florida, as more particularly described in Exhibit A appended hereto and incorporated herein for the purpose of ingress and egress to and installing, maintaining, repairing, refiguring, or reconstructing water and wastewater utilities and associated facilities within the easement.

Grantor may continue to use the surface of the easement areas for any lawful purposes that do not unreasonably interfere with the easement rights granted herein including the right to improve the easement areas, which improvements may include parking, paving, sidewalks, lighting, landscaping, green spaces, recreational areas, and drive aisles for motor-vehicles upon notice to and written approval from TWA.

Grantee agrees that the rights contained herein are limited by and do not interfere with the rights of that certain easement recorded at Book 842, Page 2470 of the Public Records of Osceola County, Florida. Grantee shall coordinate any construction with the holder of that easement, the Orlando Utilities Commission.

The use of the utility easement granted herein does not run to the public and no rights hereunder are granted or approved except for the purposes and use by TWA, and its agents, successors and assigns for the uses and purposes stated herein.

Grantee will, at its sole cost and expense, restore the surface of all disturbed areas on the utility easement to its original condition as near as is reasonably practicable, the damage or disturbance to which shall have been occasioned by the maintenance, operation, repair, inspection, replacement or removal of the water and wastewater utilities and associated facilities within the easement or other exercise by the Grantee of its rights under this Easement.

Grantor shall not place any permanent structures or improvements such as buildings or foundations on, over, or across the easement. Grantee shall have the right and authority to clear the easement area of trees, limbs, vegetation, or other physical objects which endanger or interfere with the safe or efficient installation, operation, or maintenance of facilities existing within the easement.

Grantor warrants that it is the record owner of the lands, and has the power and authority to grant this easement.

By delivery and acceptance hereof, the parties and their successors intend to and shall be bound by the terms and conditions hereof.

IN WITNESS WHEREOF, the Grantor has authorized and caused the execution of this instrument as of the date first above written.

WITNESSES:

GRANTOR:

Harmony Community Development District

Witness #1

By: _____
Steve Berube

Witness #1 printed name

Witness #2

Witness #2 printed name

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____
20__, by Steve Berube of Harmony Community Development District. He/She [] is
personally known to me or [] has produced a driver's license as identification.

(Seal)

Signature of Notary Public

Name of Notary Typed, Printed or Stamped

EXHIBIT A
[Sketch and Legal]

SKETCH OF DESCRIPTION PARCEL

LEGAL DESCRIPTION

A parcel of land lying in a portion of Section 30, Township 26 South, Range 32 East, Osceola County, Florida.

Being more particularly described as follows:

Beginning at the Southeast corner of Golf Course Tract-3, Birchwood Golf Course, as Filed and Recorded in Plat Book 15, Pages 139 through 151 of the Public Records of Osceola County, Florida, thence run N26°37'00"E, along the East line of said Golf Course Tract-3, a distance of 10.02 feet; thence run S60°13'23"E, a distance of 1,012.57 feet to a point on the West line of Birchwood Neighborhoods B & C, as Filed and Recorded in Plat Book 14, Pages 67 through 73 of the Public Records of Osceola County, Florida; thence run S22°54'52"W, along said West line, a distance of 10.07 feet to a point on the North right of way line of U.S. Highway No. 192 & 441 (SR 500); thence run N60°13'23"W, along said North right of way line, a distance of 1,013.23 feet to the POINT OF BEGINNING.

Containing 10,129.00 square feet or 0.23 acres, more or less.

LEGEND

L.B.	LICENSED BUSINESS	TEL.	TELEPHONE
SEC.	SECTION	NO.	NUMBER
TWP.	TOWNSHIP	#	NUMBER
RNG.	RANGE	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
O.R.B.	OFFICIAL RECORDS BOOK	R.L.S.	REGISTERED LAND SURVEYOR
PG.	PAGE	CI	CURVE NUMBER
R/W	RIGHT OF WAY	L1	LINE NUMBER
Δ	CENTRAL ANGLE	ℙ	PROPERTY LINE
R	RADIUS	●	DESCRIPTIVE POINT
L	LENGTH	S.L.I.C.	SEMINOLE LAND & INVESTMENT COMPANY'S
CD	CHORD DISTANCE	N&D	NAIL AND DISK
CB	CHORD BEARING	ID	IDENTIFICATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	CM	CONCRETE MONUMENT
EXST.	EXISTING	(P)	PLAT
NAD	NORTH AMERICAN DATUM	C.R.	COUNTY ROAD
F.B.	FIELD BOOK	P.O.C	POINT OF COMMENCEMENT
DEPT.	DEPARTMENT	P.O.B	POINT OF BEGINNING

NOTES

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

REQUESTED BY: HARMONY FLORIDA LAND, LLC

SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION

DATE OF SKETCH	1/24/18	REVISIONS	
SCALE	1" = 120'	6/21/18 WIDTH	
F.B.	PAGE		
SECTION	30		
TWP.	26 S., RNG. 32 E.		
JOB NO.	15-052-CDD-1	SHEET 1 OF 2	

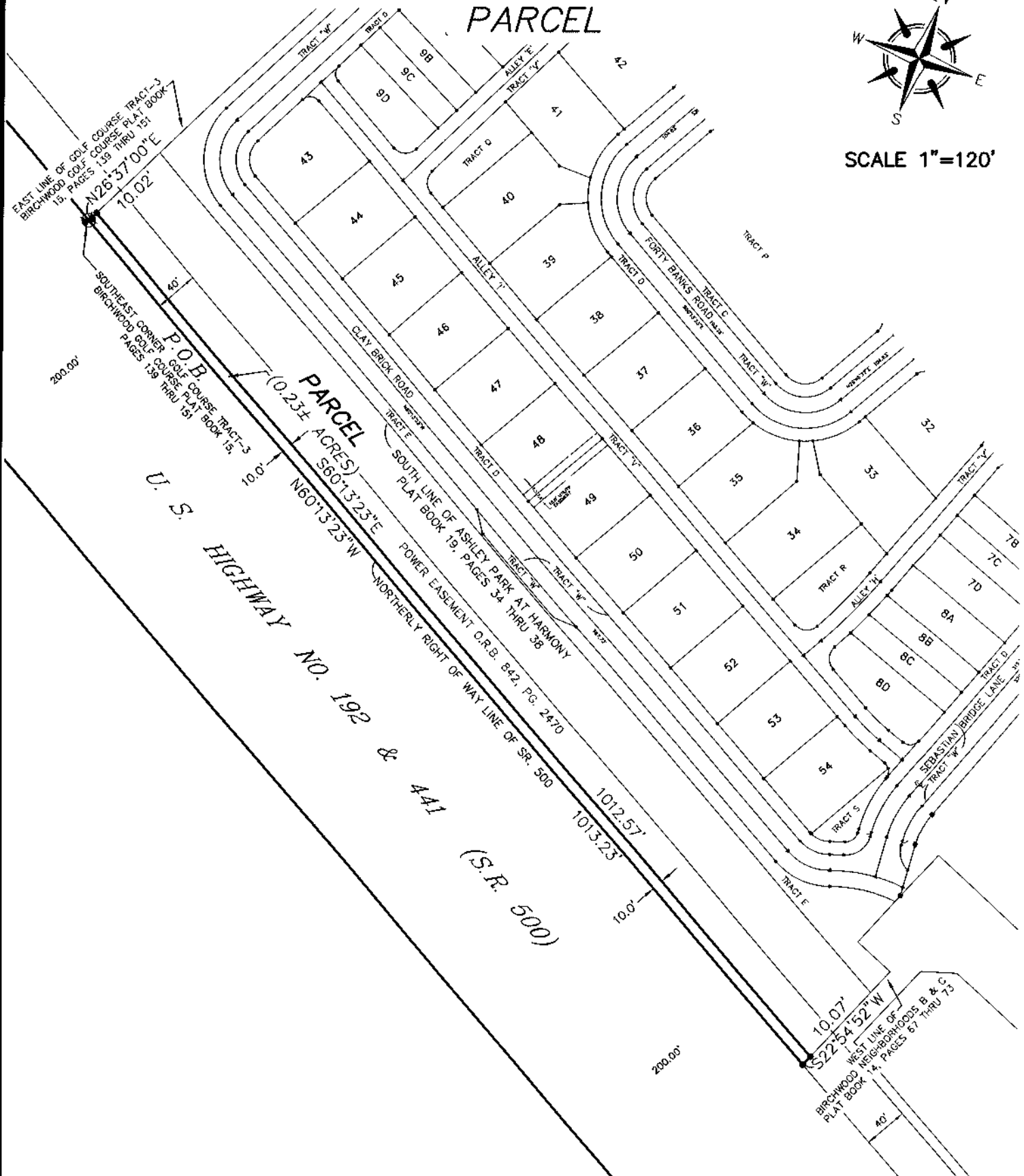
JOHNSTON'S
 SURVEYING INC.
 900 Shady Lane, Kissimmee, Florida 34744-8695
 Tel. (407) 847-2179 Fax (407) 847-6140

R.D.B. 4/21/18
 RICHARD D. BROWN, P.S.M. #5700 (DATE)
 NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

SKETCH OF DESCRIPTION PARCEL



SCALE 1"=120'



Prepared by and after recording return to:
Office of the General Counsel
Tohopekaliga Water Authority
951 Martin Luther King Blvd.
Kissimmee, Florida 34741

Parcel ID No.:

----- (Space above this line for recording data) -----

EASEMENT

THIS EASEMENT is made and granted this ____ day of _____ 20__, by **HARMONY COMMUNITY DEVELOPMENT DISTRICT (the "District")** an independent special-purpose district established pursuant to Chapter 190, Florida Statutes, it's District Office being located at 313 Campus Street, Celebration, Florida 34747, hereinafter the "Grantor", to the **TOHOPEKALIGA WATER AUTHORITY**, an independent special district, established and created pursuant to Chapter 189, Florida Statutes, by special act of the Florida Legislature, whose address is 951 Martin Luther King Blvd., Kissimmee, Florida 34741, hereinafter "TWA" or "Grantee".

WITNESSETH:

For and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantor does hereby authorize the use of and hereby grants to TWA, its successors and assigns, a non-exclusive 10' wide utility easement across a parcel of real property in Osceola County, Florida, as more particularly described in Exhibit A appended hereto and incorporated herein for the purpose of ingress and egress to and installing, maintaining, repairing, refiguring, or reconstructing water and wastewater utilities and associated facilities within the easement.

Grantor may continue to use the surface of the easement areas for any lawful purposes that do not unreasonably interfere with the easement rights granted herein including the right to improve the easement areas, which improvements may include parking, paving, sidewalks, lighting, landscaping, green spaces, recreational areas, and drive aisles for motor-vehicles upon notice to and written approval from TWA.

Grantee agrees that the rights contained herein are limited by and do not interfere with the rights of that certain easement recorded at Book 842, Page 2470 of the Public Records of Osceola County, Florida. Grantee shall coordinate any construction with the holder of that easement, the Orlando Utilities Commission.

The use of the utility easement granted herein does not run to the public and no rights hereunder are granted or approved except for the purposes and use by TWA, and its agents, successors and assigns for the uses and purposes stated herein.

Grantee will, at its sole cost and expense, restore the surface of all disturbed areas on the utility easement to its original condition as near as is reasonably practicable, the damage or disturbance to which shall have been occasioned by the maintenance, operation, repair, inspection, replacement or removal of the water and wastewater utilities and associated facilities within the easement or other exercise by the Grantee of its rights under this Easement.

Grantor shall not place any permanent structures or improvements such as buildings or foundations on, over, or across the easement. Grantee shall have the right and authority to clear the easement area of trees, limbs, vegetation, or other physical objects which endanger or interfere with the safe or efficient installation, operation, or maintenance of facilities existing within the easement.

Grantor warrants that it is the record owner of the lands, and has the power and authority to grant this easement.

By delivery and acceptance hereof, the parties and their successors intend to and shall be bound by the terms and conditions hereof.

IN WITNESS WHEREOF, the Grantor has authorized and caused the execution of this instrument as of the date first above written.

WITNESSES:

GRANTOR:

Harmony Community Development District

Witness #1

By: _____
Steve Berube

Witness #1 printed name

Witness #2

Witness #2 printed name

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____
20__, by Steve Berube of Harmony Community Development District. He/She [] is
personally known to me or [] has produced a driver's license as identification.

(Seal)

Signature of Notary Public

Name of Notary Typed, Printed or Stamped

EXHIBIT A
[Sketch and Legal]

SKETCH OF DESCRIPTION PARCEL

LEGAL DESCRIPTION

A parcel of land lying in a portion of Section 30, Township 26 South, Range 32 East, Osceola County, Florida together with a portion of Landscape Buffer Tract 1, Landscape Buffer Tract 2, Tract L/U-2 and Tract L/U-13, Harmony Neighborhoods G-H-F, as Filed and Recorded in Plat Book 19, Pages 163 through 176 of the Public Records of Osceola County, Florida.

Being more particularly described as follows:

Beginning at the Southwest corner of Landscape Buffer Tract 2, Harmony Neighborhoods G-H-F, as Filed and Recorded in Plat Book 19, Pages 163 through 176 of the Public Records of Osceola County, Florida, thence run N25°08'55"E, along the West line of said Landscape Buffer Tract 2, a distance of 10.43 feet to a point on a non tangent curve, concave to the Northeast, having a Radius of 3,776.83 feet and a Central Angle of 11°54'35"; thence run Southeasterly along the arc of said curve, a distance of 785.07 feet (Chord Bearing = S54°16'05"E, Chord = 783.66 feet); thence run S60°13'23"E, a distance of 2,307.81 feet to a point on the West line of Golf Course Tract-3, Birchwood Golf Course, as Filed and Recorded in Plat Book 15, Pages 139 through 151 of the Public Records of Osceola County, Florida; thence run S29°46'31"W, along said West line, a distance of 10.00 feet to a point on the North right of way line of U.S. Highway No. 192 & 441 (SR 500); thence run the following (2) courses along said North right of way line: N60°13'23"W, a distance of 2,307.81 feet to the Point of Curvature of a curve concave to the Northeast, having a Radius of 3,786.83 feet and a Central Angle of 11°51'53"; thence run Northwesterly along the Arc of said curve, a distance of 784.18 feet (Chord Bearing = N54°17'26"W, Chord = 782.78 feet) to the POINT OF BEGINNING.

Containing 30,924.29 square feet or 0.71 acres, more or less.

LEGEND

L.B.	LICENSED BUSINESS	TEL.	TELEPHONE
SEC.	SECTION	NO.	NUMBER
TWP.	TOWNSHIP	#	NUMBER
RNG.	RANGE	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
O.R.B.	OFFICIAL RECORDS BOOK	R.L.S.	REGISTERED LAND SURVEYOR
PG.	PAGE	CI	CURVE NUMBER
R/W	RIGHT OF WAY	L1	LINE NUMBER
Δ	CENTRAL ANGLE	P	PROPERTY LINE
R	RADIUS	●	DESCRIPTIVE POINT
L	LENGTH	S.L.I.C.	SEMINOLE LAND & INVESTMENT COMPANY'S
CD	CHORD DISTANCE	N&D	NAIL AND DISK
CB	CHORD BEARING	ID	IDENTIFICATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	CM	CONCRETE MONUMENT
EXST.	EXISTING	(P)	PLAT
NAD	NORTH AMERICAN DATUM	C.R.	COUNTY ROAD
F.B.	FIELD BOOK	P.O.C	POINT OF COMMENCEMENT
DEPT.	DEPARTMENT	P.O.B	POINT OF BEGINNING

NOTES

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

REQUESTED BY: HARMONY FLORIDA LAND, LLC

SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION

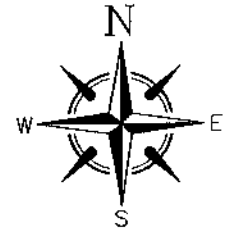
DATE OF SKETCH	1/25/18	REVISIONS
SCALE	1" = 400'	6/21/18 WIDTH
F.B.	PAGE	
SECT. 30, T 26 S, R 32 E		
SECT. 25, T 26 S, R 31 E		
JOB NO.	15-052-CDD-2	SHEET 1 OF 2

JOHNSTON'S
 SURVEYING INC.

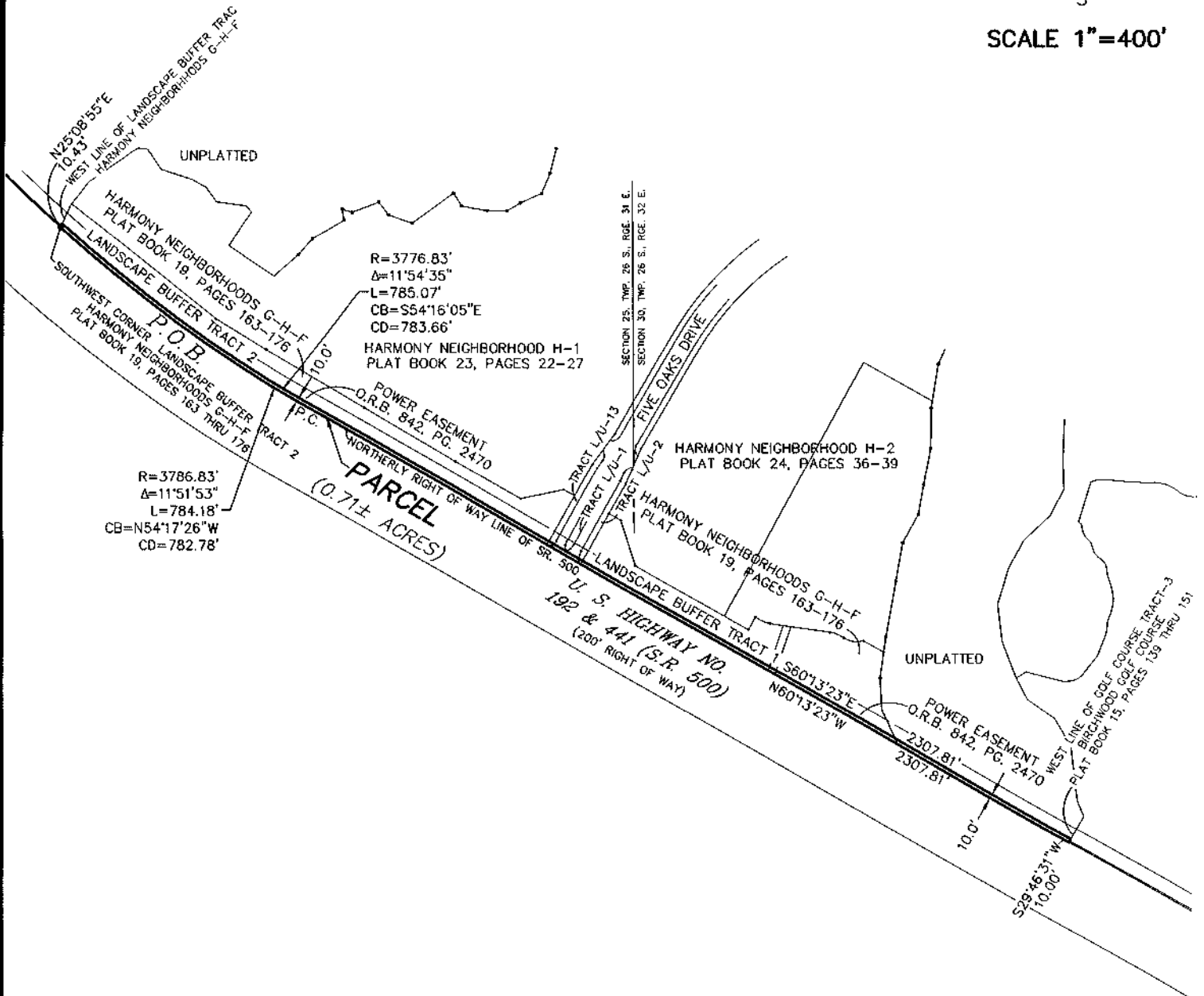
900 Shady Lane, Kissimmee, Florida 34744-8695
 Tel. (407) 847-2179 Fax (407) 847-6140

R.D.B. 6/21/18
 RICHARD D. BROWN, P.S.M. #5700 (DATE)
 NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

SKETCH OF DESCRIPTION PARCEL



SCALE 1"=400'



7Ci.

June/ July 2018

Facility / Park Maintenance Activities

- Routine cleaning activities – Including restrooms, trash and doggie potty removal.
- Inspected facilities for cleanliness and/or damage after each scheduled event
- Routine check on Play areas for safety and wasp nests.
- Continuing pressure washing project.
- Replaced Basketball nets.
- Paving project Dog Park finalized.
- Resurfacing basketball court to start the 16th of July if weather permit.
- Gate Buck Lake access system board replaced.
- Added concrete fines on parts of Garden Road.
- Camera system at Buck Lake needs replacement. Working with Amazon for warrenty.
- Weather station down. Probably Lightning.

Ponds

- See Pond report.

Irrigation

- All Clocks inspected & adjusted as needed.
- Maxicomm fully functional.

Pools Operations

- Pools checked, chemically balanced and cleaned daily.
- Replaced Magnet for door Gate Ashley Park pool.
- Black mulch has been added to both pool areas.

Boat Maintenance

- All propellers weekly checked and cleaned.
- Replaced drain pump Bass boat.

Buck Lake Activities

- Boat Orientation held at the Dock, 12 attended

Access Cards

- Approximately 48 ID cards have been made this month.

End of report

7Cii.

HARMONY CDD

Gerhard van der Snel

Date	Resident	Time	M	F	S	Total	20'	16'	16'	18'	Tracker	Canoe	Kayak	Comments
			W	S	Pass	Pont	Pont	SunTrk	Bass	Bass				
			Th											
6/13/2018	Larry Crouch	8:00 - 11:00 AM				2				X				
6/14/2018	David Walker	8:00 - 11:00 AM				2				X				
6/14/2018	Paul Mier	8:00 - 11:00 AM				7	X							
6/14/2018	Brittni Battaglia	10:00 - 1:00 PM				4			X					
6/14/2018	Brittni Battaglia	10:00 - 1:00 PM				4		X						
6/16/2018	David Walker	8:00 - 11:00 AM				3		X						
6/16/2018	Michelle Taborda	8:00 - 11:00 AM				4			X					
6/16/2018	Nicholas Amen	12:00 - 3:00 PM				8	X							
6/16/2018	Adam Godfrey	1:00 - 4:00 PM				3			X					
6/16/2018	Adam Godfrey	1:00 - 4:00 PM				3		X						
6/17/2018	Donald Rice	7:30 - 10:30 AM		X		2		X						
6/17/2018	ADRIANE SHEPHERD	8:30 - 11:30 AM		X		6	X							
6/17/2018	Tabetha Kelly	9:30 - 12:30 PM		X		3				X				
6/17/2018	Brian Miller	10:00 - 1:00 PM		X		4			X					
6/17/2018	Brian Miller	1:00 - 4:00 PM		X		4		X						
6/17/2018	Jack Forstberg	1:30 - 4:00 PM		X		4	X							
6/18/2018	Larry Crouch	8:00 - 11:00 AM	X			2				X				
6/18/2018	Brittni Battaglia	12:00 - 3:00 PM	X			4	X							
6/20/2018	Larry Crouch	8:00 - 11:00 AM				2				X				
6/20/2018	Jon Wendel	8:00 - 11:00 AM				2	X							
6/20/2018	Edens Henrius	10:00 - 1:00 PM				4		X						
6/20/2018	Mauricio Perez	1:00 - 4:00 PM				3	X							
6/21/2018	Michael Giberson	7:30 - 10:30 AM				2				X				
6/21/2018	Edens Henrius	10:00 - 1:00 PM				5	X							
6/22/2018	Derek Knappins	7:30 - 10:00 AM				2				X				
6/22/2018	Jon Wendel	8:00 - 11:00 AM				2	X							
6/22/2018	Brittany Spaeth	8:30 - 11:30 AM				4			X					
6/23/2018	Michael Giberson	7:30 - 10:30 AM				2				X				
6/23/2018	Michelle Taborda	7:30 - 10:30 AM				6	X							
6/23/2018	Ralph Tesoriero	7:30 - 10:30 AM				2					X			
			19	30	323	20	13	22	22	15	1	11		
Total														
Passengers:														
323														
Total Trips: 104														

Date	Resident	Time	M W Th	F S	Total Pass	20' Pont	16' Pont	16' SunTrk	18' Bass	Tracker Bass	Canoe	Kayak	Comments
6/23/2018	gustav erikson	8:00 - 11:00 AM			4		X						
6/23/2018	Andrew Sloan	12:00 - 2:00 PM			3			X					
6/24/2018	Donald Rice	7:30 - 10:30 AM		X	2		X						
6/24/2018	Ray Walls	7:30 - 10:30 AM		X	2					X			
6/24/2018	Jason Herrman	7:30 - 10:30 AM		X	2				X				
6/24/2018	Brian Miller	9:00 - 12:00 PM		X	5	X							
6/24/2018	Wanda Butler	11:00 - 2:00 PM		X	6			X					
6/25/2018	David Walker	7:30 - 10:30 AM	X		3			X					
6/25/2018	Rodrigo Mella	8:00 - 11:00 AM	X		7	X							
6/25/2018	Larry Crouch	8:00 - 11:00 AM	X		2				X				
6/25/2018	Mauricio Perez	12:30 - 3:30 PM	X		2			X					
6/27/2018	David Walker	7:30 - 10:30 AM			3	X							
6/27/2018	Larry Crouch	8:00 - 11:00 AM			2				X				
6/27/2018	Maya Newborn	10:00 - 1:00 PM			6			X					
6/28/2018	Robert Wood	7:30 - 10:30 AM			2	X							
6/28/2018		10:30 - 1:30 PM			3			X					
6/29/2018	Larry Crouch	8:00 - 11:00 AM			2					X			
6/30/2018	Justin Helton	7:30 - 10:30 AM			3					X			
6/30/2018	Ralph Tesoriero	7:30 - 10:30 AM			3			X					
6/30/2018	Larry Crouch	8:00 - 11:00 AM			2				X				
6/30/2018	Barry Unterbrink	10:00 - 11:30 AM			3		X						
6/30/2018	Bill Digman	10:00 - 1:00 PM			4	X							
7/1/2018	Jason Herrman	7:30 - 10:30 AM		X	2					X			
7/1/2018	Scott Lahr	7:30 - 10:00 AM		X	3				X				
7/1/2018	Scott Lahr	7:30 - 10:30 AM		X	3				X				
7/1/2018	Donald Rice	7:30 - 10:30 AM		X	3		X						
7/1/2018	Bryan Caicedo	8:00 - 11:00 AM		X	5			X					
7/1/2018	Brian Miller	9:00 - 12:00 PM		X	5	X							
7/1/2018	Eunice Sines	1:00 - 4:00 PM		X	4		X						
7/1/2018	Eunice Sines	1:00 - 4:00 PM		X	1							X	
7/1/2018	Eunice Sines	1:00 - 4:00 PM		X	1							X	
7/1/2018	Eunice Sines	1:00 - 4:00 PM		X	1							X	
7/1/2018	Eunice Sines	1:00 - 4:00 PM		X	1							X	
			19	30	323	20	13	22	22	15	1	11	
			Total										
			Passengers:										
			323										
			Total Trips: 104										

Date	Resident	Time	M W Th	F S	Total Pass	20' Pont	16' Pont	16' SunTrk	18' Bass	Tracker Bass	Canoe	Kayak	Comments
7/1/2018	Eunice Sines	1:00 - 4:00 PM		X	1							X	
7/1/2018	Eunice Sines	1:00 - 4:00 PM		X	1							X	
7/1/2018	Eunice Sines	1:00 - 4:00 PM		X	1							X	
7/1/2018	Manuel Tomines	1:00 - 4:00 PM		X	6			X					
7/2/2018	Cesar Caro	8:00 - 11:00 AM	X		3	X							
7/2/2018	Larry Crouch	8:00 - 11:00 AM	X		2					X			
7/2/2018	Madeline Visciano	8:00 - 11:00 AM	X		3		X						
7/2/2018	Brittni Battaglia	9:30 - 12:30 PM	X		3			X					
7/4/2018	Hubert Glenn Tarrence Jr	11:00 - 2:00 PM			6			X					
7/4/2018	Catherine Coudray	12:00 - 2:30 PM			3					X			
7/5/2018	millie murray	7:30 - 10:30 AM			3				X				
7/5/2018	Justin Helton	7:30 - 10:30 AM			2		X						
7/5/2018	Paul and Barb Gabel	8:30 - 11:00 AM			2			X					
7/5/2018	Edens Henrius	10:00 - 1:00 PM			8	X							
7/6/2018	Larry Crouch	8:00 - 11:00 AM			3					X			
7/6/2018	Jason Herrman	8:00 - 10:30 AM			3				X				
7/6/2018	Christi Garrison	10:00 - 1:00 PM			6	X							
7/6/2018	Sarah Stevens	10:00 - 1:00 PM			4			X					
7/7/2018	Ralph Tesoriero	7:30 - 10:30 AM			3					X			
7/7/2018	Jason Herrman	7:30 - 10:30 AM			3				X				
7/7/2018	Michael Goodhue	7:30 - 10:30 AM			2					X			
7/7/2018	Ken Greenawalt	11:00 - 2:00 PM			6	X							
7/7/2018	Debbie Edwards	1:00 - 4:00 PM			4			X					
7/8/2018	Donald Rice	7:30 - 10:30 AM		X	2					X			
7/8/2018	Jason Herrman	8:00 - 11:00 AM		X	3				X				
7/8/2018	Dakota Lawrence	10:00 - 1:00 PM		X	5			X					
7/8/2018	Brian Miller	1:00 - 4:00 PM		X	2					X			
7/9/2018	Michael Goodhue	8:00 - 11:00 AM	X		2					X			
7/9/2018	Larry Crouch	8:00 - 11:00 AM	X		3				X				
7/9/2018	Amber Sorrough	8:30 - 11:00 AM	X		4			X					
7/9/2018	Amber Sorrough	8:30 - 11:00 AM	X		2						X		
7/9/2018	Amber Sorrough	8:30 - 11:00 AM	X		1							X	
			19	30	323	20	13	22	22	15	1	11	
			Total										
			Passengers:										
			323										
			Total Trips: 104										

Date	Resident	Time	M W Th	F S	Total Pass	20' Pont	16' Pont	16' SunTrk	18' Bass	Tracker Bass	Canoe	Kayak	Comments
7/9/2018	Amber Sorrough	8:30 - 11:00 AM	X		1							X	
7/9/2018	Amber Sorrough	8:30 - 11:00 AM	X		1							X	
7/9/2018	Amber Sorrough	8:30 - 11:00 AM	X		1							X	
7/9/2018	Larry Crouch	9:00 - 12:00 PM	X		3				X				
7/11/2018	Michael Giberson	7:30 - 10:30 AM			2				X				
7/11/2018	Larry Crouch	9:00 - 12:00 PM			2					X			
7/13/2018	Michael Giberson	7:30 - 10:30 AM			2					X			
7/13/2018	Larry Crouch	9:00 - 12:00 PM			2				X				
7/13/2018	Mateus Nunes	1:00 - 4:00 PM			2			X					
			19	30	323	20	13	22	22	15	1	11	
Total													
Passengers:													
323													
Total Trips: 104													

7Ciii.

Facebook report June/ July 2018.

On June 18th a resident notified me about a dead small alligator on East Five Oaks. Removed the alligator.

On many occasions residents ask for information obtaining Access ID cards. They are referred to the Harmony CDD website.

On June 18th a resident notified CDD on a non working access card. Resolved with the resident.

On June 19th a resident inquired about reserving the pavilion. Directed the resident to the Harmony website.

On June 19th a resident asked when Servello will mow again around the Cherry Hill pond. Let resident know, the turf was too wet to reach with mowers.

On June 19th a resident reported the Splash-pad not working. Resolved by CDD staff.

On June 20th a resident wanted to reserve the Suntracker because he was too late for the portal. Reserved boat for resident.

On June 24th a resident inquired about the boat class. Directed resident to the Harmony Website.

On June 24th a resident asked what to do with hot charcoal from a used BBQ at the pavilion. Advised resident to pick it up the next day.

On June 29th a resident asked where he could park a RV for 1 day. Redirected resident to Courtney Nezbeth.

On June 29th Champions Grill asked to hang up Menu at Swim Club. CDD staff complied.

On July 5th a resident reported a suspicious vehicle. Advised resident to contact Sheriff Department.

On July 7th a resident asked who takes care of the grass on Schoolhouse/Butterfly Dr. Answered resident.

On 3 occasions a resident asked about the paving project at the Dog park. All requests resolved.

On July 8th a resident asked for the pool hours. Provided resident information.

On July 9th a resident needed assistance with boat reservation changes. CDD staff changed reservation.

On July 9th a resident reported caterpillars in a tree. Redirected concern to Servello.

End of report.

7Civ.

Harmony CDD Monthly Pond Report

Pond #	Name	Acres	<div style="display: flex; justify-content: space-around; font-size: small;"> Duckweed Algae Cattail Pennywort Grasses Spatterdock </div>						May 2018	Treatment Plan
			SEVERITY: L1=minimal L2=moderate L3=significant L4=extreme - Blank indicates non issue.							
Map Quickview, click here. Internet a Map links below require internet										* Se Clear G-Algae * Komeen Crystals-Hydrilla * SonarOne-Hydrilla * Diquat-Latorial plants
1	H-1	1.4								
2	H-1	1					L2	Littoral weeds treated	Round Up 25 gal	
3	H-1	2.3								
4	H-2	3.7		L2			L2			
5	Cherry Hill	2.8		L2				Aquatic weed/algae	copper/Diquat 100 gal	
6	S. Long Pond	3.1					L1	Littoral weeds treated	Round Up 25 gal	
7	N. Long Pond	3.1					L1	Littoral weeds treated	Round Up 25 gal	
8	Dog Park Tr.	3.5		L1				Aquatic weed/algae	Copper/Diquat 200 gal.	
9	Dog Park Tr.	1					L1	Littoral weeds treated	Round Up 25 gal.	
10	Dog Park	3								
11	Estates N.	1.8		L2				Aquatic weed/algae	Copper/Diquat 100 gal	
12	Estates S.	1.7		L2				Aquatic weed/algae	Copper/Diquat 100 gal	
13	Golf Course	1.5		L2						
14	Golf Course	1.5		L2						
15	Golf Course	4		L2						
16	Golf Course	3.4		L2						
17	Golf Course	1.4		L2						
18	Golf Course	2		L2						
19	Golf Course	5.3		L2						
20	Golf Course	3.5								
21	Golf Course	2.3		L2						
22	Golf Course	3.2		L3						
23	Golf Course	2		L3						
24	Golf Course	2		L3						
25	Golf Course	0.5		L1						
26	Golf Course	0.7								
27	Golf Course	0.7								
28	Golf Course	1.3								
29	Golf Course	1.2		L2						
30	Golf Course	2.3								
31	Golf Course	1.1								
32	Golf Course	2								
33	W. Lake	1.3		L2			L2			
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	L2					Hydrilla	New pond	
42	S. Lake	5.2	L3					Hydrilla	New pond	
43	Waterside	3								
44	DOT	6								
45	DOT	3.6						Littoral weeds treated	Round Up 25 gal	
46	DOT	2		L3			L2	Littoral weeds treated	Round Up 25 gal	
47	Maintenance	0.4								
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: Pond treatment is working well for overall maintenance and beautification of them. Ponds 41 and 42 have heavy hydrilla and are in need of treatment plan to decide on best solution to the problem were encountering. Algae is on the rise with the high heat and rain we are experiencing with summer months.



Eighth Order of Business

8A.

MEMORANDUM

TO: Board of Supervisors, Harmony CDD
FROM: Keisha Young, Accountant II
CC: Bob Koncar, District Manager
DATE: July 13, 2018
SUBJECT: June 2018 Financials

Please find the attached June 2018 financial report. During your review, please keep in mind that the goal is for revenue to meet or exceed the annual budget and for expenditures to be at or below the annual budget. To assist with your review, an overview of each of the District's funds is provided below. Should you have any questions or require additional information, please contact me at Keisha.Young@Inframark.com

General Fund

- Total Revenue through June is approximately 101% of the annual budget.
 - ▶ Non Ad Valorem Assessments Tax Collector collections are approximately at 99%. Developer assessments are placed on the Tax Collector Roll.

- Total Expenditures through June are at 71% of the annual budget.
 - ▶ Administrative
 - P/R-Board of Supervisors - Payroll for meetings and workshops through June.
 - ProfServ- Engineering - Boyd Civil Engineering services through June.
 - ProfServ-Legal Services - General counsel invoices with Young Qualls, P.A. through June which includes the review of the Servello & Sons contract for Landscaping \$10,497.
 - ProfServ-Special Assessment - Paid in full.
 - ▶ Landscaping Services
 - The Budget for the Landscape, Mulch and Shrub/Grnd Cover Annual Svc contracts have been adjusted to align with the signed Servello Landscape Contract.
 - R &M-Irrigation - Currently 106% of adopted budget. Includes front panels replacement through Rain Bird of \$5,393, irrigation certifications of \$1,569, and general R&M \$3,549.
 - R&M-Trees and Trimming- Includes Servello & Sons contracts for Butterfly Drive \$18,900, Arborist tree services \$17,600 and tree stump/sod \$25,140.
 - ▶ Utilities
 - Lease - Street Light- Represents OUC utility services through June which is approximately 79% of adopted budget.
 - ▶ Operation & Maintenance
 - Capital Outlay - Sidewalk Impr - \$7,790 is the remaining balance for the Butterfly Drive Sidewalk Project. \$29,006 of this project was paid with construction funds.
 - Capital Outlay - Vehicles -Includes Yamaha purchases of \$12,281 and \$8,457.64
 - Capital Outlay -Down payment for refurbishing pool through Poolworks \$20,000.
 - Reserves- Sidewalks & Alleyways - Trailer purchase for pressure cleaner \$9,100 and alley resurfacing \$62,692.

HARMONY

Community Development District

Financial Report

June 30, 2018

Prepared by



HARMONY

Community Development District

Financial Statements

(Unaudited)

June 30, 2018

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 <u>SUPPORTING SCHEDULES</u>	
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Balance Sheet
June 30, 2018

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2014 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	SERIES 2015 CAPITAL PROJECTS FUND	TOTAL
ASSETS					
Cash - Checking Account	\$ 548,505	\$ -	\$ -	\$ -	\$ 548,505
Due From Other Funds	-	25,997	19,254	-	45,251
Investments:					
Certificates of Deposit - 12 Months	102,652	-	-	-	102,652
Money Market Account	1,170,695	-	-	-	1,170,695
Construction Fund	-	-	-	5	5
Prepayment Account	-	28,496	105,448	-	133,944
Reserve Fund	-	607,313	340,000	-	947,313
Revenue Fund	-	493,162	226,199	-	719,361
Prepaid Items	1,702	-	-	-	1,702
TOTAL ASSETS	\$ 1,823,554	\$ 1,154,968	\$ 690,901	\$ 5	\$ 3,669,428
LIABILITIES					
Accounts Payable	\$ 128,693	\$ -	\$ -	\$ -	\$ 128,693
Accrued Expenses	25,183	-	-	-	25,183
Deferred Revenue	2,272	2,147	-	-	4,419
Due To Other Funds	45,251	-	-	-	45,251
TOTAL LIABILITIES	201,399	2,147	-	-	203,546
FUND BALANCES					
Nonspendable:					
Prepaid Items	1,702	-	-	-	1,702
Restricted for:					
Debt Service	-	1,152,821	690,901	-	1,843,722
Capital Projects	-	-	-	5	5
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:	1,056,265	-	-	-	1,056,265
TOTAL FUND BALANCES	\$ 1,622,155	\$ 1,152,821	\$ 690,901	\$ 5	\$ 3,465,882
TOTAL LIABILITIES & FUND BALANCES	\$ 1,823,554	\$ 1,154,968	\$ 690,901	\$ 5	\$ 3,669,428

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 3,000	\$ 2,250	\$ 7,247	\$ 4,997
Interest - Tax Collector	-	-	697	697
Special Assmnts- Tax Collector	1,359,659	1,359,659	1,940,553	580,894
Special Assmnts- CDD Collected	571,967	428,975	-	(428,975)
Special Assmnts- Discounts	(54,386)	(54,386)	(46,967)	7,419
Other Miscellaneous Revenues	-	-	2,586	2,586
Access Cards	1,200	900	1,460	560
Facility Revenue	300	300	1,464	1,164
Facility Membership Fee	1,200	1,200	-	(1,200)
TOTAL REVENUES	1,882,940	1,738,898	1,907,040	168,142
EXPENDITURES				
Administration				
P/R-Board of Supervisors	11,200	8,000	8,800	(800)
FICA Taxes	857	612	673	(61)
ProfServ-Arbitrage Rebate	1,200	600	-	600
ProfServ-Dissemination Agent	1,500	1,500	1,500	-
ProfServ-Engineering	8,000	6,001	9,064	(3,063)
ProfServ-Legal Services	40,000	30,000	69,934	(39,934)
ProfServ-Mgmt Consulting Serv	55,984	41,988	25,137	16,851
ProfServ-Property Appraiser	779	779	523	256
ProfServ-Special Assessment	8,822	8,822	8,822	-
ProfServ-Trustee Fees	10,024	5,224	10,127	(4,903)
Auditing Services	4,600	4,600	-	4,600
Postage and Freight	750	562	556	6
Insurance - General Liability	30,499	30,499	25,334	5,165
Printing and Binding	2,000	1,503	1,071	432
Legal Advertising	900	675	289	386
Misc-Records Storage	150	112	-	112
Misc-Assessmnt Collection Cost	27,193	27,193	37,872	(10,679)
Misc-Contingency	2,600	1,950	772	1,178
Office Supplies	300	225	28	197
Annual District Filing Fee	175	175	200	(25)
Total Administration	207,533	171,020	200,702	(29,682)
Field				
ProfServ-Field Management	230,000	172,499	149,151	23,348
Total Field	230,000	172,499	149,151	23,348

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Landscape Services</u>				
Contracts-Mulch	57,934	43,450	43,450	-
Contracts - Landscape	268,338	201,253	201,253	-
Cntrs-Shrub/Grnd Cover Annual Svc	150,420	112,815	112,815	-
R&M-Irrigation	10,000	7,500	10,759	(3,259)
R&M-Trees and Trimming	20,000	15,000	62,050	(47,050)
Miscellaneous Services	27,474	20,606	9,296	11,310
Total Landscape Services	534,166	400,624	439,623	(38,999)
<u>Utilities</u>				
Electricity - General	35,000	26,250	25,969	281
Electricity - Streetlighting	90,000	67,500	65,064	2,436
Utility - Water & Sewer	130,000	97,499	76,561	20,938
Lease - Street Light	123,000	92,250	97,312	(5,062)
Cap Outlay - Streetlights	403,651	85,097	85,097	-
Total Utilities	781,651	368,596	350,003	18,593
<u>Operation & Maintenance</u>				
Communication - Telephone	3,720	2,790	3,414	(624)
Utility - Refuse Removal	3,720	2,790	2,916	(126)
R&M-Ponds	12,500	9,375	2,282	7,093
R&M-Pools	15,000	11,250	15,755	(4,505)
R&M-Roads & Alleyways	10,000	7,500	-	7,500
R&M-Sidewalks	5,000	3,750	3,053	697
R&M-Vehicles	15,000	11,250	6,639	4,611
R&M-Equipment Boats	7,500	5,625	3,670	1,955
R&M-Parks & Facilities	30,000	22,500	28,906	(6,406)
Miscellaneous Services	2,400	1,800	1,527	273
Misc-Contingency	5,000	3,750	6,369	(2,619)
Misc-Security Enhancements	5,000	3,750	3,628	122
Op Supplies - Fuel, Oil	2,750	2,062	2,878	(816)
Cap Outlay - Sidewalk Impr	-	-	7,780	(7,780)
Cap Outlay - Vehicles	12,000	12,000	20,739	(8,739)
Capital Outlay	-	-	20,000	(20,000)
Reserve - Sidewalks	-	-	71,792	(71,792)
Total Operation & Maintenance	129,590	100,192	201,348	(101,156)
TOTAL EXPENDITURES	1,882,940	1,212,931	1,340,827	(127,896)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Excess (deficiency) of revenues				
Over (under) expenditures	-	525,967	566,213	40,246
Net change in fund balance	\$ -	\$ 525,967	\$ 566,213	\$ 40,246
FUND BALANCE, BEGINNING (OCT 1, 2017)	1,055,942	1,055,942	1,055,942	
FUND BALANCE, ENDING	\$ 1,055,942	\$ 1,581,909	\$ 1,622,155	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 1,000	\$ 750	\$ 1,878	\$ 1,128
Special Assmnts- Tax Collector	1,171,335	1,171,335	1,245,002	73,667
Special Assmnts- Prepayment	-	-	46,115	46,115
Special Assmnts- CDD Collected	86,844	86,844	-	(86,844)
Special Assmnts- Discounts	(46,853)	(46,853)	(30,133)	16,720
TOTAL REVENUES	1,212,326	1,212,076	1,262,862	50,786
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	23,427	23,427	24,297	(870)
Total Administration	23,427	23,427	24,297	(870)
<u>Debt Service</u>				
Principal Debt Retirement	565,000	565,000	575,000	(10,000)
Principal Prepayments	-	-	35,000	(35,000)
Interest Expense	633,312	633,312	632,938	374
Total Debt Service	1,198,312	1,198,312	1,242,938	(44,626)
TOTAL EXPENDITURES	1,221,739	1,221,739	1,267,235	(45,496)
Excess (deficiency) of revenues Over (under) expenditures	(9,413)	(9,663)	(4,373)	5,290
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(9,413)	-	-	-
TOTAL FINANCING SOURCES (USES)	(9,413)	-	-	-
Net change in fund balance	\$ (9,413)	\$ (9,663)	\$ (4,373)	\$ 5,290
FUND BALANCE, BEGINNING (OCT 1, 2017)	1,157,194	1,157,194	1,157,194	
FUND BALANCE, ENDING	\$ 1,147,781	\$ 1,147,531	\$ 1,152,821	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 300	\$ 225	\$ 1,333	\$ 1,108
Special Assmnts- Tax Collector	488,878	488,878	1,116,986	628,108
Special Assmnts- Prepayment	-	-	208,609	208,609
Special Assmnts- CDD Collected	604,398	604,398	-	(604,398)
Special Assmnts- Discounts	(19,555)	(19,555)	(27,034)	(7,479)
TOTAL REVENUES	1,074,021	1,073,946	1,299,894	225,948
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	9,778	9,778	21,799	(12,021)
Total Administration	9,778	9,778	21,799	(12,021)
<u>Debt Service</u>				
Principal Debt Retirement	425,000	425,000	425,000	-
Principal Prepayments	-	-	375,000	(375,000)
Interest Expense	633,106	633,106	631,972	1,134
Total Debt Service	1,058,106	1,058,106	1,431,972	(373,866)
TOTAL EXPENDITURES	1,067,884	1,067,884	1,453,771	(385,887)
Excess (deficiency) of revenues Over (under) expenditures	6,137	6,062	(153,877)	(159,939)
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	6,137	-	-	-
TOTAL FINANCING SOURCES (USES)	6,137	-	-	-
Net change in fund balance	\$ 6,137	\$ 6,062	\$ (153,877)	\$ (159,939)
FUND BALANCE, BEGINNING (OCT 1, 2017)	844,778	844,778	844,778	
FUND BALANCE, ENDING	\$ 850,915	\$ 850,840	\$ 690,901	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 39	\$ 39
TOTAL REVENUES	-	-	39	39
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	-	29,016	(29,016)
Total Construction In Progress	-	-	29,016	(29,016)
TOTAL EXPENDITURES	-	-	29,016	(29,016)
Excess (deficiency) of revenues Over (under) expenditures	-	-	(28,977)	(28,977)
Net change in fund balance	\$ -	\$ -	\$ (28,977)	\$ (28,977)
FUND BALANCE, BEGINNING (OCT 1, 2017)	-	-	28,982	
FUND BALANCE, ENDING	\$ -	\$ -	\$ 5	

HARMONY

Community Development District

Supporting Schedules

June 30, 2018

**Non-Ad Valorem Special Assessments
Osceola County Tax Collector - Monthly Collection Report
For the Fiscal Year Ending September 30, 2018**

Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	Allocation by Fund		
					General Fund	Series 2014 Debt Service Fund	Series 2015 Debt Service Fund
ASSESSMENTS LEVIED FY 2018					(1)	(1)	
				\$ 4,359,816	\$ 1,966,386	\$ 1,261,576	\$ 1,131,855
	Allocation %			100%	45.10%	28.94%	25.96%
11/09/17	\$ 7,532	\$ 336	\$ 154	\$ 8,022	\$ 3,618	\$ 2,321	\$ 2,083
11/24/17	183,624	7,807	3,747	195,179	88,031	56,478	50,671
12/15/17	1,647,975	70,067	33,632	1,751,674	790,049	506,872	454,753
12/28/17	421,965	17,764	8,612	448,341	202,213	129,734	116,394
01/16/18	734,231	23,171	14,984	772,387	348,366	223,501	200,520
01/16/18	5,157	154	105	5,416	2,443	1,567	1,406
02/14/18	114,820	2,499	2,343	119,662	53,970	34,626	31,065
02/14/18	807	17	16	841	379	243	218
03/09/18	23,178	239	473	23,890	10,775	6,913	6,202
04/13/18	5,322	-	109	5,430	2,449	1,571	1,410
04/13/18	363,895	-	7,426	371,322	167,475	107,447	96,399
05/11/18	531,493	(15,709)	10,847	526,631	237,523	152,388	136,719
05/11/18	278	(8)	6	275	124	80	71
06/14/18	9,615	(286)	196	9,525	4,296	2,756	2,473
06/20/18	64,548	(1,918)	1,317	63,947	28,842	18,504	16,601
TOTAL	\$ 4,114,438	\$ 104,134	\$ 83,968	\$ 4,302,540	\$ 1,940,553	\$ 1,245,002	\$ 1,116,986
Collected in %				99%	99%	99%	99%
TOTAL OUTSTANDING				\$ 57,276	\$ 25,833	\$ 16,574	\$ 14,869

Note (1) - Variance with budget is due to moving Developer assessments direct bill to Tax Collector

Cash and Investment Report
June 30, 2018

General Fund

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
(1) Checking Account- Operating Debit Account	CenterState Bank CenterState Bank	Interest Bearing Account Debit Account	n/a n/a	0.05% 0.05%	\$542,191 \$6,314
				Subtotal	\$548,505
Certificate of Deposit	BankUnited	12 month CD	2/12/2019	1.55%	\$102,652
Money Market Account	Centennial Bank	Money Market Account	n/a	0.88%	\$358,496
Money Market Account	BankUnited	Money Market Account	n/a	1.00%	\$812,198
				Subtotal	\$1,170,695

Debt Service and Capital Projects Funds

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2014 Prepayment Fund	US Bank	US Bank Governmental Obligation Fund	n/a	0.05%	\$28,496
Series 2014 Reserve Fund	US Bank	US Bank Governmental Obligation Fund	n/a	0.05%	\$607,313
Series 2014 Revenue Fund	US Bank	US Bank Governmental Obligation Fund	n/a	0.05%	\$493,162
Series 2015 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.05%	\$105,448
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%	\$226,199
Series 2015 Construction Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.05%	\$5
				Subtotal	\$1,800,623
				Total	\$3,622,475

Construction Report
Series 2015 Bonds

Recap of Capital Project Fund Activity Through June 30, 2018

	Amount
Source of Funds:	
Opening Balance in Construction Account	\$ 200,000
Opening Balance in Cost of Issuance account	145,130
Interest Earned	
Construction Account	\$ 208
Cost of Issuance Account	4
Transferred to Revenue Account (includes balance of Cost of Issuance)	(1,905)
	\$ (1,693)
 Total Source of Funds:	 \$ 343,437
 Use of Funds:	
Disbursements:	
Cost of Issuance	\$ 143,229
Streetlights Buy Down	100,000
Capital Outlay - Vehicle	15,240
Improvement - Park	55,947
Butterfly Side Walk Project	29,016
Total Use of Funds:	\$ 343,432
 Available Balance in Construction Account at June 30, 2018	 \$ 5

8B.

Harmony

Community Development District

General Fund

Invoice Approval Report # 219

July 13, 2018

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
AMERITAS LIFE INSURANCE CORP.	00000-060518	R	\$ 158.64
		Vendor Total	<u>\$ 158.64</u>
BOYD CIVIL ENGINEERING	01949	A	\$ 1,953.48
		Vendor Total	<u>\$ 1,953.48</u>
BRIGHT HOUSE NETWORKS - ACH	028483501062318 ACH	R	\$ 99.98
	028483401070218 ACH	R	\$ 109.25
	Vendor Total		<u>\$ 209.23</u>
CENTRAL FLORIDA YAMAHA INC.	4004232	R	\$ 8,457.64
		Vendor Total	<u>\$ 8,457.64</u>
DALE HALL	071118	R	\$ 20.00
		Vendor Total	<u>\$ 20.00</u>
FEDEX	6-209-66076	R	\$ 26.02
	6-217-25318	R	\$ 15.84
	6-224-94411	R	\$ 12.91
	6-233-44747	R	\$ 12.91
	Vendor Total		<u>\$ 67.68</u>
FLORIDA RESOURCE MGT LLC-ACH	60250	R	\$ 7,391.36
	60753	R	\$ 7,337.75
	Vendor Total		<u>\$ 14,729.11</u>
HARMONY CDD	062218	R	\$ 41,412.00
		Vendor Total	<u>\$ 41,412.00</u>
HARMONY CDD C/O U.S. BANK	6202018 9001	R	\$ 155,540.00
	6202018 7001	R	\$ 131,851.00
	Vendor Total		<u>\$ 287,391.00</u>
INFRAMARK, LLC	31547	A	\$ 2,677.90
		Vendor Total	<u>\$ 2,677.90</u>
KINCAID INC	1421	R	\$ 125.00
	1453	R	\$ 125.00
	Vendor Total		<u>\$ 250.00</u>
ORLANDO UTILITIES COMMISSION	061418-9921	R	\$ 18,287.75
		Vendor Total	<u>\$ 18,287.75</u>

Harmony

Community Development District

General Fund

Invoice Approval Report # 219

July 13, 2018

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
POOLSURE	101295582634	R	\$ 490.90
	101295582651	R	\$ 427.50
	101295582870	R	\$ 60.00
	101295583679	R	\$ 718.40
	Vendor Total		
SERVELLO & SONS	11258	R	\$ 39,724.26
	11446	R	\$ 799.00
	11447	R	\$ 539.00
	11448	R	\$ 962.50
	Vendor Total		
SHOP MARKETPLACE	INV-0015556953	R	\$ 556.78
	Vendor Total		\$ 556.78
SPRINT SOLUTIONS, INC.	244553043-059	R	\$ 381.78
	244553043-058	R	\$ 378.27
	Vendor Total		\$ 760.05
SUN PUBLICATIONS DBA	300127854	R	\$ 53.83
	Vendor Total		\$ 53.83
TOHO WATER AUTHORITY	061518	R	\$ 4,405.55
	Vendor Total		\$ 4,405.55
US BANK	5037910	R	\$ 4,736.94
	Vendor Total		\$ 4,736.94
WASTE CONNECTIONS OF FLORIDA	1159742	R	\$ 358.12
	Vendor Total		\$ 358.12
YOUNG QUALLS, P.A.	15533	A	\$ 8,506.25
	Vendor Total		\$ 8,506.25
Total			\$ 438,713.51
Total Invoices			\$ 438,713.51

HARMONY

Community Development District

Check Register

June 1 - June 30, 2018

HARMONY
Community Development District

Payment Register by Fund
For the Period from 06/01/2018 to 06/30/2018
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	54861	06/01/18	BOYD CIVIL ENGINEERING	01879	04/02/18-04/29/18 ENGINEERING	ProfServ-Engineering	531013-51501	\$150.00
001	54862	06/01/18	FEDEX	6-189-87041	SRVCS THRU 05/22/18	Postage and Freight	541006-51301	\$12.91
001	54863	06/01/18	INFRAMARK, LLC	29527	APRIL 2018 MNGT FEES	Printing and Binding	547001-51301	\$137.60
001	54863	06/01/18	INFRAMARK, LLC	29527	APRIL 2018 MNGT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	(\$2,106.40)
001	54863	06/01/18	INFRAMARK, LLC	29527	APRIL 2018 MNGT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,665.33
001	54863	06/01/18	INFRAMARK, LLC	29527	APRIL 2018 MNGT FEES	Postage and Freight	541006-51301	\$11.75
001	54864	06/01/18	POOLSURE	101295581861	ASHLEY PARK CONTROLLER LEASE	R&M-Pools	546074-53910	\$60.00
001	54864	06/01/18	POOLSURE	101295582217	SWIM CLUB BLEACH	R&M-Pools	546074-53910	\$337.50
001	54865	06/01/18	YOUNG QUALLS, P.A.	15497	GEN COUNSEL THRU 04/30/18	ProfServ-Legal Services	531023-51401	\$7,675.00
001	54866	06/07/18	FEDEX	6-196-05402	SRVCS THRU 05/29/18	Postage and Freight	541006-51301	\$12.95
001	54867	06/07/18	NORTH SOUTH SUPPLY, INC.	3182205	IRRIGATION SUPPLIES	R&M-Irrigation	546041-53902	\$202.50
001	54868	06/07/18	SERVELLO & SONS	11375	JUNE 2018 AERATION & TOP DRESS	Miscellaneous Services	549001-53902	\$481.25
001	54869	06/07/18	SERVELLO & SONS	11175.	MAY 2018 LANDSCAP MAINTENANCE	Contracts-Mulch	534065-53902	\$4,827.83
001	54869	06/07/18	SERVELLO & SONS	11175.	MAY 2018 LANDSCAP MAINTENANCE	Cntrs-Landscape/Irrigation Maint	534171-53902	\$22,361.46
001	54869	06/07/18	SERVELLO & SONS	11175.	MAY 2018 LANDSCAP MAINTENANCE	Cntrs-Shrub/Grnd Cover Annual Svc	534172-53902	\$12,534.97
001	54870	06/07/18	SUN PUBLICATIONS DBA	300124782	05/31/18 BOS MEETING NOTICE	Legal Advertising	548002-51301	\$55.71
001	54871	06/07/18	TOHO WATER AUTHORITY	051618	04/16/18-05/16/18 WATER	Utility - Water & Sewer	543021-53903	\$10,847.10
001	54872	06/07/18	US BANK	5005666	5/1/18-4/30/19 ADMIN FEES	ProfServ-Trustee Fees	531045-51301	\$5,389.66
001	54873	06/07/18	WASTE CONNECTIONS OF FLORIDA	1154501	6/1/18-6/30/18 WASTE SRVCS	Utility - Refuse Removal	543020-53910	\$357.87
001	54874	06/11/18	SPORT SURFACES LLC	9672	BASKETBALL RESURFACING	R&M-Parks & Facilities	546225-53910	\$2,750.00
001	54875	06/14/18	SUN PUBLICATIONS DBA	300126205	BOS CANDIDATES	Legal Advertising	548002-51301	\$19.94
001	54876	06/20/18	AMERITAS LIFE INSURANCE CORP.	00000-060518	07/01-07/31/18 INSURANCE	ProfServ-Field Management	531016-53901	\$158.64
001	54877	06/20/18	FEDEX	6-209-66076	SRVCS THRU 06/12/18	Postage and Freight	541006-51301	\$26.02
001	54878	06/20/18	SHOP MARKETPLACE	INV-0015403826	JULY 2018 HEALTH INSURANCE	Prepaid Items	155000	\$1,701.90
001	54879	06/21/18	POOLSURE	101295582634	ASHLEY PARK BLEACH & CHEMICALS	R&M-Pools	546074-53910	\$490.90
001	54879	06/21/18	POOLSURE	101295582651	SWIM CLUB BLEACH & CHEMICALS	R&M-Pools	546074-53910	\$427.50
001	54880	06/22/18	CENTRAL FLORIDA YAMAHA INC.	4004232	2018 GRIZZLY 1860;BUJ25571D818	R&M-Equipment Boats	546223-53910	\$8,457.64
001	54883	06/27/18	SPRINT SOLUTIONS, INC.	244553043-058	4/26/18-05/25/18 ACCT#24453048	Communication - Telephone	541003-53910	\$378.27
001	DD255	06/21/18	BRIGHT HOUSE NETWORKS - ACH	028483401060118 ACH	6/6/18-7/5/18 0050284834-01	Misc-Security Enhancements	549911-53910	\$109.25
001	DD259	06/12/18	BRIGHT HOUSE NETWORKS - ACH	028483501052318 ACH	5/28/18-6/27/18 0050284835-04	Misc-Security Enhancements	549911-53910	\$99.98
001	DD260	06/03/18	HOME DEPOT CREDIT SERVICES	050818 5353	PURCHASES THRU 05/08/18	R&M-Equipment Boats	546223-53910	\$59.99
001	DD260	06/03/18	HOME DEPOT CREDIT SERVICES	050818 5353	PURCHASES THRU 05/08/18	R&M-Parks & Facilities	546225-53910	\$270.49
001	DD260	06/03/18	HOME DEPOT CREDIT SERVICES	050818 5353	PURCHASES THRU 05/08/18	R&M-Parks & Facilities	546225-53910	\$164.17

**HARMONY
Community Development District**

Payment Register by Fund
For the Period from 06/01/2018 to 06/30/2018
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	DD261	06/07/18	FLORIDA RESOURCE MGT LLC-ACH	59754	PAYROLL PE 06/03/18	ProfServ-Field Management	531016-53901	\$7,586.33
001	DD266	06/14/18	ORLANDO UTILITIES COMMISSION	051418B	04/11/18-05/14/18 ELECTRIC	Electricity - Streetlighting	543013-53903	\$5,878.11
001	DD266	06/14/18	ORLANDO UTILITIES COMMISSION	051418B	04/11/18-05/14/18 ELECTRIC	Lease - Street Light	544006-53903	\$8,895.18
001	DD267	06/04/18	ORLANDO UTILITIES COMMISSION	051418A	04/11/18-05/14/18 ELECTRIC	Electricity - General	543006-53903	\$2,709.54
001	DD268	06/18/18	TOHO WATER AUTHORITY	052918 ACH	04/16/18-05/16/18 WATER	Utility - Water & Sewer	543021-53903	\$1,446.16
001	DD269	06/21/18	FLORIDA RESOURCE MGT LLC-ACH	60250	PAYROLL PE 06/17/18	ProfServ-Field Management	531016-53901	\$7,391.36
001	DD262	06/13/18	STEVEN P. BERUBE	PAYROLL	June 13, 2018 Payroll Posting			\$184.70
001	DD263	06/13/18	RAYMOND D. WALLS, III	PAYROLL	June 13, 2018 Payroll Posting			\$184.70
001	DD264	06/13/18	DAVID L. FARNSWORTH	PAYROLL	June 13, 2018 Payroll Posting			\$184.70
001	DD265	06/13/18	WILLIAM BOKUNIC	PAYROLL	June 13, 2018 Payroll Posting			\$184.70
Fund Total								\$117,775.16

SERIES 2014 DEBT SERVICE FUND - 203

203	54881	06/22/18	HARMONY CDD C/O U.S. BANK	6202018 9001	TRNSFR TAX COLLECT SERIES 2014	Due to other Funds	131000	\$155,540.00
Fund Total								\$155,540.00

SERIES 2015 DEBT SERVICE FUND - 204

204	54882	06/22/18	HARMONY CDD C/O U.S. BANK	6202018 7001	TRNSFR TAX COLLECT SERIES 2015	Due to other Funds	131000	\$131,851.00
Fund Total								\$131,851.00

Total Checks Paid	\$405,166.16
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HARMONY
Community Development District

Debit Card Invoices

June 1 - June 30, 2018

**Monthly Debit Card Purchases
Jun-18**

Date	Vendor	Description	Amount
6/6/2018	Ebay	Windshield Wiper Blades	18.69
6/6/2018	Ebay	Windshield Wiper Blades	18.69
6/6/2018	PayPal	Briggs & Stratton Oil Seal	16.49
6/6/2018	PoolGeek	Tile Cleaner	135.00
6/14/2018	Online Labels	True Blue (Laser and Inkjet)	36.07
6/19/2018	WalMart	Motor Oil, Oil Filter	71.96
6/19/2018	Ebay	Manual Trans Extension Housing Repair	23.19
6/19/2018	Ebay	Manual Trans Extension Housing Repair	23.19
6/1/2018	Amazon	Waste Cans	272.88
6/1/2018	Publix	Water	30.00
6/1/2018	Amazon	Men's Black Rubber Boots	74.64
6/1/2018	Amazon	Utility Vehicle Storage Cover	35.17
6/2/2018	Amazon	Waterproof Solar Spotlight	27.99
6/1/2018	Amazon	Iphone Waterproof Case	14.98
6/4/2018	Amazon	Deluxe Air Blow Gun	13.84
6/4/2018	Handyman Hardware	Fasteners	2.56
6/5/2018	Amazon	Suction Cup Reacher Grabber	63.96
6/5/2018	Amazon	Straight Blade Rubber Connector	29.12
6/4/2018	Aplus	Fuel	56.74
6/5/2018	Amazon	Mad River Web Seat	49.94
6/6/2018	Amazon	Boltmaster Keystock	5.00
6/30/2018	KirbyBuilt	Grand Benches	1,717.51
6/7/2018	Amazon	HP Printer Paper	25.98
6/7/2018	Amazon	Switching Power Supply Adapter	9.99
6/8/2018	Amazon	Short Stop Circuit Beaker	7.00
6/7/2018	BP	Fuel	14.00
6/11/2018	Home Depot	Concrete Mix	121.96
6/7/2018	Amazon	Poluan Redmax Blower	47.37
6/13/2018	Amazon	Stainless Spring Hook	64.86
6/11/2018	Aplus	Fuel	55.82
6/12/2018	12Hour Awards	Black Aluminum Plate	35.63
6/12/2018	Torqueedo	Propeller, Actuating Pin	145.12
6/13/2018	Handyman Hardware	Supplies	49.63
6/15/2018	Amazon	Automatic Submersible	21.69
6/14/2018	Amazon	Bimini Boat Top Cover	138.99
6/14/2018	Amazon	Baleen Filters	124.95
6/18/2018	Amazon	Return - confirmed with Gerhard (no receipt)	(21.62)
6/18/2018	Amazon	Pool Chair Protective Cover	135.78
6/16/2018	Amazon	Unloader Valve	104.39
6/15/2018	Aplus	Fuel	50.47
6/16/2018	Amazon	Yamalube	29.78
6/3/2018	Amazon	Hand Cleaner Towels	21.62
6/19/2018	Evers Wood Products	Crushed Fines	290.00
6/19/2018	Evers Wood Products	Crushed Fines	290.00
6/19/2018	Evers Wood Products	Crushed Fines	290.00
6/18/2018	Aplus	Fuel	74.07
6/21/2018	Amazon	Ultimate Washer	47.24
6/20/2018	Amazon	Iron Pipe Fitting	38.74
6/19/2018	Harmony Market	Water	19.04
6/25/2018	Amazon	Multi Surface Cleaner	17.36
6/25/2018	Amazon	Multi Surface Cleaner	22.29
6/23/2018	Amazon	Astro Pneumatic	18.03
6/21/2018	Aplus	Fuel	49.18
6/23/2018	Home Depot	Screws, Padlock	39.82
6/25/2018	Publix	Water	29.90

**Monthly Debit Card Purchases
Jun-18**

Date	Vendor	Description	Amount
6/25/2018	Amazon	Mower Tires	229.96
6/26/2018	Amazon	Hats	49.34
6/27/2018	Amazon	Towels	22.06
6/27/2018	Amazon	Rubber Cleaner & Protectant	12.66
6/27/2018	Amazon	Redmax Blower	48.00
6/28/2018	Amazon	Briggs & Stratton Oil Seal	15.64
6/28/2018	Amazon	Standard Spark Plug	13.96
6/28/2018	Amazon	Cruise Control	11.83
		TOTAL	5,550.14

Harmony CDD
7005 Five Oaks Dr
Harmony, FL 34773-6004
United States

The seller hasn't provided any shipping details
yet. Agenda Page 112

Description	Unit price	Qty	Amount
2014-2018 SILVERADO SIERRA WINDSHIELD WIPER BLADE NEW GM # 23417074 Item# 263432517735	\$18.69 USD	1	\$18.69 USD



Shipping and handling	\$0.00 USD
Insurance - not offered	---
Total	\$18.69 USD

Shipping address - confirmed

Harmony CDD
7005 Five Oaks Dr
Harmony, FL 34773-6004
United States

Shipping details

The seller hasn't provided any shipping details
yet.

Description	Unit price	Qty	Amount
2014-2018 SILVERADO SIERRA WINDSHIELD WIPER BLADE NEW GM # 23417074 Item# 263432517735	\$18.69 USD	1	\$18.69 USD



Shipping and handling	\$0.00 USD
Insurance - not offered	---
Total	\$18.69 USD
Payment	\$18.69 USD

*Vehicle
Receipt 1*

Payment sent from gerhardharmony@gmail.com

Payment Method (Total):

CENTERSTATE BANK OF FLORIDA, N.A. x-7060 \$18.69 USD

Approved G v/d Snel 06/06/2018

Harmony CDD
7005 Five Oaks Dr
Harmony, FL 34773-6004
United States

The seller hasn't provided any shipping details yet.

Description	Unit price	Qty	Amount
2014-2018 SILVERADO SIERRA WINDSHIELD WIPER BLADE NEW GM # 23417074 Item# 263432517735	\$18.69 USD	1	\$18.69 USD



Shipping and handling	\$0.00 USD
Insurance - not offered	---
Total	\$18.69 USD

Shipping address - confirmed

Harmony CDD
7005 Five Oaks Dr
Harmony, FL 34773-6004
United States

Shipping details

The seller hasn't provided any shipping details yet.

Description	Unit price	Qty	Amount
2014-2018 SILVERADO SIERRA WINDSHIELD WIPER BLADE NEW GM # 23417074 Item# 263432517735	\$18.69 USD	1	\$18.69 USD



Shipping and handling	\$0.00 USD
Insurance - not offered	---
Total	\$18.69 USD
Payment	\$18.69 USD

Vehicle Receipt 2

Payment sent from gerhardharmony@gmail.com

Payment Method (Total):

CENTERSTATE BANK OF FLORIDA, N.A. x-7060 \$18.69 USD

Approved G v/d Snel 06/06/2018



Gerhard van der snel <gerhardharmony@gmail.com>

Receipt for your PayPal payment to Equipatron LLC

1 message

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

Wed, Jun 6, 2018 at 12:19 PM



Jun 6, 2018 09:19:14 PDT
Transaction ID: 65S31568PX790670R

Hello Harmony CDD,

You sent a payment of \$16.49 USD to Equipatron LLC

Thanks for using PayPal. To see all the transaction details, log in to your PayPal account.

It may take a few moments for this transaction to appear in your account.

Seller

Equipatron LLC

Note to seller

You haven't included a note.

Shipping address - confirmed

Harmony CDD
7005 Five Oaks Dr
Harmony, FL 34773-6004
United States

Shipping details

The seller hasn't provided any shipping details yet.

Description	Unit price	Qty	Amount
Briggs & Stratton 805049S Oil Seal Replaces # 805049 Item# 400479696962	\$5.75 USD	2	\$11.50 USD



Shipping and handling	\$4.99 USD
Insurance - not offered	---
Total	\$16.49 USD

Approved G v/d Snel 06/06/2018

Sidewalks

Payment

\$16.49 USD

Thank you for your purchase!

Hi Gerhard, we're getting your order ready to be shipped. We will notify you when it has been sent.

[View your order](#) or [Visit our store](#)

Order summary



Jack's Magic Power Blue Waterline & Tile Cleaner × 5 **\$135.00**
1 gal

Subtotal **\$135.00**

Shipping **\$0.00**

Total **\$135.00 USD**

Shipping method

UPS Ground

Payment method

Paypal — **\$135.00**

Approved G v/d Snel 06/14/2018



Your Order Receipt

Order #3972482

Order Date: 6/15/2018


Billing to:

Harmony CDD
Gerhard van der Snel
210 N University Dr
702
Coral Springs, FL 33071

Ship to:

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

Payment Method: PayPal ID #
19H3261302700532W

Item #	Description	Material	Quantity	Price
 OL202TB	2.0483" x 3.2983" 9 labels per sheet 8.5" x 11" sheet	True Blue (Laser and Inkjet)	100 Sheets	\$28.95
Subtotal:				\$28.95
Shipping:				\$4.95
Sales Tax:				\$2.17
Grand Total:				\$36.07
Thank you for your order. Please visit us at https://www.onlinelabels.com or contact us at 1-888-575-2235 should you have any questions.				

Approved G v/d Snel 06/14/2018

Security per Gerhard.

Item	Qty	Total
Mobil 1 Extended Performance 10W-30 Full Synthetic Motor Oil, 5 qt \$25.47	2	\$50.94

Items may arrive in multiple boxes on different days.

Ships from Walmart

Arrives by	Shipping To
Mon, Jun 25 We'll send an email with tracking info when your order ships.	Gerhard van der Snel 7360 Five Oaks Dr Office trailer Harmony , FL 34773

item	Qty	Total
ACDelco PF63E Oil Filter \$7.97	2	\$15.94

Items may arrive in multiple boxes on different days.

Order summary

Order subtotal:	\$66.88
Walmart shipping:	FREE
Total tax:	\$5.02
Merchandise fees:	\$0.06
Order total:	\$71.96

Vehicle

Billing information

Billing address	Payment method(s)
Harmony CDD 210 N University Dr Suite 702 Coral Springs, FL 33071	PayPal

Approved G v/d Snel 06/19/2018

Seller
Monterey Autoparts

Note to seller
You haven't included a note.

Shipping address - confirmed
Harmony CDD
7005 Five Oaks Dr
Harmony, FL 34773-6004
United States

Shipping details
The seller hasn't provided any shipping details yet.

Description	Unit price	Qty	Amount
Manual Trans Extension Housing Repair Sleeve AUTO EXTRA 99138 (Mix2Mix18) Item# 252563088259	\$23.19 USD	1	\$23.19 USD



Shipping and handling	\$0.00 USD
Insurance - not offered	----
Total	\$23.19 USD
Payment	\$23.19 USD

Payment sent from gerhardharmony@gmail.com

Payment Method (Total):

CENTERSTATE BANK OF FLORIDA, N.A. x-7060 \$23.19 USD

Approved G v/d Snel 06/27/2018

Side walks per (G.V.)

Seller
Monterey Autoparts

Note to seller
You haven't included a note.

Agenda Page 119

Shipping address - confirmed

Harmony CDD
7005 Five Oaks Dr
Harmony, FL 34773-6004
United States

Shipping details

The seller hasn't provided any shipping details yet.

Description	Unit price	Qty	Amount
Manual Trans Extension Housing Repair Sleeve AUTO EXTRA 99138 (Mix2Mix18) Item# 252563088259	\$23.19 USD	1	\$23.19 USD



Shipping and handling	\$0.00 USD
Insurance - not offered	---
Total	\$23.19 USD
Payment	\$23.19 USD

<https://mail.google.com/mail/u/0/?ui=2&ik=51e145b470&jsver=6HPtoh-TLvo.en.&cbl=g...> 6/28/2018

Approved G v/d Snel 06/27/2018

Sidewalks per (GV)



Final Details for Order #114-2805839-5237043

Print this page for your records.

Order Placed: June 1, 2018
Amazon.com order number: 114-2805839-5237043
Order Total: \$272.88

Shipped on June 1, 2018

Items Ordered	Price
3 of: <i>Round Waste Can - 100% Rust-Free Aluminum - D030</i>	\$84.50
Sold by: ZW USA Inc (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:	\$253.50
Shipping & Handling:	\$19.38

Total before tax:	\$272.88
Sales Tax:	\$0.00

Total for This Shipment: \$272.88

Shipping Speed:
Standard Shipping

Payment information

Payment Method:
Debit Card | Last digits: 4759

Item(s) Subtotal:	\$253.50
Shipping & Handling:	\$19.38

Total before tax:	\$272.88
Estimated tax to be collected:	\$0.00

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

Grand Total: \$272.88

Credit Card transactions

MasterCard ending in 4759: June 1, 2018: \$272.88

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

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Approved G v/d Snel 06/29/2018

Water Staff Publix

Narcoossee Shoppes
1951 South Narcoossee Rd
Saint Cloud, FL 34771
Store Manager: Shannon Smallwood
407-892-0595

ZEPHYR SPRNG WATER
9 @ 3 FOR 10.00 30.00 F
You Saved 14.85

Order Total 30.00
Sales Tax 0.00
Grand Total 30.00
Credit Payment 30.00
Change 0.00

Savings Summary

Special Price Savings 14.85

* Your Savings at Publix *
* 14.85 *

PRESTO!
Trace #: 050318
Reference #: 0011082379
Acct #: XXXXXXXXXXXX4759
Purchase MasterCard
Amount: \$30.00
Auth #: 000000

Your cashier was Rhianna

06/01/2018 10:57 S1045 R105 9091 C0238

Explore the many ways to save at Publix.
View bargains at publix.com/savingstyle

Publix Super Markets, Inc.

Approved G v/d Snel 06/04/2018



Final Details for Order #114-2863458-1463464
Print this page for your records.

Order Placed: June 1, 2018
Amazon.com order number: 114-2863458-1463464
Order Total: \$74.64

Shipped on June 3, 2018

Items Ordered

1 of: *Boss 2KP200113 Men's Black Rubber Boots, Size 13*
Sold by: Amazon.com Services, Inc.

Price
\$30.56

Condition: New

Shipping Address:

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

Item(s) Subtotal: \$30.56
Shipping & Handling: \$0.00

Total before tax: \$30.56
Sales Tax: \$0.00

Total for This Shipment: \$30.56

Shipping Speed:

Two-Day Shipping

Shipped on June 3, 2018

Items Ordered

1 of: *Bully Tools 92702 12-Gauge Weighted Caprock/Pony Shovel with Fiberglass Long Handle*
Sold by: Amazon.com Services, Inc.

Price
\$44.08

Condition: New

Shipping Address:

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

Item(s) Subtotal: \$44.08
Shipping & Handling: \$0.00

Total before tax: \$44.08
Sales Tax: \$0.00

Total for This Shipment: \$44.08

Shipping Speed:

Two-Day Shipping

Approved G v/d Snel 06/29/2018

Payment information

Payment Method:

Debit Card | Last digits: 4759

Item(s) Subtotal: \$74.64
Shipping & Handling: \$0.00

paris



Final Details for Order #113-6489875-2501001

Print this page for your records.

Order Placed: June 1, 2018
Amazon.com order number: 113-6489875-2501001
Order Total: \$35.17

Shipped on June 4, 2018

Items Ordered	Price
1 of: Pyle PCVUTV13 Armor Shield 4 x 4 UTV Utility Vehicle Storage Protective Indoor/Outdoor Cover, Fits Vehicles up to 110" Long, Camo Color (Fits Vehicles without Cabin/Rollbar/Roof)	\$35.17
Sold by: DEAL CHASER (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:	\$35.17
Shipping & Handling:	\$0.00

Total before tax:	\$35.17
Sales Tax:	\$0.00

Total for This Shipment: \$35.17

Shipping Speed:
Economy Shipping

Payment information

Payment Method:
Debit Card | Last digits: 4759

Item(s) Subtotal:	\$35.17
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:	\$35.17
Estimated tax to be collected:	\$0.00

Grand Total: \$35.17

Credit Card transactions

MasterCard ending in 4759: June 4, 2018: **\$35.17**

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

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Vehicle

Approved G v/d Snel 06/29/2018



Final Details for Order #112-5403643-9053813

Print this page for your records.

Order Placed: June 2, 2018
Amazon.com order number: 112-5403643-9053813
Order Total: \$27.99

Shipped on June 3, 2018

Items Ordered	Price
1 of: <i>Solar Lights, URPOWER 2-in-1 Waterproof 4 LED Solar Spotlight Adjustable Wall Light Landscape Light Security Lighting Dark Sensing Auto On/Off for Patio Deck Yard Garden Driveway Pool Area(2 Pack)</i>	\$27.99
Sold by: COCO-VISION (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:	\$27.99
Shipping & Handling:	\$0.00

Total before tax:	\$27.99
Sales Tax:	\$0.00

Total for This Shipment: \$27.99

Shipping Speed:
Two-Day Shipping

Payment information

Payment Method:
Debit Card | Last digits: 4759

Item(s) Subtotal:	\$27.99
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:	\$27.99
Estimated tax to be collected:	\$0.00

Grand Total: \$27.99

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

paris

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Approved G v/d Snel 06/29/2018



Final Details for Order #113-3133538-8453040

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Order Placed: June 1, 2018
Amazon.com order number: 113-3133538-8453040
Order Total: \$14.98

Shipped on June 3, 2018

Items Ordered	Price
1 of: <i>Waterproof Case Iphone 6 6s, Besinpo Underwater Full Body protection Cases Drop Proof Cover Fully Supports Finger Print Function For Iphone 6/6s 4.7 inch Only Black</i>	\$14.98
Sold by: Besinpo (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:	\$14.98
Shipping & Handling:	\$0.00

Total before tax:	\$14.98
Sales Tax:	\$0.00

Total for This Shipment: \$14.98

Shipping Speed:
Two-Day Shipping

Payment information

Payment Method:
Debit Card | Last digits: 4759

Item(s) Subtotal:	\$14.98
Shipping & Handling:	\$0.00

Total before tax:	\$14.98
Estimated tax to be collected:	\$0.00

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

Grand Total: \$14.98

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

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Misc Contingency

Approved G v/d Snel 06/29/2018



Final Details for Order #112-1834442-9037866

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Order Placed: June 4, 2018
Amazon.com order number: 112-1834442-9037866
Order Total: \$13.84

Shipped on June 5, 2018

Items Ordered	Price
1 of: <i>Astro 1716 Deluxe Air Blow Gun with 20-Inch Long Angled Nozzle and 1/2-Inch Removable Rubber Tip</i>	\$13.84
<small>Sold by: Amazon.com Services, Inc.</small>	
<small>Condition: New</small>	

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

Item(s) Subtotal:	\$13.84
Shipping & Handling:	\$0.00

Total before tax:	\$13.84
Sales Tax:	\$0.00

Total for This Shipment: \$13.84

Shipping Speed:
Two-Day Shipping

Payment information

Payment Method:
Debit Card | Last digits: 4759

Item(s) Subtotal:	\$13.84
Shipping & Handling:	\$0.00

Total before tax:	\$13.84
Estimated tax to be collected:	\$0.00

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

Grand Total: \$13.84

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

Vehicle

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Approved G v/d Snel 06/29/2018

Hardyman Hardware & Supply
1410 10th St.
St. Cloud, FL 34769
407-892-7700

Transaction#: C180602
Associate: Manager
Date: 06/01/2018 Time: 09:13:23 AM

*** SALE ***

Bill To:
Customer # Harmony
Gerhard van der Snel
Harmony Community Dev. Dist.
210 N University Dr
Ste 702
Coral Springs, FL 33071

FASTENERS

H119
2.00 EACH @ \$1.19 T \$2.38

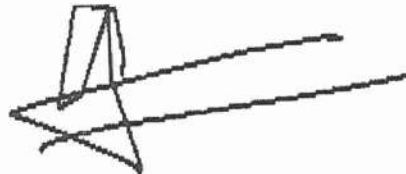
Subtotal: \$2.38
7.5% - State Tax: \$0.18
TOTAL: \$2.56

MASTERCARD: \$2.56
CHANGE: \$0.00

Sidewalks.

BUYER AGREES TO PAY TOTAL AMOUNT ABOVE
ACCORDING TO CARDHOLDER'S AGREEMENT
WITH ISSUER

Approval:076691
CNUM:MASTERCARD-*****4759
EXP:**/**
NAME:SNEL VAN DER/GERHARD
AMT:2.56



(X) _____
Authorized Signature

Approved G v/d Snel 06/04/2018



Final Details for Order #112-6736912-3299422

Print this page for your records.

Order Placed: June 5, 2018
Amazon.com order number: 112-6736912-3299422
Order Total: \$63.96

Shipped on June 5, 2018

Items Ordered	Price
4 of: <i>Suction Cup Reacher Grabber by VIVE - 32" Heavy Duty Mobility Grip</i>	\$15.99
<i>Aid - Tool for Light Bulb Remover, iPad Pick Up, Litter Picker, Trash, Garbage</i>	
<i>Garden Nabber, Long Extender</i>	
Sold by: Vive Health Direct (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:	\$63.96
Shipping & Handling:	\$0.00

Total before tax:	\$63.96
Sales Tax:	\$0.00

Total for This Shipment: \$63.96

Shipping Speed:
Two-Day Shipping

Payment information

Payment Method:
Debit Card | Last digits: 4759

Item(s) Subtotal:	\$63.96
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:	\$63.96
Estimated tax to be collected:	\$0.00

Grand Total: \$63.96

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

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Approved G v/d Snel 06/29/2018

parkis



Final Details for Order #112-2178777-5447455

Print this page for your records.

Order Placed: June 5, 2018
Amazon.com order number: 112-2178777-5447455
Order Total: \$29.12

Shipped on June 5, 2018

Items Ordered	Price
1 of: Leviton 515CR 6 Pack 15Amp 125V Straight Blade Rubber Connector, Black Sold by: Great Household (seller profile) Condition: New	\$29.12

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

Item(s) Subtotal:	\$29.12
Shipping & Handling:	\$0.00

Total before tax:	\$29.12
Sales Tax:	\$0.00

Total for This Shipment: \$29.12

Shipping Speed:
Standard Shipping

Payment information

Payment Method:
Debit Card | Last digits: 4759

Item(s) Subtotal:	\$29.12
Shipping & Handling:	\$0.00

Total before tax:	\$29.12
Estimated tax to be collected:	\$0.00

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

Grand Total: \$29.12

Credit Card transactions

MasterCard ending in 4759: June 5, 2018: **\$29.12**

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

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Boaks

Approved G v/d Snel 06/29/2018

Gas Vehicles

APlus
 8867-6718-00
 6990 E Irlo Bronson
 St. Cloud Florida 34
 * FINAL RECEIPT*
 For Credit Sales
 Card Charged Only
 Total Shown Below.

Trans #: 201871
 Grade: Regular (87)
 Pump Number: 11
 Gallons: 20.491
 Price: \$2.769
 Total Fuel: \$56.74

Total Sale: \$56.74

Term: JD12418058001

Appr: 093114

Seq#: 000069
Capture

MasterCard
 XXXXXXXXXXXXX4759
 Swiped

06/04/2018 12:56:31

 Thank You For
 Fueling Up At APlus!
 Bring In This
 Receipt For Any Size
 Coffee For Only 79¢!
 [PLU 6865]

Approved A v/d Snel 06/04/2018



Final Details for Order #112-7426374-5932225

Print this page for your records.

Order Placed: June 5, 2018
Amazon.com order number: 112-7426374-5932225
Order Total: \$49.94

Shipped on June 5, 2018

Items Ordered	Price
1 of: <i>Mad River 32.5-Inch Web Seat with Natural</i> Sold by: Austin Kayak (seller profile)	\$44.99
Condition: New	

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

Item(s) Subtotal:	\$44.99
Shipping & Handling:	\$4.95

Total before tax:	\$49.94
Sales Tax:	\$0.00

Total for This Shipment: \$49.94

Shipping Speed:
Standard Shipping

Payment information

Payment Method:
Debit Card | Last digits: 4759

Item(s) Subtotal:	\$44.99
Shipping & Handling:	\$4.95

Total before tax:	\$49.94
Estimated tax to be collected:	\$0.00

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

Grand Total: \$49.94

Credit Card transactions

MasterCard ending in 4759: June 5, 2018: \$49.94

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

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Approved G v/d Snel 06/29/2018

Boats



Final Details for Order #114-9958295-5329038

Print this page for your records.

Order Placed: June 1, 2018
Amazon.com order number: 114-9958295-5329038
Order Total: \$5.00

Shipped on June 6, 2018

Items Ordered	Price
1 of: <i>Steelworks Corporation 849-1961-4155 Boltmaster Keystock 1/4" x 12" L Blue</i>	\$5.00
Sold by: ShopChanute (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:	\$5.00
Shipping & Handling:	\$0.00

Total before tax:	\$5.00
Sales Tax:	\$0.00

Total for This Shipment: \$5.00

Shipping Speed:
Standard Shipping

Payment information

Payment Method:
Debit Card | Last digits: 4759

Item(s) Subtotal:	\$5.00
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:	\$5.00
Estimated tax to be collected:	\$0.00

Grand Total: \$5.00

Credit Card transactions

MasterCard ending in 4759: June 6, 2018: **\$5.00**

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

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Sidewalks

Approved G v/d Snel 06/29/2018

Hello

Thank you for your order from KirbyBuilt. Once your package ships we will send an email with a link to track your order. You can check the status of your order by logging into your account. If you have any questions about your order please contact us at info@kirbybuilt.com or call us at 1-866-965-4729 Monday - Friday, 8am - 5pm CST. Your order confirmation is below. Thank you again for your business.

Your Order #KB00007503 (placed on May 17, 2018 2:13:07 PM CDT)

Billing Information:

Gerhard Van Der Snel
Harmony CDD
210 N University Dr. Suite 702
Coral Springs, Florida, 33071
United States

Payment Method:

Credit Card Type:
MasterCard
Credit Card Number:
xxxx-4354

Shipping Information:

Gerhard Van Der Snel
Harmony CDD
7360 FIVE OAKS DR
HARMONY, Florida, 34773-6051
United States
T: 407-301-2235

Shipping Method:

Best Available Rates - Best Available Rates

Item	SKU	Qty	Subtotal
Grand Benches/ 6' Bench/ Cedar <i>Length</i> 6 Foot <i>Color Options</i> Cedar 101	ABC1190	2	\$1,317.70
		Subtotal	\$1,317.70
		Shipping & Handling	\$349.30

Item	SKU	Qty	Subtotal
		Lift Gate	\$50.00
		Grand Total	\$1,717.00

Parus

Thank you, KirbyBuilt

KirbyBuilt Quality Products | 222 State St. | Batavia, IL 60510 | United States

Approved G v/d Snel 05/17/2018



Final Details for Order #112-4176872-2670617

Print this page for your records.

Order Placed: June 6, 2018
Amazon.com order number: 112-4176872-2670617
Order Total: \$25.98

Shipped on June 7, 2018

Items Ordered	Price
1 of: HP Printer Paper, All In One 22, 8.5 x 11, Letter, 22lb, 96 Bright, 2,500 Sheets/5 Ream Carton (207000C) Made In The USA Sold by: Amazon.com Services, Inc.	\$25.98
Condition: New	

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

Item(s) Subtotal:	\$25.98
Shipping & Handling:	\$0.00

Total before tax:	\$25.98
Sales Tax:	\$0.00

Total for This Shipment: \$25.98

Shipping Speed:
Standard Shipping

Payment information

Payment Method:
Debit Card | Last digits: 4759

Item(s) Subtotal:	\$25.98
Shipping & Handling:	\$0.00

Total before tax:	\$25.98
Estimated tax to be collected:	\$0.00

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

Grand Total: \$25.98

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

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*Misc
Contingency*

Approved G v/d Snel 06/29/2018



Final Details for Order #112-3672236-2702609

Print this page for your records.

Order Placed: June 6, 2018
Amazon.com order number: 112-3672236-2702609
Order Total: \$9.99

Shipped on June 7, 2018

Items Ordered	Price
1 of: <i>BV-Tech DC12V 1A UL-Listed Switching Power Supply Adapter for CCTV - 5 Pack - Black</i>	\$9.99
Sold by: NetView (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:	\$9.99
Shipping & Handling:	\$0.00

Total before tax:	\$9.99
Sales Tax:	\$0.00

Total for This Shipment: \$9.99

Shipping Speed:
Two-Day Shipping

Payment information

Payment Method:
Debit Card | Last digits: 4759

Item(s) Subtotal:	\$9.99
Shipping & Handling:	\$0.00

Total before tax:	\$9.99
Estimated tax to be collected:	\$0.00

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

Grand Total: \$9.99

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

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Security

Approved G v/d Snel 06/29/2018



Final Details for Order #112-3094649-7078629

Print this page for your records.

Order Placed: June 6, 2018
Amazon.com order number: 112-3094649-7078629
Order Total: \$7.00

Shipped on June 8, 2018

Items Ordered	Price
1 of: <i>Short Stop Circuit Breaker 50A Metal RT Bracket Type 1 12V (BP/CBC-50B-RP)</i>	\$7.00
Sold by: Witonics of USA (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:	\$7.00
Shipping & Handling:	\$0.00

Total before tax:	\$7.00
Sales Tax:	\$0.00

Total for This Shipment: \$7.00

Shipping Speed:
Two-Day Shipping

Payment information

Payment Method:
Debit Card | Last digits: 4759

Item(s) Subtotal:	\$7.00
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:	\$7.00
Estimated tax to be collected:	\$0.00

Grand Total: \$7.00

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

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Approved G v/d Snel 06/29/2018

Boaks

Gas Trude

WELCOME

DATE 06/07/18 17:39
TRAN# 9030364
PUMP# 03
SERVICE LEVEL: SELF
PRODUCT: UNLD1
GALLONS: 5.188
PRICE/G: \$ 2.699
FUEL SALE \$ 14.00
CREDIT \$14.00

MASTERCARD
XXXXXXXXXXXX4759
Entry Method:Swiped
Auth #: 023842
Resp Code: 000
Stan: 001649207
Invoice #: 20597
BP SITE ID: 9822354

Learn how to earn
rewards
with BP credit card.
Take application or
apply online at
mybpstation.com

REWARD
XXXXXXXXXXXX4759
Stan: 001649207

THANK YOU
HAVE A NICE DAY

Approved G v/d Snel 06/06/2018

parlus



More saving.
More doing.™

4560 13TH STREET
ST CLOUD, FL 34769 (407)498-0606

6350 00001 20519 06/08/18 12:40 PM
CASHIER SAMANTHA

090489109356 STAKES - A	
GRADE STAKES 1X2-24" 12-PC BUNDLE	
2@4.73	9.46N
0000-666-249 60LB. SAKRETE - A	
60LB SAKRETE CONCRETE MIX	
30@3.75	112.50N
SUBTOTAL 121.96	
SALES TAX 0.00	
TAX EXEMPT	
TOTAL \$121.96	
XXXXXXXXXX4759 MASTERCARD	121.96
AUTH CODE 067547/9013133	TA

P.O.#/JOB NAME: HARMONY



6350 01 20519 06/08/2018 3953

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	09/06/2018

THE HOME DEPOT RESERVES THE RIGHT TO
LIMIT / DENY RETURNS. PLEASE SEE THE
RETURN POLICY SIGN IN STORES FOR
DETAILS.

BUY ONLINE PICK-UP IN STORE
AVAILABLE NOW ON HOMEDEPOT.COM.
CONVENIENT EASY AND MOST ORDERS

Approved G v/d Snel 07/11/2018



Final Details for Order #113-2912967-4186658

Print this page for your records.

Order Placed: June 7, 2018
Amazon.com order number: 113-2912967-4186658
Order Total: \$47.37

Shipped on June 9, 2018

Items Ordered	Price
1 of: <i>Husqvarna Poulan Redmax Blower Air Filter Fit 125B 125 125BVX</i> 545112101 Sold by: A-Ok Power (seller profile)	\$6.47
Condition: New	
1 of: <i>Husqvarna OEM Leaf Blower Carburetor Fuel Line Kit 581798001</i> 545081811 Sold by: Engine Masters Outdoor Power Equipment (seller profile)	\$32.92
Condition: New	
Certified Husqvarna Dealer. Ships Fast From NC, USA. INCLUDES GASKETS.	



Shipping Address:

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

Item(s) Subtotal: \$39.39
Shipping & Handling: \$7.98

Total before tax: \$47.37
Sales Tax: \$0.00

Total for This Shipment: \$47.37

Shipping Speed:
One-Day Shipping

Payment information

Payment Method:

Debit Card | Last digits: 4759

Item(s) Subtotal: \$39.39
Shipping & Handling: \$7.98

Billing address

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

Total before tax: \$47.37
Estimated tax to be collected: \$0.00

Grand Total: \$47.37

Kind regards,

Gerhard van der Snel
Field Operations Manager
Harmony CDD

7360 Five Oaks Dr
Harmony fl 34773
407-301-2235

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

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parkis

Approved G v/d Snel 06/29/2018



Final Details for Order #114-5799377-6882606

Print this page for your records.

Order Placed: June 13, 2018
Amazon.com order number: 114-5799377-6882606
Order Total: \$64.86

Shipped on June 14, 2018

Items Ordered	Price
2 of: 4 Pieces Stainless Steel 316 Spring Hook with Eyelet Carabiner 3/8" (10mm) Marine Grade Sold by: US Stainless Inc (seller profile)	\$21.62
Condition: New	

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

Item(s) Subtotal:	\$43.24
Shipping & Handling:	\$0.00

Total before tax:	\$43.24
Sales Tax:	\$0.00

Total for This Shipment: \$43.24

Shipping Speed:
Two-Day Shipping

Shipped on June 15, 2018

Items Ordered	Price
1 of: 4 Pieces Stainless Steel 316 Spring Hook with Eyelet Carabiner 3/8" (10mm) Marine Grade Sold by: US Stainless Inc (seller profile)	\$21.62
Condition: New	

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

Item(s) Subtotal:	\$21.62
Shipping & Handling:	\$0.00

Total before tax:	\$21.62
Sales Tax:	\$0.00

Total for This Shipment: \$21.62

Shipping Speed:
Two-Day Shipping

Approved G v/d Snel 06/29/2018

Payment information

Payment Method:
Debit Card | Last digits: 4759

Item(s) Subtotal: \$64.86

Boaks

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

Trans #: 202682
Grade: Regular (87)
Pump Number: 05
Gallons: 20.680
Price: \$2.699
Total Fuel: \$55.82

Total Sale: \$55.82

Term: JD12418058001

Appr: 075134

Seq#: 002909
Capture

MasterCard
XXXXXXXXXXXX4759
Swiped

06/11/2018 08:19:14

Thank You For
Fueling Up At APlus!
Bring In This
Receipt For Any Size
Coffee For Only 79¢!
[PLU 6865]

Approved G v/d Snel 06/11/2018

*Vehicles
per (GV)*

June 12, 2018



Sales Order

87103



12HourAwards

Corporate Office
 1363 Cassat Avenue
 Jacksonville, FL 32205
 Phone: 347-813-1009
 Email: shop@12HourAwards.com

Bill To:

Harmony CDD - Gerhard Van Der Snel
 None
 ,
 Phone: 407-301-2235
 Email: gerhardharmony@gmail.com

Ship To:

Harmony CDD - Gerhard Van Der Snel
 None
 ,
 Contact: Harmony CDD - Gerhard Van Der

Seller	Payment Terms	FOB Point	Shipping Terms	Ship Via	Req. Ship Date
admin	Pay-n-Full	Origin	Prepaid & Billed	UPS Ground	6/12/18

Item #	Type	Item / Description	Unit Price	Qty Ordered	Total Price
1	Misc.	6x1.5" Black Aluminum Plate	\$ 23.95	1 ea	\$ 23.95
2	Shipping	DA - Shipping / Delivery	\$ 10.00	1 ea	\$ 10.00

All Discounts Expire 30 Days From Invoice Date.
 Payment Method: Visa / MasterCard / Discover / Amex / Check
 Payment Status: Paid / Balance
 June 12, 2018 4:14:28 PM EDT

SubTotal	\$ 33.95
Sales Tax	\$ 1.68
TOTAL	\$ 35.63

Dear Torqeedo customer

We are pleased to inform you that your order was shipped today.
The order was executed in accordance with our Terms & Conditions and our terms of delivery.

Please call us if you have any questions concerning your order:
1-815-444-8806, Monday to Friday, 8:00am to 5:00pm CST

Order number: **WS0070813C** from Jun 12, 2018

Delivery address

Gerhard van der Snel
Harmony CDD
7005 Five Oaks Dr
Harmony, FL 34773
United States of America
Phone: 4073012235

Billing address

GERHARD VAN DER SNEL
210 N University Dr
STE 702
Coral Springs, FL 33071
United States of America
Phone: 407-301-2235

Payment

Credit Card
Gerhard van der Snel
MasterCard
*****4759
Valid until: 05.2021
Amount: \$ 145.12

Shipping

Ground Shipping

Item	Number	Price	Total
Propeller v19/p4000 Cruise Item number: 1916-00	1	\$ 99.99	\$ 99.99
Shipping date: Jun 13, 2018 Shipment tracking: 1Z38A6A40366199809 (UPS) Dispatched: 1			
Actuating Pin 5x40mm Item number: 005-00043	5	\$ 3.28	\$ 16.40

Item	Number	Price	Total
Shipping date: Jun 13, 2018 Shipment tracking: 1Z38A6A40366199809 (UPS) Dispatched: 5			

Value of goods	\$ 116.39
Base shipping charge	\$ 20.00
Total shipping charges	\$ 20.00
Total (net)	\$ 136.39
Sales Tax	\$ 8.73
Total (gross)	\$ 145.12

Boats

Approved G v/d Snel 06/13/2018

www.torqeedo.com



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PAST RECEIPT FOR C181263

Handyman Hardware & Supply

1410 10th St.
St. Cloud, FL 34769
407-892-7700 Fax: 407-892-6607
www.handyman.doitbest.com

Report Date: 6/13/2018 9:35:02 AM

Handyman Hardware & Supply
1410 10th St.
St. Cloud, FL 34769
407-892-7700

Transaction#: C181263
Associate: Manager
Date: 06/13/2018 Time: 09:32:21 AM

*** SALE ***

Bill To:
Customer # Harmony
Gerhard van der Snel
Harmony Community Dev. Dist.
210 N University Dr
Ste 702
Coral Springs, FL 33071

250' 3/16" G30 CHAIN			
765872			
5.42 FOOT @	\$1.49 N		\$8.08
1/8" x 100' CORD			
55024VC			
2.00 EACH @	\$6.79 N		\$13.58
1/4" QUICK LINK			
702207			
2.00 EACH @	\$2.99 N		\$5.98
MINI SLEEV ANC 1/2X4			
H370831			
1.00 BOX @	\$21.99 N		\$21.99

Subtotal: \$49.63
TAX EXEMPT
TOTAL: \$49.63

MASTERCARD: \$49.63
CHANGE: \$0.00

BUYER AGREES TO PAY TOTAL AMOUNT ABOVE
ACCORDING TO CARDHOLDER'S AGREEMENT
WITH ISSUER

Approval:040846
CNUM:3-*****4759
EXP:**/**
NAME:Gerhard van der Snel
AMT:49.63

(X) _____
Authorized Signature
Approved G v/d Snel 06/13/2018



Final Details for Order #112-7052267-2017813

Print this page for your records.

Order Placed: June 14, 2018
Amazon.com order number: 112-7052267-2017813
Order Total: \$21.69

Shipped on June 15, 2018

Items Ordered	Price
1 of: <i>Amarine-made 12V Automatic Submersible 1100GPH Boat Bilge Water Pump Auto with Float Switch-new (Current 3.8A)</i>	\$21.69
Sold by: Yaemart-marine (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:	\$21.69
Shipping & Handling:	\$0.00

Total before tax:	\$21.69
Sales Tax:	\$0.00

Total for This Shipment: \$21.69

Shipping Speed:
Two-Day Shipping

Payment information

Payment Method:
Debit Card | Last digits: 4759

Item(s) Subtotal:	\$21.69
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:	\$21.69
Estimated tax to be collected:	\$0.00

Grand Total: \$21.69

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

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Boats

Approved G v/d Snel 06/29/2018



Final Details for Order #112-6165109-1890609

Print this page for your records.

Order Placed: June 13, 2018
Amazon.com order number: 112-6165109-1890609
Order Total: \$138.99

Shipped on June 14, 2018

Items Ordered	Price
1 of: <i>MSC Standard 3 Bow Bimini Boat Top Cover with Rear Support Pole and Storage Boot (Pacific Blue, 3 Bow 6'L x 46" H x 67"-72" W)</i>	\$138.99
Sold by: Summates (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:	\$138.99
Shipping & Handling:	\$0.00

Total before tax:	\$138.99
Sales Tax:	\$0.00

Total for This Shipment: \$138.99

Shipping Speed:
Economy Shipping

Payment information

Payment Method:
Debit Card | Last digits: 4759

Item(s) Subtotal:	\$138.99
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:	\$138.99
Estimated tax to be collected:	\$0.00

Grand Total: \$138.99

Credit Card transactions

MasterCard ending in 4759: June 14, 2018: \$138.99

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

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Boats

Approved G v/d Snel 06/29/2018



Final Details for Order #114-0738214-5729818

Print this page for your records.

Order Placed: June 14, 2018
Amazon.com order number: 114-0738214-5729818
Order Total: \$124.95

Shipped on June 14, 2018

Items Ordered	Price
1 of: <i>Baleen Filters Pool Filter Replaces Unicel # C-9419 (Pleatco # PAP200-4, Filbur # FC-0688) for Swimming Pool and Spa</i> Sold by: Filter Cartridges Plus (seller profile)	\$124.95
Condition: New	

Shipping Address: Gerhard van der Snel 7360 Five Oaks Dr Office trailer HARMONY, FLORIDA 34773-6047 United States	Item(s) Subtotal: \$124.95 Shipping & Handling: \$0.00 ----- Total before tax: \$124.95 Sales Tax: \$0.00 -----
---	--

Total for This Shipment: \$124.95

Shipping Speed:
Standard Shipping

Payment information

Payment Method: Debit Card Last digits: 4759	Item(s) Subtotal: \$124.95 Shipping & Handling: \$0.00 ----- Total before tax: \$124.95 Estimated tax to be collected: \$0.00 -----
Billing address GERHARD VAN DER SNEL HARMONY CDD 210 N UNIVERSITY DR STE 702 CORAL SPRINGS, FL 33071-7320 United States	Grand Total: \$124.95

Credit Card transactions MasterCard ending in 4759: June 14, 2018: \$124.95

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

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Approved G v/d Snel 06/29/2018

pools

Young, Keisha

From: Gerhard van der snel <gerhardharmony@gmail.com>
Sent: Wednesday, July 11, 2018 11:12 AM
To: Young, Keisha
Subject: Amazon
Attachments: Return Amazon.pdf

Hi Keisha,

Please find attached the refund confirmation from Amazon.
Amazon could not provide me the refund confirmation for the amount you requested of \$21.62 on 06/18/2018.

Thanks!

Have a great day!

Gerhard van der Snel

Field Operations Manager
Harmony CDD
7360 Five Oaks Drive
Harmony Fl 34773
407-301-2235

Misc Contingency



Final Details for Order #114-7556692-9720243

Print this page for your records.

Order Placed: June 14, 2018
Amazon.com order number: 114-7556692-9720243
Order Total: \$135.78

Shipped on June 17, 2018

Items Ordered

1 of: *American Supply Lift Pool Chair Protective Cover*
Sold by: H-Links ([seller profile](#))

Condition: New

Price
\$111.67

Shipping Address:

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

Item(s) Subtotal: \$111.67
Shipping & Handling: \$15.73

Total before tax: \$127.40
Sales Tax: \$8.38

Total for This Shipment: \$135.78

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Debit Card | Last digits: 4759

Item(s) Subtotal: \$111.67
Shipping & Handling: \$15.73

Billing address

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

Total before tax: \$127.40
Estimated tax to be collected: \$8.38

Grand Total: \$135.78

Credit Card transactions

MasterCard ending in 4759: June 17, 2018: **\$135.78**

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

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pools

Approved G v/d Snel 06/29/2018



Final Details for Order #112-2691936-5065821

Print this page for your records.

Order Placed: June 16, 2018
Amazon.com order number: 112-2691936-5065821
Order Total: \$104.39

Shipped on June 16, 2018

Items Ordered	Price
1 of: <i>Loctite 483629 565 Thread Sealant, 50-Mililiter Tube</i> Sold by: Amazon.com Services, Inc. Condition: New	\$14.40
1 of: <i>UNLOADER VALVE w/ SWITCH VRT3-310PS6 Annovi Reverberi AR - Pressure Washer Pump by The ROP Shop</i> Sold by: The ROP Shop (seller profile) Condition: New	\$89.99

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

Item(s) Subtotal: \$104.39
Shipping & Handling: \$0.00

Total before tax: \$104.39
Sales Tax: \$0.00

Total for This Shipment: \$104.39

Shipping Speed:
Two-Day Shipping

Payment information

Payment Method:
Debit Card | Last digits: 4759

Item(s) Subtotal: \$104.39
Shipping & Handling: \$0.00

Total before tax: \$104.39
Estimated tax to be collected: \$0.00

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

Grand Total: \$104.39

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

Sidewalks

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Approved G v/d Snel 06/29/2018

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

Trans #: 203164
Grade: Regular (87)
Pump Number: 11
Gallons: 19.125
Price: \$2.639
Total Fuel: \$50.47

Total Sale: \$50.47

Term: JD12418058001

Appr: 088535

Seq#: 004674
Capture

MasterCard
XXXXXXXXXXXX4759
Swiped

06/15/2018 07:29:42

Thank You For
Fueling Up At APlus!
Bring In This
Receipt For Any Size
Coffee For Only 79¢!
[PLU 6865]

Approved G v/d Snel 06/14/2018



Final Details for Order #112-8807144-6568268

Print this page for your records.

Order Placed: June 16, 2018
Amazon.com order number: 112-8807144-6568268
Seller's order number: 12445955
Order Total: \$29.78

Shipped on June 16, 2018

Items Ordered	Price
2 of: <i>Yamalube 2-R 16 oz.</i>	\$14.89
Sold by: MX PowerPlay (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:	\$29.78
Shipping & Handling:	\$0.00

Total before tax:	\$29.78
Sales Tax:	\$0.00

Total for This Shipment: \$29.78

Shipping Speed:
Standard Shipping

Payment information

Payment Method:
Debit Card | Last digits: 4759

Item(s) Subtotal:	\$29.78
Shipping & Handling:	\$0.00

Total before tax:	\$29.78
Estimated tax to be collected:	\$0.00

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

Grand Total: \$29.78

Credit Card transactions

MasterCard ending in 4759: June 16, 2018: \$29.78

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

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Handwritten signature: parks

Approved G v/d Snel 06/29/2018



Details for Order #112-3722215-0981017

Print this page for your records.

Order Placed: June 3, 2018
Amazon.com order number: 112-3722215-0981017
Order Total: \$21.62

Not Yet Shipped

Items Ordered	Price
2 of: <i>Dymon 42272 Scrubs In A Bucket Hand Cleaner Towels 72 Count</i> Sold by: Amazon.com Services, Inc.	\$10.81
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: 4759

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

Item(s) Subtotal:	\$21.62
Shipping & Handling:	\$0.00

Total before tax:	\$21.62
Estimated tax to be collected:	\$0.00

Grand Total: \$21.62

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

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Vehicle

Approved G v/d Snel 06/29/2018

2881 OLD CANOE CREEK RD.
 ST. CLOUD, FL 34772
 407-892-7930
 407-892-7631 (FAX)

Agenda Page 154
 Date Invoice #
 6/19/18 89322

Bill To
 CASH SALES-NON TAXABLE

Ship To
 HARMONY CDD
 7370 FIVE OAKS DR.
 407-301-2235

P.O. Number Terms Rep Ship Via F.O.B. Project

6/19/18

Quantity	Item Code	Description	Price Each	Amount
5	605-A	Crushed fines	45.00	225.00
	655	Delivery	65.00	65.00
	CR	Credit Card Payment		-290.00

ACCEPTED BY _____

Misc Contingency

Approved G v/d Snel 06/19/2018

EVERIS MICH PREMIER IS 2/16
 2881 OLD CANOE CREEK RD
 ST. CLOUD, FL 34772
 (407) 892-7930
 MID 1870290410953

Term ID: 1
 Merchant ID: 8188290418953
 Rec of Num: 1 00003

Phone Order Sale

XXXXXXXXXXXX4759 Exp: XX/XX
 MASTERCARD Entry Method: Keyed CNP
 Total: \$ 290.00
 06/19/18 09:23:32
 Invt: 000003 Appr Code: 012402
 Approval: OnLine Batch#: 000260
 CV2 Code: M
 BRIC #: 04E6189VEAT6562990

SIGN X 

CARDHOLDER ACKNOWLEDGES RECEIPT OF FUNDS
 IN THE AMOUNT OF THE TOTAL INDICATED AND
 AGREES TO PERFORM THE OBLIGATIONS NOTED
 IN THE CARDHOLDER'S AGREEMENT WITH THE
 ISSUER

MERCHANT COPY



ALL DELIVERY SALES ARE FINAL.
 NOT RESPONSIBLE FOR DAMAGES DURING DELIVERY ACCORDING TO DIRECTIONS.

Total \$0.00

2881 OLD CANOE CREEK RD.
ST. CLOUD, FL 34772
407-892-7930
407-892-7631 (FAX)

Agenda Page 155
Date Invoice #
6/19/18 89324

Bill To
CASH SALES-NON TAXABLE

Ship To
HARMONY CDD
7370 FIVE OAKS DR
407-301-2235

P.O. Number Terms Rep Ship Via F.O.B. Project
6/19/18

Quantity	Item Code	Description	Price Each	Amount
5	605-A	Crushed fines	45.00	225.00
	655	Delivery	65.00	65.00
	CR	Credit Card Payment		-290.00

Signature _____

EVERS HAND PRODUCTS INC
2881 OLD CANOE CREEK RD
ST. CLOUD, FL 34772
(407) 892 7930
MID 88765290418939

Term ID: 1
Merchant ID: 8765290418939
Record Num.: 0004

Phone Order Sale

XXXXXXXXXXXX759 Exp: XX/XX
MASTERCARD Entry Method: Keved CVP
Total: \$ 290.00
06/19/18 10:31:08
Invt: 0000004 Appr Code: 032419
Apprv: OnLine Batch#: 000260
CVC2 Code: H
BRIC #: 0410100808107174117

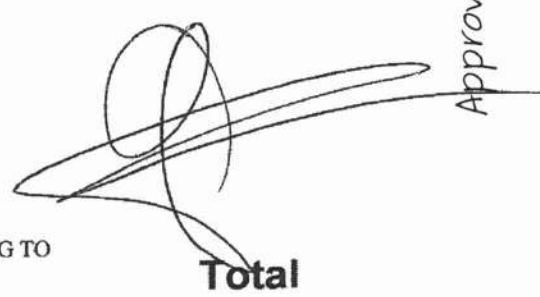
SIGN X _____


CARDHOLDER ACKNOWLEDGES RECEIPT OF FUNDS
IN THE AMOUNT OF THE TOTAL INDICATED AND
AGREES TO PERFORM THE OBLIGATIONS NOTED
IN THE CARDHOLDER'S AGREEMENT WITH THE
ISSUER

MERCHANT COPY

Approved G v/d Snel 06/19/2018

NOT RESPONSIBLE FOR DAMAGES INCURRED DURING DELIVERY ACCORDING TO DIRECTIONS


Total

\$0.00

2881 OLD CANOE CREEK RD.
 ST. CLOUD, FL 34772
 407-892-7930
 407-892-7631 (FAX)

Agenda Page 156
 Date Invoice #
 6/19/18 89330

Bill To
 CASH SALES-NON TAXABLE

Ship To
 HARMONY CDD
 7370 FIVE OAKS DRIVE
 407-301-2235

P.O. Number Terms Rep Ship Via F.O.B. Project

6/19/18

Quantity	Item Code	Description	Price Each	Amount
5	605-A	Crushed fines	45.00	225.00
	655	Delivery	65.00	65.00
	CR	Credit Card Payment		-290.00

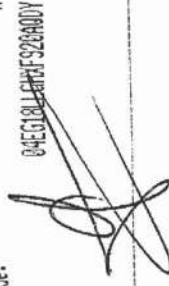
Signature _____

EVENS BUILD PRODUCTS INC
 2881 OLD CANOE CREEK RD
 ST. CLOUD, FL 34772
 (407) 892 7930
 HIC 18180238-110981

Term ID: 1
 Merchant ID: 8786298418533
 Revord Num.: 0889

Phone Order Sale

XXXXXXXXXXXX769 Exp: XX/XX
 MASTERCARD Entry Method: Keypad CNP
 Total: \$ 290.00
 06/19/18 13:05:17
 Inv#: 0000009 Appr Code: 017628
 Apprvd: Online Batch#: 000260
 CV2 Code: H
 BRIC #: 04E01811444F92680DY



CARDHOLDER ACKNOWLEDGES RECEIPT OF FUNDS
 IN THE AMOUNT OF THE TOTAL INDICATED AND
 AGREES TO PERFORM THE OBLIGATIONS NOTED
 IN THE CARDHOLDER'S AGREEMENT WITH THE
 ISSUER

MERCHANT COPY

Approved G v/d Snel 06/19/2018

NOT RESPONSIBLE FOR DAMAGES INCURRED DURING DELIVERY ACCORDING TO DIRECTIONS

Total

\$0.00

Truck

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

Trans #: 203548
Grade: Regular (87)
Pump Number: 12
Gallons: 28.501
Price: \$2.599
Total Fuel: \$74.07

Total Sale: \$74.07

Term: JD12418058001

Appr: 097625

Seq#: 006061
Capture

MasterCard
XXXXXXXXXXXX4759
Swiped

06/18/2018 08:35:35

Thank You For
Fueling Up At APlus!
Bring In This
Receipt For Any Size
Coffee For Only 79¢!
[PLU 6865]

Approved G v/d Snel 06/18/2018



Final Details for Order #112-2563111-5516241

Print this page for your records.

Order Placed: June 20, 2018
Amazon.com order number: 112-2563111-5516241
Order Total: \$47.24

Shipped on June 21, 2018

Items Ordered	Price
4 of: <i>Ultimate Washer UW11-PW427B 3/8-Inch Quick Connect Pressure Washer Adapter Set, Max Pressure 5000 PSI Rating</i>	\$10.99
Sold by: Ultimate Washer® (seller profile) Product question? Ask Seller	
Condition: New	

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

Item(s) Subtotal:	\$43.96
Shipping & Handling:	\$0.00

Total before tax:	\$43.96
Sales Tax:	\$3.28

Total for This Shipment: \$47.24

Shipping Speed:
Two-Day Shipping

Payment information

Payment Method:
Debit Card | Last digits: 4759

Item(s) Subtotal:	\$43.96
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:	\$43.96
Estimated tax to be collected:	\$3.28

Grand Total: \$47.24

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

Sidhu

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Approved G v/d Snel 06/29/2018

1 of: Brennan 5404-06-06-SS Stainless Steel Pipe Fitting, Hex Nipple, 3/8" \$9.43
NPT Male
Sold by: Amazon.com Services, Inc.

Condition: New
1 of: Anvil 8700124103, Malleable Iron Pipe Fitting, 90 Degree Elbow, 3/8" NPT \$5.18
Female, Galvanized Finish
Sold by: Amazon.com Services, Inc.
Condition: New

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

Item(s) Subtotal: \$14.61
Shipping & Handling: \$0.00

Total before tax: \$14.61
Sales Tax: \$0.00

Total for This Shipment: \$14.61

Shipping Speed:
Two-Day Shipping

*charges - \$32.42 + 28.38 (minus credit of \$22.06)
Shipped on June 20, 2018
\$60.80
Credit

Items Ordered

1 of: Anvil 8700124103, Malleable Iron Pipe Fitting, 90 Degree Elbow, 3/8" NPT \$5.18
Female, Galvanized Finish
Sold by: Amazon.com Services, Inc.
Condition: New

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

20/2

Item(s) Subtotal: \$5.18
Shipping & Handling: \$0.00

Total before tax: \$5.18
Sales Tax: \$0.00

Total for This Shipment: \$5.18

Shipping Speed:
Two-Day Shipping

Payment information

Payment Method:
Debit Card | Last digits: 4759

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

Item(s) Subtotal: \$38.74
Shipping & Handling: \$0.00

Total before tax: \$38.74
Estimated tax to be collected: \$0.00

Grand Total: \$38.74

32.42
28.38
60.80
Sidewalks

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

Approved G v/d Snel 06/29/2018



Gerhard van der snel <gerhardharmony@gmail.com>

Your Amazon.com Inquiry

1 message

Amazon.com <amazon-csc@amazon.com>
Reply-To: amazon-csc+A3TMMP20NZ9H5D@amazon.com
To: gerhardharmony@gmail.com

Wed, Jul 11, 2018 at 10:35 AM



Your Account Amazon.com

Message From Customer Service

Hello,

A refund was issued to your mastercard on June 27, 2018 for \$22.06

In most cases, once a refund has been submitted, the issuing bank will post it to your account within PIN-less Debit: 10] business days. This time frame may vary from one financial institution to another.

<https://www.amazon.com/gp/css/gc/balance/>

You can view details of the completed refund on your Amazon.com account:

<http://www.amazon.com/gp/css/summary/edit.html?orderID=3852>

Harmony Market LLC
7272 Harmony Square Drive S
Harmony, FL 34773
(407) 687-6701

Cashier: Brianna S. Jun 19, 2018
Receipt: 98TU 9:24 AM

Item(s)

AQUAFINA \$5.29 x 4 \$21.16
24 PACK

Government Service Employees (\$2.12)

Subtotal (before tax) \$21.16

Discount (\$2.12)

Total \$19.04

Amount Charged \$19.04

Card #: **** * 4759

Auth Code: 014370

SALE - MasterCard MAG

MID: *****09193

TID: ****9162

Water Staff
Approved

Signature

Approved G v/d Snel 06/19/2018

[Signature]

IMPORTANT - RETAIN FOR YOUR RECORDS
06/19/2018 09:24:41

Customer Copy

Thank you for your business!



Final Details for Order #112-8272856-0169839

Print this page for your records.

Order Placed: June 20, 2018
Amazon.com order number: 112-8272856-0169839
Order Total: \$39.65

Shipped on June 25, 2018

Items Ordered	Price
3 of: <i>Lysol Clean & Fresh Multi-Surface Cleaner, Lemon & Sunflower, 120oz</i> (3X40oz) Sold by: Amazon.com Services, Inc.	\$7.43
Condition: New	

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

Item(s) Subtotal: \$22.29
Shipping & Handling: \$0.00

Total before tax: \$22.29
Sales Tax: \$0.00

Total for This Shipment: \$22.29

Shipping Speed:
Two-Day Shipping

1062

① ✓

Shipped on June 21, 2018

Items Ordered	Price
4 of: <i>Lysol Clean & Fresh Multi-Surface Cleaner, Lemon & Sunflower, 40oz</i> Sold by: Amazon.com Services, Inc.	\$2.48
Condition: New	

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

Item(s) Subtotal: \$9.92
Shipping & Handling: \$0.00

Total before tax: \$9.92
Sales Tax: \$0.00

Total for This Shipment: \$9.92

Shipping Speed:
Two-Day Shipping

② 9.92

+7.44

\$ 17.36

Shipped on June 21, 2018

Items Ordered	<i>Approved G v/d Snel 06/29/2018</i>	Price
----------------------	---------------------------------------	--------------

3 of: *Lysol Clean & Fresh Multi-Surface Cleaner, Lemon & Sunflower, 40oz* \$2.48
Sold by: Amazon.com Services, Inc.

Condition: New

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

Item(s) Subtotal: \$7.44
Shipping & Handling: \$0.00

Total before tax: \$7.44
Sales Tax: \$0.00

Total for This Shipment: \$7.44

Shipping Speed:
Two-Day Shipping

Payment information

Payment Method:
Debit Card | Last digits: 4759

Item(s) Subtotal: \$39.65
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: \$39.65
Estimated tax to be collected: \$0.00

Grand Total: \$39.65

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

paris

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2062

Approved G v/d Snel 06/29/2018



Final Details for Order #112-2025686-3648212

Print this page for your records.

Order Placed: June 21, 2018
Amazon.com order number: 112-2025686-3648212
Order Total: \$18.03

Shipped on June 23, 2018

Items Ordered

	Price
1 of: <i>Astro Tools 94220 Astro Pneumatic Tool 7" Internal/External Cr-V Snap Ring Pliers, , 4 Piece, 0.050"</i>	\$18.03
Sold by: Amazon.com Services, Inc.	

Condition: Used - Like New
Item will come in original packaging. Packaging will be damaged.

Shipping Address:

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

Item(s) Subtotal:	\$18.03
Shipping & Handling:	\$0.00

Total before tax:	\$18.03
Sales Tax:	\$0.00

Total for This Shipment: \$18.03

Shipping Speed:

Two-Day Shipping

Payment information

Payment Method:

Debit Card | Last digits: 4759

Item(s) Subtotal:	\$18.03
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:	\$18.03
Estimated tax to be collected:	\$0.00

Grand Total \$18.03

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

Vehicle

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Approved G v/d Snel 06/29/2018

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

Trans #: 203908
Grade: Regular (87)
Pump Number: 11
Gallons: 18.924
Price: \$2.599
Total Fuel: \$49.18

Total Sale: \$49.18

Term: JD12418058001

Appr: 026879

Seq#: 007333
Capture

Approved G v/d Snel 06/21/2018

MasterCard
XXXXXXXXXXXX4759
Swiped

06/21/2018 10:19:29

Thank You For
Fueling Up At APlus!
Bring In This
Receipt For Any Size
Coffee For Only 79¢!
[PLU 6865]



More saving.
More doing.™

4560 13TH STREET
ST CLOUD, FL 34769 (407)498-0606

6350 00057 38414 06/23/18 11:42 AM
SELF CHECK OUT

071649447204 HASPS <A>	3.98N
4-1/2" HASPS	
030699433148 SCREW RING <A>	
HITCHING RING 2 IN W/SRW EYE	
2@2.95	5.90N
071649286537 PADLOCK <A>	
SET YOUR OWN COMBI 1-1/2 IN. SHACKLE	
2@14.97	29.94N

	SUBTOTAL	39.82
	SALES TAX	0.00
TAX EXEMPT		
	TOTAL	\$39.82
XXXXXXXXXXXX4759 MASTERCARD		39.82
AUTH CODE 074832/4571354		TA

P.O.#/JOB NAME: HARMONY

Parls

6350 57 38414 06/23/2018 1039

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	09/21/2018

THE HOME DEPOT RESERVES THE RIGHT TO
LIMIT / DENY RETURNS. PLEASE SEE THE
RETURN POLICY SIGN IN STORES FOR
DETAILS.

BUY ONLINE PICK-UP IN STORE
AVAILABLE NOW ON HOMEDEPOT.COM.
CONVENIENT, EASY AND MOST ORDERS
READY IN LESS THAN 2 HOURS!

ENTER FOR A CHANCE
TO WIN A \$5,000
HOME DEPOT GIFT CARD!

Approved G v/d Snel 06/25/2018

Walter Staff Publix

Narcoossee Shoppes
1951 South Narcoossee Rd
Saint Cloud, FL 34771
Store Manager: Shannon Smallwood
407-892-0595

PUB PURIFIED WATER			
8 @ 2.99		23.92	F
You Saved	12.00		
PUBLIX SPRNG WATER			
2 @ 2.99		5.98	F
You Saved	3.00		
Order Total		29.90	
Sales Tax		0.00	
Grand Total		29.90	
Credit	Payment	29.90	
Change		0.00	

Savings Summary

Special Price Savings	15.00

* Your Savings at Publix	*
* 15.00	*

PRESTO!
Trace #: 073297
Reference #: 0011314830
Acct #: XXXXXXXXXXXX4759
Purchase MasterCard
Amount: \$29.90
Auth #: 000000

Your cashier was Pattie

06/25/2018 9:59 S1045 R107 0001 C0251

Explore the many ways to save at Publix.
View bargains at publix.com/savingstyle

Publix Super Markets, Inc.

Approved G v/d Snel 06/25/2018



Final Details for Order #113-1924325-6346639

Print this page for your records.

Order Placed: June 25, 2018
Amazon.com order number: 113-1924325-6346639
Seller's order number: 524211504
Order Total: \$229.96

Shipped on June 25, 2018

Items Ordered	Price
1 of: <i>Set of 4 SunF A010 25x8-12 Front & 25x10-12 Rear ATV UTV Lawn Mowers Tires, 6 PR, Tubeless</i> Sold by: character tire (seller profile)	\$229.96
Condition: New	

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

Item(s) Subtotal:	\$229.96
Shipping & Handling:	\$0.00

Total before tax:	\$229.96
Sales Tax:	\$0.00

Total for This Shipment: \$229.96

Shipping Speed:
Standard Shipping

Payment information

Payment Method:
Debit Card | Last digits: 4759

Item(s) Subtotal:	\$229.96
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:	\$229.96
Estimated tax to be collected:	\$0.00

Grand Total: \$229.96

Credit Card transactions

MasterCard ending in 4759: June 25, 2018: **\$229.96**

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

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Vehicle

Approved G v/d Snel 06/29/2018



Final Details for Order #113-8640877-0133002

Print this page for your records.

Order Placed: June 25, 2018
Amazon.com order number: 113-8640877-0133002
Order Total: \$49.34

Shipped on June 26, 2018

Items Ordered	Price
2 of: <i>The Friendly Swede Sun Hats 2-Pack - Safari Hat for Men Women and Children, Boonie Hat, Camping Hat, Fishing Hat, Summer Hat, Gardening Hat by (Green)</i>	\$22.95
Sold by: The Friendly Swede (seller profile) Product question? Ask Seller	

Condition: New

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

Item(s) Subtotal:	\$45.90
Shipping & Handling:	\$0.00

Total before tax:	\$45.90
Sales Tax:	\$3.44

Total for This Shipment: \$49.34

Shipping Speed:
Two-Day Shipping

Payment information

Payment Method:
Debit Card | Last digits: 4759

Item(s) Subtotal:	\$45.90
Shipping & Handling:	\$0.00

Total before tax:	\$45.90
Estimated tax to be collected:	\$3.44

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

Grand Total: \$49.34

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

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Approved G v/d Snel 06/29/2018

packs

Young, Keisha

From: Gerhard van der snel <gerhardharmony@gmail.com>
Sent: Wednesday, July 11, 2018 2:53 PM
To: Young, Keisha
Subject: Re: Amazon
Attachments: Home Depot 06082018 signed.pdf

Hi Keisha,

Here is the Home Depot.

The \$22.06 evens out with the applied credit. It was for wet towels. It is not available on the invoices because it was never shipped and cancelled because of that.

Thanks!

Have a great day!

Gerhard van der Snel

Field Operations Manager
Harmony CDD
7360 Five Oaks Drive
Harmony Fl 34773
407-301-2235

On Wed, Jul 11, 2018 at 2:29 PM, Young, Keisha <Keisha.Young@inframark.com> wrote:

Hi Gerhard

Thank you ...



Final Details for Order #111-7231586-2837044

Print this page for your records.

Order Placed: June 26, 2018
Amazon.com order number: 111-7231586-2837044
Order Total: \$12.66

Shipped on June 27, 2018

Items Ordered **Price**
1 of: *Meguiar's M5716SP Marine/RV Vinyl & Rubber Cleaner & Protectant - 16 OZ.* \$12.66
Sold by: Amazon.com Services, Inc.
Condition: New

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

Item(s) Subtotal: \$12.66
Shipping & Handling: \$0.00

Total before tax: \$12.66
Sales Tax: \$0.00

Total for This Shipment: \$12.66

Shipping Speed:
Two-Day Shipping

Payment information

Payment Method:
Debit Card | Last digits: 4759

Item(s) Subtotal: \$12.66
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: \$12.66
Estimated tax to be collected: \$0.00

Grand Total: \$12.66

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

Boats

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Approved G v/d Snel 06/29/2018



Final Details for Order #112-3368876-5341845

Print this page for your records.

Order Placed: June 27, 2018
Amazon.com order number: 112-3368876-5341845
Order Total: \$61.96

Shipped on June 27, 2018

Items Ordered	Price
2 of: <i>Husqvarna Poulan Redmax Blower Air Filter Fit 125B 125 125BVX 545112101</i> Sold by: A-Ok Power (seller profile) Condition: New	\$6.05
1 of: <i>Husqvarna OEM Leaf Blower Carburetor Fuel Line Kit 581798001 545081811</i> Sold by: A-Ok Power (seller profile) Condition: New	\$30.00

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

1062

Item(s) Subtotal: \$42.10
Shipping & Handling: \$0.00

Total before tax: \$42.10
Sales Tax: \$0.00

Total for This Shipment: \$42.10

+5.90
\$48.00

Shipping Speed:
Two-Day Shipping

Shipped on June 28, 2018

Items Ordered	Price
1 of: <i>NGK (4626) BPMR7A (4 Pack) Standard Spark Plug For Small Engines # BPMR7A-4pk</i> Sold by: Buckeye Tool Supply (seller profile) Product question? Ask Seller Condition: New	\$12.99

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

Item(s) Subtotal: \$12.99
Shipping & Handling: \$0.00

Total before tax: \$12.99
Sales Tax: \$0.97

Total for This Shipment: \$13.96

→ 13.96

Shipping Speed:
Two-Day Shipping

Approved G v/d Snel 06/29/2018

Shipped on June 28, 2018

Items Ordered

1 of: *Amflo 4-50E-RET Yellow 200 PSI Nylon Recoil Air Hose 1/4" x 50' With 1/4" MNPT Swivel End Fittings*
Sold by: Amazon.com Services, Inc.

Price

\$5.90

Condition: New

Shipping Address:

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

Item(s) Subtotal: \$5.90
Shipping & Handling: \$0.00

Total before tax: \$5.90
Sales Tax: \$0.00

Total for This Shipment: \$5.90

Shipping Speed:

Two-Day Shipping

Payment information

Payment Method:

Debit Card | Last digits: 4759

Item(s) Subtotal: \$60.99
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: \$60.99
Estimated tax to be collected: \$0.97

Grand Total: \$61.96

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

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zofz

Approved G v/d Snel 06/29/2018

parkis



Final Details for Order #112-3620138-5161043

Print this page for your records.

Order Placed: June 27, 2018
Amazon.com order number: 112-3620138-5161043
Order Total: \$15.64

Shipped on June 28, 2018

Items Ordered	Price
2 of: TEW Inc. Oil Seal 1.375 x 1.895 x .312 For Briggs & Stratton 805049 805049S Fits 29 C.I. V-Twin OHV Engines Sold by: TEW Inc (seller profile)	\$7.27

Condition: New

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

Item(s) Subtotal:	\$14.54
Shipping & Handling:	\$0.00

Total before tax:	\$14.54
Sales Tax:	\$1.10

Total for This Shipment: \$15.64

Shipping Speed:
Standard Shipping

Payment information

Payment Method:
Debit Card | Last digits: 4759

Item(s) Subtotal:	\$14.54
Shipping & Handling:	\$0.00

Total before tax:	\$14.54
Estimated tax to be collected:	\$1.10

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

Grand Total: \$15.64

Credit Card transactions

MasterCard ending in 4759: June 28, 2018: **\$15.64**

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

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Sidewalks

Approved G v/d Snel 06/29/2018



Final Details for Order #112-6789538-4761803

Print this page for your records.

Order Placed: June 27, 2018
Amazon.com order number: 112-6789538-4761803
Seller's order number: 1273790
Order Total: \$11.83

Shipped on June 28, 2018

Items Ordered	Price
1 of: <i>Husqvarna Part Number 545081822 Kit - Cruise Control</i>	\$11.00
Sold by: Buckeye Tool Supply (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:	\$11.00
Shipping & Handling:	\$0.00

Total before tax:	\$11.00
Sales Tax:	\$0.83

Total for This Shipment: \$11.83

Shipping Speed:
Economy Shipping

Payment information

Payment Method:
Debit Card | Last digits: 4759

Item(s) Subtotal:	\$11.00
Shipping & Handling:	\$0.00

Total before tax:	\$11.00
Estimated tax to be collected:	\$0.83

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

Total before tax: \$11.00
Estimated tax to be collected: \$0.83

Grand Total: \$11.83

Credit Card transactions

MasterCard ending in 4759: June 28, 2018: **\$11.83**

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

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paris

Approved G v/d Snel 06/29/2018

8C.

RESOLUTION 2018-05

A RESOLUTION REMOVING ROBERT KONCAR AS SECRETARY AND DESIGNATING KRISTEN SUIT AS SECRETARY OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of Harmony Community Development District at a regular business meeting held on July 26, 2018 desires to remove Robert Koncar as Secretary and appoint Kristen Suit as Secretary.

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

1. Kristen Suit is appointed Secretary.

PASSED AND ADOPTED THIS, 26th DAY OF JULY, 2018.

Steve Berube
Chairman

Secretary

8D.

STATEWIDE MUTUAL AID AGREEMENT (SMAA) INFORMATION SHEET

The Statewide Mutual Aid Agreement (SMAA) has been updated for 2018. To make sure that all of the counties are working under the most recent version of the agreement, the Florida Division of Emergency Management is requesting that all counties update their agreements to the 2018 version.

The 2018 update includes the following provisions:

Allowing the SMAA to be used for smaller events; no declaration of a state of emergency is needed for the agreement to be activated. This allows for a formal mutual aid process for the entities within Florida to use.

In using the SMAA for mutual aid, the requesting entity agrees to reimburse the assisting party per the terms of reimbursement in the SMAA. However, if the terms for reimbursement are to vary from the provisions of the SMAA, this needs to be specified via the Form B, and signed off by both parties prior to the assistance being rendered.

The SMAA automatically renews each year; only the contact information needs to be updated by using the Form C each year.

Signing the Agreement:

A copy of the SMAA with **original signature** should be submitted, or two if you need one signed by FDEM and returned for your records.

Counties should sign **PAGE 15** of the agreement.

Cities should sign **PAGE 16** of the agreement.

Educational Districts should sign **PAGE 17** of the agreement.

Community Colleges or State Universities should sign **PAGE 18** of the agreement.

Special Districts should sign **PAGE 19** of the agreement.

Authorities should sign **PAGE 20** of the agreement.

Native American Tribes should sign **PAGE 21** of the agreement.

Community Development Districts should sign **PAGE 22** of the agreement.

REQUIRED Documentation to Accompany the Agreement:

A cover letter stating an address to send the copy of the agreement back for your records.

A completed copy of Form C, **PAGE 23** of the agreement. Form C should be updated annually or as elections or appointments occur.

A Certificate of Liability Insurance or Resolution of Self Insurance.

Signed Agreements should be sent to:

Florida Division of Emergency Management

ATTN: Alonna Vinson

Bureau of Response, Logistics Section

2555 Shumard Oak Blvd

Tallahassee, FL 32399

FDEM Contact Information:

Alonna Vinson

Mutual Aid Branch Director & EMAC Coordinator

Bureau of Response | Logistics Section

Alonna.Vinson@em.myflorida.com

O: 850-815-4280

C: 850-901-8456



STATE OF FLORIDA

DIVISION OF EMERGENCY MANAGEMENT

RICK SCOTT
Governor

WESLEY MAUL
Director

STATEWIDE MUTUAL AID AGREEMENT

This Agreement is between the FLORIDA DIVISION OF EMERGENCY MANAGEMENT (“Division”) and the local government signing this Agreement (the “Participating Parties”). This agreement is based on the existence of the following conditions:

A. The State of Florida is vulnerable to a wide range of disasters that are likely to cause the disruption of essential services and the destruction of the infrastructure needed to deliver those services.

B. Such disasters are likely to exceed the capability of any one local government to cope with the emergency with existing resources.

C. Such disasters may also give rise to unusual technical needs that the local government may be unable to meet with existing resources, but that other local governments may be able to offer.

D. The Emergency Management Act, Chapter 252, provides each local government of the state the authority to develop and enter into mutual aid agreements within the state for reciprocal emergency aid and assistance in case of emergencies too extensive to be dealt with unassisted, and through such agreements to ensure the timely reimbursement of costs incurred by the local governments which render such assistance.

E. Pursuant to Chapter 252, the Division has the authority to coordinate assistance between local governments during emergencies and to concentrate available resources where needed.

Based on the existence of the foregoing conditions, the parties agree to the following:

ARTICLE I.

Definitions. As used in this Agreement, the following expressions shall have the following meanings:

A. The “Agreement” is this Agreement, which shall be referred to as the Statewide Mutual Aid Agreement (“SMAA”).

B. The “Division” is the Division of Emergency Management

C. The “Participating Parties” to this Agreement are the Division and any and all special districts, educational districts, and other local and regional governments signing this Agreement.

D. The “Requesting Parties” to this Agreement are Participating Parties who request assistance during an emergency.

E. The “Assisting Parties” to this Agreement are Participating Parties who render assistance in an emergency to a Requesting Party.

F. The “State Emergency Operations Center” is the facility designated by the State Coordinating Officer to manage and coordinate assistance to local governments during an emergency.

G. The “Comprehensive Emergency Management Plan” is the biennial Plan issued by the Division in accordance with § 252.35(2)(a), Florida Statutes.

H. The “State Coordinating Officer” is the official whom the Governor designates, by Executive Order, to act for the Governor in responding to a disaster, and to exercise the powers of the Governor in accordance with the Executive Order, Chapter 252, Florida Statutes, and the State Comprehensive Emergency Management Plan.

I. The “Period of Assistance” is the time during which any Assisting Party renders assistance to any Requesting Party in an emergency, and shall include both the time necessary for the resources and personnel of the Assisting Party to travel to the place specified by the Requesting Party and the time necessary to return them to their place of origin or to the headquarters of the Assisting Party.

J. A “special district” is any local or regional governmental entity which is an independent special district within the meaning of section 189.012(3), Florida Statutes, regardless of whether established by local, special, or general act, or by rule, ordinance, resolution, or interlocal agreement.

K. An “educational district” is any school district within the meaning of section 1001.30, Florida Statutes and any community school and state university within the meaning of section 1000.21, Florida Statutes.

L. An “interlocal agreement” is any agreement between local governments within the meaning of section 163.01(3)(a), Florida Statutes.

M. A “local government” is any educational district or any entity that is a “local governmental entity” within the meaning of section 11.45(1)(e), Florida Statutes.

N. Any expressions not assigned definitions elsewhere in this Agreement shall have the definitions assigned them by the Emergency Management Act.

ARTICLE II.

Applicability of the Agreement. A Participating Party may request assistance under this Agreement for a “major” or “catastrophic disaster” as defined in section 252.34, Florida Statutes. If the Participating Party has no other mutual aid agreement that covers a “minor” disaster or other emergencies too extensive to be dealt with unassisted, it may also invoke assistance under this Agreement for a “minor disaster” or other such emergencies.

ARTICLE III.

Invocation of the Agreement. In the event of an emergency or threatened emergency, a Participating Party may invoke assistance under this Agreement by requesting it from any other Participating Party, or from the Division if, in the judgment of the Requesting Party, its own resources are inadequate to meet the emergency.

A. Any request for assistance under this Agreement may be oral, but within five (5) calendar days must be confirmed in writing by the County Emergency Management Agency of the Requesting Party, unless the State Emergency Operations Center has been activated in response to the emergency for which assistance is requested.

B. All requests for assistance under this Agreement shall be transmitted by County Emergency Management Agency of the Requesting Party to either the Division, or to another Participating Party. If the Requesting Party transmits its request for Assistance directly to a Participating Party other than the Division, the Requesting Party and Assisting Party shall keep the Division advised of their activities.

C. The Division shall relay any requests for assistance under this Agreement to such other Participating Parties as it may deem appropriate, and shall coordinate the activities of the Assisting Parties so as to ensure timely assistance to the Requesting Party. All such activities shall be carried out in accordance with the State’s Comprehensive Emergency Management Plan.

D. Nothing in this Agreement shall be construed to allocate liability for the costs of personnel, equipment, supplies, services and other resources that are staged by the Division, or by other agencies of the State of Florida, for use in responding to an emergency pending the assignment of such personnel, equipment, supplies, services and other resources to an emergency support function/mission. The documentation, payment, repayment, and reimbursement of all such costs shall be rendered in accordance with the Comprehensive Emergency Management Plan, and general accounting best practices procedures and protocols.

ARTICLE IV.

Responsibilities of Requesting Parties. To the extent practicable, all Requesting Parties seeking assistance under this Agreement shall provide the following information to the Division and the other Participating Parties. In providing such information, the Requesting Party may use Form B attached to this Agreement, and the completion of Form B by the Requesting Party shall be deemed sufficient to meet the requirements of this Article:

A. A description of the damage sustained or threatened;

B. An identification of the specific Emergency Support Function or Functions for which such assistance is needed;

C. A description of the specific type of assistance needed within each Emergency Support Function;

D. A description of the types of personnel, equipment, services, and supplies needed for each specific type of assistance, with an estimate of the time each will be needed;

E. A description of any public infrastructure for which assistance will be needed;

F. A description of any sites or structures outside the territorial jurisdiction of the Requesting Party needed as centers to stage incoming personnel, equipment, supplies, services, or other resources;

G. The place, date and time for personnel of the Requesting Party to meet and receive the personnel and equipment of the Assisting Party; and

H. A technical description of any communications or telecommunications equipment needed to ensure timely communications between the Requesting Party and any Assisting Parties.

ARTICLE V.

Responsibilities of Assisting Parties. Each Participating Party shall render assistance under this Agreement to any Requesting Party to the extent practicable that its personnel, equipment, resources and capabilities can render assistance. If a Participating Party which has received a request for assistance under this Agreement determines that it has the capacity to render some or all of such assistance, it shall provide the following information to the Requesting Party and shall transmit it without delay to the Requesting Party and the Division. In providing such information, the Assisting Party may use Form B attached to this Agreement, and the completion of Form B by the Assisting Party shall be deemed sufficient to meet the requirements of this Article:

A. A description of the personnel, equipment, supplies and services it has available, together with a description of the qualifications of any skilled personnel;

B. An estimate of the time such personnel, equipment, supplies, and services will continue to be available;

C. An estimate of the time it will take to deliver such personnel, equipment, supplies, and services at the date, time and place specified by the Requesting Party;

D. A technical description of any communications and telecommunications equipment available for timely communications with the Requesting Party and other Assisting Parties; and

E. The names of all personnel whom the Assisting Party designates as Supervisors.

F. The estimated costs of the provision of assistance (use FEMA's Schedule of Equipment Rates spreadsheet attached to Form B.)

ARTICLE VI.

Rendition of Assistance. After the Assisting Party has delivered its personnel, equipment, supplies, services, or other resources to the place specified by the Requesting Party, the Requesting Party shall give specific assignments to the Supervisor(s) of the Assisting Party, who shall be responsible for directing the performance of these assignments. The Assisting Party shall have authority to direct the manner in which the assignments are performed. In the event of an emergency that affects the Assisting Party, all personnel, equipment, supplies, services and other resources of the Assisting Party shall be subject to recall by the Assisting Party upon not less than five (5) calendar days' notice or, if such notice is impracticable, as much notice as is practicable under the circumstances.

A. For operations at the scene of *catastrophic* and *major* disasters, the Assisting Party shall to the fullest extent practicable give its personnel and other resources sufficient equipment and supplies to make them self-sufficient for food, shelter, and operations unless the Requesting Party has specified the contrary. For *minor* disasters and other emergencies, the Requesting Party shall be responsible to provide food and shelter for the personnel of the Assisting Party unless the Requesting Party has specified the contrary. In its request for assistance the Requesting Party may specify that Assisting Parties send only self-sufficient personnel or self-sufficient resources.

B. Unless the Requesting Party has specified the contrary, it shall to the fullest extent practicable,

coordinate all communications between its personnel and those of any Assisting Parties, and shall determine all frequencies and other technical specifications for all communications and telecommunications equipment to be used.

C. Personnel of the Assisting Party who render assistance under this Agreement shall receive their usual wages, salaries and other compensation, and shall have all the duties, responsibilities, immunities, rights, interests, and privileges incident to their usual employment. If personnel of the Assisting Party hold local licenses or certifications limited to the county or municipality of issue, then the Requesting Party shall recognize and honor those licenses or certifications for the duration of the support.

ARTICLE VII.

Procedures for Reimbursement. Unless the Division or the Assisting Party, as the case may be, state the contrary in writing, the ultimate responsibility for the reimbursement of costs incurred under this Agreement shall rest with the Requesting Party, subject to the following conditions and exceptions:

A. In accordance with this Agreement, the Division shall pay the costs incurred by an Assisting Party in responding to a request that the Division initiates on its own, and not for another Requesting Party.

B. An Assisting Party shall bill the Division or other Requesting Party as soon as practicable, but not later than thirty (30) calendar days after the Period of Assistance has closed. Upon the request of any of the concerned Participating Parties, the State Coordinating Officer may extend this deadline for cause.

C. If the Division or the Requesting Party protests any bill or item on a bill from an Assisting Party, it shall do so in writing as soon as practicable, but in no event later than thirty (30) calendar days after the bill is received. Failure to protest any bill or billed item in writing within thirty (30) calendar days shall constitute agreement to the bill and the items on the bill and waive the right to contest the bill.

D. If the Division protests any bill or item on a bill from an Assisting Party, the Assisting Party shall have thirty (30) calendar days from the date of protest to present the bill or item to the original

Requesting Party for payment, subject to any protest by the Requesting Party.

E. If the Assisting Party cannot reach a mutual agreement with the Division or the Requesting Party to the settlement of any protested bill or billed item, the Division, the Assisting Party, or the Requesting Party may elect binding arbitration to determine its liability for the protested bill or billed item in accordance with Section F of this Article.

F. If the Division or a Participating Party elects binding arbitration, it may select as an arbitrator any elected official of another Participating Party, or any other official of another Participating Party whose normal duties include emergency management, and the other Participating Party shall also select such an official as an arbitrator, and the arbitrators thus chosen shall select another such official as a third arbitrator.

G. The three (3) arbitrators shall convene by teleconference or videoconference within thirty (30) calendar days to consider any documents and any statements or arguments by the Department, the Requesting Party, or the Assisting Party concerning the protest, and shall render a decision in writing not later than ten (10) business days after the close of the hearing. The decision of a majority of the arbitrators shall bind the parties, and shall be final.

H. If the Requesting Party has not forwarded a request through the Division, or if an Assisting Party has rendered assistance without being requested to do so by the Division, the Division shall not be liable for the costs of any such assistance. All requests to the Federal Emergency Management Agency (FEMA) for the reimbursement of costs incurred by any Participating Party shall be made by and through the Division.

I. If FEMA denies any request for reimbursement of costs which the Division has already advanced to an Assisting Party, the Assisting Party shall repay such costs to the Division, but the Division may waive such repayment for cause.

ARTICLE VIII.

Costs Eligible for Reimbursement. The costs incurred by the Assisting Party under this Agreement shall be reimbursed as needed to make the Assisting Party whole to the fullest extent practicable.

A. Employees of the Assisting Party who render assistance under this Agreement shall be entitled to receive from the Assisting Party all their usual wages, salaries, and any and all other compensation for mobilization, hours worked, and demobilization. Such compensation shall include any and all contributions for insurance and retirement, and such employees shall continue to accumulate seniority at the usual rate. As between the employees and the Assisting Party, the employees shall have all the duties, responsibilities, immunities, rights, interests and privileges incident to their usual employment. The Requesting Party shall reimburse the Assisting Party for these costs of employment.

B. The costs of equipment supplied by the Assisting Party shall be reimbursed at the rental rate established in FEMA's Schedule of Equipment Rates (attached to Form B), or at any other rental rate agreed to by the Requesting Party. In order to be eligible for reimbursement, equipment must be in actual operation performing eligible work. The labor costs of the operator are not included in the rates and should be approved separately from equipment costs. The Assisting Party shall pay for fuels, other consumable supplies, and repairs to its equipment as needed to keep the equipment in a state of operational readiness. Rent for the equipment shall be deemed to include the cost of fuel and other consumable supplies, maintenance, service, repairs, and ordinary wear and tear. With the consent of the Assisting Party, the Requesting Party may provide fuels, consumable supplies, maintenance, and repair services for such equipment at the site. In that event, the Requesting Party may deduct the actual costs of such fuels, consumable supplies, maintenance, and services from the total costs otherwise payable to the Assisting Party. If the equipment is damaged while in use under this Agreement and the Assisting Party receives payment for such damage under any contract of insurance, the Requesting Party may deduct such payment from any item or items billed by the Assisting Party for any of the costs for such damage that may otherwise be payable.

C. The Requesting Party shall pay the total costs for the use and consumption of any and all consumable supplies delivered by the Assisting Party for the Requesting Party under this Agreement. In the case of perishable supplies, consumption shall be deemed to include normal deterioration, spoilage and damage notwithstanding the exercise of reasonable care in its storage and use. Supplies remaining unused shall be returned to the Assisting Party in usable condition upon the close of the Period of Assistance, and the Requesting Party may deduct the cost of such returned supplies from the total costs billed by the Assisting Party for such supplies. If the Assisting Party agrees, the Requesting Party may also replace any and all used consumable supplies with like supplies in usable condition and of like grade, quality and quantity within the time allowed for reimbursement under this Agreement.

D. The Assisting Party shall keep records to document all assistance rendered under this Agreement. Such records shall present information sufficient to meet the audit requirements specified in the regulations of FEMA and any applicable circulars issued by the State of Florida Office of Management and Budget. Upon reasonable notice, the Assisting Party shall make its records available to the Division and the Requesting Party for inspection or duplication between 8:00 a.m. and 5:00 p.m. on all weekdays, except for official holidays.

ARTICLE IX.

Insurance. Each Participating Party shall determine for itself what insurance to procure, if any. With the exceptions in this Article, nothing in this Agreement shall be construed to require any Participating Party to procure insurance.

A. Each Participating Party shall procure employers' insurance meeting the requirements of the Workers' Compensation Act, as amended, affording coverage for any of its employees who may be injured while performing any activities under the authority of this Agreement, and shall file with the Division a certificate issued by the insurer attesting to such coverage.

B. Any Participating Party that elects additional insurance affording liability coverage for any

activities that may be performed under the authority of this Agreement shall file with the Division a certificate issued by the insurer attesting to such coverage.

C. Any Participating Party that is self-insured with respect to any line or lines of insurance shall file with the Division copies of all resolutions in current effect reflecting its determination to act as a self-insurer.

D. Subject to the limits of such liability insurance as any Participating Party may elect to procure, nothing in this Agreement shall be construed to waive, in whole or in part, any immunity any Participating Party may have in any judicial or quasi-judicial proceeding.

E. Each Participating Party which renders assistance under this Agreement shall be deemed to stand in the relation of an independent contractor to all other Participating Parties, and shall not be deemed to be the agent of any other Participating Party.

F. Nothing in this Agreement shall be construed to relieve any Participating Party of liability for its own conduct and that of its employees.

G. Nothing in this Agreement shall be construed to obligate any Participating Party to indemnify any other Participating Party from liability to third parties.

ARTICLE X.

General Requirements. Notwithstanding anything to the contrary elsewhere in this Agreement, all Participating Parties shall be subject to the following requirements in the performance of this Agreement:

A. To the extent that assistance under this Agreement is funded by State funds, the obligation of any statewide instrumentality of the State of Florida to reimburse any Assisting Party under this Agreement is contingent upon an annual appropriation by the Legislature.

B. All bills for reimbursement under this Agreement from State funds shall be submitted in detail sufficient for auditing purposes. To the extent that such bills represent costs incurred for travel, such bills shall be submitted in accordance with section 112.061, Florida Statutes, and any applicable

requirements for the reimbursement of state employees for travel costs.

C. All Participating Parties shall allow public access to all documents, papers, letters or other materials subject to the requirements of the Public Records Act, as amended, and made or received by any Participating Party in conjunction with this Agreement.

D. No Participating Party may hire employees in violation of the employment restrictions in the Immigration and Nationality Act, as amended.

E. No costs reimbursed under this Agreement may be used directly or indirectly to influence legislation or any other official action by the Legislature of the State of Florida or any of its agencies.

F. Any communication to the Division under this Agreement shall be sent to the Director, Division of Emergency Management, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100. Any communication to any other Participating Party shall be sent to the official or officials specified by that Participating Party on Form C attached to this Agreement. For the purpose of this Section, any such communication may be sent by the U.S. Mail, e-mail, or by facsimile.

ARTICLE XI.

Effect of Agreement. Upon its execution by a Participating Party, this Agreement shall have the following effect with respect to that Participating Party:

A. The execution of this Agreement by any Participating Party which is a signatory to the Statewide Mutual Aid Agreement of 1994 shall terminate the rights, interests, duties, and responsibilities and obligations of that Participating Party under that agreement, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under that agreement, regardless of whether billed or unbilled.

B. The execution of this Agreement by any Participating Party which is a signatory to the Public Works Mutual Aid Agreement shall terminate the rights, interests, duties, responsibilities and obligations of that Participating Party under that agreement, but such termination shall not affect the liability of the

Participating Party for the reimbursement of any costs due under that agreement, regardless of whether billed or unbilled.

C. Upon the activation of this Agreement by the Requesting Party, this Agreement shall supersede any other existing agreement between it and any Assisting Party to the extent that the former may be inconsistent with the latter.

D. Unless superseded by the execution of this Agreement in accordance with Section A of this Article, the Statewide Mutual Aid Agreement of 1994 shall terminate and cease to have legal existence after June 30, 2001.

E. Upon its execution by any Participating Party, this Agreement will continue in effect for one (1) year from its date of execution by that Participating Party, and it shall automatically renew each year after its execution, unless within sixty (60) calendar days before that date the Participating Party notifies the Division, in writing, of its intent to withdraw from the Agreement.

F. The Division shall transmit any amendment to this Agreement by sending the amendment to all Participating Parties not later than five (5) business days after its execution by the Division. Such amendment shall take effect not later than sixty (60) calendar days after the date of its execution by the Division, and shall then be binding on all Participating Parties. Notwithstanding the preceding sentence, any Participating Party who objects to the amendment may withdraw from the Agreement by notifying the Division in writing of its intent to do so within that time in accordance with Section E of this Article.

ARTICLE XII.

Interpretation and Application of Agreement. The interpretation and application of this Agreement shall be governed by the following conditions:

A. The obligations and conditions resting upon the Participating Parties under this Agreement are not independent, but dependent.

B. Time shall be of the essence of this Agreement, and of the performance of all conditions,

obligations, duties, responsibilities, and promises under it.

C. This Agreement states all the conditions, obligations, duties, responsibilities, and promises of the Participating Parties with respect to the subject of this Agreement, and there are no conditions, obligations, duties, responsibilities, or promises other than those expressed in this Agreement.

D. If any sentence, clause, phrase, or other portion of this Agreement is ruled unenforceable or invalid, every other sentence, clause, phrase, or other portion of the Agreement shall remain in full force and effect, it being the intent of the Division and the other Participating Parties that every portion of the Agreement shall be severable from every other portion to the fullest extent practicable. The Division reserves the right, at its sole and absolute discretion, to change, modify, add, or remove portions of any sentence, clause, phrase, or other portion of this Agreement that conflicts with state law, regulation, or policy. If the change is minor, the Division will notify the Participating Party of the change and such changes will become effective immediately; therefore, please check these terms periodically for changes. If the change is substantive, the Participating Party may be required to execute the Agreement with the adopted changes. Your continued or subsequent use of this Agreement following the posting of minor changes to this Agreement will mean you accept those changes.

E. The waiver of any obligation or condition in this Agreement by a Participating Party shall not be construed as a waiver of any other obligation or condition in this Agreement.

NOTE: On February 26, 2018, this Agreement was modified by the Division of Emergency Management. This document replaces the August 20, 2007 edition of the Statewide Mutual Aid Agreement; however, any and all Agreements previously executed shall remain in full force and effect. Any local government, special district, or educational institution which has yet to execute this Agreement should use the February 26, 2018 edition for the purposes of becoming a signatory.

IN WITNESS WHEREOF, the Participating Parties have duly executed this Agreement on the date specified below:

FOR ADOPTION BY A COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____
Director

Date: _____

COMMUNITY DEVELOPMENT DISTRICT,
STATE OF FLORIDA

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Approved as to Form:

By: _____
Attorney for District

Date: _____

FORM C

CONTACT INFORMATION FOR AUTHORIZED REPRESENTATIVES

Name of Government: _____

Mailing Address: _____

Authorized Representative Contact Information

Primary Authorized Representative

Name: _____

Title: _____

Address: _____

Day Phone: _____ Night Phone: _____

Facsimile: _____ Email: _____

1st Alternate Authorized Representative

Name: _____

Title: _____

Address: _____

Day Phone: _____ Night Phone: _____

Facsimile: _____ Email: _____

2nd Alternate Authorized Representative

Name: _____

Title: _____

Address: _____

Day Phone: _____ Night Phone: _____

Facsimile: _____ Email: _____

*****PLEASE UPDATE AS ELECTIONS OR APPOINTMENTS OCCUR*****

RESOLUTION 2018-6

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HARMONY COMMUNITY DEVELOPMENT DISTRICT APPROVING ADOPTION AND EXECUTION OF THE STATEWIDE MUTUAL AID AGREEMENT.

WHEREAS, the State of Florida Emergency Management Act, Chapter 252, authorizes the State and its political subdivisions to provide emergency aid and assistance in the event of a disaster or emergency; and

WHEREAS, the statutes also authorize the State to coordinate the provision of any equipment, services, or facilities owned or organized by the State or its political subdivisions for use in the affected area upon the request of the duly constituted authority of the area; and

WHEREAS, this Resolution authorizes the request, provision, and receipt of interjurisdictional mutual assistance in accordance with the Emergency Management Act, Chapter 252, among political subdivisions within the State; and

NOW, THEREFORE, be it resolved by Harmony Community Development District that in order to maximize the prompt, full and effective use of resources of all participating governments in the event of an emergency or disaster we hereby adopt the Statewide Mutual Aid Agreement which is attached hereto and incorporated by reference as **Exhibit "A"**.

PASSED AND ADOPTED by the Board of Supervisors of Harmony Community Development District this 26th day of July, 2018.

ATTEST:

Secretary/Asst. Secretary
I certify that the foregoing is an
accurate copy of Resolution 2018-5

**HARMONY COMMUNITY
DEVELOPMENT DISTRICT**

Chairman
Date: _____

Exhibit A: Statewide Mutual Aid Agreement

STATEWIDE MUTUAL AID AGREEMENT
Type or print all information except signatures
Form B

PART I**TO BE COMPLETED BY THE REQUESTING PARTY**

Date:		Time:		HRS	Mission No:
		(local)			
Point of Contact:		Telephone No:		E-mail address:	
Requesting Party:		Assisting Party:			
Incident Requiring Assistance:					
Type of Assistance/Resources Needed (use Part IV for additional space)					
Date & Time Resources Needed:		Location (address):			
Approximated Date/Time Resources Released:					
Authorized Official's Name:		Signature:			
Title:		Agency:			

PART II**TO BE COMPLETED BY THE ASSISTING PARTY**

Contact Person:		Telephone No:		E-mail address:	
Type of Assistance Available:					
Date & Time Resources Available		To:			
Location (address):					
Approximate Total cost for mission:	\$				
Travel: \$	Personnel: \$	Equipment & Materials: \$	Contract Rental: \$		
Logistics Required from Requesting Party	Yes <input type="checkbox"/>	(Provide information on attached Part IV)		No <input type="checkbox"/>	
Authorized Official's Name:		Title:			
Date:		Signature:		Local Mission No:	

PART III**TO BE COMPLETED BY THE REQUESTING PARTY**

Authorized Official's Name:		Title:			
Signature:		Agency:			

PART IV

STATEWIDE MUTUAL AID AGREEMENT
Type or print all information except signatures
Form B (continued)

MISCELLANEOUS ITEMS / OTHER MISSION INFORMATION

FEMA's SCHEDULE OF EQUIPMENT RATES

**DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY
RECOVERY DIRECTORATE
PUBLIC ASSISTANCE DIVISION
WASHINGTON, DC 20472**

The rates on this Schedule of Equipment Rates are for applicant owned equipment in good mechanical condition, complete with all required attachments. Each rate covers all costs eligible under the Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42 U.S.C. § 5121, et seq., for ownership and operation of equipment, including depreciation, overhead, all maintenance, field repairs, fuel, lubricants, tires, OSHA equipment and other costs incidental to operation. Standby equipment costs are not eligible.

Equipment must be in actual operation performing eligible work in order for reimbursement to be eligible. LABOR COSTS OF OPERATOR ARE NOT INCLUDED in the rates and should be approved separately from equipment costs.

Information regarding the use of the Schedule is contained in 44 CFR § 206.228 Allowable Costs. Rates for equipment not listed will be furnished by FEMA upon request. Any appeals shall be in accordance with 44 CFR § 206.206 Appeals.

THESE RATES ARE APPLICABLE TO MAJOR DISASTERS AND EMERGENCIES
DECLARED BY THE PRESIDENT ON OR AFTER SEPTMBER 1, 2017.

FEMA Code ID		Equipment Description					2017 Rate
Cost Code	Equipment	Specifications	Capacity or Size	HP	Notes	Unit	
8010	Air Compressor	Air Delivery	41 CFM	to 10	Hoses included.	hour	\$1.51
8011	Air Compressor	Air Delivery	103 CFM	to 30	Hoses included.	hour	\$8.84
8012	Air Compressor	Air Delivery	130 CFM	to 50	Hoses included.	hour	\$11.14
8013	Air Compressor	Air Delivery	175 CFM	to 90	Hoses included.	hour	\$18.39
8014	Air Compressor	Air Delivery	400 CFM	to 145	Hoses included.	hour	\$30.47
8015	Air Compressor	Air Delivery	575 CFM	to 230	Hoses included.	hour	\$48.71
8016	Air Compressor	Air Delivery	1100 CFM	to 355	Hoses included.	hour	\$92.88
8017	Air Compressor	Air Delivery	1600 CFM	to 500	Hoses included.	hour	\$96.96
8040	Ambulance			to 150		hour	\$28.00
8041	Ambulance			to 210		hour	\$40.50
8050	Board, Arrow			to 8	Trailer Mounted.	hour	\$4.43
8051	Board, Message			to 5	Trailer Mounted.	hour	\$11.61
8060	Auger, Portable	Hole Diameter	16 In	to 6		hour	\$2.14
8061	Auger, Portable	Hole Diameter	18 In	to 13		hour	\$4.30
8062	Auger, Tractor Mntd	Max. Auger Diameter	36 In	to 13	Includes digger, boom and mounting hardware.	hour	\$3.16
8063	Auger, Truck Mntd	Max. Auger Size	24 In	to 100	mounting hardware. Add this rate to tractor rate for total	hour	\$34.28
8064	Hydraulic Post Driver					hour	\$35.10
8065	Auger	Horizontal Directional Boring Machine	250 X 100	300	DD-140B YR-2003	hour	\$169.40
8066	Auger	Horizontal Directional Boring Machine	50 X 100			hour	\$31.95
8067	Auger, Directional Boring Machine	Auger, Directional Boring Machine				hour	\$36.97
8070	Automobile			to 130	Transporting people.	mile	\$0.535
8071	Automobile			to 130	Transporting cargo.	hour	\$12.32
8072	Automobile, Police			to 250	Patrolling.	mile	\$0.535
8073	Automobile, Police			to 250	Stationary with engine running.	hour	\$15.69
8075	Motorcycle, Police					mile	\$0.505
8076	Automobile - Chevy Trailblazer	6 or 8 cl		285 to 300		hour	\$22.00
8077	Automobile - Ford Expedition	Fire Command Center				hour	\$19.00
8080	All Terrain Vehicle (ATV)	Engine 110cc, 4-Wheel; 20" tyre		6.5-7.5		hour	\$8.20
8081	All Terrain Vehicle (ATV)	Engine 125cc, 4-Wheel; 21" tyre		7.6-8.6		hour	\$8.50
8082	All Terrain Vehicle (ATV)	Engine 150cc, 4-Wheel; 22" tyre		9.0-10.0		hour	\$8.51
8083	All Terrain Vehicle (ATV)	Engine 200cc, 4-Wheel; 24" tyre		12-14.0		hour	\$9.00
8084	All Terrain Vehicle (ATV)	Engine 250cc, 4-Wheel; 24" tyre		15-17		hour	\$9.40

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HARMONY

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2019

Modified Tentative Budget

V2 7-17-2018

Prepared by:



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Harmony
Community Development District

Operating Budget
Fiscal Year 2019

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	FY 2017	BUDGET FY 2018	THRU JUNE 2018	JULY - SEP 2018	PROJECTED FY 2018	BUDGET FY 2019
REVENUES							
Interest - Investments	\$ 3,104	\$ 4,631	\$ 3,000	\$ 7,247	2,416	\$ 9,663	\$ 6,000
Interest - Tax Collector	56	93	-	697	-	697	-
Special Assmnts- Tax Collector	1,017,932	1,251,018	1,359,659	1,940,553	-	1,931,626	1,968,147
Special Assmnts- CDD Collected	893,202	682,570	571,967	-	-	-	-
Special Assmnts- Discounts	(29,481)	(34,637)	(54,386)	(46,967)	-	(46,967)	(78,726)
Sale of Surplus Equipment	-	1,504	-	-	-	-	-
Other Miscellaneous Revenues	2,500	2,583	-	2,586	-	2,586	-
Access Cards	2,230	2,240	1,200	1,460	487	1,947	1,200
User Facility Revenue	-	-	-	-	-	-	12,600
Facility Revenue	3,420	370	300	1,464	488	1,952	300
Facility Membership Fee	1,000	1,200	1,200	-	-	-	-
TOTAL REVENUES	1,901,827	1,911,572	1,882,940	1,907,040	3,390	1,901,503	1,909,521
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	11,200	9,800	11,200	8,800	2,400	11,200	11,200
FICA Taxes	857	750	857	673	184	857	857
ProfServ-Arbitrage Rebate	1,800	1,200	1,200	-	1,200	1,200	1,200
ProfServ-Dissemination Agent	1,500	1,500	1,500	1,500	-	1,500	1,500
ProfServ-Engineering	10,206	14,876	8,000	9,064	3,021	12,085	10,000
ProfServ-Legal Services	48,819	54,170	40,000	69,934	23,311	93,245	50,000
ProfServ-Mgmt Consulting Serv	55,984	55,984	55,984	25,137	8,379	33,516	55,984
ProfServ-Property Appraiser	406	450	779	523	-	523	779
ProfServ-Special Assessment	8,822	8,822	8,822	8,822	-	8,822	8,822
ProfServ-Trustee Fees	10,127	9,927	10,024	10,127	-	10,127	10,024
Auditing Services	4,900	4,355	4,600	-	4,600	4,600	4,800
Postage and Freight	619	675	750	556	185	741	750
Insurance - General Liability	26,759	27,726	30,499	25,334	-	25,334	27,867
Printing and Binding	1,901	1,703	2,000	1,071	357	1,428	2,000
Legal Advertising	3,314	949	900	289	96	385	900
Misc -Meeting Room	-	-	-	-	-	-	4,200
Miscellaneous Services	-	62	-	-	-	-	-
Misc-Records Storage	-	-	150	-	150	150	150
Misc-Assessmnt Collection Cost	14,609	17,675	27,193	37,872	-	37,872	39,363
Misc-Contingency	136	1,092	2,600	772	257	1,029	2,600
Office Supplies	50	88	300	28	9	37	150
Annual District Filing Fee	175	175	175	200	-	200	175
Total Administrative	202,184	211,979	207,533	200,702	44,151	244,853	233,321
<i>Field</i>							
ProfServ-Field Management	181,046	198,091	230,000	149,151	49,717	198,868	230,000
Total Field	181,046	198,091	230,000	149,151	49,717	198,868	230,000

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	FY 2017	BUDGET FY 2018	THRU JUNE 2018	JULY - SEP 2018	PROJECTED FY 2018	BUDGET FY 2019
Landscape Services							
Contracts-Mulch	-	58,625	57,934	43,450	14,484	57,934	58,803
Contracts-Trees & Trimming	20,692	-	-	-	-	-	-
Contracts-Shrub Care	121,738	-	-	-	-	-	-
Contracts-Ground	40,652	-	-	-	-	-	-
Contracts-Turf Care	264,063	-	-	-	-	-	-
Contracts - Landscape	-	342,298	268,338	201,253	67,085	268,338	272,363
Cntrs-Shrub/Grnd Cover Annual Svc	-	15,204	150,420	112,815	37,605	150,420	152,676
R&M-Irrigation	11,031	5,221	10,000	10,759	3,586	14,345	15,000
R&M-Trees and Trimming	19,562	-	20,000	62,050	20,683	82,733	25,000
Miscellaneous Services	26,774	6,225	27,474	9,296	18,178	27,474	27,475
Total Landscape Services	504,512	427,573	534,166	439,623	161,622	601,245	551,317
Utilities							
Electricity - General	30,620	29,135	35,000	25,969	8,656	34,625	26,400
Electricity - Streetlighting	73,957	74,898	90,000	65,064	21,688	86,752	84,000
Utility - Water & Sewer	95,280	145,748	130,000	76,561	25,520	102,081	130,000
Lease - Street Light	195,239	148,995	123,000	97,312	32,437	129,749	90,000
Cap Outlay - Streetlights	365,610	237,583	403,651	85,097	318,554	403,651	386,202
Total Utilities	760,706	636,359	781,651	350,003	406,856	756,859	716,602
Operation & Maintenance							
Communication - Telephone	3,451	3,696	3,720	3,414	1,138	4,552	4,500
Utility - Refuse Removal	3,061	3,500	3,720	2,916	972	3,888	3,000
R&M-Equipment	564	-	-	-	-	-	-
R&M-Ponds	4,112	10,708	12,500	2,282	761	3,043	10,000
R&M-Pools	18,227	19,310	15,000	15,755	5,252	21,007	20,000
R&M-Roads & Alleyways	168	525	10,000	-	-	-	5,000
R&M-Sidewalks	4,885	714	5,000	3,053	1,018	4,071	5,000
R&M-Vehicles	8,995	7,548	15,000	6,639	2,213	8,852	15,000
R&M-Equipment Boats	2,022	10,054	7,500	3,670	1,223	4,893	7,500
R&M-Parks & Facilities	31,108	26,393	30,000	28,906	9,635	38,541	35,000
Miscellaneous Services	1,500	1,500	2,400	1,527	509	2,036	2,400
Misc-Licenses & Permits	1,426	-	-	-	-	-	-
Misc-Access Cards&Equipment	3,389	6,606	-	-	-	-	-
Misc-Contingency	4,484	5,565	5,000	6,369	2,123	8,492	9,000
Misc-Security Enhancements	2,438	2,596	5,000	3,628	1,209	4,837	5,000
R&M-User Supported Facility	-	-	-	-	-	-	12,600
Op Supplies - Fuel, Oil	2,252	-	2,750	2,878	959	3,837	4,000
Cap Outlay - Other	-	-	-	7,780	-	7,780	20,000
Cap Outlay - Vehicles	24,033	-	12,000	20,739	-	20,739	25,000
Capital Outlay	-	-	-	20,000	-	20,000	-
Reserve - Sidewalks & Alleyways	-	-	-	71,792	-	71,792	60,000
Total Operation & Maintenance	118,731	98,715	129,590	201,348	27,012	228,360	243,000
TOTAL EXPENDITURES	1,767,179	1,572,717	1,882,940	1,340,827	689,358	2,030,185	1,974,240

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	FY 2017	BUDGET FY 2018	THRU JUNE 2018	JULY - SEP 2018	PROJECTED FY 2018	BUDGET FY 2019
Excess (deficiency) of revenues							
Over (under) expenditures	134,648	338,855	-	566,213	(685,967)	(128,681)	(64,719)
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	(64,719)
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	(64,719)
Net change in fund balance	134,648	338,855	-	566,213	(685,967)	(128,681)	(64,719)
FUND BALANCE, BEGINNING	582,440	717,087	1,055,942	1,055,942	-	1,055,942	927,261
FUND BALANCE, ENDING	\$ 717,087	\$ 1,055,942	\$ 1,055,942	\$ 1,622,155	\$ (685,967)	\$ 927,261	\$ 862,542

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2019	\$ 927,261
Net Change in Fund Balance - Fiscal Year 2019	(64,719)
Reserves - Fiscal Year 2019	60,000
Total Funds Available (Estimated) - 9/30/2019	922,542

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital		397,009 ⁽¹⁾
Reserves - Renewal & Replacement (Prior Years)		99,188
Reserves - Insurance (Prior Years)		50,000
Reserves - Sidewalk and Alleyways (Prior Years)	165,000	
Expense in Sidewalk and Alleyways (FY 2018)	(71,792)	
Reserves - Sidewalk and Alleyways (FY 2019)	60,000	<u>153,208</u>
	Subtotal	<u>699,405</u>
Total Allocation of Available Funds		699,405

Total Unassigned (undesignated) Cash	\$ <u>223,136</u>
---	--------------------------

Notes

(1) Represents approximately 3 months of operating expenditures

HARMONY

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2019**REVENUES****Interest-Investments**

The District earns interest on its operating accounts.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

Access Cards

The District is charging fees for access cards to the pools and Buck Lake access.

User Facility Revenue

The District is charging fees for Parking and Garden Club.

Facility Revenue

The District is charging for events held at the District facilities.

EXPENDITURES**Administrative****P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 12 meetings and 2 workshops.

FICA Taxes

Payroll taxes on Board of Supervisors compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Professional Services-Arbitrage Rebate

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series of Benefit Special Assessment Bonds. The budgeted amount for the fiscal year is based on signed engagement letters for each Bond series at \$600 each.

Professional Services-Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates additional reporting requirements for unrelated bond issues and is performed by Digital Assurance Company. The budgeted amount for the fiscal year is based on standard fees charged for this service.

HARMONY

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2019**EXPENDITURES****Administrative** (continued)**Professional Services-Engineering**

The District's engineer, Boyd Civil Engineering, Inc., will be providing general engineering services to the District, i.e., attendance and preparation for monthly Board meetings, review of invoices, preparation of requisitions., etc.

Professional Services-Legal Services

The District's general counsel, Young, Van Assenderp & Qualls, P.A., retained by the District Board, is responsible for attending and preparing for Board meetings and rendering advice, counsel, recommendations, and representation as determined appropriate or as directed by the Board directly or as relayed by the manager.

Professional Services-Management Consulting Services

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark-Infrastructure Management Services. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement. No increase is expected for FY2019.

Contract -Inframark-Infrastructure Management Services	\$55,984
--	----------

Professional Services-Property Appraiser

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. The fiscal year budget for property appraiser costs was based on a unit price per parcel. In prior years, this cost was included in Misc.-Assessment Collection Cost.

Professional Services-Special Assessment (Advisor)

The District will be billed annually for calculating and levying the annual operating and maintenance, and debt service assessments, as provided by Inframark-Infrastructure Management Services.

Professional Services-Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees per engagement letter with Berger, Toombs, Elam, Gaines & Frank.

Postage and Freight

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Public Risks Insurance Agency. They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected increase in the premium.

Budget Narrative
Fiscal Year 2019

EXPENDITURES

Administrative (continued)

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Misc. - Meeting Room

Meeting room usage fees.

Misc. - Record Storage

Storage usage for Districts record keeping.

Miscellaneous-Assessment Collection Costs

The District reimburses the Osceola Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Miscellaneous-Contingency

This includes monthly bank charges and any other miscellaneous expenses that may be incurred during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity Division of Community Development.

Field

Professional Services-Field Management

\$230,000

Project Manager will provide onsite field operations management and supervisory services, including oversight of all District contractors providing services including landscape, hardscape, stormwater/ponds, etc. Field services provided for within this scope include community boat operations, facility and common area maintenance and irrigation.

Landscape Services

Contracts-Mulch

\$58,803

Contract with Servello & Sons. Scope of work: Pine nugget bark mulch shall be installed one time a year between November 1st and January 31st at a minimum depth of 3 inches in all plant beds and tree rings. Landscape beds beneath natural pine stands shall be mulched with pine straw at a minimum depth of 3 inches. Playground areas shall be mulched annually during the month of January. Six inches of mulch is required to be added to the existing mulch.

HARMONY

Community Development District

General Fund

Budget Narrative
Fiscal Year 2019

EXPENDITURES

Landscape Services (continued)

Contracts- Landscape \$272,363

Contract with Servello & Sons. Scheduled maintenance consists of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf within the District. Includes contingency for additional Neighborhoods.

Contracts- Shrubs/Ground Cover Annual Service \$152,676

Contract with Servello & Sons. Contractor shall be responsible for installation of 1,600 annuals per quarter (6,400 annuals per year) for each of the four quarterly rotations in spring, summer, fall and winter at various plant beds located throughout the District. Includes contingency for additional Neighborhoods.

Contract (Servello & Sons) Turf	\$1,616.71 per month
Contract (Servello & Sons) Trees/Shrubs	\$6,456.27 per month
Contract (Servello & Sons) Arbor	\$3,675.61 per month
Contract (Servello& Sons) Annuals	\$974.40 per month

R&M-Irrigation \$15,000

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components.

Unscheduled maintenance/repair of Weather Station	\$3,500
Unscheduled maintenance/repair of lines	\$4,500
Irrigation supplies	\$7,000

R&M-Trees Trimming Services (Canopy) \$25,000

Scheduled maintenance consists of canopy trimming for trees above the 10-foot height level, and consulting with a certified arborist.

Miscellaneous Services \$27,474

Unscheduled or one-time landscape maintenance expenses for other areas within the District that are not listed in any other budget category.

Utilities

Electricity-General \$26,400

Electricity for accounts with Orlando Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Electricity-Streetlighting \$84,000

Orlando Utilities Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Utility-Water & Sewer \$130,000

The District currently has utility accounts with Toho Water Authority. Usage consists of water, sewer and reclaimed water services.

HARMONY

Community Development District

General Fund

Budget Narrative
Fiscal Year 2019

EXPENDITURES

Utilities (continued)

Lease-Street Lights **\$90,000**
Contract to lease (investment fees) light-poles and fixtures for all street lighting within the District, as per agreement with the Orlando Utilities Commission.

Cap-Outlay-Street Lights **\$386,202**
This line item is for future buy out of the streetlights contracts obligation of the District. And repair/replacement of existing, as necessary.

Operation & Maintenance

Communication-Telephone **\$4,500**
Telephone expenses for the dockmaster and assistant.

Utility-Refuse Removal **\$3,000**
Scheduled maintenance consists of trash disposal. Unscheduled maintenance consists of replacement or repair of dumpster.

R&M-Ponds **\$10,000**
Scheduled maintenance and treatment of nuisance aquatic species, including pond consultant, as necessary.

R&M-Pools **\$20,000**
This includes pool any repairs and maintenance for the Swim Club Ashley Park pools and Lakeshore Park Splash Pad that may be incurred during the year by the District, including repair and replacement of pool furniture, shades, safety equipment, etc. Various pool licenses and permits required for the pools are based on historical expenses.

Repair /replace	\$12,500
Supplies	\$6,425
Licenses	\$1,075

R&M-Roads and Alleyways **\$5,000**
This line item is to resurfacing the alleys of the District.

R&M-Sidewalks **\$5,000**
Unscheduled maintenance consists of grinding uneven areas and replacement of concrete sidewalk areas, replacement of broken sidewalk, and pressure washing.

R&M-Vehicles **\$15,000**
Supplies such as tires and parts, maintenance and equipment needed for various vehicles.

Vehicles, tires and parts	\$5,000
Repairs and maintenance	\$9,500
Miscellaneous	\$500

HARMONY

Community Development District

General Fund

Budget Narrative
Fiscal Year 2019

EXPENDITURES

Operation & Maintenance (continued)

R&M-Equipment Boats **\$7,500**

Supplies such as generators and large tools, maintenance and equipment needed for the boats.

Boat tools and generator	\$4,000
Repairs and maintenance	\$3,000
Miscellaneous	\$500

R&M-Parks and Facilities **\$35,000**

Maintenance or repairs to the basketball courts and athletic fields, cleaning of basketball court, dog parks and all miscellaneous park areas. Also includes, cleaning, daily maintenance and rest room supplies.

Lakeshore Park	\$8,500
Dog Parks	\$3,000
Park Areas	\$8,500
Facilities	\$15,000

Miscellaneous Services **\$2,400**

Draining service for holding tank of District's office trailer.

Miscellaneous Contingency **\$9,000**

The fiscal year contingency represents the potential excess of unscheduled maintenance expenses not included in budget categories or not anticipated in specific line items.

Miscellaneous-Security Enhancement **\$5,000**

Represents costs for network service and update and improve security within the District. (Gates and pool camera's etc.). cost for purchasing/producing access cards, supplies and special ink cartridges for printer. Unscheduled maintenance; includes repair or replacement of damaged cameras and any required upgrades.

R&M- User Supported Facility **\$12,600**

Represents cost associated with Parking and Garden Club expenses.

OP Supplies – Fuel, Oil **\$4,000**

Represents usage of fuel.

Cap Outlay – Other **\$20,000**

Represents cost to Pontoon Boat.

Cap Outlay - Vehicles **\$25,000**

Represents cost to replace Utility Tractor.

HARMONY

Community Development District

General Fund

Budget Narrative
Fiscal Year 2019

EXPENDITURES

Operation & Maintenance (continued)

Reserves – Renewal and Replacement	\$20,000
Board will use assigned renewal and replacement reserves for the Pool Rehab.	
Reserves – Sidewalks and Alleyways	\$60,000

Harmony

Community Development District

Debt Service Budgets

Fiscal Year 2019

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	FY 2017	BUDGET FY 2018	THRU JUNE 2018	JULY - SEP 2018	PROJECTED FY 2018	BUDGET FY 2019
REVENUES							
Interest - Investments	\$ 1,327	\$ 1,949	\$ 1,000	\$ 1,878	939	\$ 2,817	\$ 1,000
Special Assmnts- Tax Collector	1,201,012	1,169,188	1,171,335	1,245,002	13,177	1,258,179	1,260,584
Special Assmnts- Prepayment	49,300	11,820	-	46,115	-	46,115	-
Special Assmnts- CDD Collected	114,564	111,155	86,844	-	-	-	-
Special Assmnts- Discounts	(34,783)	(32,371)	(46,853)	(30,133)	-	(30,133)	(50,423)
TOTAL REVENUES	1,331,420	1,261,741	1,212,326	1,262,862	14,116	1,276,978	1,211,160
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	17,206	16,519	23,427	24,297	264	24,561	25,212
Total Administrative	17,206	16,519	23,427	24,297	264	24,561	25,212
<i>Debt Service</i>							
Principal Debt Retirement	520,000	535,000	565,000	575,000	-	575,000	605,000
Principal Prepayments	85,000	40,000	-	35,000	-	35,000	-
Interest Expense	690,700	661,094	633,312	632,938	-	632,938	602,813
Total Debt Service	1,295,700	1,236,094	1,198,312	1,242,938	-	1,242,938	1,207,813
TOTAL EXPENDITURES	1,312,906	1,252,613	1,221,739	1,267,235	264	1,267,499	1,233,024
Excess (deficiency) of revenues Over (under) expenditures	18,514	9,128	(9,413)	(4,373)	273,804	9,479	(21,864)
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	(9,413)	-	-	-	(21,864)
TOTAL OTHER SOURCES (USES)	-	-	(9,413)	-	-	-	(21,864)
Net change in fund balance	18,514	9,128	(9,413)	(4,373)	273,804	9,479	(21,864)
FUND BALANCE, BEGINNING	1,129,554	1,148,067	1,157,194	1,157,194	-	1,157,194	1,166,673
FUND BALANCE, ENDING	\$ 1,148,068	\$ 1,157,195	\$ 1,147,781	\$ 1,152,821	\$ 273,804	\$ 1,166,673	\$ 1,144,810

AMORTIZATION SCHEDULE

Period Ending	Outstanding Balance	Principal	Coupon Rate	Interest	Annual Debt Service
11/1/2018	\$11,710,000			301,406	
5/1/2019	\$11,710,000	605,000	5.000%	301,406	\$1,207,813
11/1/2019	\$11,105,000			286,281	
5/1/2020	\$11,105,000	635,000	5.000%	286,281	\$1,207,563
11/1/2020	\$10,470,000			270,406	
5/1/2021	\$10,470,000	670,000	5.000%	270,406	\$1,210,813
11/1/2021	\$9,800,000			253,656	
5/1/2022	\$9,800,000	705,000	5.000%	253,656	\$1,212,313
11/1/2022	\$9,095,000			236,031	
5/1/2023	\$9,095,000	720,000	5.000%	236,031	\$1,192,063
11/1/2023	\$8,375,000			218,031	
5/1/2024	\$8,375,000	705,000	5.000%	218,031	\$1,141,063
11/1/2024	\$7,670,000			200,406	
5/1/2025	\$7,670,000	745,000	5.000%	200,406	\$1,145,813
11/1/2025	\$6,925,000			181,781	
5/1/2026	\$6,925,000	850,000	5.250%	181,781	\$1,213,563
11/1/2026	\$6,075,000			159,469	
5/1/2027	\$6,075,000	900,000	5.250%	159,469	\$1,218,938
11/1/2027	\$5,175,000			135,844	
5/1/2028	\$5,175,000	910,000	5.250%	135,844	\$1,181,688
11/1/2028	\$4,265,000			111,956	
5/1/2029	\$4,265,000	1,000,000	5.250%	111,956	\$1,223,913
11/1/2029	\$3,265,000			85,706	
5/1/2030	\$3,265,000	1,030,000	5.250%	85,706	\$1,201,413
11/1/2030	\$2,235,000			58,669	
5/1/2031	\$2,235,000	1,100,000	5.250%	58,669	\$1,217,338
11/1/2031	\$1,135,000			29,794	
5/1/2032	\$1,135,000	1,135,000	5.250%	29,794	\$1,194,588
		\$11,710,000		\$5,058,875	\$16,768,875

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	FY 2017	BUDGET FY 2018	THRU JUNE 2018	JULY - SEP 2018	PROJECTED FY 2018	BUDGET FY 2019
REVENUES							
Interest - Investments	\$ 376	\$ 815	\$ 300	\$ 1,333	667	\$ 2,000	\$ 300
Special Assmnts- Tax Collector	-	360,345	488,878	1,116,986	23,710	1,093,276	1,096,637
Special Assmnts- Prepayment	54,166	47,468	-	208,609	-	208,609	-
Special Assmnts- CDD Collected	1,045,516	1,112,308	604,398	-	-	-	-
Special Assmnts- Discounts	-	(9,977)	(19,555)	(27,034)	-	(27,034)	(43,865)
TOTAL REVENUES	1,100,058	1,510,959	1,074,021	1,299,894	24,377	1,276,851	1,053,072
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	808	5,091	9,778	21,799	474	22,273	21,933
Total Administrative	808	5,091	9,778	21,799	474	22,273	21,933
<i>Debt Service</i>							
Principal Debt Retirement	390,000	410,000	425,000	425,000	-	425,000	430,000
Principal Prepayments	-	-	-	375,000	-	375,000	-
Interest Expense	668,632	648,481	633,106	631,972	-	631,972	588,150
Total Debt Service	1,058,632	1,058,481	1,058,106	1,431,972	-	1,431,972	1,018,150
TOTAL EXPENDITURES	1,059,440	1,063,572	1,067,884	1,453,771	474	1,454,245	1,040,083
Excess (deficiency) of revenues							
Over (under) expenditures	40,618	447,387	6,137	(153,877)	23,902	(177,395)	12,989
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	6,137	-	-	-	12,989
TOTAL OTHER SOURCES (USES)	-	-	6,137	-	-	-	12,989
Net change in fund balance	40,618	447,387	6,137	(153,877)	23,902	(177,395)	12,989
FUND BALANCE, BEGINNING	356,774	397,392	844,779	844,778	-	844,778	667,383
FUND BALANCE, ENDING	\$ 397,392	\$ 844,779	\$ 850,916	\$ 690,901	\$ 23,902	\$ 667,383	\$ 680,372

AMORTIZATION SCHEDULE

Period Ending	Outstanding Balance	Principal	Coupon Rate	Interest	Annual Debt Service
11/1/2018	\$11,930,000		3.750%	\$299,181	
5/1/2019	\$11,930,000	\$430,000	4.750%	\$299,181	\$1,028,363
11/1/2019	\$11,500,000		4.750%	\$288,969	
5/1/2020	\$11,500,000	\$450,000	4.750%	\$288,969	\$1,027,938
11/1/2020	\$11,050,000		4.750%	\$278,281	
5/1/2021	\$11,050,000	\$470,000	4.750%	\$278,281	\$1,026,563
11/1/2021	\$10,580,000		4.750%	\$267,119	
5/1/2022	\$10,580,000	\$495,000	4.750%	\$267,119	\$1,029,238
11/1/2022	\$10,085,000		4.750%	\$255,363	
5/1/2023	\$10,085,000	\$520,000	4.750%	\$255,363	\$1,030,725
11/1/2023	\$9,565,000		4.750%	\$243,013	
5/1/2024	\$9,565,000	\$545,000	4.750%	\$243,013	\$1,031,025
11/1/2024	\$9,020,000		4.750%	\$230,069	
5/1/2025	\$9,020,000	\$570,000	4.750%	\$230,069	\$1,030,138
11/1/2025	\$8,450,000		4.750%	\$216,531	
5/1/2026	\$8,450,000	\$595,000	5.125%	\$216,531	\$1,028,063
11/1/2026	\$7,855,000		5.125%	\$201,284	
5/1/2027	\$7,855,000	\$625,000	5.125%	\$201,284	\$1,027,569
11/1/2027	\$7,230,000		5.125%	\$185,269	
5/1/2028	\$7,230,000	\$650,000	5.125%	\$185,269	\$1,020,538
11/1/2028	\$6,580,000		5.125%	\$168,613	
5/1/2029	\$6,580,000	\$690,000	5.125%	\$168,613	\$1,027,225
11/1/2029	\$5,890,000		5.125%	\$150,931	
5/1/2030	\$5,890,000	\$725,000	5.125%	\$150,931	\$1,026,863
11/1/2030	\$5,165,000		5.125%	\$132,353	
5/1/2031	\$5,165,000	\$760,000	5.125%	\$132,353	\$1,024,706
11/1/2031	\$4,405,000		5.125%	\$112,878	
5/1/2032	\$4,405,000	\$795,000	5.125%	\$112,878	\$1,020,756
11/1/2032	\$3,610,000		5.125%	\$92,506	
5/1/2033	\$3,610,000	\$835,000	5.125%	\$92,506	\$1,020,013
11/1/2033	\$2,775,000		5.125%	\$71,109	
5/1/2034	\$2,775,000	\$875,000	5.125%	\$71,109	\$1,017,219
11/1/2034	\$1,900,000		5.125%	\$48,688	
5/1/2035	\$1,900,000	\$925,000	5.125%	\$48,688	\$1,022,375
11/1/2035	\$975,000		5.125%	\$24,984	
5/1/2036	\$975,000	\$975,000	5.125%	\$24,984	\$1,024,969
Total		\$11,930,000		\$6,534,281	\$18,464,281

HARMONY

Community Development District

*Debt Service***Budget Narrative**
Fiscal Year 2019**REVENUES****Interest-Investments**

The District earns interest income on its trust accounts with US Bank.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the debt service expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Administrative****Miscellaneous-Assessment Collection Cost**

The District reimburses the Osceola Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Principal Debt Retirement

The District pays regular principal payments annually in order to pay down/retire the debt service.

Interest Expense

The District pays interest expense on the debt service bonds twice a year.

Harmony

Community Development District

Supporting Budget Schedules

Fiscal Year 2019

Summary of Assessment Rates

Neighborhood	Lot Type	Lot Width	O & M			2014 Debt Service			2015 Debt Service			Total			FY 2019 Par Per Unit/Acre*	Units	Acres
			FY 2019	FY 2018	% Change (Decrease)/Increase	FY 2019	FY 2018	% Change (Decrease)/Increase	FY 2019	FY 2018	% Change (Decrease)/Increase	FY 2019	FY 2018	% Change (Decrease)/Increase			
A-1	MF	n/a	\$ 486.65	\$ 486.65	0.00%	\$ 605.71	\$ 605.71	0.00%	\$ -	\$ -	N/A	\$ 1,092.36	\$ 1,092.36	0.00%	\$ 5,297.24	186	19.77
B	SF	80	\$ 1,538.44	\$ 1,538.44	0.00%	\$ 1,914.87	\$ 1,914.87	0.00%	\$ -	\$ -	N/A	\$ 3,453.31	\$ 3,453.31	0.00%	\$ 16,746.23	9	23.58
	SF	65	\$ 1,249.99	\$ 1,249.99	0.00%	\$ 1,555.83	\$ 1,555.83	0.00%	\$ -	\$ -	N/A	\$ 2,805.82	\$ 2,805.82	0.00%	\$ 13,606.32	25	
	SF	52	\$ 999.99	\$ 999.99	0.00%	\$ 1,244.66	\$ 1,244.66	0.00%	\$ -	\$ -	N/A	\$ 2,244.65	\$ 2,244.65	0.00%	\$ 10,885.05	35	
	SF	42	\$ 807.68	\$ 807.68	0.00%	\$ 1,005.31	\$ 1,005.31	0.00%	\$ -	\$ -	N/A	\$ 1,812.99	\$ 1,812.99	0.00%	\$ 8,791.77	22	
	SF	35	\$ 673.07	\$ 673.07	0.00%	\$ 837.75	\$ 837.75	0.00%	\$ -	\$ -	N/A	\$ 1,510.82	\$ 1,510.82	0.00%	\$ 7,326.48	15	
C-1	SF	80	\$ 1,513.17	\$ 1,513.17	0.00%	\$ 1,883.40	\$ 1,883.40	0.00%	\$ -	\$ -	N/A	\$ 3,396.57	\$ 3,396.57	0.00%	\$ 16,471.08	10	25.82
	SF	65	\$ 1,229.45	\$ 1,229.45	0.00%	\$ 1,530.26	\$ 1,530.26	0.00%	\$ -	\$ -	N/A	\$ 2,759.71	\$ 2,759.71	0.00%	\$ 13,382.75	30	
	SF	52	\$ 983.56	\$ 983.56	0.00%	\$ 1,224.21	\$ 1,224.21	0.00%	\$ -	\$ -	N/A	\$ 2,207.77	\$ 2,207.77	0.00%	\$ 10,706.20	35	
	SF	42	\$ 794.41	\$ 794.41	0.00%	\$ 988.78	\$ 988.78	0.00%	\$ -	\$ -	N/A	\$ 1,783.19	\$ 1,783.19	0.00%	\$ 8,647.32	30	
	SF	35	\$ 662.01	\$ 662.01	0.00%	\$ 823.98	\$ 823.98	0.00%	\$ -	\$ -	N/A	\$ 1,485.99	\$ 1,485.99	0.00%	\$ 7,206.10	12	
C-2	SF	80	\$ 1,573.48	\$ 1,573.48	0.00%	\$ 1,958.47	\$ 1,958.47	0.00%	\$ -	\$ -	N/A	\$ 3,531.95	\$ 3,531.95	0.00%	\$ 17,127.58	4	17.54
	SF	65	\$ 1,278.45	\$ 1,278.45	0.00%	\$ 1,591.26	\$ 1,591.26	0.00%	\$ -	\$ -	N/A	\$ 2,869.71	\$ 2,869.71	0.00%	\$ 13,916.16	14	
	SF	52	\$ 1,022.76	\$ 1,022.76	0.00%	\$ 1,273.01	\$ 1,273.01	0.00%	\$ -	\$ -	N/A	\$ 2,295.77	\$ 2,295.77	0.00%	\$ 11,132.93	13	
	SF	42	\$ 826.08	\$ 826.08	0.00%	\$ 1,028.20	\$ 1,028.20	0.00%	\$ -	\$ -	N/A	\$ 1,854.28	\$ 1,854.28	0.00%	\$ 8,991.98	31	
	SF	35	\$ 688.40	\$ 688.40	0.00%	\$ 856.83	\$ 856.83	0.00%	\$ -	\$ -	N/A	\$ 1,545.23	\$ 1,545.23	0.00%	\$ 7,493.32	25	
D-1	SF	80	\$ 1,625.63	\$ 1,625.63	0.00%	\$ 2,023.39	\$ 2,023.39	0.00%	\$ -	\$ -	N/A	\$ 3,649.02	\$ 3,649.02	0.00%	\$ 17,695.29	9	10.35
	SF	65	\$ 1,320.83	\$ 1,320.83	0.00%	\$ 1,644.00	\$ 1,644.00	0.00%	\$ -	\$ -	N/A	\$ 2,964.83	\$ 2,964.83	0.00%	\$ 14,377.42	20	
	SF	52	\$ 1,056.66	\$ 1,056.66	0.00%	\$ 1,315.20	\$ 1,315.20	0.00%	\$ -	\$ -	N/A	\$ 2,371.86	\$ 2,371.86	0.00%	\$ 11,501.94	6	
D-2	SF	n/a	\$ 965.64	\$ 965.64	0.00%	\$ 1,201.91	\$ 1,201.91	0.00%	\$ -	\$ -	N/A	\$ 2,167.55	\$ 2,167.55	0.00%	\$ 10,511.17	11	2.32
E	SF	n/a	\$ 2,576.51	\$ 2,576.51	0.00%	\$ 3,206.92	\$ 3,206.92	0.00%	\$ -	\$ -	N/A	\$ 5,783.43	\$ 5,783.43	0.00%	\$ 28,045.78	51	28.70
G	SF	52	\$ 1,163.12	\$ 1,163.12	0.00%	\$ 1,447.71	\$ 1,447.71	0.00%	\$ -	\$ -	N/A	\$ 2,610.83	\$ 2,610.83	0.00%	\$ 12,660.75	62	39.86
	SF	42	\$ 939.44	\$ 939.44	0.00%	\$ 1,169.30	\$ 1,169.30	0.00%	\$ -	\$ -	N/A	\$ 2,108.74	\$ 2,108.74	0.00%	\$ 10,225.99	85	
	SF	35	\$ 782.87	\$ 782.87	0.00%	\$ 974.41	\$ 974.41	0.00%	\$ -	\$ -	N/A	\$ 1,757.28	\$ 1,757.28	0.00%	\$ 8,521.66	39	
H-1	SF	35	\$ 875.01	\$ 875.01	0.00%	\$ 1,073.54	\$ 1,073.54	0.00%	\$ -	\$ -	N/A	\$ 1,948.55	\$ 1,948.55	0.00%	\$ 9,388.68	39	20.34
	SF	40	\$ 1,000.01	\$ 1,000.01	0.00%	\$ 1,288.25	\$ 1,288.25	0.00%	\$ -	\$ -	N/A	\$ 2,288.26	\$ 2,288.26	0.00%	\$ 11,266.41	14	
	SF	50	\$ 1,250.01	\$ 1,250.01	0.00%	\$ 1,594.98	\$ 1,594.98	0.00%	\$ -	\$ -	N/A	\$ 2,844.99	\$ 2,844.99	0.00%	\$ 13,948.89	13	
H-2/F/A-2/M	SF	25	\$ 625.01	\$ 625.01	0.00%	\$ 766.82	\$ 766.82	0.00%	\$ -	\$ -	N/A	\$ 1,391.83	\$ 1,391.82	0.00%	\$ 6,706.20	46	
	SF	50	\$ 1,271.92	\$ 1,271.92	0.00%	\$ 1,592.89	\$ 1,592.89	0.00%	\$ -	\$ -	N/A	\$ 2,864.81	\$ 2,864.81	0.00%	\$ 13,845.30	164	45.56
	SF	40	\$ 1,276.32	\$ 1,276.33	0.00%	\$ -	\$ -	N/A	\$ 1,534.73	\$ 1,534.73	0.00%	\$ 2,811.05	\$ 2,811.06	0.00%	\$ 16,076.92	186	158.20
I/J/K/L/O	SF	50	\$ 1,595.40	\$ 1,595.41	0.00%	\$ -	\$ -	N/A	\$ 1,918.41	\$ 1,918.41	0.00%	\$ 3,513.81	\$ 3,513.82	0.00%	\$ 20,096.15	220	
	SF	60	\$ 1,914.49	\$ 1,914.49	0.00%	\$ -	\$ -	N/A	\$ 2,302.10	\$ 2,302.10	0.00%	\$ 4,216.59	\$ 4,216.59	0.00%	\$ 24,115.38	71	
	Office	Office	\$ 1,281.97	\$ 1,281.97	0.00%	\$ -	\$ -	N/A	\$ 1,541.52	\$ 1,541.52	0.00%	\$ 2,823.49	\$ 2,823.49	0.00%	\$ 16,148.05		0.28
GC	Golf Course	\$ -	\$ -	N/A	\$ -	\$ -	N/A	\$ 52,624.28	\$ 52,624.28	0.00%	\$ 52,624.28	\$ 52,624.28	0.00%	\$ 551,260.08			
Comm	Comm	\$ 4,578.47	\$ 4,578.47	0.00%	\$ -	\$ -	N/A	\$ 5,505.44	\$ 5,505.44	0.00%	\$ 10,083.91	\$ 10,083.91	0.00%	\$ 57,671.63		7.58	
TC/M*	SF	50	\$ 1,319.91	\$ 1,319.91	0.00%	\$ -	\$ -	N/A	\$ 1,234.92	\$ 1,587.14	-22.19%	\$ 2,554.83	\$ 2,907.05	-12.12%	\$ 13,068.03	35	10.09
TC	TC 1 and TC 2	\$ 4,578.47	\$ 4,578.47	0.00%	\$ -	\$ -	N/A	\$ 5,505.44	\$ 5,505.44	0.00%	\$ 10,083.91	\$ 10,083.91	0.00%	\$ 57,671.63		12.45	
TC*	TC 3 and TC 4	\$ 4,578.47	\$ 4,578.47	0.00%	\$ -	\$ -	N/A	\$ 4,283.68	\$ 5,505.44	-22.19%	\$ 8,862.15	\$ 10,083.91	-12.12%	\$ 45,330.14		7.43	
																1567	429.87

*ADS has been reduced as a result of true-up payment remitted on Oct 3, 2017

**All lands are assessed on the Tax Collector Assessment Roll

*** Par Balances take into account the payment of the 2018 tax bill. Please note this is not an official payoff, as payoffs must be obtained via estoppel from Inframark

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Harmony Community District

Assessment Collections Overview

The district receives monthly tax assessment distributions from Osceola Tax Collection Office.

Accounting tracks collection via spreadsheet with formulas and provides updates in monthly financials.

After March 30th, all uncollected assessments are considered delinquent. At this time, Tax Certificates for the unpaid assessments go on sale.

The district will continue to receive payment for the assessments either by the property owner submitting delinquent payment & penalty, or by the sale of tax certificates.

By the end of June, the District is approximately 99% -100% collected. If not 100% collected, this usually is a result of timing on the collections, percentage allocations of discounts/penalties, or formula variances. Additional collections from the county may be submitted to the district in July, again due to timing on when the county receives them.

At the end of the fiscal year, the Accounting department requests a Tax Collection Reconciliation Sheet from the county and will reconcile the county receipts against the accounting spreadsheet. This reconciliation will indicate 100% collected or will specify what parcel is delinquent.

In the past fiscal years, Harmony has been 100% collected by year end.

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**NOTICE OF FISCAL YEAR 2019 MEETING SCHEDULE
HARMONY
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Harmony Community Development District will hold their meetings for Fiscal Year 2019 at the Harmony Golf Preserve Clubhouse, located at 7251 Five Oaks Drive, Harmony, Florida on the last Thursday of each month at 6:00 p.m., with the exception as noted below:

October 25, 2018
November 29, 2018
December 20, 2018 (Third Thursday)
January 31, 2019
February 28, 2019
March 28, 2019
April 25, 2019
May 30, 2019
June 27, 2019
July 25, 2019
August 29, 2019
September 26, 2019

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time and location to be specified on the record at the meetings.

There may be occasions when one or more Supervisors will participate via telephone. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Management Company, Inframark at (954) 603-0033 at least two (2) calendar days prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1-800-955-8771 (TTY)/1-800-955-8770 (Voice), for aid in contacting the District Management Company at least two (2) days prior to the date of the meetings.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that person will need a record of the proceedings and accordingly, the person may need to ensure a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Kristen Suit
District Manager

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**Harmony Community
Development District**

ANNUAL FINANCIAL REPORT

September 30, 2017

Harmony Community Development District

ANNUAL FINANCIAL REPORT

Fiscal Year Ended September 30, 2017

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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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, 2017, 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

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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, 2017, 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 July 9, 2018 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

July 9, 2018

**Harmony Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2017**

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

OVERVIEW OF THE FINANCIAL STATEMENTS

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

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

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

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

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

**Harmony Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2017**

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, 2017.

- ◆ The District's total liabilities exceeded total assets by \$(9,179,861) (net position). Unrestricted net position for Governmental Activities was \$(7,860,431). Governmental Activities restricted net position was \$542,205 and net investment in capital assets were \$(1,861,635).
- ◆ Governmental activities revenues totaled \$4,684,330 while governmental activities expenses totaled \$3,389,935.

**Harmony Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2017**

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	
	2017	2016
Current assets	\$ 1,548,807	\$ 812,878
Restricted assets	1,642,823	1,600,139
Capital assets	12,985,420	13,430,485
Total Assets	<u>16,177,050</u>	<u>15,843,502</u>
 Deferred outflows of resources	 <u>500,632</u>	 <u>532,290</u>
 Current liabilities	 1,622,406	 1,618,042
Non-current liabilities	24,235,137	25,232,006
Total Liabilities	<u>25,857,543</u>	<u>26,850,048</u>
 Net position - net investment in capital assets	 (1,861,635)	 (1,969,539)
Net position - restricted	542,205	52,061
Net position - unrestricted	(7,860,431)	(8,556,778)
Total Net Position	<u>\$ (9,179,861)</u>	<u>\$ (10,474,256)</u>

The increase in current assets, unrestricted net position, and restricted net position 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 increase in net investments in capital assets is primarily due to principal payments on long-term debt in excess of depreciation.

**Harmony Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2017**

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	
	2017	2016
Program Revenues		
Charges for services	\$ 4,672,697	\$ 4,318,078
General Revenues		
Miscellaneous revenues	4,087	2,500
Investment earnings	7,546	4,938
Total Revenues	<u>4,684,330</u>	<u>4,325,516</u>
Expenses		
General government	211,979	202,184
Physical environment	1,662,190	1,887,019
Culture and recreation	178,203	130,481
Interest on long-term debt	1,337,563	1,377,494
Total Expenses	<u>3,389,935</u>	<u>3,597,178</u>
Change in Net Position	1,294,395	728,338
Net Position - Beginning of Year	<u>(10,474,256)</u>	<u>(11,202,594)</u>
Net Position - End of Year	<u>\$ (9,179,861)</u>	<u>\$ (10,474,256)</u>

The increase in charges for services is primarily due to an increase in special assessments in the current year.

The decrease in physical environment is primarily the result of decreases in streetlight and miscellaneous contingency expenses in the current year.

**Harmony Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2017**

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, 2017 and 2016.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2017</u>	<u>2016</u>
Land and improvements	\$ 8,547,724	\$ 8,547,724
Infrastructure	5,148,381	5,148,381
Improvements other than building	29,756	29,756
Recreational facilities	3,777,032	3,777,032
Equipment	165,885	131,885
Less: accumulated depreciation	(4,683,358)	(4,204,293)
Total	<u>\$ 12,985,420</u>	<u>\$ 13,430,485</u>

Capital activity for the year consisted of depreciation of \$479,065 and additions to equipment of \$34,000.

General Fund Budgetary Highlights

The budgeted expenditures exceeded actual expenditures primarily because of lower repairs and maintenance and capital outlay expenditures than were anticipated.

There were no amendments to the September 30, 2017 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, 2017 was \$12,320,000.
- ◆ 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, 2017 was \$12,730,000.

**Harmony Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2017**

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 2018.

Request for Information

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

Harmony Community Development District
STATEMENT OF NET POSITION
September 30, 2017

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 1,050,234
Investments	101,615
Due from other governments	14,812
Due from Developer	382,146
Total Current Assets	1,548,807
Non-current Assets	
Restricted assets	
Investments	1,642,823
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	165,885
Less: accumulated depreciation	(4,683,358)
Total Non-current Assets	14,628,243
Total Assets	16,177,050
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred amount on refunding	500,632
 LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	100,834
Unearned revenue	3,897
Accrued interest	527,675
Bonds payable	990,000
Total Current Liabilities	1,622,406
Non-current liabilities	
Bonds payable, net	24,235,137
Total Liabilities	25,857,543
 NET POSITION	
Net investment in capital assets	(1,861,635)
Restricted for debt service	542,205
Unrestricted	(7,860,431)
Total Net Position	\$ (9,179,861)

See accompanying notes to financial statements.

**Harmony Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2017**

<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	\$ (211,979)	\$ 251,103	\$ 39,124
Physical environment	(1,662,190)	1,578,142	(84,048)
Culture and recreation	(178,203)	73,516	(104,687)
Interest on long-term debt	(1,337,563)	2,769,936	1,432,373
Total Governmental Activities	<u>\$ (3,389,935)</u>	<u>\$ 4,672,697</u>	<u>1,282,762</u>
General revenues:			
			7,546
			4,087
			<u>11,633</u>
			1,294,395
			<u>(10,474,256)</u>
			<u>\$ (9,179,861)</u>

See accompanying notes to financial statements.

Harmony Community Development District
BALANCE SHEET
GOVERNMENTAL FUNDS
September 30, 2017

ASSETS	General	Debt Service 2014	Debt Service 2015	Capital Projects	Total Governmental Funds
Cash	\$ 1,050,234	\$ -	\$ -	\$ -	\$ 1,050,234
Investments, at fair value	101,615	-	-	-	101,615
Due from other governments	6,678	6,218	1,916	-	14,812
Due from developer	-	22,163	359,983	-	382,146
Restricted assets:					
Investments, at fair value	-	1,130,961	482,880	28,982	1,642,823
Total Assets	<u>\$ 1,158,527</u>	<u>\$ 1,159,342</u>	<u>\$ 844,779</u>	<u>\$ 28,982</u>	<u>\$ 3,191,630</u>
LIABILITIES AND FUND BALANCES					
LIABILITIES					
Accounts payable and accrued expenses	\$ 100,834	\$ -	\$ -	\$ -	\$ 100,834
Unearned revenue	1,750	2,147	-	-	3,897
Total Liabilities	<u>102,584</u>	<u>2,147</u>	<u>-</u>	<u>-</u>	<u>104,731</u>
FUND BALANCES					
Restricted:					
Debt service	-	1,157,195	844,779	-	2,001,974
Capital projects	-	-	-	28,982	28,982
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	491,755	-	-	-	491,755
Total Fund Balances	<u>1,055,943</u>	<u>1,157,195</u>	<u>844,779</u>	<u>28,982</u>	<u>3,086,899</u>
Total Liabilities and Fund Balances	<u>\$ 1,158,527</u>	<u>\$ 1,159,342</u>	<u>\$ 844,779</u>	<u>\$ 28,982</u>	<u>\$ 3,191,630</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, 2017

Total Governmental Fund Balances	\$	3,086,899
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital assets not being depreciated, land and improvements, used in governmental activities are not current financial resources and therefore, are not reported at the fund level.		8,547,724
Capital assets being depreciated, infrastructure, \$5,148,381, improvements other than building, \$29,756, recreational facilities, \$3,777,032, and equipment, \$165,885, net of accumulated depreciation, \$(4,683,358), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.		4,437,696
Long-term liabilities, including bonds payable (\$(25,050,000)), bond premium, net (\$(323,888)), and bond discount, net (\$148,751), are not due and payable in the current period and therefore, are not reported at the fund level.		(25,225,137)
Deferred outflow of resources are not current financial resources and therefore, are not reported at the fund level.		500,632
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the fund level.		<u>(527,675)</u>
Net Position of Governmental Activities	\$	<u><u>(9,179,861)</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, 2017

	General	Debt Service 2014	Debt Service 2015	Capital Projects	Total Governmental Funds
Revenues					
Special assessments	\$ 1,898,951	\$ 1,259,792	\$ 1,510,144	\$ -	\$ 4,668,887
Charges for services	3,810	-	-	-	3,810
Miscellaneous revenues	4,087	-	-	-	4,087
Investment earnings	4,724	1,948	815	59	7,546
Total Revenues	<u>1,911,572</u>	<u>1,261,740</u>	<u>1,510,959</u>	<u>59</u>	<u>4,684,330</u>
Expenditures					
Current					
General government	211,979	-	-	-	211,979
Physical environment	1,315,033	-	-	592	1,315,625
Culture and recreation	45,703	-	-	-	45,703
Capital outlay	-	-	-	34,000	34,000
Debt service					
Principal	-	575,000	410,000	-	985,000
Interest	-	661,094	648,481	-	1,309,575
Other	-	16,519	5,091	-	21,610
Total Expenditures	<u>1,572,715</u>	<u>1,252,613</u>	<u>1,063,572</u>	<u>34,592</u>	<u>3,923,492</u>
Net change in fund balances	338,857	9,127	447,387	(34,533)	760,838
Fund Balances - October 1, 2016	<u>717,086</u>	<u>1,148,068</u>	<u>397,392</u>	<u>63,515</u>	<u>2,326,061</u>
Fund Balances - September 30, 2017	<u>\$ 1,055,943</u>	<u>\$ 1,157,195</u>	<u>\$ 844,779</u>	<u>\$ 28,982</u>	<u>\$ 3,086,899</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, 2017**

Net Change in Fund Balances - Total Governmental Funds	\$ 760,838
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlay as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that depreciation (\$479,065) exceeded capital outlay (\$34,000) in the current period.	(445,065)
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Governmental funds report bond discounts and premiums as other financing sources and uses. However, in the Statement of Activities, bond premiums and discounts are amortized over the life of the bonds. This is the amount that amortization of bond premiums (\$16,786) exceeded bond discounts (\$9,917) in the current period.	6,869
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Repayment of bond principal is an expenditure in the governmental fund, but the repayment reduces long-term liabilities in the Statement of Net Position.	985,000
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The deferred outflow of resources for refunding of debt is recognized as a component of interest expense in the Statement of Activities, but not in the governmental funds. This is the amount of current year interest.	(31,658)
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In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the net amount between the prior year and the current year accruals.	18,411
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Change in Net Position of Governmental Activities	\$ 1,294,395
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See accompanying notes to financial statements.

Harmony Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
GENERAL FUND
For the Year Ended September 30, 2017

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
Revenues				
Special assessments	\$ 1,875,104	\$ 1,875,104	\$ 1,898,951	\$ 23,847
Charges for services	5,200	5,200	3,810	(1,390)
Miscellaneous revenues	-	-	4,087	4,087
Investment earnings	2,500	2,500	4,724	2,224
Total Revenues	<u>1,882,804</u>	<u>1,882,804</u>	<u>1,911,572</u>	<u>28,768</u>
Expenditures				
Current				
General government	205,331	205,331	211,979	(6,648)
Physical environment	1,290,473	1,290,473	1,315,033	(24,560)
Culture and recreation	57,000	57,000	45,703	11,297
Capital outlay	330,000	330,000	-	330,000
Total Expenditures	<u>1,882,804</u>	<u>1,882,804</u>	<u>1,572,715</u>	<u>310,089</u>
Net change in fund balances	-	-	338,857	338,857
Fund Balances - October 1, 2016	<u>625,490</u>	<u>625,490</u>	<u>717,086</u>	<u>91,596</u>
Fund Balances - September 30, 2017	<u>\$ 625,490</u>	<u>\$ 625,490</u>	<u>\$ 1,055,943</u>	<u>\$ 430,453</u>

See accompanying notes to financial statements.

**Harmony Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2017**

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, 2017**

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.

Harmony Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2017

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

The District has various policies governing the fund balance classifications.

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

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

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent 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, 2017**

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, 2017**

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, 2017**

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, infrastructure, improvements other than buildings, recreational facilities, and equipment, are reported in the applicable governmental activities column.

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

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

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

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, 2017**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

e. Unamortized Bond Discounts/Premiums

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

f. Budgets

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

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

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

“Total fund balances” of the District’s governmental funds, \$3,086,899, differs from “net position” of governmental activities, \$(9,179,861), 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	165,885
Less: accumulated depreciation	<u>(4,683,358)</u>
Total	<u><u>\$ 12,985,420</u></u>

**Harmony Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2017**

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)

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>500,632</u>
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Long-term debt transactions

Long-term liabilities applicable to the District's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2017 were:

Bonds payable	\$ (25,050,000)
Bond premium, net	(323,888)
Bond discount, net	<u>148,751</u>
Total	<u>\$ (25,225,137)</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>(527,675)</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, \$760,838, differs from the "change in net position" for governmental activities, \$1,294,395, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated as follows.

**Harmony Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2017**

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	\$ (479,065)
Capital outlay	34,000
Net Change in Capital Related Items	<u>\$ (445,065)</u>

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	\$ 985,000
Bond premium amortization	16,786
Bond discount amortization	(9,917)
Total	<u>\$ 991,869</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	\$ 18,411
Decrease in deferred amount on refunding	(31,658)
Total	<u>\$ (13,247)</u>

**Harmony Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2017**

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, 2017, the District's bank balance was \$1,054,747 and the carrying value was \$1,050,234. 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, 2017, the District had the following investments and maturities:

Investment	Maturity	Fair Value
Certificates of Deposit	2/2018	\$ 101,615
Commercial Paper	N/A	1,642,823
Total		\$ 1,744,438

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

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

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

Interest Rate Risk

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

Harmony Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2017

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, 2017, 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, 2017 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 2016-2017 fiscal year were levied in July 2016. 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, 2017

NOTE E – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2017 was as follows:

	Balance October 1, 2016	Additions	Deletions	Balance September 30, 2017
<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	29,756	-	-	29,756
Recreational facilities	3,777,032	-	-	3,777,032
Equipment	131,885	34,000	-	165,885
Total Capital Assets, Being Depreciated	<u>9,087,054</u>	<u>34,000</u>	<u>-</u>	<u>9,121,054</u>
Less accumulated depreciation for:				
Infrastructure	(3,015,239)	(341,137)	-	(3,356,376)
Improvements other than building	(1,596)	(1,638)	-	(3,234)
Recreational facilities	(1,131,240)	(127,104)	-	(1,258,344)
Equipment	(56,218)	(9,186)	-	(65,404)
Total Accumulated Depreciation	<u>(4,204,293)</u>	<u>(479,065)</u>	<u>-</u>	<u>(4,683,358)</u>
Total Capital Assets Depreciated, Net	<u>4,882,761</u>	<u>(445,065)</u>	<u>-</u>	<u>4,437,696</u>
Governmental Activities Capital Assets	<u>\$ 13,430,485</u>	<u>\$ (445,065)</u>	<u>\$ -</u>	<u>\$ 12,985,420</u>

Depreciation, \$479,065, was charged to physical environment, \$346,565, and culture and recreation, \$132,500.

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, 2017:

Long-term debt at October 1, 2016	\$ 26,035,000
Principal payments	<u>(985,000)</u>
Long-term debt at September 30, 2017	25,050,000
Plus: bond premium, net	323,888
Less: bond discount, net	<u>(148,751)</u>
Bonds Payable, Net	<u>\$ 25,225,137</u>

**Harmony Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2017**

NOTE F – LONG-TERM DEBT (CONTINUED)

Capital Improvement Revenue Refunding Bonds

Long-term debt is comprised of the following:

\$13,945,000 Series 2014 Capital Improvement Revenue Refunding Bonds due in annual principal installments beginning May 2015, maturing in May 2032. Interest is due semi-annually on May 1 and November 1, beginning November 1, 2014, at a rate of 5% on the \$6,845,000 bonds, with a maturity date of May 1, 2025 and 5.25% on the \$7,100,000 bonds, with a maturity date of May 2032. Current portion is \$565,000. \$ 12,320,000

\$13,530,000 Series 2015 Capital Improvement Revenue Refunding Bonds due in annual principal installments beginning May 2016, maturing in May 2036. Interest is due semi-annually on May 1 and November 1, beginning November 1, 2015, at a rate of 3.75% on the \$1,225,000 bonds, with a maturity date of May 1, 2018, 4.75% on the \$3,590,000 bonds, with a maturity date of May 1, 2025, and 5.125% on the \$8,715,000 bonds, with a maturity date of May 2036. Current portion is \$425,000. 12,730,000

Total Long-term Debt at September 30, 2017 25,050,000

Plus: bond premium, net 323,888
Less: bond discount, net (148,751)

Bonds Payable, Net at September 30, 2017 \$ 25,225,137

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2017 are as follows:

Year Ending September 30,	Principal	Interest	Total
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	1,195,000	1,062,481	2,257,481
2023-2027	6,935,000	4,369,644	11,304,644
2028-2032	8,935,000	2,395,613	11,330,613
2033-2036	3,730,000	489,950	4,219,950
Totals	<u>\$ 25,050,000</u>	<u>\$ 13,096,438</u>	<u>\$ 38,146,438</u>

**Harmony Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2017**

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, 2017:

<u>Capital Improvement Revenue Refunding Bonds</u>	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Series 2014	\$ 604,410	\$ 592,094
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.



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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, 2017, and the related notes to the financial statements, and have issued our report thereon dated July 9, 2018.

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

July 9, 2018



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, 2017, and have issued our report thereon dated July 9, 2018.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated July 9, 2018, should be considered in conjunction with this Management Letter.

Prior Audit Findings

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

Financial Condition and Management

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



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 condition assessment procedures for Harmony Community Development District. It is management's responsibility to monitor the Harmony Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2017.

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

Annual Financial Report

Section 10.554(1)(i)5.b. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether the annual financial report for the Harmony Community Development District for the fiscal year ended September 30, 2017, 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, 2017. In connection with our audit, we determined that these two reports were in agreement.

Additional Matters

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

Purpose of this Letter

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

*Berger Toombs Elam
Gaines & Frank*

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

July 9, 2018



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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, 2017. 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, 2017.

*Berger Toombs Elam
Gaines & Frank*

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

July 9, 2018

Ninth Order of Business

9A.

Nuisance Alligator Removal Procedure



Dear Residents,

It has come to our attention that the community has questions on when is it appropriate to remove alligators from Harmony. The Harmony Community Development District has put together the following nuisance alligator removal procedure to help give everyone a better understanding.

When is an alligator considered a "nuisance alligator"? Generally, alligators may be considered a nuisance when they are at least four feet in length and pose a threat to people or their pets or property. Alligators less than four feet in length are naturally fearful of people and are not generally capable of eating anything larger than a small turtle. They eat small fish, frogs, and other small animals. They are too small to be a threat to even small pets and pose no threat to people. They are typically not dangerous to people unless someone attempts to handle them. They are common in Florida, and the mere presence of a small alligator is not cause for concern, even when they turn up in places where people may not expect to see them such as retention ponds and drainage ditches. However, occasionally alligators more than four feet in length are legitimate problems and must be addressed. If an alligator more than four feet in length approaches people, does not retreat if approached, or is in a location that is not natural, call Harmony Field Services at 407-301-2235. Field Services will then contact the Nuisance Alligator Hotline, direct them to the site, and observe the procedure as trappers come onto the property and remove the alligator.

What happens to nuisance alligators when they are removed by trappers? When a nuisance alligator trapper removes an alligator, that alligator becomes the property of the trapper (except in the case of an alligator bite on a human). In most cases, the alligator is killed and processed for its hide and meat. The sale of the hide and meat is the primary compensation for the nuisance alligator trapper. In a few cases, a nuisance alligator is sold live to an alligator farm, animal exhibit, or zoo. The trapper is usually reimbursed with an amount equivalent to the market value of the alligator. However, the demand for live alligators by these establishments is low.

A few reminders:

It is illegal to feed alligators or entice them with food. This will cause the animal to lose its fear of humans, become dangerous, and have to be killed. Because alligators are ubiquitous in Florida, we must assume that every pond has at least one; so it is dangerous for you, your child, or your pet to wade or swim in any of the ponds in Harmony. Alligators are hard to see if they are near the shore basking in the sun. Be sure to pay attention if you are going near water even in your own back yard.

For more information, go to the Florida Fish and Wildlife Conservation Commission website.

If you have any questions or concerns regarding the removal of alligators please feel free to contact Harmony Field Services at 407-301-2235. Be aware that District Staff is not authorized to evaluate the temperament of an alligator nor deny requests for removal.

Thank you,
Harmony CDD Board of Supervisors