

**HARMONY
COMMUNITY DEVELOPMENT DISTRICT**

FEBRUARY 27, 2020

AGENDA PACKAGE



Harmony Community Development District

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



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

February 17, 2020 (Update: 02/27/2020)

Board of Supervisors
 Harmony Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Harmony Community Development District will be held on Thursday, February 27, 2020 at 6:00 p.m. at the Creative Inspiration Journey School, 2030 Old Hickory Tree Road, St. Cloud, FL 34769. Following is the advance agenda for the meeting:

1. **Roll Call**
2. **Developer's Report**
 - A. **Discussion of VC-1 Parcel Usage**
 - i. Loan Options (Bank Term Sheets Under Separate Cover)
 - ii. Annual Assessment Analysis with \$250,000, \$500,000 and \$750,000 Expenditure Increase
3. **Audience Comments**
4. **Approval of:**
 - A. **January 30, 2020 - Regular Monthly Meeting Minutes**
5. **Subcontractors' Reports**
 - A. **Servello Landscape Solutions**
 - i. Grounds Maintenance Status (*Work Chart*)
6. **Staff Reports**
 - A. **District Engineer**
 - i. Austin Environmental – General Inspection of All Infested Areas
 - ii. Update on Fencing, Pillars & Columns Along 192 & West Entrance
 - iii. RV Storage & Garden Area Survey – Johnston's Proposal: \$6,250.00
 - B. **District Counsel**
 - i. Consideration of Inter-local Agreement – Buck Lake / Harmony West
 - ii. Update on PoolWorks® Matter
 - C. **Field Manager**
 - i. Facilities Maintenance (*Parks, Pools, Docks, Boats, etc.*)
 - ii. Facility Use Records (*Inclusive - Boats & Other*)
 - iii. Resident Submittals (*Facebook & Direct*)
 - iv. Pond Maintenance (*Chart & Map*)
 - v. Wetlands Report (*Chart & Map*)
7. **District Manager's Report**
 - A. **Financial Statements for January 31, 2020**
 - B. **Approval of: #238 Invoices, Check Register, and Debit Purchases**
(Invoices and Debit Receipts Available Upon Request)
 - C. **Facilities Usage Applications**
 - i. Harmony HOA – Easter Event, Saturday, April 4, 2020 – 8:00 a.m. to 2:00 p.m.
8. **Community Business**
 - A. **Update on Use of Clubhouse for FY 2021 CDD Meetings**
 - B. **Consideration of Supervisor Photos on Website**
9. **Supervisor Requests**
10. **Adjournment**

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

Sincerely,

Kristen Suit

Kristen Suit
 District Manager

District Office:
 313 Campus Street
 Celebration, FL 34747
 407-566-1935

www.harmonycdd.org

Meeting Location:
 Creative Inspiration Journey School
 2030 Old Hickory Tree Road
 St. Cloud, FL 34769

Second Order of Business

2A.

2Ai.

Community Center Financing Sources

UNASSIGNED FUND BALANCE

06/2016	\$653K
12/2016	\$701K
06/2017	\$603K
12/2017	\$1,090K
06/2018	\$1,056K
12/2018	\$934K
06/2019	\$877K
01/2020	\$916K

AVERAGE UNASSIGNED FUND BALANCE: \$853K

LOAN CALCULATIONS

\$500K principle x 60 months @ 5%=\$ 9436/mo or \$ 113,235/annum

\$500K principle x 120 months @ 5%=\$ 5304/mo or \$ 63,648/annum

FUNDING SOURCES

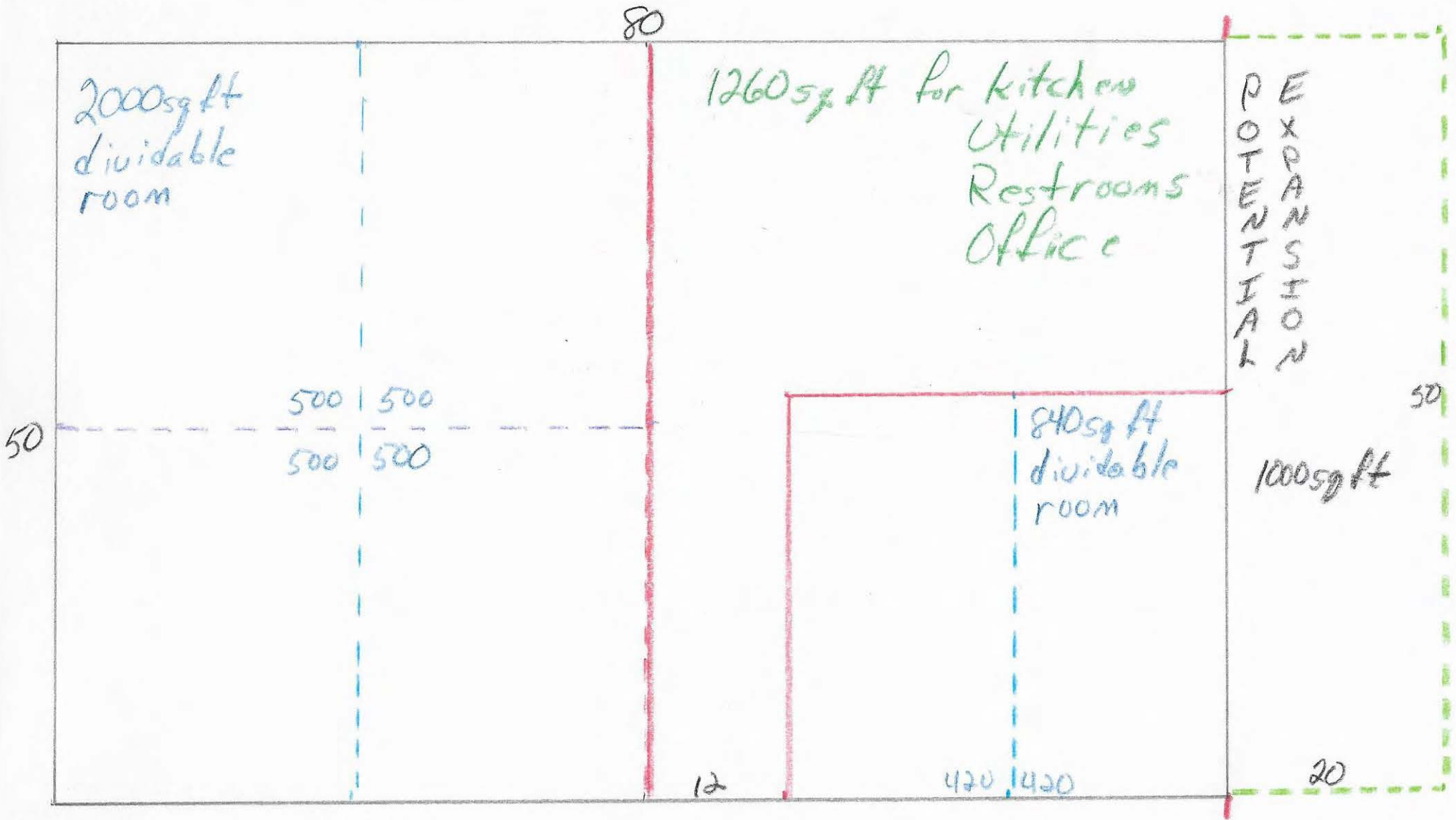
Bonds are not available due to 10yr Call Restriction. Beyond that, CANNOT refi for cash out.

We have a Budgeted Line Item “RESERVES SIDEWALKS & ALLEYS” at \$60k; this could comfortably be shifted as the Separate Reserves for this purpose is at \$153k and there are no known demands.

We also have a \$22k reduction in Landscaping which could be shifted.

Assuming a \$1M building, we could shift \$500K from UNASSIGNED and borrow \$500K for 120 months using the \$60K + \$22K to repay the loan. The difference between the \$82k available and \$64K payment can be used for operating costs and early payments.

This arrangement allows for building & operating a CC with no change to current assessments.



4000 sq ft Community Center Top View

2Aii.

**Harmony
Community Development District**

Summary of Assessment Rates For FY 2020

Neighborhood	Lot Type	Lot Width	General Fund	Increase for \$250,000 Annually	Increase for \$500,000 Annually	Increase for \$750,000 Annually	Units	Acres	
A-1	MF	n/a	\$ 463.92	\$ 65.76	\$ 131.52	\$ 197.28	186	19.7700	
B	B	80	\$ 1,466.58	\$ 207.89	\$ 415.78	\$ 623.67	9	23.5800	
	C	65	\$ 1,191.60	\$ 168.91	\$ 337.82	\$ 506.74	25		
	E	52	\$ 953.28	\$ 135.13	\$ 270.26	\$ 405.39	35		
	G	42	\$ 769.96	\$ 109.14	\$ 218.29	\$ 327.43	22		
	H	35	\$ 641.63	\$ 90.95	\$ 181.90	\$ 272.86	15		
C-1	B	80	\$ 1,442.48	\$ 204.48	\$ 408.95	\$ 613.43	10	25.8200	
	C	65	\$ 1,172.02	\$ 166.14	\$ 332.27	\$ 498.41	30		
	E	52	\$ 937.61	\$ 132.91	\$ 265.82	\$ 398.73	35		
	G	42	\$ 757.30	\$ 107.35	\$ 214.70	\$ 322.05	30		
	H	35	\$ 631.09	\$ 89.46	\$ 178.92	\$ 268.37	12		
C-2	B	80	\$ 1,499.98	\$ 212.63	\$ 425.25	\$ 637.88	4	17.5400	
	C	65	\$ 1,218.73	\$ 172.76	\$ 345.52	\$ 518.27	14		
	E	52	\$ 974.99	\$ 138.21	\$ 276.41	\$ 414.62	13		
	G	42	\$ 787.49	\$ 111.63	\$ 223.26	\$ 334.89	31		
	H	35	\$ 656.24	\$ 93.02	\$ 186.05	\$ 279.07	25		
D-1	B	80	\$ 1,549.70	\$ 219.67	\$ 439.35	\$ 659.02	9	10.3500	
	C	65	\$ 1,259.13	\$ 178.48	\$ 356.97	\$ 535.45	20		
	E	52	\$ 1,007.30	\$ 142.79	\$ 285.57	\$ 428.36	6		
D-2	E	n/a	\$ 920.53	\$ 130.49	\$ 260.98	\$ 391.46	11	2.3200	
E	Custom	n/a	\$ 2,456.16	\$ 348.17	\$ 696.33	\$ 1,044.50	51	28.7000	
G	E	52	\$ 1,108.79	\$ 157.17	\$ 314.35	\$ 471.52	62	39.8600	
	G	42	\$ 895.56	\$ 126.95	\$ 253.90	\$ 380.84	85		
	H	35	\$ 746.30	\$ 105.79	\$ 211.58	\$ 317.37	39		
	H-1	SF	35	\$ 834.14	\$ 118.24	\$ 236.48	\$ 354.72	39	20.3400
		SF	40	\$ 953.30	\$ 135.13	\$ 270.26	\$ 405.40	14	
SF		50	\$ 1,191.62	\$ 168.92	\$ 337.83	\$ 506.75	13		
SF		25	\$ 595.81	\$ 84.46	\$ 168.92	\$ 253.37	46		
SF		50	\$ 1,212.51	\$ 171.88	\$ 343.75	\$ 515.63	164	45.5600	
H-2/F/A-2/M I/J/K/L/O		40	\$ 1,216.71	\$ 172.47	\$ 344.94	\$ 517.41	186	158.2000	
		50	\$ 1,520.88	\$ 215.59	\$ 431.18	\$ 646.77	220		
		60	\$ 1,825.06	\$ 258.71	\$ 517.41	\$ 776.12	71		
			\$ 1,222.09	\$ 173.23	\$ 346.47	\$ 519.70		0.2800	
Office GC	Office Golf Course		\$ -	\$ -	\$ -	\$ -			
Comm TC/M	Comm SF 50		\$ 4,364.60	\$ 618.69	\$ 1,237.39	\$ 1,856.08		7.5800	
TC	TC 1 and TC 2		\$ 1,258.25	\$ 178.36	\$ 356.72	\$ 535.08	35	10.0900	
TC	TC 3 and TC 4		\$ 4,364.60	\$ 618.69	\$ 1,237.39	\$ 1,856.08		12.4500	
			\$ 4,364.60	\$ 618.69	\$ 1,237.39	\$ 1,856.08		7.4300	
							276	429.8700	

Fourth Order of Business

4A.

**MINUTES OF MEETING
HARMONY COMMUNITY DEVELOPMENT DISTRICT**

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

Present and constituting a quorum were:

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

Also present were:

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

The following is a summary of the discussions and actions taken at the January 30, 2020 Harmony CDD Board of Supervisors meeting.

FIRST ORDER OF BUSINESS **Roll Call**

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

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

A. Discussion of VC-1 Parcel Usage

Supv Berube addressed the VC-1 parcel noting last month they discussed doing some improvements to the Buck Lake shoreline; the biggest discussion has been around a community center.

Supv Kassel noted Mr. David Rieger is also present tonight. She reached out to Mr. Rieger and Mr. Rhom Young, a commercial developer in Central Florida noting Mr. Young provided some guidance as to cost.

Mr. Rieger provided some information to the Board noting the building is a red steel building that has been covered with stucco and sometimes this type of construction is more cost effective. He knows they want an idea of pricing and he wanted to show

them the building, though it is larger than what they want to build, at about 12,000 S.F. Ground up, site development, retention, all of it was \$137.50 per S.F. He noted in the packet is information for a 3,500 sq. ft. building being \$150 to \$225 depending on what they are doing with the building. His firm can help with the design process.

Discussion followed on options and pricing.

They have to figure out is the size and if they are going to put it here.

First thing is the estimated costs and based on that what the impact is to the finances, the residents and is it something they want.

The estimated cost for a 5,000 square foot building is \$875,000 to \$995,000.

Mr. Rieger noted they have his contact information and can email him. If they want to move forward with some floorplans and designs, they would be happy to do that free of charge.

The Board thanked Mr. Rieger for coming today.

Supv Berube noted Mr. Rieger owns Regatta Building and Development and is also Harmony resident.

Supv Kassel noted Mr. Rhom Young is also a Harmony resident.

The next step in community buy-in and the fact of the matter is the finances.

Supv Kassel noted unless they have an idea of how they would finance this and what those costs would be to the CDD and therefore the residents, they cannot go to the residents to say here is what you would get and here is what it would cost.

Discussion continued on cost estimates, funding, assessment levels, loan options, and refinancing/refunding bonds.

Supv Kassel noted she would like to have a conversation with someone at Inframark with regard to what would be safe to take out of unassigned fund balance toward this and learn what other communities are doing if they need to finance a project and what cost are involved in that and how it would be broken down to provide some actual numbers and their experience.

Ms. Suit noted these are unassigned reserves, so the reserves are already setup. They can look into the different loan options and depending upon how the bonds are structured they cannot borrow against the bond so they would have to have enough collateral and she thinks this District is in good shape. Most will not let loans be paid off

early, there has to be a certain timeframe. She will get more information and bring it back to the Board.

Supv Farnsworth inquired if there is a slight variation they could consider where basically they put the 3% back in, collect the money and not take out a loan and delay it a bit.

Mr. Qualls noted he does not believe this works in a government setting to assess extra with no special peculiar benefit.

Discussion continued on a community center and if it something the residents want.

A question was raised to the audience of whether they want a community center in Harmony. A resident noted she would not be opposed to a community center but not at this location as it would ruin the aesthetic of the park.

Supv Kassel noted the parcel was always meant to be built upon whether commercial, residential or mixed use.

Discussion followed on a community survey through Survey Monkey for which Supv Bokunic will create a set of questions.

Supv Kassel will speak with Inframark to address her questions regarding the use of fund balance.

Supv Berube will contact the bond underwriters to determine if there are bond refinancing/refunding options available to the District.

Supv Berube further outlined the drawing noting the blue circle labeled Estates Pond and it is suggested they include a concrete or asphalt walking path around the pond, from there an extension to a new dock on the lake and then crossing the conservation area. Moving to the left the purple dots are a boardwalk along the shoreline, crossing the existing Buck Lake entrance, continuing along the shoreline to the existing boardwalk and dock, continuing to the next existing boardwalk and dock, continuing along the shoreline of the lake out to a new dock and boardwalk and contemplates another walking path around the pond Cherry Hill / Neighborhood F. The new path around Neighborhood F would have a slight extension to it because Pine Needle Trail is just over there. The idea being that people like Buck Lake, it is the showcase of the community, and not a lot of people can see it. The thought is to put a boardwalk along the shore of the lake.

Supv Kassel noted it could easily be up to \$250,000 and it needs to be part of the questionnaire.

Discussion followed on a permanent field services building at the commercial area if a community center is not built.

Supv Farnsworth noted he thought the Board authorized the purchase of a trailer and inquired why they are paying rent on a trailer.

Supv Berube noted it was significantly cheaper than buying one.

Supv Kassel noted she believes it was a decision made between the Field Services Manager and the Chairman.

Mr. van der Snel noted it is a lease to buy.

Supv Kassel inquired what percentage of the lease amount is put towards the purchase.

Mr. van der Snel noted in a couple of years if they say they want to buy t they will assess the value and say you can buy it.

Supv Scarborough noted it was not worth anything when it rolled in so it can't possibly be much.

Supv Berube noted they authorized the Field Services Manager to spend up to \$30,000 to relocate the field services office. There was no specificity.

Supv Kassel noted it was \$55,000.

Supv Berube noted the rental was easy and quick. It is \$590 per month. The problem with owning it is when you have to get rid of it, it is a significant expense.

Discussion followed on inquiring into holding the meetings at the previous location. Supv Bokunic will address with Mr. Fusilier.

THIRD ORDER OF BUSINESS

Audience Comments

Ms. Teresa Kramer addressed the drawing noting if they go to the higher side of cost it is \$1.35 million, but if they add the community center and the boardwalk along the lake that will be extremely expensive, and the field services building it will be \$3 to \$4 million.

Supv Berube noted it would be either a community center or a field services building, not both.

Discussion followed on long-term planning and maintaining, improving and bringing Harmony up to standards of which it was built when they first started the development.

It was noted this year is an election year for the Board and three seats will be up for election and suggested that Ms. Kramer consider running for the Board and putting her talents and thoughts into use.

Mr. van der Snel noted Ms. Kramer offered to help with the sailboat and the sailboat is up and running now. Her suggestion was to help people who want to use the sailboat however, there might be a liability issue because the people who are using the sailboat with her and something happens who is liable her or the person who reserved the boat. She offered to put her number on the website if anyone would have an interest in sailboat classes or coaching.

Ms. Kramer addressed the sailboat noting it takes a lot more education. What she spoke with Mr. van der Snel about was if someone wanted to sail the boat, she would be willing to go out with them and make sure they are qualified. The other option is if they have an ASA certification for the sailboat, they would not need her.

Supv Scarborough noted if they kept it informal and she was just helping.

Ms. Kramer noted she is not going out as a Harmony person or employee.

Supv Berube noted if she and the person taking the sailboat out sign the waiver, he thinks it is fine.

Mr. van der Snel inquired about Ms. Kramer's phone number being on the website. He noted the sailboat is not on the reservation portal because he wanted to discuss this with the Board first.

After discussion the rental age for the sailboat is the same as all boats and is 18 years of age.

Supv Farnsworth noted those interested in taking the sailboat out they could be referred to Ms. Kramer rather than putting something on the website.

An unidentified speaker addressed a sign by the splash pad area.

Supv Berube noted the splash pad electronic system was fried recently putting it out of service.

Mr. van der Snel noted the repair will be done tomorrow.

Discussion returned to VC-1 and an unidentified speaker noted he does not know when it was bought or for what reason and inquired if they were forced to buy it.

Supv Berube noted they were not forced to buy it.

Supv Bokunic noted the developer was going to build 15 houses and brought in the plans; they had the right to do so because it was their land.

The unidentified speaker inquired if the taxes were paid.

Supv Berube noted the taxes were not paid, they brought it back in to the CDD.

Supv Kassel noted they still have to pay the debt on it. Regardless of whether the tax certificate was sold or not, the CDD still had to pay the debt. Now, they own the land which assures them access to Buck Lake.

FOURTH ORDER OF BUSINESS Approval of the Minutes

A. December 19, 2019 – Regular Monthly Meeting Minutes

On MOTION by Supv Kassel seconded by Supv Bokunic, with all in favor, the December 19, 2019 regular meeting minutes were approved as amended.

FIFTH ORDER OF BUSINESS Subcontractors’ Reports

A. Servello

i. Grounds Maintenance Status (*Work Chart*)

Mr. Betancourt reported maintenance is going great; they have been working with Mr. van der Snel. There is a little bit on H-1 to finish cleaning up and things should be back to where it should be.

Supv Berube noted in looking around things are nice, a couple of weeds here and there, but far less than it ever was. What he hears from Mr. van der Snel is they are working well together, and he is happy with the way things look. The tree trimming project is going along; there are some special requests that are getting taken care of quickly. There has been a step up in two or three months and they will know after the spring rush how good it really is. You have made a change since you have been here, and it makes Mr. van der Snel’s life a whole lot easier. Overall, they are happy. He inquired when mulching will start.

Mr. Feliciano noted he thinks March but will check.

ii. Proposal 3478 – Dead Tree Removal - \$8,010.00

Supv Berube addressed the proposal noting a couple of trees were added.

Mr. Feliciano noted he gets tree pricing from the nursery's each month, so it varies. He received pricing today and reduce the proposal by \$600.

Supv Kassel inquired if 3344 is the one she has been sending Mr. van der Snel pictures of.

Mr. van der Snel noted it is.

Supv Berube inquired which line item the Board would like to take the funds from as Trees & Trimming is already over budget. He suggested Misc. Services under Landscaping.

Supv Kassel noted she thinks Trees & Trimming would be appropriate, but they should ask Ms. Suit.

Ms. Suit noted she would prefer if go into a specific line item for budgeting purposes. When they place items in misc., they forget what it is even though it is noted.

It will come from Trees & Trimming.

On MOTION by Supv Berube seconded by Supv Bokunic, with all in favor, Servello Proposal 3478 in the amount of \$7,410.00 was approved.

Mr. Feliciano noted he will revise the proposal and provide to Ms. Suit and Mr. van der Snel.

Supv Berube thanked Servello for coming.

Mr. Feliciano noted he lives in Sweetwater and almost moved to Harmony but choose Sweetwater because it was more inviting. You have to make a community more inviting to bring people in noting he thinks the walking path is a brilliant idea.

Supv Berube noted to that point all the development in Harmony West is going to put them in direction competition with Harmony. This week they have been cleaning the fence along 192, painting the columns, cleaning up the entrances with the reason being it was looking pretty bad and they want to keep their section looking nice. If they do not keep up with surrounding properties property values will drop.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

Mr. Boyd distributed copies of a letter.

Supv Berube provided background information noting Mr. Jerman agreed he will handle all of the permitting requirements to get the proper deeds in place and under the permit. Once all of the deeding is done, the District will sign the agreement and it will be covered.

Mr. Boyd noted about a year ago the CDD executed easement with the ACOE for some of the CDD areas. The ACOE has continued to work with the developer on other areas where they audited the easements for what they did and did not have and there were some missing. They issued the map with the letter that shows the easements they do not yet have. The ACOE always had the right to enforce the permit that was issued in 2001, what was missing was the easement that the permit said would be granted to the ACOE. The packet is informational only and requires no action of the Board today.

Supv Kassel inquired as to future costs.

Mr. Boyd noted they are already required to maintain the areas through the conservation easement with the SFWMD. It is the same obligation and no additional cost.

Supv Kassel addressed the drawing presented putting a boardwalk around the edge of Buck Lake and inquired if it would require clearance from both the ACOE and SFWMD and how difficult would it be to get that.

Mr. Boyd noted it would require clearance from both agencies as well as Osceola County. It is not a quick process but doable. It may require mitigation if there were determined to be wetland impacts and they would quantify what credits might be needed. Typically, that type of work can be done without credits as it is not going to impact the soil and will try to avoid major trees. It is a process.

B. District Attorney

i. Consideration of Interlocal Agreement for Routine Maintenance of Buc Lake to Control Nuisance & Exotic Vegetation within Buck Lake and Associated (Accessible) Canals

Mr. Qualls noted the Board has entered into an agreement with Harmony West governing the usage of Buck Lake. The agreement specifies there will be a committee to work together to talk about the maintenance of Buck Lake moving forward. The committee has met, it is essentially the Harmony Chairman and Harmony West

Chairman. The committee has determined it is in the best interest of both moving forward to have an Interlocal Agreement whereby the field staff of Harmony would contract to perform the work. A draft agreement was provided to Supv Berube before being provided to Harmony West. It has been sent along but is still being reviewed. Once they receive preliminary approval, they will bring it back to the Board. It is very straightforward – maintenance duties are specified at the cost to Harmony West of \$600 per month.

Supv Berube noted he withdrew the thought process of doing some additional work within Harmony West because the field maintenance staff is plenty busy. The lake they can handle but anything else they cannot at this time.

ii. Update on Field Services Trailer Matter

Mr. Qualls noted he was given the action item of reaching out to the attorney representing Mr. Fusilier. Mr. Fusilier, through his attorney, put together some options as it relates to either keeping the trailer in place or removing. He reached out to Mr. Kobrin and he said I am not sure I am still representing Mr. Fusilier, he checked, and it does not appear that he is.

Mr. Qualls noted he is not comfortable reaching out to Mr. Fusilier and does not know how the Board would like to handle it moving forward.

Supv Kassel noted they should ignore it.

iii. Update on PoolWorks Matter

Mr. Qualls reported they received a letter from an attorney representing PoolWorks noting they do not think they owe the District anything and they are not going to do anymore work and if the District pushes any further, they reserve their right to do everything they can under the law. He noted what is glaring about the letter is the inaccuracies. The Board has a process they follow when they make a decision that affects the substantial interest of a party, it is a hearing process. As they will recall, they had a hearing with PoolWorks and Ms. Griffiths came to the hearing and did not dispute the fact that the tile and coping were not done properly and the Board withheld, based on that decision, \$20,000. It was later discovered the other portion of the work done by PoolWorks was not done to industry standards nor the District's standards. The contract just says it has to meet the District's standards and because of this a follow-up letter was

sent to PoolWorks stating they need to fix the half you have been paid for. A response was sent to the letter yesterday with the spirit of the letter being let us at least set forward the facts as evidence by the minutes and the hearing action items. The Board will still need to decide what they want to do to move forward and how much good money they potentially want to throw after bad.

Supv Berube outlined the July letter to PoolWorks regarding the delamination of the pool and requesting they come back in six months. The other issue is the surface is staining. Mr. van der Snel contacted them at the end of December, someone came out took some pictures and the next step is the letter from the lawyer.

The \$20,000 withheld had to do with tiling, grouting, and the damage to the coping.

The \$20,000 PoolWorks kept was deemed to be for the surface which is now deteriorating.

They will see what the response is from the attorney.

**iv. Update on Chapter 2019-15, Fla. Stat. (CS for SB 7014)
Auditing Requirements**

Mr. Qualls noted they track a wide variety of Bills that touch on various chapters, including Chapter 190. A law that passed last year required Special Districts to establish and maintain internal controls to prevent and detect fraud, abuse and waste. Several districts, in reaction to this, was to create a new policy that says the district is going to take steps to prevent fraud, waste and abuse. He spoke with his colleagues and said my districts are already doing this so why would we adopt a policy that would suggest to folks that we never thought about preventing fraud, waste and abuse.

Supv Berube inquired if he is referring the auditing firm and that they are already doing this.

Mr. Qualls noted no, there has always been a law on the books that says the auditor has to look for fraud, waste and abuse. What is new is that a district has to have a policy to prevent fraud, waste and abuse. His feeling those that adopted a new policy made it look as if it was not happening and here it has been happening. However, he asked for it to be placed on agenda because he thinks it is good to discuss these things and understand the checks and balances they have in place. He is not recommending any

action it is just an update of a law that passed and what other governments in Florida have done.

v. Discussion of Public Right To & Options for Accessing District's Public Records Library

Mr. Qualls commended Supv Farnsworth noting he does a lot of work on the website and goes to great length and effort to make the website accessible to everyone. As part of the effort he added some items to the website that were very well intentioned and what they were designed to do was to instruct people on how to obtain public records.

Supv Berube noted when you read the policy you got what the intent was but the way it was worded could be taken as being overly restrictive of public records.

Mr. Qualls noted the bottom line with public records is anybody can come to you and say I would like records on x and such. The response would be we will get you any applicable records. What you cannot do is say in order to get that record you have to talk to so and so, or you have to fill out a certain form. There are firms who specialize only in suing governments to get public records and the reason for that is the attorney's fees. I said I would work with Supv Farnsworth to get some language that basically says any public record you want put in a request. We will work on some language.

Public Right To & Options for Accessing District's Public Records Library is simple, the public has a right to any public records and can ask anybody within Harmony CDD for those records. There is a process in place for those records and have done it before when they have received those requests by sending the requests to the appropriate people, the Custodian immediately sends out a response saying thank you for your request we will get you any applicable records timely and in good faith. We go through to see what is there and provide the records.

Discussion ensued regarding retention schedules.

C. Field Manager

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

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

Supv Berube noted he saw Mr. van der Snel out on 192 for several days cleaning up the fence. It looks remarkably better than it did. He thanked Mr. van der Snel for taking the lead on it.

Discussion followed the replacement of the fence and whether it should be included as a budget item.

Supv Kassel suggested an update to the Reserves and Replacement schedule with the addition of fencing.

Mr. van der Snel reported the splash pad will be fixed tomorrow along with the Neighborhood O playground.

Supv Kassel noted there is Old World Climbing Fern in the canal leading from Buck Lake down to Pine Needle Path and another area is choked with water hyacinth. The area is not owned by the CDD and she does not know if it is part of the area they need to maintain.

Areas on a map were pointed out and discussed.

It was also noted there appears to be Old World Climbing Fern at the elementary school.

Supv Kassel will write an article letting residents know about Old World Climbing Fern and how to identify it.

Discussion followed on the treatment of the Old World Climbing Fern with it being noted they are on a revised schedule for Austin Environmental to do a reinspection.

Mr. Boyd noted he thought the inspection was supposed to be in December and he will check with Austin Environmental.

SEVENTH ORDER OF BUSINESS

District Manager's Report

A. Financial Statements for December 31, 2019

B. Approval of: #237 Invoices, Check Register and Debit Purchases

Supv Kassel noted the check for the \$400,000 did not have an accompanying letter with it and what is OSCAR.

Mr. van der Snel noted this health care insurance.

Supv Kassel addressed the tax collector bills which were part of the invoices.

Ms. Suit noted those they are the District's parcel. SunTerra transferred them two years ago and the County did not update the tax records. The District will be reimbursed for those for 2018 and 2019.

Supv Kassel addressed a debit card charge for a banquet table for \$190.

Supv Berube noted it is the table they are at.

On MOTION by Supv Kassel seconded by Supv Bokunic, with all in favor, the December 31, 2019 financials, Invoice Approval #237, as amended, Check Register and Debit Purchases were approved.

C. Facilities Usage Applications

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Old Business

A. Discussion of Boardwalk & Docks

Supv Kassel noted this is Mr. Leets proposal.

Supv Berube addressed the prior conversation regarding needing to figure out what they are doing on a larger overall basis with the entire parcel.

Supv Bokunic noted Mr. Leet is looking at the one area.

Supv Kassel noted the standalone dock is \$13,610; she thinks it is reasonable and they can afford that.

Supv Scarborough inquired why they would approve it if it is not accessible without a boardwalk.

Discussion continued on accessing the dock with it being noted adding the boardwalk it would be almost \$44,000.00. [\$13,610 plus \$30,240] Should the second segment be done and of what material.

Funding was addressed.

Audience comments were taken on the dock, boardwalk, concrete versus asphalt and looking at a long-term plan.

Supv Kassel MOVED to approve the installation of the Buck Lake Trail standalone dock and segment one of the boardwalks in the amount \$43,850.00 with a quote for a concrete path to connect to the existing concrete path.

Permitting cost were addressed with it being noted at minimum it is \$6,525 as well as the cost for a concrete path.

To be paid from Unassigned Fund Balance.

Supv Kassel restated her motion changing the amount to \$51,375.00 and Supv Bokunic seconded the motion and with Supv Kassel and Supv Bokunic voting aye and Supv Berube, Supv Farnsworth and Supv Scarborough voting nay the motion failed.

B. Discussion of District's Website

i. Removing User Ways

Supv Berube noted he appreciates all the work that has been done on the website.

Supv Farnsworth noted User Ways provides quick access to the features already built into Windows, but very awkward to pull within Windows and this condenses that.

User Ways will remain on the website.

Supv Farnsworth will request Gary Hutton drop the icon size one notch.

ii. Dated Pages

Supv Berube addressed the Engineering Reports on the website noting it is dated 2000 and 2001. Are they screen readable?

Supv Farnsworth noted they are.

iii. Functional Dependence

Supv Berube noted this is specifically for the boat reservation site that is attached to the District website.

Supv Farnsworth noted he question is because of the series of dropdown menus can a blind or handicapped person use the site and it what will be tested.

Supv Berube noted he asked Mark Catonise if they were going to do any work to their website to follow ADA compliance and his answer was no.

Mr. Qualls noted in the very near term if they have a statement on the website that is someone is in need of assistance due to functional dependence, they can call someone who will help them fill out the form.

Supv Berube requested he provide the language to Supv Farnsworth to be installed on the boat reservation portal.

Ms. Suit noted Facilities Usage Applications are coming to her rather than going to the admin.

Supv Farnsworth noted if they were going to pay anybody for site stamp, he has looked at various ones and it would not be any of the ones trying to sale them a brand

new website; it would be somebody like LightHouse because they employ blind and visually impaired people and it would be those individuals who would be doing the test.

Supv Berube noted they have been making rapid and wholesale changes to the website and there are more coming. Once they are done with what they know about and then they will look at the proposal for a site stamp.

C. Discussion of ADA Website Audit Insurance Requirements

Ms. Suit noted the District insurance carrier does not require a website audit.

NINTH ORDER OF BUSINESS

New Business

Supv Kassel noted they received a letter today from a gentleman who was proposing to provide them mulch.

Supv Berube noted the email was sent along to Mr. Feliciano at Servello who replied *“this is the norm of many mulch companies that need business; in doing the math the savings is a little over \$6,000 from what we are currently charging in the contract. Our price is for the entire mulching of the CDD including the pine straw areas and the playgrounds which would add \$8,000 or more to the charges they would charge for. Also, there is no ownership in using an independent company so who is to say you are going to get the yardage required or paid for. I am very familiar with this company through a previous company and as long as we have the mulching contract, we will use our new vendor, since switching vendors they have an outstanding job for us.”*

Discussion continued on the email proposal received.

Supv Kassel addressed SunTerra not paying CDD fees on the recreation center at the Lakes.

Supv Berube noted they have paid their fees and are not behind.

Supv Kassel suggested if they do not pay the CDD could buy the tax certificate.

Mr. Qualls noted Chapter 197, F.S., states that a certificate shall be awarded to person who will pay the taxes, interest, etcetera. Person is defined as a corporation, LLC, natural person, never as a government and his opinion is that a government may not purchase a tax certificate.

Discussion followed should the taxes go into arrears pulling it from the tax rolls direct collecting the non-ad valorem assessments.

TENTH ORDER OF BUSINESS

Topical Subject Discussions

A. Parking & Garden User Supported Facilities Report

The report was included in the agenda package.

A question was regarding the permit with it being noted they have not received as yet. The PUD change is in the final stages at the County. The change includes a permanent field service building should they want to do it; it did not add any cost to the permit. It is approved for 10,000 sq. ft. building 25 feet high should they ever need.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further business,

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

Kristen Suit
Secretary

Steven Berube
Chairman

Fifth Order of Business

5A

5Ai.

Servello & Sons Status Report a/o 2/17/2020 HARMONY CDD SCOPE OF SERVICE / FREQUENCY CHART

Frequency	Type of Service	6-Jan	13-Jan	20-Jan	27-Jan	3-Feb	10-Feb	EVENTS
Turf Mowing/Trim/Blow								
42 (per year)	Bahia	X	✓		X	✓	X	42 of 42
52 (per year)	Sports/Bermuda	X	✓		X	✓	X	52 of 52
42 (per year)	St. Augustine	X	✓		X	✓	X	42 of 42
12 (per year)	Meadow Grass Land			X	✓			12 of 12
42 (per year)	Hard Surface Edging	X	✓		X	✓	X	42 of 42
18 (per year)	Soft Surface Edging	X	✓		X	✓	X	18 of 18
42 (per year)	Line Trimming	X	✓		X	✓	X	42 of 42
Turf Weed/Disease Control								
3 + 48hr Service call	Bahia					X	✓	4 of 4
3 + 48hr Service call	Sports/Bermuda					X	✓	4 of 4
3 + 48hr Service call	St. Augustine					X	✓	4 of 4
Turf Fertilization								
3 + 48hr Service call	Bahia					X	✓	3 of 3
3 + 48hr Service call	Sports/Bermuda					X	✓	3 of 3
3 + 48hr Service call	St. Augustine					X	✓	3 of 3
Turf Pest Control								
3 + 48hr Service call	Bahia	X	✓			X	✓	4 of 4
3 + 48hr Service call	Sports/Bermuda	X	✓			X	✓	4 of 4
3 + 48hr Service call	St. Augustine	X	✓			X	✓	4 of 4
1 (per year)	Top Choice					X	✓	2 of 1
Shrub / Bed Detailing								
4 to 6 week rotation	Shrub Pruning	X	✓	X	✓	X	✓	38 of 38
4 to 6 week rotation	Shape Ornamentals	X	✓	X	✓	X	✓	38 of 38
4 to 6 week rotation	Ground Cover	X	✓	X	✓	X	✓	38 of 38
4 to 6 week rotation	Remove Tree Suckers	X	✓	X	✓	X	✓	37 of 37
4 to 6 week rotation	Weeding	X	✓	X	✓	X	✓	37 of 37
4 to 6 week rotation	Trim POOL Palm Trees to 15'							12 of 12
Tree Pruning								
Maintain Height Only	7' Clearance Walkways							7 of 7
Maintain Height Only	15' Clearance Roadways							7 of 7
Tree / Shrub Care								
3 (per year)	Fertilization							3 of 3
6 (per year)	Inspect / Treat							6 of 6
Mulching								
1 (per year)	Beds / Tree Rings 2"							1 of 1
1 (per year)	Playgrounds							1 of 1
1 (per year)	Privacy Berms							1 of 1
Annual Flowers		X	✓					
4 (per year)	Flowers(1600 per change out)							5 of 4

per/Year

Tasks
Calendar Year 2018

Sixth Order of Business

6C.

6Ci.

January/February 2020

Facility / Park Maintenance Activities

- Routine cleaning activities – Including restrooms, trash and doggie potty removal.
- Inspected facilities for cleanliness and/or damage after each scheduled event
- Routine check on Play areas for safety and wasp nests raking the swing areas.
- RV lot fencing permit is pending
- Installed 400 end Caps at CDD owned Fence line
- Cleaned Fence CDD owned area West side and Ashley park
- Mitigation project continued at West Five Oaks area. This area will be finished February 2020 see report.
- Play area for Middlebrook Place finalized.
- Towers and West Main entrance signs painted and refurbished. Repaired lights at Towers.
- Pillars Fence line refurbished and painted
- Repaired tie line of Yellow pavilion Roof.
- Cleaning Quote for roofs at West entrance towers pending.
- Power washing project continued. Needlegrass Park/ Oak Glenn. Inside area Bluestem/ Cupseed /Pond Pine/ Primrose Willow completed.
- Sinkhole at Bear Statue area assessed by TOHO and no leak found. CDD will fill it in.
- Removed Fence area at Shell Path at School area due to vandalism.
- Removed Fence units at School Tunnel due to vandalism.
- Repaired sharp areas at Lakeshore Play area equipment.

Ponds

- See Pond report.

Irrigation

- All Clocks inspected & adjusted as needed.
- Transition Irrigation CDD areas at Berm East Lakes completed with Meter on CDD name.
- Maxicomm fully functional.

Pools Operations

- Pools checked, chemically balanced and cleaned daily.
- Splash pad repair was more severe then primary prognoses. Repaired as this report is made on 02/17/2020
- Splashpad on ORP (automated Chemical balance) implemented.
- Ashley Park Access system repaired again.
- Transition from fluorescent light units to LED lights at Bathrooms at Swim Club completed. (36 Units)

Boat Maintenance

- All propellers weekly checked.
- Sailboat active.
- Repaired Bass boat handle unit.
- Maintenance performed on Pond boat.

Buck Lake Activities

- Boat Orientation held at the Dock, 12 Attended

Access Cards

- Approximately 25 ID cards have been made this month.

6C.ii.

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											
1/15/2020	neville pennington	8:00 - 11:00 AM				2					X			
1/15/2020		12:30 - 2:30 PM				4	X							
1/15/2020	Hannah James	1:00 - 3:00 PM				2			X					
1/15/2020	Debra Edwards	1:00 - 4:00 PM				4		X						
1/16/2020	Justin Helton	7:30 - 10:30 AM				2		X						
1/16/2020	neville pennington	8:00 - 11:00 AM				2					X			
1/16/2020	Donald Robinson	11:00 - 1:00 PM				4	X							
1/17/2020	Donald Rice	7:30 - 10:30 AM				2		X						
1/17/2020	Mike Fox	7:30 - 11:30 AM				1							X	
1/18/2020	Kory Benken	8:30 - 11:30 AM				2					X			
1/18/2020	bill oboyle	9:00 - 12:00 PM				4			X					
1/18/2020	Shanice Cloud	10:00 - 12:00 PM				8	X							
1/18/2020	David Bronson	2:00 - 4:00 PM				3	X							
1/18/2020	Keith Lash	2:00 - 4:00 PM				6			X					
1/19/2020	Donald Rice	7:30 - 10:30 AM		X		2		X						
1/19/2020	neville pennington	7:30 - 10:30 AM		X		2					X			
1/19/2020	Ray Walls	8:00 - 11:00 AM		X		4			X					
1/19/2020	Ryan Berry	8:00 - 11:00 AM		X		2					X			
1/19/2020	Gregory Noble	10:00 - 12:00 PM		X		6	X							
1/19/2020	Britni Battaglia	12:30 - 3:30 PM		X		3		X						
1/20/2020	Ray Walls	8:00 - 11:00 AM	X			4			X					
1/20/2020	Debra Fuentes	9:00 - 12:00 PM	X			4			X					
1/20/2020	Ralph Tesoriero	10:00 - 12:00 PM	X			3	X							
1/23/2020	Larry Crouch	8:00 - 11:00 AM				2		X						
1/23/2020	Mark Greetham	10:00 - 1:00 PM				2			X					
1/23/2020	Donald Robinson	11:30 - 1:00 PM				4	X							
1/24/2020	Mark & Sue Boyter	8:00 - 12:00 PM				1							X	
1/24/2020	Mark & Sue Boyter	8:00 - 12:00 PM				1							X	
1/24/2020	Mark & Sue Boyter	8:00 - 12:00 PM				1							X	
1/24/2020	Mark & Sue Boyter	8:00 - 12:00 PM				1							X	
			6	37	341	24	27	25	17	8	5	11		
Total														
Passengers:														
341														
Total Trips: 117														

Date	Resident	Time	M W Th	F S	Total Pass	20' Pont	18' Pont	16' SunTrk	18' Bass	Tracker Bass	Canoe	Kayak	Comments
1/24/2020	neville pennington	9:00 - 12:00 PM			2					X			
1/25/2020	Jerome Schletter	8:00 - 11:00 AM			2		X						
1/25/2020	neville pennington	9:00 - 12:00 PM			2					X			
1/25/2020	Keith Lash	11:00 - 2:00 PM			2			X					
1/25/2020	Luke Newcomer	1:00 - 3:00 PM			3	X							
1/26/2020	Donald Rice	7:30 - 10:30 AM		X	2		X						
1/26/2020	jason herman	7:30 - 10:30 AM		X	4				X				
1/26/2020	Jonathan Platt	8:00 - 11:00 AM		X	3					X			
1/26/2020	Patrick Conley	12:30 - 2:30 PM		X	2			X					
1/26/2020	David Bronson	2:00 - 4:00 PM		X	3	X							
1/26/2020	David Bronson	2:00 - 4:00 PM		X	3	X							
1/27/2020	Cherry Young	8:00 - 10:00 AM	X		3			X					
1/29/2020	neville pennington	8:00 - 11:00 AM			2					X			
1/30/2020	neville pennington	8:00 - 11:00 AM			2					X			
1/30/2020	Larry Crouch	8:00 - 11:00 AM			2		X						
1/30/2020	Gerard O'Reilly	10:00 - 12:30 PM			2			X					
1/31/2020	neville pennington	8:00 - 11:00 AM			2					X			
2/1/2020	Ryan Berry	7:30 - 10:30 AM			2					X			
2/1/2020	Larry Crouch	8:00 - 11:00 AM			2		X						
2/1/2020	Kory Benken	8:30 - 11:30 AM			3						X		
2/1/2020	Patrick Conley	10:00 - 1:00 PM			2			X					
2/1/2020	Patrick Conley	10:00 - 12:00 PM			2			X					
2/1/2020	Faron Smith	11:00 - 1:00 PM			6	X							
2/1/2020	Melissa Smith	11:00 - 1:00 PM			6	X							
2/1/2020	Debbie O'Reilly	1:30 - 3:00 PM			4		X						
2/1/2020	Keith Lash	2:00 - 4:00 PM			4			X					
2/1/2020	Keith Lash	2:00 - 4:00 PM			1							X	
2/1/2020	Keith Lash	2:00 - 4:00 PM			1							X	
2/2/2020	jason herman	7:30 - 10:30 AM		X	4		X						
2/2/2020	Jonathan Platt	8:00 - 11:00 AM		X	2					X			
2/2/2020	Garrett Lane	9:00 - 12:00 PM		X	2			X					
2/2/2020	Karina Rivera	10:00 - 2:00 PM		X	1							X	
2/2/2020	Karina Rivera	10:00 - 2:00 PM		X	1							X	
			6	37	341	24	27	25	17	8	5	11	
			Total										
			Passengers:										
			341										
			Total Trips: 117										

Date	Resident	Time	M W Th	F S	Total Pass	20' Pont	16' Pont	16' SunTrk	18' Bass	Tracker Bass	Canoe	Kayak	Comments
2/2/2020	Karina Rivera	12:30 - 3:30 PM		X	2						X		
2/2/2020	Karina Rivera	12:30 - 3:30 PM		X	2						X		
2/2/2020	Karina Rivera	12:30 - 3:30 PM		X	2						X		
2/2/2020	Karina Rivera	12:30 - 3:30 PM		X	1							X	
2/2/2020	Karina Rivera	12:30 - 3:30 PM		X	1							X	
2/2/2020	Glenn Tamence	1:30 - 3:30 PM		X	8	X							
2/3/2020	neville pennington	8:00 - 11:00 AM	X		2				X				
2/3/2020	Lary Crouch	8:00 - 11:00 AM	X		2		X						
2/5/2020	neville pennington	8:00 - 11:00 AM			2				X				
2/6/2020	Lary Crouch	8:00 - 11:00 AM			2		X						
2/6/2020	Peter Marshall	9:30 - 12:00 PM			2			X					
2/6/2020	Allen Rivera	2:00 - 4:00 PM			4	X							
2/7/2020	Lary Crouch	8:00 - 11:00 AM			2		X						
2/8/2020	Ray Walls	7:30 - 10:30 AM			3			X					
2/8/2020		8:00 - 9:30 AM			2						X		
2/8/2020	neville pennington	8:30 - 11:30 AM			2				X				
2/8/2020	Garrett Lane	9:00 - 12:00 PM			2		X						
2/8/2020	Karina Rivera	9:30 - 11:30 AM			8	X							
2/8/2020	Patty Marquis	12:00 - 2:00 PM			8	X							
2/8/2020	Rafael Casallas	1:30 - 3:30 PM			6			X					
2/8/2020	Patty Marquis	1:30 - 3:30 PM			8	X							
2/8/2020	David Bateman II	2:00 - 4:00 PM			4		X						
2/9/2020	Donald Rice	7:30 - 10:30 AM		X	2		X						
2/9/2020	David Bateman II	8:00 - 11:00 AM		X	2					X			
2/9/2020	Lori Isaac	12:30 - 1:30 PM		X	4		X						
2/9/2020	David Bronson	2:00 - 4:00 PM		X	3	X							
2/9/2020	William Bokunic	2:00 - 4:00 PM		X	4			X					
2/9/2020	David Bronson	2:00 - 4:00 PM		X	3	X							
2/12/2020	Michael Giberson	8:00 - 11:00 AM			2				X				
2/12/2020	neville pennington	8:00 - 11:00 AM			2					X			
2/12/2020	Lary Crouch	8:00 - 11:00 AM			2		X						
2/12/2020	Peter Marshall	10:00 - 1:00 PM			2			X					
2/12/2020	Donald Robinson	12:00 - 2:00 PM			4	X							
			6	37	341	24	27	25	17	8	5	11	
			Total										
			Passengers:										
			341										
			Total Trips: 117										

Date	Resident	Time	M W Th	F S	Total Pass	20' Pont	16' Pont	16' SunTrk	18' Bass	Tracker Bass	Canoe	Kayak	Comments
2/13/2020	Larry Crouch	8:00 - 11:00 AM			2		X						
2/14/2020	Tanner Pollard	9:00 - 11:00 AM			2		X						
2/14/2020	Raymond J Moreau	10:00 - 12:00 PM			4	X							
2/14/2020	Kelly Ryan	11:00 - 1:30 PM			2						X		
2/14/2020	Eva Homer	11:00 - 2:00 PM			2			X					
2/14/2020	Femanda Nunes	2:00 - 4:00 PM			2		X						
2/14/2020	Allen Rivera	2:00 - 4:00 PM			4	X							
2/15/2020	Lary Crouch	8:00 - 11:00 AM			2		X						
2/15/2020	neville pennington	8:00 - 11:00 AM			2				X				
2/15/2020	Garrett Lane	9:00 - 12:00 PM			1					X			
2/15/2020	Danielle Van Horn	11:00 - 2:00 PM			6			X					
2/15/2020	Brent Moerer	12:00 - 2:00 PM			8	X							
2/15/2020	Keith Lash	3:00 - 3:30 PM			4		X						
2/16/2020	Ryan Berry	7:30 - 10:30 AM		X	2			X					
2/16/2020	Donald Rice	7:30 - 10:30 AM		X	2		X						
2/16/2020	neville pennington	8:00 - 11:00 AM		X	2				X				
2/16/2020	Garrett Lane	9:30 - 12:30 PM		X	2					X			
2/16/2020	Brent Moerer	12:00 - 2:00 PM		X	8	X							
2/16/2020	Jonathan Platt	1:00 - 4:00 PM		X	2				X				
2/16/2020	David Bronson	1:00 - 4:00 PM		X	3			X					
2/16/2020	Debra Edwards	2:00 - 4:00 PM		X	2		X						
			6	37	341	24	27	25	17	8	5	11	
			Total										
			Passengers:										
			341										
			Total Trips: 117										

6C.iii.

Facebook report January/February 2020

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

On February 1st a resident contacted the CDD to cancel a boat. CDD canceled.

On February 2nd a resident asked where to find information for Boat reservations. Referred resident to the CDD Website

On February 6th a resident informed the CDD, there is dead Raccoon on West Five Oaks Area. CDD Removed Raccoon.

On February 7th a resident had a concern on the quality of the pressure washing of his sidewalk on Bluestem. CDD resolved issue.

On February 9th a resident reported an empty dog potty station at the big Dog Park area. CDD refilled. Also the resident reported a leaking spigot. CDD repair is pending. The resident also requested the CDD to assess the DO NOT ENTER signs in the Birchwood development. CDD assessed and replaced.

End of report.

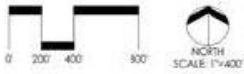
6C.iv.

Harmony Community Development District Field Services Monthly Pond Report

#	Pond Name	Acres	<div style="display: flex; justify-content: space-around; font-size: small;"> Duckweed Algae Cattail Pennywort Grasses Spatterdock </div>					January 2020 (End-of-Month Status)	Treatment Plan * SeClear G - Algae * Komeen Crystals - Hydrilla * SonarOne - Hydrilla * Diquat - Lateral plants
			SEVERITY: L1=minimal L2=moderate L3=significant L4=extreme Blank = indicates non issue					Current Treatment & Treatment Needs	
Map Quickview, click here Internet access not required									
Map links below Require Internet									
1	Rosewood - W.	1.4					L1		
2	Rosewood - C.	1.0					L1		
3	Rosewood - N.	2.3					L1		
4	Hawthorne	3.7		L1			L1		
5	Cherry Hill	2.8		L1					
6	Long Pond - W.	3.1					L1		
7	Long Pond - E.	3.1					L1		
8	Cypress 2	3.5		L1					
9	Dog Park Tr.	1.0					L1		
10	Birchwood	3.0					L1		
11	Drake 2 - N.	1.8		L1					
12	Drake 2 - E.	1.7		L1					
13	Golf Course	1.5		L1					
14	Golf Course	1.5		L1					
15	Golf Course	4.0		L1					
16	Golf Course	3.4		L1					
17	Golf Course	1.4		L1					
18	Golf Course	2.0		L2					
19	Golf Course	5.3		L1					
20	Golf Course	3.5							
21	Golf Course	2.3		L1					
22	Golf Course	3.2		L2					
23	Golf Course	2.0		L1					
24	Golf Course	2.0		L1					
25	Golf Course	0.5		L2					
26	Golf Course	0.7							
27	Golf Course	0.7		L2					
28	Golf Course	1.3		L1					
29	Golf Course	1.2		L1					
30	Golf Course	2.3		L1					
31	Golf Course	1.1		L2					
32	Golf Course	2.0		L1					
33	West Lake - S.	1.3		L1					
34	West Lake - C.	0.0						Future pond, not active	
35	West Lake - N.	0.0						Future pond, not active	
36	North Lake	0.0						Future pond, not active	
37	East Lake - E.	3.0					L1		
38	East Lake - W.	0.5					L1		
39	South Lake - N.	3.3					L1		
40	South Lake - E.	1.4					L1		
41	South Lake - W.	2.3		L1					
42	South Lake - S.	5.2		L1					
43	Waterside	3.0		L2				Underwater Growth	Tribune 25 gal
44	DOT [192 - E.]	6.0					L1		
45	DOT [192 - C.]	3.6					L1		
46	DOT [192 - W.]	2.0					L2		
47	Maintenance	0.4					L1		

TOTAL ACRES	102.3	Total size (in acres) of all ponds combined
AVG. TREATED ACRES	20.5	Average treated pond area is roughly 20%

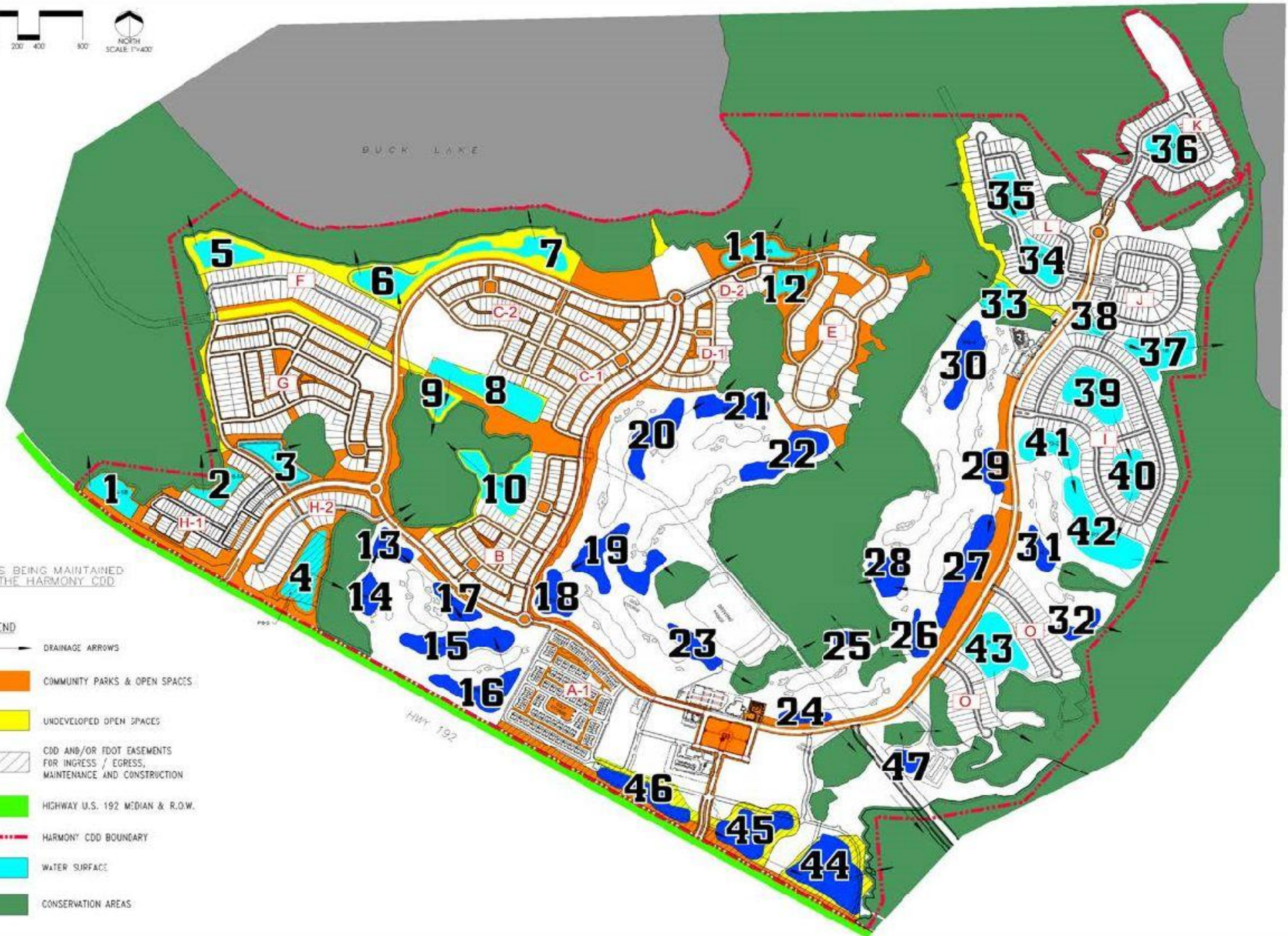
Additional Notes: This month the ponds are doing well, but I have started to treat one pond for underwater growth. I have been checking for any new problem areas and also looking for any debris or trash around them. With the primary focus being on the wetland areas and the mitigation work there, I am taking one day each week to check the overall health and appearance of the ponds.



BUCK LAKE

AREAS BEING MAINTAINED BY THE HARMONY CDD

- LEGEND**
- > DRAINAGE ARROWS
 - Community Parks & Open Spaces
 - Undeveloped Open Spaces
 - CDD AND/OR FDOT EASEMENTS FOR INGRESS / EGRESS, MAINTENANCE AND CONSTRUCTION
 - HIGHWAY U.S. 192 MEDIAN & R.O.W.
 - HARMONY CDD BOUNDARY
 - WATER SURFACE
 - CONSERVATION AREAS



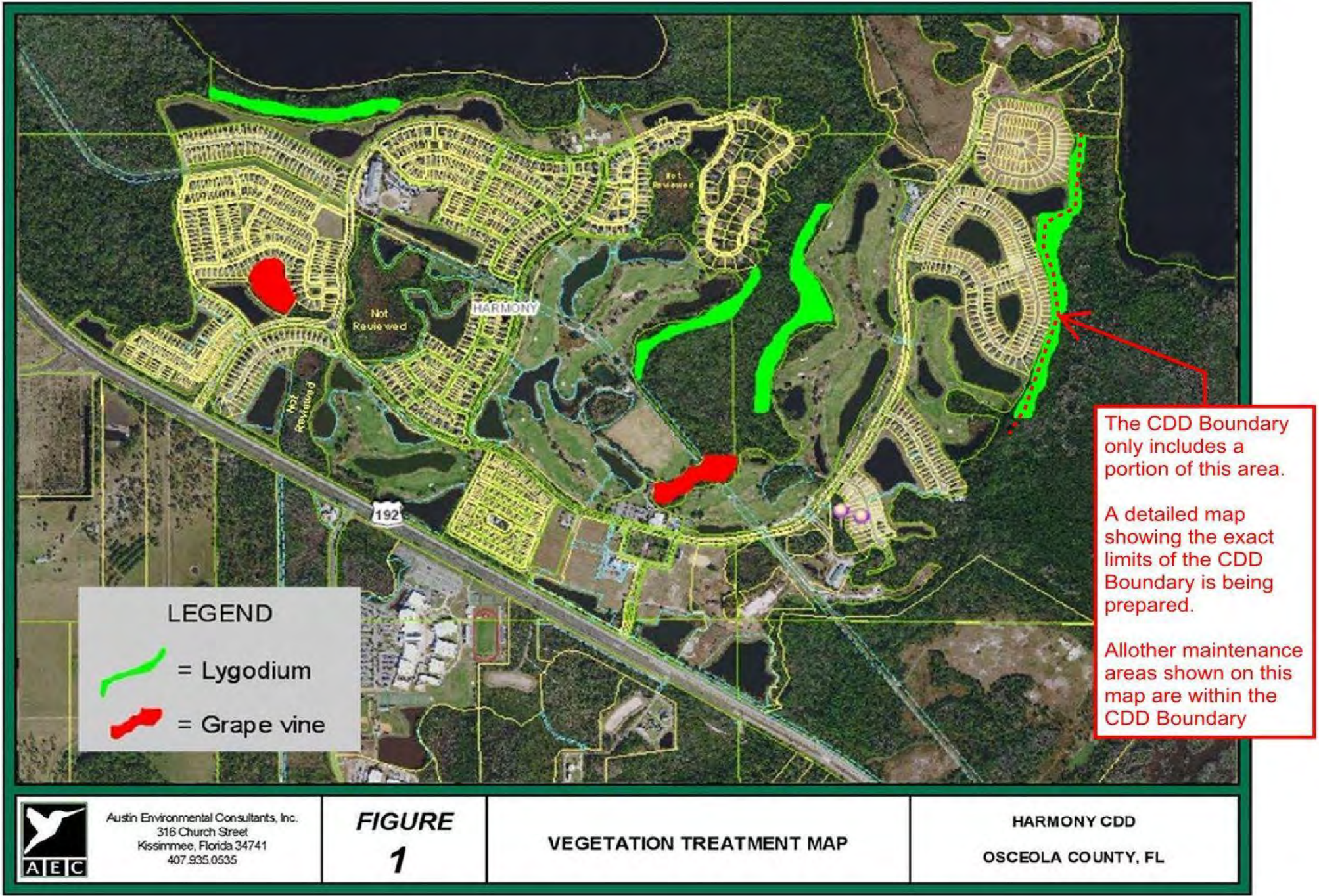
6C.v.

Harmony Community Development District Field Services Monthly Wetlands Report

#	Maintenance Area Name	Acres	Invasive Species VEGETATION IDENTIFICATION Infestation Severity High, Medium, Low	January 2020 (End-of-Month Status) Prescribed Treatment	Treatment Status Pending Activities Percent Complete
Map Tab Shows Local QuickMap Click Links Below For Internet Maps					
1	Buck Lake - South	TBD	LYGODIUM HIGH	Spraying with mixture of RoundUp and Cutrine	80 percent complete at this time Infestation larger than anticipated
2	Green - South	TBD	GRAPEVINE MEDIUM	Sprayed with RoundUp and cut the vines running up the base of the trees	100 percent complete
3	Golf Course - West	TBD	LYGODIUM HIGH		
4	Golf Course - East	TBD	LYGODIUM HIGH		
5	Golf Course - South	TBD	GRAPEVINE MEDIUM	Spraying with RoundUp	Just getting started
6	The Lakes - East	TBD	LYGODIUM HIGH	Treating with RoundUp	Just getting started
7	{Future}	--	----		
8	{Future}	--	----		
9	{Future}	--	----		
10	{Future}	--	----		
11	{Future}	--	----		
12	{Future}	--	----		
13	{Future}	--	----		
14	{Future}	--	----		

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

Additional Notes: We are getting close to the end on Buck Lake, but we have found three times the amount they surveyed. We have begun treatments on both the golf course and south lakes conservation area. A lot of the areas are taking two treatments to totally get rid of the lygodium because there is a massive blankets covering the ground and growing up the trees. We have to move around to different areas based on wind and weather for the days we are spraying. The results are good, and we have made a major impact on the areas that have been treated. There is a massive amount of fern and it is extremely difficult to reach in order to treat it.



Seventh Order of Business

7A

MEMORANDUM

TO: Board of Supervisors, Harmony CDD
FROM: Helena Randel, Accountant II
CC: Kristen Suit, District Manager
DATE: February 12, 2020
SUBJECT: January 2020 Financials

Please find the attached January 2020 financial report. During your review, please keep in mind that the goal is for revenue to meet or exceed the annual budget and for expenditures to be at or below the annual budget. To assist with your review, an overview of each District fund is provided below. Should you have any questions or require additional information, please contact me at Helena.Randel@Inframark.com.

General Fund

- Accounts Receivable includes amounts due from Oscar Insurance, the Tax Collector's office and Meritage Homes.
- Total Revenue through January is approximately 54% of the annual budget.
 - Special Assessments-Tax Collector-VC1 - FY18 & FY19 VC1 debt service assessments in the amount of \$56,596 were paid from the general fund.
 - Other Miscellaneous Revenues - tax collector to refund tax year 2018 assessments of \$677.86.
 - Insurance Reimbursements - sign, post and shrub damage claim.
- Total Expenditures through January are at 33% of the annual budget.
 - ▶ Administrative
 - ProfServ-Engineering - Boyd Civil Engineering services.
 - Postage and Freight - FedEx services and reimbursements to Inframark.
 - Rental-Meeting Room - FY20 room rental services were recorded as a prepayment, when paid in Sept. 2019, then moved to 'Rental-Meeting Room' in October 2019.
 - Misc.-Property Taxes - FY20 debt service payment on VC1 to be paid in March 2020.
 - Misc.-Contingency - Includes Centerstate bank fees, reimbursement to Inframark, payments to tax collector.
 - ▶ Field
 - ProfServ-Field Management - Florida Resource Mgmt services and health/life insurance.
 - ▶ Landscaping Services
 - R&M-Trees and Trimming- Lift and thinning of community trees.
 - ▶ Utilities
 - Electricity-General - Services provided by OUC.
 - Electricity-Streetlighting - Services provided by OUC.
 - ▶ Operation & Maintenance
 - Communication-Telephone - Sprint Solutions.
 - Utility-Refuse Removal - Waste Connections of Florida.
 - R&M-User Supported Facility - Pud amendment services and application fee.
 - Misc.-Contingency - Printers (2), Adobe Acrobat Pro, hedge trimmer, iCloud storage, plastic shelving, work boots, job posting and ancillary costs. The District is required to mitigate certain invasive weeds. This is largely a chemical and equipment based process. These expenses will be shown under Misc Contingency within the FY2020 budget.
 - Capital Outlay-Other - Playground equipment deposit and 4" well.
 - Capital Outlay-Vehicles - Polaris Utility Vehicle.
 - Reserve-Renewal & Replacement - Costs associated with trailer (trench \$1,500, disconnect power and move service \$6,380, truck rental and container lease \$1,740, installation of shell area \$6,775).
- In FY 2019, the general fund loaned the series 2015 debt service fund \$53,231.95 to cover a shortfall. This loan has been repaid.
- In FY 2020, the general fund loaned the series 2015 debt service fund \$4,658.20 to cover a shortfall.

HARMONY

Community Development District

Financial Report

January 31, 2020

Prepared by



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<u>FINANCIAL STATEMENTS</u>	Page #
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<u>SUPPORTING SCHEDULES</u>	
Non-Ad Valorem Special Assessments	7
Cash and Investment Report	8

HARMONY

Community Development District

Financial Statements

(Unaudited)

January 31, 2020

HARMONY

Community Development District

Governmental Funds

Balance Sheet
January 31, 2020

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2014 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 451,461	\$ -	\$ -	\$ 451,461
Accounts Receivable	2,457	-	-	2,457
Investments:				
Certificates of Deposit - 6 Months	105,624	-	-	105,624
Money Market Account	1,040,553	-	-	1,040,553
Prepayment Account	-	10,490	260,758	271,248
Reserve Fund	-	607,313	340,000	947,313
Revenue Fund	-	958,943	518,231	1,477,174
TOTAL ASSETS	\$ 1,600,095	\$ 1,576,746	\$ 1,118,989	\$ 4,295,830
<u>LIABILITIES</u>				
Accounts Payable	\$ 19,219	\$ -	\$ -	\$ 19,219
Accrued Expenses	1,291	-	-	1,291
TOTAL LIABILITIES	20,510	-	-	20,510
<u>FUND BALANCES</u>				
Restricted for:				
Debt Service	-	1,576,746	1,118,989	2,695,735
Assigned to:				
Operating Reserves	423,528	-	-	423,528
Reserves-Renewal & Replacement	92,370	-	-	92,370
Reserves - Self Insurance	50,000	-	-	50,000
Reserves - Sidewalks & Alleyways	153,208	-	-	153,208
Unassigned:	860,479	-	-	860,479
TOTAL FUND BALANCES	\$ 1,579,585	\$ 1,576,746	\$ 1,118,989	\$ 4,275,320
TOTAL LIABILITIES & FUND BALANCES	\$ 1,600,095	\$ 1,576,746	\$ 1,118,989	\$ 4,295,830

HARMONY

Community Development District

General Fund

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

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>REVENUES</u>				
Interest - Investments	\$ 6,000	\$ 2,000	\$ 3,780	\$ 1,780
Interest - Tax Collector	-	-	655	655
Special Assmnts- Tax Collector	1,876,212	1,594,779	1,066,949	(527,830)
Special Assessments-Tax Collector-VC1	(22,435)	(19,069)	(56,596)	(37,527)
Special Assmnts- Discounts	(75,048)	(63,792)	(41,835)	21,957
Other Miscellaneous Revenues	-	-	678	678
Access Cards	1,200	400	370	(30)
Insurance Reimbursements	-	-	891	891
Facility Revenue	300	100	700	600
User Facility Revenue	12,600	4,200	2,590	(1,610)
TOTAL REVENUES	1,798,829	1,518,618	978,182	(540,436)

EXPENDITURES**Administration**

P/R-Board of Supervisors	11,200	3,732	2,800	932
FICA Taxes	857	284	214	70
ProfServ-Arbitrage Rebate	1,200	-	-	-
ProfServ-Dissemination Agent	1,500	-	-	-
ProfServ-Engineering	7,500	2,500	3,534	(1,034)
ProfServ-Legal Services	75,000	25,000	15,948	9,052
ProfServ-Mgmt Consulting Serv	64,985	21,662	21,662	-
ProfServ-Property Appraiser	779	-	-	-
ProfServ-Special Assessment	8,822	8,822	8,822	-
ProfServ-Trustee Fees	10,024	-	-	-
Auditing Services	4,355	-	-	-
Postage and Freight	750	252	410	(158)
Rental - Meeting Room	4,200	1,400	3,600	(2,200)
Insurance - General Liability	27,867	27,867	22,888	4,979
Printing and Binding	2,000	668	148	520
Legal Advertising	900	300	-	300
Misc-Property Taxes	26,600	22,610	-	22,610
Misc-Records Storage	150	52	-	52
Misc-Assessmnt Collection Cost	37,524	31,896	20,502	11,394
Misc-Contingency	2,600	868	700	168
Office Supplies	150	52	-	52
Annual District Filing Fee	175	175	175	-
Total Administration	289,138	148,140	101,403	46,737

HARMONY

Community Development District

General Fund

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

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>Field</u>				
ProfServ-Field Management	290,000	96,668	84,375	12,293
Total Field	290,000	96,668	84,375	12,293
<u>Landscape Services</u>				
Contracts-Mulch	61,000	20,332	19,864	468
Contracts - Landscape	278,000	92,668	90,411	2,257
Cntrs-Shrub/Grnd Cover Annual Svc	157,000	52,332	51,580	752
R&M-Irrigation	15,000	5,000	2,338	2,662
R&M-Trees and Trimming	25,000	8,332	22,400	(14,068)
Miscellaneous Services	27,475	9,160	5,067	4,093
Total Landscape Services	563,475	187,824	191,660	(3,836)
<u>Utilities</u>				
Electricity - General	32,000	10,668	12,428	(1,760)
Electricity - Streetlighting	88,000	29,332	33,136	(3,804)
Utility - Water & Sewer	150,000	50,000	35,952	14,048
Total Utilities	270,000	90,000	81,516	8,484
<u>Operation & Maintenance</u>				
Communication - Telephone	4,500	1,500	1,722	(222)
Utility - Refuse Removal	3,000	1,000	953	47
R&M-Ponds	10,000	3,332	2,501	831
R&M-Pools	25,000	8,332	6,143	2,189
R&M-Roads & Alleyways	5,000	1,668	-	1,668
R&M-Sidewalks	15,000	5,000	2,593	2,407
R&M-Vehicles	20,000	6,668	3,857	2,811
R&M-User Supported Facility	12,600	4,200	3,320	880
R&M-Equipment Boats	7,500	2,500	1,592	908
R&M-Parks & Facilities	70,000	23,332	6,602	16,730
Miscellaneous Services	2,400	800	1,250	(450)
Misc-Contingency	9,000	3,000	2,475	525
Misc-Security Enhancements	7,500	2,500	1,271	1,229
Op Supplies - Fuel, Oil	5,000	1,668	1,223	445
Cap Outlay - Other	5,000	5,000	24,875	(19,875)
Cap Outlay - Vehicles	20,000	20,000	15,451	4,549
Reserve - Renewal&Replacement	-	-	16,395	(16,395)
Reserve - Sidewalks & Alleyways	60,000	60,000	-	60,000
Total Operation & Maintenance	281,500	150,500	92,223	58,277

HARMONY

Community Development District

General Fund

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
TOTAL EXPENDITURES	1,694,113	673,132	551,177	121,955
Excess (deficiency) of revenues Over (under) expenditures	104,716	845,486	427,005	(418,481)
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	104,716	-	-	-
TOTAL FINANCING SOURCES (USES)	104,716	-	-	-
Net change in fund balance	\$ 104,716	\$ 845,486	\$ 427,005	\$ (418,481)
FUND BALANCE, BEGINNING (OCT 1, 2019)	1,152,580	1,152,580	1,152,580	
FUND BALANCE, ENDING	\$ 1,257,296	\$ 1,998,066	\$ 1,579,585	

HARMONY

Community Development District

Series 2014 Debt Service Fund

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

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>REVENUES</u>				
Interest - Investments	\$ 1,000	\$ 332	\$ 4,627	\$ 4,295
Special Assmnts- Tax Collector	1,255,895	1,067,510	718,423	(349,087)
Special Assmnts- Prepayment	-	-	10,490	10,490
Special Assmnts- Discounts	(50,235)	(42,699)	(28,170)	14,529
TOTAL REVENUES	1,206,660	1,025,143	705,370	(319,773)
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	25,118	21,350	13,805	7,545
Total Administration	25,118	21,350	13,805	7,545
<u>Debt Service</u>				
Principal Debt Retirement	615,000	-	-	-
Principal Prepayments	-	-	70,000	(70,000)
Interest Expense	571,213	285,606	285,606	-
Total Debt Service	1,186,213	285,606	355,606	(70,000)
TOTAL EXPENDITURES	1,211,331	306,956	369,411	(62,455)
Excess (deficiency) of revenues Over (under) expenditures	(4,671)	718,187	335,959	(382,228)
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(4,671)	-	-	-
TOTAL FINANCING SOURCES (USES)	(4,671)	-	-	-
Net change in fund balance	\$ (4,671)	\$ 718,187	\$ 335,959	\$ (382,228)
FUND BALANCE, BEGINNING (OCT 1, 2019)	1,240,787	1,240,787	1,240,787	
FUND BALANCE, ENDING	\$ 1,236,116	\$ 1,958,974	\$ 1,576,746	

HARMONY

Community Development District

Series 2015 Debt Service Fund

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

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>REVENUES</u>				
Interest - Investments	\$ 300	\$ 100	\$ 4,516	\$ 4,416
Special Assmnts- Tax Collector	1,029,367	874,963	539,583	(335,380)
Special Assmnts- Prepayment	-	-	256,724	256,724
Special Assmnts- Discounts	(41,175)	(34,999)	(21,157)	13,842
TOTAL REVENUES	988,492	840,064	779,666	(60,398)
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	20,587	17,500	10,369	7,131
Total Administration	20,587	17,500	10,369	7,131
<u>Debt Service</u>				
Principal Debt Retirement	430,000	-	-	-
Principal Prepayments	-	-	955,000	(955,000)
Interest Expense	556,606	278,303	278,303	-
Total Debt Service	986,606	278,303	1,233,303	(955,000)
TOTAL EXPENDITURES	1,007,193	295,803	1,243,672	(947,869)
Excess (deficiency) of revenues Over (under) expenditures	(18,701)	544,261	(464,006)	(1,008,267)
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(18,701)	-	-	-
TOTAL FINANCING SOURCES (USES)	(18,701)	-	-	-
Net change in fund balance	\$ (18,701)	\$ 544,261	\$ (464,006)	\$ (1,008,267)
FUND BALANCE, BEGINNING (OCT 1, 2019)	1,582,995	1,582,995	1,582,995	
FUND BALANCE, ENDING	\$ 1,564,294	\$ 2,127,256	\$ 1,118,989	

HARMONY

Community Development District

Supporting Schedules

January 31, 2020

HARMONY
Community Development District

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

Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	Allocation by Fund		
					General Fund	Series 2014 Debt Service Fund	Series 2015 Debt Service Fund
ASSESSMENTS LEVIED FY 2020				\$ 4,039,513	\$ 1,853,780	\$ 1,248,230	\$ 937,503
Allocation %				100%	45.89%	30.90%	23.21%
11/08/19	11,970	657	245	12,871	5,907	3,977	2,987
11/21/19	222,565	9,463	4,542	236,570	108,565	73,101	54,904
12/06/19	1,608,753	68,399	32,832	1,709,984	784,732	528,394	396,859
12/09/19	844	10	17	871	400	269	202
12/23/19	296,629	11,114	6,054	313,797	144,005	96,965	72,827
01/10/20	43,523	1,374	888	45,785	21,011	14,148	10,626
01/13/20	4,833	145	99	5,077	2,330	1,569	1,178
TOTAL	\$ 2,189,117	\$ 91,162	\$ 44,676	\$ 2,324,955	\$ 1,066,949	\$ 718,423	\$ 539,583
Collected in %				58%	58%	58%	58%
TOTAL OUTSTANDING				\$ 1,714,558	\$ 786,831	\$ 529,807	\$ 397,920

1.) Prepayments were received during the budget process resulting in a variance between assessments budgeted and assessments placed on the tax roll.

HARMONY
Community Development District

Cash and Investment Report
January 31, 2020

General Fund

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account- Operating	CenterState Bank	Interest Bearing Account	n/a	0.05%	\$442,878
Debit Account	CenterState Bank	Debit Account	n/a	0.25%	\$8,583
				Subtotal	<u>\$451,461</u>
Certificate of Deposit	BankUnited	6 month CD	2/20/2020	2.00%	\$105,624
Money Market Account	BankUnited	Money Market Account	n/a	1.50%	\$1,040,553
				Subtotal	<u>\$1,146,177</u>

Debt Service and Capital Projects Funds

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2014 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	1.30%	\$10,490
Series 2014 Reserve Fund	US Bank	US Bank Governmental Obligation Fund	n/a	1.30%	\$607,313
Series 2014 Revenue Fund	US Bank	US Bank Governmental Obligation Fund	n/a	1.30%	\$958,943
Series 2015 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	1.30%	\$260,758
Series 2015 Reserve Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	1.30%	\$340,000
Series 2015 Revenue Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	1.30%	\$518,231
				Subtotal	<u>\$2,695,735</u>
				Total	<u><u>\$4,293,373</u></u>

7B

Harmony

Community Development District

General Fund

Invoice Approval Report # 238

February 13, 2020

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
AMERITAS LIFE INSURANCE CORP.	011520-0000	R	\$ 69.04
		Vendor Total	\$ 69.04
BOYD CIVIL ENGINEERING	02560	A	\$ 2,448.26
		Vendor Total	\$ 2,448.26
BRIGHT HOUSE NETWORKS - ACH	028483401010720 ACH 028483501013020 ACH	R A	\$ 123.98 \$ 99.98
		Vendor Total	\$ 223.96
CASEY B BIALEK DBA AASTRO ELECTRICAL	202001003	R	\$ 495.00
		Vendor Total	\$ 495.00
FEDEX	6-889-66133 6-910-12284	R R	\$ 14.04 \$ 14.68
		Vendor Total	\$ 28.72
FLORIDA RESOURCE MGT LLC-ACH	79671 ACH 79861 ACH 80049 ACH	R R A	\$ 10,303.38 \$ 10,211.72 \$ 10,405.43
		Vendor Total	\$ 30,920.53
GARY'S GRADING INC.	2020-0175	R	\$ 475.00
		Vendor Total	\$ 475.00
HARMONY CDD C/O U.S. BANK	12120-1 012120-2	R R	\$ 14,942.38 \$ 11,222.72
		Vendor Total	\$ 26,165.10
INFRAMARK, LLC	48246	A	\$ 5,459.57
		Vendor Total	\$ 5,459.57
NORTH SOUTH SUPPLY, INC.	3299532	R	\$ 84.20
		Vendor Total	\$ 84.20
ORLANDO UTILITIES COMMISSION-ACH	010820-9921 ACH	R	\$ 12,843.37
		Vendor Total	\$ 12,843.37
OSCAR INSURANCE CO - ACH	07612095-5F3F ACH	R	\$ 851.80
		Vendor Total	\$ 851.80

Harmony

Community Development District

General Fund

Invoice Approval Report # 238

February 13, 2020

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
PINEY BRANCH MOTORS INC - ACH	RI981291 ACH	R	\$ 90.00
	RI981290 ACH	R	\$ 490.00
	RI986667 ACH	R	\$ 490.00
	RI992130 ACH	R	\$ 90.00
	RI992129 ACH	R	\$ 490.00
	RI986668 ACH	R	\$ 90.00
	Vendor Total		\$ 1,740.00
POOLSURE	101295601093	R	\$ 465.00
	101295601377	R	\$ 60.00
	101295601769	R	\$ 292.50
	Vendor Total		\$ 817.50
SANDRA L. SCHNEIDER	INV-0212	R	\$ 8,197.50
		Vendor Total	\$ 8,197.50
SERVELLO & SONS INC	15675	R	\$ 653.42
	15688	R	\$ 39,080.95
		Vendor Total	\$ 39,734.37
SPRINT SOLUTIONS, INC. - ACH	244553043-078 ACH	A	\$ 428.14
		Vendor Total	\$ 428.14
SYMBIONT SERVICE CORP.	I4265	R	\$ 136.63
		Vendor Total	\$ 136.63
TEM SYSTEMS, INC.	INV5454	R	\$ 461.50
		Vendor Total	\$ 461.50
TOHO WATER AUTHORITY	011620 ACH	R	\$ 4,951.41
		Vendor Total	\$ 4,951.41
WASTE CONNECTIONS OF FL.	1257156	R	\$ 270.00
		Vendor Total	\$ 270.00
	Total		\$ 136,801.60
Total Invoices			\$ 136,801.60

HARMONY

Community Development District

Check Register

January 1 - January 31, 2020

HARMONY

Community Development District

Payment Register by Bank Account

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

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CENTERSTATE BANK GF - (ACCT# XXXX2933)									
Check	55351	01/07/20	Vendor	MONTANA WELL DRILLING INC.	62593	4" WELL INSTALLED	Cap Outlay - Other	001-564002-53910	\$12,000.00
Check	55352	01/07/20	Vendor	NORTH SOUTH SUPPLY, INC.	3295001	IRRIGATION SUPPLIES	R&M-Irrigation	001-546041-53902	\$82.95
Check	55353	01/07/20	Vendor	POOLSURE	101295600613	CONTROL LEASE	R&M-Pools	001-546074-53910	\$60.00
Check	55354	01/07/20	Vendor	WASTE CONNECTIONS OF FL.	1252153	1/1/20-1/31/20 TRASH SRVC	Utility - Refuse Removal	001-543020-53901	\$178.01
Check	55355	01/09/20	Vendor	D. GARY HUTTON	20-01-106	INSTALL/SETUP PLUG-IN	Misc-Contingency	001-549900-51301	\$45.00
Check	55356	01/09/20	Vendor	HARMONY CDD C/O U.S. BANK	010220-2	TXFR TAX COLLECT SER 2015	Due to other Funds	131000	\$68,842.58
Check	55357	01/09/20	Vendor	HARMONY CDD C/O U.S. BANK	010220	TXFR TAX COLLECT SER 2014	Due to other Funds	131000	\$91,659.76
Check	55358	01/21/20	Vendor	POOLSURE	101295601093	SWIM CLUB BLEACH&ACID	R&M-Pools	001-546074-53910	\$465.00
Check	55359	01/23/20	Vendor	HARMONY CDD C/O U.S. BANK	12120-1	TRNFR TAX COLLECT SER 2014	Due to other Funds	131000	\$14,942.38
Check	55360	01/23/20	Vendor	HARMONY CDD C/O U.S. BANK	012120-2	TRFR TAX COLLECT SER 2015	Due to other Funds	131000	\$11,222.72
Check	55361	01/24/20	Vendor	FEDEX	6-889-66133	SRVCS THRU 01/07/20	Postage and Freight	001-541006-51301	\$14.04
Check	55362	01/24/20	Vendor	GARY'S GRADING INC.	2020-0175	1 LOAD OF SHELL FOR TRAILER	Reserve - Renewal&Replacement	001-568130-53910	\$475.00
Check	55363	01/24/20	Vendor	NORTH SOUTH SUPPLY, INC.	3299532	IRRIGATION SUPPLIES	R&M-Irrigation	001-546041-53902	\$84.20
Check	55364	01/28/20	Vendor	SERVELLO & SONS INC	15675	JAN 2020 EAST LAKE BERM	Miscellaneous Services	001-549001-53902	\$653.42
Check	55364	01/28/20	Vendor	SERVELLO & SONS INC	15688	JAN 2020 LANDSCAPE MAINT	Contracts-Mulch	001-534065-53902	\$4,942.63
Check	55364	01/28/20	Vendor	SERVELLO & SONS INC	15688	JAN 2020 LANDSCAPE MAINT	Cntrs-Shrub/Grnd Cover Annual Svc	001-534172-53902	\$12,838.82
Check	55364	01/28/20	Vendor	SERVELLO & SONS INC	15688	JAN 2020 LANDSCAPE MAINT	Contracts-Landscape	001-534050-53902	\$21,299.50
ACH	DD473	01/03/20	Vendor	FLORIDA RESOURCE MGT LLC-ACH	79498 ACH	PAYROLL PE 12/29/19	ProfServ-Field Management	001-531016-53901	\$10,132.91
ACH	DD476	01/14/20	Vendor	BRIGHT HOUSE NETWORKS - ACH	028483501123019	12/29-01/27/20 0050284835-01 Internet	Misc-Security Enhancements	001-549911-53910	\$99.98
ACH	DD477	01/14/20	Vendor	SPRINT SOLUTIONS, INC. - ACH	244553043-077 ACH	11/26-12/25/19 244553043	Communication - Telephone	001-541003-53910	\$431.84
ACH	DD480	01/13/20	Vendor	TOHO WATER AUTHORITY	111819-2780 ACH	10/18/19-11/18/19 UTILITY SRVC	Utility - Water & Sewer	001-543021-53903	\$68.66
ACH	DD481	01/13/20	Vendor	TOHO WATER AUTHORITY	121719 ACH	11/18-12/17/19 UTILITY SRVCS	Utility - Water & Sewer	001-543021-53903	\$6,596.58
ACH	DD482	01/01/20	Vendor	OSCAR INSURANCE CO OF FL - ACH	07612095-5F3F ACH	1/1/20-1/31/20 HEALTH INSUR	ProfServ-Field Management	001-531016-53901	\$851.80
ACH	DD483	01/16/20	Vendor	FLORIDA RESOURCE MGT LLC-ACH	79671 ACH	PAYROLL PE 01/12/20	ProfServ-Field Management	001-531016-53901	\$10,303.38
ACH	DD484	01/23/20	Vendor	BRIGHT HOUSE NETWORKS - ACH	028483401010720 ACH	01/06-02/05/20 0050284834-01 Internet	Misc-Security Enhancements	001-549911-53910	\$123.98
ACH	DD485	01/28/20	Vendor	ORLANDO UTILITIES COMMISSION-ACH	010820-9921 ACH	12/6/19-1/8/19 UTILITY SRVCS	Electricity - General	001-543006-53903	\$4,173.35
ACH	DD485	01/28/20	Vendor	ORLANDO UTILITIES COMMISSION-ACH	010820-9921 ACH	12/6/19-1/8/19 UTILITY SRVCS	Electricity - Streetlighting	001-543013-53903	\$8,670.02
ACH	DD486	01/31/20	Vendor	PINEY BRANCH MOTORS INC - ACH	R1981291 ACH	12/2/19-01/01/20 40' CONTAINER LEASE	Reserve - Renewal&Replacement	001-568130-53910	\$90.00
ACH	DD487	01/31/20	Vendor	PINEY BRANCH MOTORS INC - ACH	R1981290 ACH	12/02/19-01/01/20 RENTAL TRUCK	Reserve - Renewal&Replacement	001-568130-53910	\$490.00
ACH	DD488	01/31/20	Vendor	PINEY BRANCH MOTORS INC - ACH	R1986667 ACH	01/02/20-02/01/20 RENTAL TRUCK	Reserve - Renewal&Replacement	001-568130-53910	\$490.00
ACH	DD489	01/31/20	Vendor	PINEY BRANCH MOTORS INC - ACH	R1986668 ACH	01/02/20-02/01/20 40' CONTAINER LEASE	Reserve - Renewal&Replacement	001-568130-53910	\$90.00
ACH	DD495	01/30/20	Vendor	FLORIDA RESOURCE MGT LLC-ACH	79861 ACH	PAYROLL PE 01/26/20	ProfServ-Field Management	001-531016-53901	\$10,211.72
ACH	DD498	01/28/20	Vendor	ORLANDO UTILITIES COMMISSION-ACH	010820-9921 ACH CORR	12/6/19-1/8/19 UTILITY SRVCS DIFFERENCE	Electricity - General	001-543006-53903	\$0.30

Account Total **\$292,630.53**

Total Amount Paid	\$292,630.53
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HARMONY

Community Development District

Debit Card Invoices

January 1 - January 31, 2020

**Monthly Debit Card Purchases
Jan-20**

Date	Vendor	Description	Amount
1/2/2020	Fest Flags	Flag Upgrade	8.00
1/3/2020	Radwell	Wayne Combustion	112.19
1/6/2020	Ebay	Burner for Pressure Washer	20.55
1/13/2020	Ebay	Supplies	23.72
1/16/2020	USPS	Postage - Radwell	10.50
1/21/2020	Pool Geek	Jack's Magic Power Blue Waterline & Tile Cleaner	216.00
1/23/2020	Shirtmax	Heavy Blend Full-Zip Hood	479.22
1/23/2020	Shirtmax	T-Shirts	111.90
1/2/2020	Amazon	Flag Grommets	13.98
1/2/2020	SP Fest Flags	Custom Flags	97.96
1/2/2020	Sunoco	Fuel - Sidewalks	61.53
1/2/2020	Amazon	Soccer Goals	123.90
1/3/2020	Apple	iCloud 200 GB Storage Plan (Apple)	2.99
1/3/2020	Amazon	Wayne Combustion - 12V Constant Duty Igniter	155.99
1/6/2020	Amazon	Throttle Cable	39.45
1/6/2020	Amazon	Lithium Battery Supercharger	89.99
1/6/2020	Amazon	Recoil Starter	14.99
1/6/2020	Amazon	Rubber Door Mat	9.20
1/8/2020	Wal Mart	Mobile 1	77.86
1/9/2020	Amazon	Lucas Oil Marine Grease	27.14
1/9/2020	Sunoco	Fuel	58.02
1/9/2020	Amazon	Tonsiki Carbide Rotary Burr Set and Bosch Tool	24.35
1/9/2020	Amazon	Wix Filters	8.89
1/10/2020	Amazon	Lifeguard Beach Hat	25.99
1/10/2020	American Landmaster	Windshield	243.99
1/10/2020	Amazon	Antifreeze Coolant	19.29
1/13/2020	Amazon	Asurion 2 Yr Lawn and Garden Protection Plan	36.54
1/13/2020	Amazon	Refund Asurion 2 Yr Lawn and Garden Protection Plan	(36.54)
1/13/2020	WAWA	Fuel	58.45
1/13/2020	Amazon	Electrical Honda Starter	42.80
1/13/2020	Creative Printing	Vinyl Lettering	90.00
1/13/2020	Northern Tool	Hose, PVC	132.74
1/13/2020	Amazon	Aquatix Pool Pole Hanger	10.70
1/13/2020	Amazon	Trailer Hitch	44.90
1/13/2020	Amazon	Pressure Washer Pump	257.99
1/13/2020	Amazon	Recoil Starter	12.99
1/14/2020	Amazon	Starter Motor & Solenoid	28.50
1/13/2020	Amazon	Refund Electrical Honda Starter	(42.80)
1/14/2020	Amazon	Synthetic Motor Oil	39.08
1/14/2020	Amazon	Door Numbers	8.99
1/14/2020	Amazon	Waterproof Grease Cap	26.90
1/14/2020	Aldi	Water	22.90
1/14/2020	Amazon	Replacement Electrodes Insulator	22.99
1/15/2020	Sunoco	Fuel	64.04
1/15/2020	D's Ace Hardware	Supplies	8.37
1/15/2020	D's Ace Hardware	Seal Tape and Plug	2.97
1/15/2020	Amazon	Trailer Tire	100.06
1/15/2020	D's Ace Hardware	Quickrete Concrete	49.90
1/17/2020	Johnson Outdoors	Purchase approved by Gerhard	15.83
1/17/2020	Amazon	Universal Replacement Nozzle	9.99
1/17/2020	Amazon	Return Waterproof Grease Cap	(26.90)
1/21/2020	Amazon	Low Voltage Wire Connector	91.02
1/21/2020	Amazon	Steel Chain Basketball Nets (4)	53.36
1/21/2020	Amazon	Stainless Steel Pipe Fitting for Brew Kit	10.99
1/21/2020	Amazon	Bushings, Pipe Fittings, Pressure Gauge	45.46
1/21/2020	7-Eleven	Tractor Fuel - Diesel	50.00
1/21/2020	Amazon	Hydrofarm Active Aqua	8.95
1/21/2020	Amazon	Adjustable Stainless Steel Clamps Assortment Kit	18.85
1/23/2020	Sunoco	Fuel	55.32
1/23/2020	Amazon	Rubber Hot and Cold Water Hose	19.99
1/23/2020	Amazon	Bungee Dock Lines	15.39
1/24/2020	Alabastersupply	Pressure Washer Supplies	96.54
1/24/2020	Amazon	Wire Rope	39.65
1/27/2020	Amazon	Waterfall Pump	15.46
1/27/2020	Amazon	Hex Flange Nuts Assortment	15.99
1/27/2020	Amazon	Fuel Stabilizer	53.70
1/27/2020	Amazon	Diesel Kleen and Cetane Boost	50.46
1/27/2020	Amazon	Pressure Washer Jumper Connection Hoses (2)	53.70
1/27/2020	Amazon	Backpack Sprayer	132.76

**Monthly Debit Card Purchases
Jan-20**

Date	Vendor	Description	Amount
1/29/2020	Sunoco	Fuel	54.59
1/29/2020	Amazon	Pressure Washer Whip/Connector Hose	25.99
1/29/2020	Wawa	Fuel	51.93
1/30/2020	Amazon	Compartment Plastic Storage Box	17.45
		TOTAL	4,036.53

7C.

7Ci.

HARMONY COMMUNITY DEVELOPMENT DISTRICT
PARKS AND RECREATION FACILITY USAGE APPLICATION

ORGANIZATION/COMPANY USE APPLICATION

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

APPLICANT INFORMATION

Name of Entity/Organization/Company: Harmony HOA

Address: 811 E. Mabelle St Kissimmee, Fl 34741

Type of Organization: Non-Profit Commercial Government Private
If Non-Profit, does your organization hold a current 503(c)(3) certificate? Yes No

Contact Person: Jen Brubaker E-mail: Harmonyactivitydirector@gmail.com

Work Phone: _____ Cell Phone: 407 704-0197

EVENT INFORMATION

Type of event: Easter Event

Requested location: Town Square

Event date(s): 4-4-20 Times From: 8 (a.m./p.m.) To: 2 (a.m./p.m.)

Anticipated # of attendees: 300 What age group? all

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

DAMAGE DEPOSIT

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

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

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

VENDORS/MERCHANDISE

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

How many vendor/merchandise locations will your event require? 1

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

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

Attached: Yes No

CATERING

Will your event require catering? Yes No

Name of Company: _____

Contact Person: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Work Phone: _____ Fax: _____

Cell/ Pager: _____ Email: _____

CONTACT INFORMATION

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

Osceola County Zoning and Code Enforcement:
One Courthouse Square, Suite 1200, Kissimmee, FL 34741
Phone (407) 343-3400

Osceola County Parks and Recreation Department:
One Courthouse Square, Suite 1200, Kissimmee, FL 34741
Phone (407) 343-2380

County Waste Management: Phone (407) 847-7370

INDEMNIFICATION AND HOLD HARMLESS

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

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

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

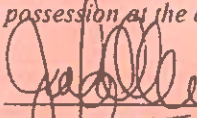
The State, agency or subdivision of the State shall not be subject to this indemnification clause in accordance with Section 768.28(19), Florida Statutes.

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

SIGNATURE OF APPLICANT/EVENT ORGANIZER

ACKNOWLEDGEMENT:

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

Signature: 
 Printed Name: Jen Abrahamson

Date: 2-11-20

APPROVAL FROM HARMONY CDD

Signature: _____

Date: _____

Printed Name: _____

Title: _____