

**HARMONY
COMMUNITY DEVELOPMENT DISTRICT**

JULY 30, 2020

AGENDA PACKAGE

Meeting ID: 845 0781 2263
Meeting URL: <https://us02web.zoom.us/j/84507812263>
Call-In Nmbr: (929) 205-6099



Harmony Community Development District

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



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

July 20, 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 Thursday, July 30, 2020 at 6:00 p.m. via Zoom Video Communications under Florida Executive Order 20-69.

Meeting ID: 845 0781 2263
 Meeting URL: <https://us02web.zoom.us/j/84507812263>
 Call-In Nmbr: (929) 205-6099.

Following is the advance agenda for the meeting:

1. **Roll Call**
2. **Audience Comments** (*Agenda Topics Only - 3 Minute Time Limit*)
3. **Approval of Minutes for:**
 - A. **June 25, 2020 – Regular Meeting**
4. **Public Hearing for Adoption of Fiscal Year 2021 Budget**
 - A. **Fiscal Year 2021 Budget - Tentative Approved Ver. 3**
 - B. **Resolution 2020-03 - Adopting Fiscal Year 2021 Budget**
 - C. **Resolution 2020-04 - Levying Fiscal Year 2021 Assessments**
5. **Subcontractors' Reports**
 - A. **Servello Landscape Solutions**
 - i. Grounds Maintenance Status Report
6. **Staff Reports**
 - A. **District Engineer**
 - i. Discussion and Consideration of Updated Maps
 - B. **District Counsel**
 - i. Update on Resolution Status of PoolWorks® Matter
 - ii. Consideration of Draft Agreement for Use of Central Bark
 - 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*)
 - vi. Playground Equipment Issue
 - a. Jammin Proposal - Ditch Plains Design - \$29,765.00
 - b. Jammin Proposal - Rose Creek Design - \$29,365.00
7. **District Manager's Report**
 - A. **Financial Statements for June 30, 2020**
 - B. **Approval of: #243 Invoices, Check Register, & Debit Purchases**
[Invoices & Debit Receipts Available Upon Request]
 - C. **Discussion of District Manager Special Topics**
 - i. Transfer of District Account to National Bank
 - ii. Amendments to Website Requirements
 - iii. TIPS Program Reimbursement
 - D. **Facilities Usage Applications**
8. **Business Discussions**
 - A. **No Soliciting Policy**
 - B. **Garden Area Concerns**
 - C. **New Vehicle for Field Services**
9. **Supervisor Requests**
 - A. **USPS (&/or other) Package Drop Locations**
10. **Adjournment**

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

Sincerely,
Kristen Suit

Kristen Suit
 District Manager

Third Order of Business

3A

**MINUTES OF MEETING
HARMONY COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Harmony Community Development District was held Thursday, June 25, 2020, at 6:00 p.m. via virtual teleconferencing using WebX.

Present and constituting a quorum were:

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

Also present were:

Kristen Suit	District Manager: Inframark
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
Pete Betancourt	Servello
Residents and Members of the Public	

The following is a summary of the discussions and actions taken at the June 25, 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 quorum.

SECOND ORDER OF BUSINESS

Developer’s Report

A. Discussion of VC-1 Parcel Usage

Supv Berube addressed the lawsuit he has been served with by Mr. Fusilier and outlined prior discussions/events/actions.

THIRD ORDER OF BUSINESS

Audience Comments

Ms. Ash-Mower addressed Ms. Suit managing Field Services and inquired if she was involved in the decision of the road to the garden and parking area and if an engineer was involved in the construction of the road. The road is horrible and the ramp for the shed is underwater because of the way the road drains down in and around the shed.

Ms. Suit noted the road was a Board discussion; they voted to approve shell rock and the District Engineer oversaw the project.

Ms. Ash-Mower inquired how she can get the road reconfigured, so the shed does not flood and destroy the new ramp.

Ms. Suit noted it is something the Board would need to discuss.

Discussion continued on the road and the moving and placement of the trailer when it was moved to the current location.

Ms. Ash-Mower addressed the well inquiring if it has been permitted and tested.

Supv Berube noted it has.

Discussion continued on the well with Ms. Ash-Mower noting the pump is inadequate.

Discussion followed on the chain of command for Field Services with Ms. Suit noting she works at the direction of the Board. If it is something outside of a meeting, she does not direct Mr. van der Snel on those matters.

Mr. Farnsworth inquired what Ms. Ash-Mower is looking/asking for.

Ms. Ash-Mower noted she is looking for an adequate pump on the well so the garden can use the sprinkler system to water the garden.

Supv Berube noted if the Board approves it, he will be happy to investigate to find out why the pump maybe not be performing up to the expectations. It may be a clogging issue at the screen and filter. For the grading, he will be happy to look into it.

Mr. Qualls addressed phone meetings noting if the audience would take the three minutes and say everything that needs to be said, then the Board can decide to comment at that point. There is no room to have a back and forth, it is complicated. He requested the audience speak for three minutes and then the Board can respond or not respond. There are avenues to make sure everyone is heard between meetings as well.

Supv Berube noted he will look into both issues and try to get them resolved as soon as possible.

Ms. Teresa Kramer addressed the paving bids for alleyways noting she would like to see a more scope of work as well as an RFP. In addition, she addressed the tax certificate for VC-1 and outstanding taxes from the prior owner.

Supv Berube noted District Counsel will address it during his agenda section.

Ms. Kramer continued addressing the VC-1 tax certificate and a 5% fee that will be added.

Supv Berube inquired if there are any other audience comments.

A resident, Justin, addressed the waiver requirements around conflicting issues. He would like to have Mr. Qualls comment on whether the Board has informed consent of that waiver or if Supervisor Berube has posted his waiver as well. He further noted he has questions and concerns around the disparity in the bids and prices received. Additionally, he would like an update on last week's vote on the Board items as there seems to be some disagreement on what exactly "representation" meant to the Board versus what was being voted on at the time.

Supv Berube inquired if there are any other audience comments.

Hearing none, the next item followed.

FOURTH ORDER OF BUSINESS Approval of the Minutes

A. May 28, 2020 – Workshop Minutes

On MOTION by Supv Berube seconded by Supv Farnsworth, with all in favor, the May 28, 2020 workshop minutes were approved. [5-0]

B. May 28, 2020 - Regular Monthly Meeting Minutes

Supv Berube MOVED to approve the May 28, 2020 regular meeting minutes and Supv Bokunic seconded the motion.

Before approving the May meeting minutes, a discussion ensued concerning Supervisor Farnsworth's adopted motion dealing with certain litigation filed against Chairman Berube. Pursuant to Section 112.3143(3)(a), the attached memorandum was provided by Chairman Berube "disclos[ing] the nature of his interest as a public record in a memorandum filed with the person responsible for recording the minutes of the meeting, who shall incorporate the memorandum in the minutes.

On VOICE vote, with all in favor, the May 28, 2020 regular meeting minutes were approved. [5-0]

FIFTH ORDER OF BUSINESS

Subcontractors' Reports

A. Servello

i. Grounds Maintenance Status (*Work Chart*)

Mr. van der Snel reported there were some concerns that lists were not completed in an acceptable time. He is working with Servello to address this. They are fighting the weather, the growing grass and weeds and in his opinion, they are doing their best. They are working overtime to get the weeds handled. They are also working on some small projects that were on the list.

Mr. Betancourt reported they will be onsite tomorrow to do detailing and some spraying for weeds.

Supv Berube inquired if the pine needle project is still open.

Mr. Betancourt noted it is still an open item. As soon as he has a date that the pine needles will go down, he will let Mr. van der Snel know.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

Supv Berube request Mr. Boyd bring them up to date on the fence.

Mr. Boyd noted it has gotten bogged down a bit. He needs to get with Mr. John Adams to see what they can move forward.

Supv Berube requested the latest update on Pond 48.

Mr. Boyd noted the pond was constructed with Neighborhood O and is part of the Neighborhood O infrastructure that was conveyed to the CDD. The exhibit prepared when the CDD first took over maintenance of the CDD tracts within Neighborhood O does show Pond 48, but it was not included on the updated community-wide maps showing the ponds. He will be happy to get any of the maps updated that need to be.

Supv Farnsworth noted Pond 48 is not on the map everybody refers to. With no apparent forewarning Pond 48 showed up in our list when we had never had a Pond 48 before. He wanted for the Board to acknowledge that it is a legitimate pond, it is legitimate that they need to maintain it and then once that is recognized get the records up to date with all the maps, charts and everything so they are correct.

Mr. Boyd noted he has the maps they first generated when they updated landscape and waterbodies maps, he will update and send out.

Supv Farnsworth inquired if it is the large map Mr. Boyd is going to update.

Mr. Boyd noted that is correct.

Supv Farnsworth noted any variations of that for roads, maintenance, ponds, street names, needs to have the same updates.

Mr. Boyd noted he thinks there are three versions of the map. He will make sure they are all updated.

Supv Berube noted he, Supervisor Farnsworth and Ms. Suit need to get together to figure out what they are doing with the website. They will need to have discussion regarding an orderly transition.

B. District Attorney

i. Update on PoolWorks Matter

Mr. Qualls reported there is nothing to update.

ii. Update of Waiver for Use of Recreational Facilities

Mr. Qualls reported they drafted a waiver for COVID-19 for the Soccer Shots. Two or three sentences have been added to the existing waiver for the use of recreational facilities to cover the COVID-19.

Ms. Suit noted Supervisor Farnsworth has updated the website for the waiver and all applications now have the revised waiver and is required to be signed before she signs off on any facility usage applications.

iii. Discussion and Consideration of Agreement for Use of Central Bark

Mr. Qualls reported he drafted a straightforward agreement for use of Central Bark with the idea being if the residents could again use Central Bark then the District would agree to maintain that facility, as traditionally it used to happen. It was sent to Supervisor Kassel who made some changes for clarification. He thinks what will have to happen is Supervisor Kassel will have to see if Compass had any interest in that and then they would have to bring it back to the Board for approval. They did provide the information for Compass and its Registered Agent to Supervisor Kassel.

**** Audience Comments**

Mr. Qualls commended everyone on the last two comments. He addressed the question on the VC-1 parcel owned by the District noting the developer agreed to pay any ad valorem taxes. They have reached out to the developer who said they would get it taken care of.

Mr. Qualls outlined the tax certificate sale process with regard to interest. They do want to make sure moving forward from the date the District took possession of the property that they are not being assessed property taxes as a government. They are doing some due diligence both with the Tax Collector and Property Appraiser to make sure it is cleared up and the developer's attorney has said she will work on that as well.

Mr. Qualls noted the last question circled around ongoing litigation, while he appreciates the questions they cannot get into the nitty gritty of the litigation and strategy. It is not that they do not want to share information, it just does not make sense and would be very dangerous as he would not want to do anything that would impact attorney/client privilege. They drafted a general memo outlining how the process works and submitted it to the Board. They cannot discuss ongoing litigation. They may consider having a Shade Meeting to further address the matter with the Board, but he is unclear how this would work with telephonic meetings.

Supv Berube requested Mr. Qualls expound on the ethics complaint filed by Mr. Fusilier; he noted he is waiving the confidentiality that is normally assigned to that for Mr. Qualls to explain what the impact of that is, what the allegations are and how the process works.

Mr. Qualls addressed and outlined the Florida Commission on Ethics. An ethics complaint was filed, and the allegation is that in his capacity as Chairman, it relates to the trespass, it is an ethical issue which is different than a criminal issue, which is different than a civil issue, and the best thing to say right now is an ethics complaint has been filed against the Chairman. We are aware of it, we are researching it and preparing a response. He further outlined the process the Ethics Committee will follow.

Supv Scarborough requested Mr. Qualls address and clarify the Board's decision to allow Counsel to provide representation to Supervisor Berube as there seems to be some confusion.

Mr. Qualls inquired if the Board members received the memo from his office. It was noted they did. He noted he had hoped the memo would explain the parameters set up by the Florida Legislature and how they were interpreted by the court system. Per the Florida Legislature a CDD is authorized to provide an attorney to defend an action; and this is true even if the action is against a government officer in the government officer's individual capacity and further addressed the memo.

A resident, Justin, addressed Bar rules requiring informed consent by both parties when a conflict is apparent. He noted in listening to the last meeting the Board did not seem to have informed understanding that Mr. Qualls would be defending Supervisor Berube as a part of this. They seemed to be willing to pay legal fees, but not fully understanding Mr. Qualls would be the actual representation at that point. Since Supervisor Berube has already used him, he thinks they are a little late on the informed consent concept. He would like to hear how Mr. Qualls was able to get informed consent from the Board and Supervisor Berube at this time.

Mr. Qualls noted they are very aware of the Florida ethical requirements. They are familiar with how that works, and it is addressed in the memo. He will say he believes assumptions are being made based on what has been filed in the court which is always dangerous because people do not know what is going on behind the scenes. They are aware of the rules governing the conduct of being an attorney and will follow those rules. It does start to get into strategy, and he can assure them they have those bases covered.

Supv Kassel noted she sent the Central Bark agreement to Mr. Fusilier and has followed up twice. He has said his business partner is out of town and is supposed to be back Friday, June 26th at which time they will discuss it. She noted she had a number of residents contact her after last month's meeting with regard to how it was possible that Supervisor Berube did not recuse himself on the vote to have legal representation paid for and whether that was an ethical violation. The third is Directors and Officers Insurance, they have it why are they not using it.

Supv Kassel MOVED for the District Manager to contact the District's insurance provider for D&O insurance to alert them to the lawsuit.

Discussion followed on the motion from last month's meeting to provide legal representation to Supervisor Berube.

Supv Bokunic noted he does not understand the motion.

Supv Kassel noted it is to alert the D&O insurance carrier that a Board member is being sued.

Supv Bokunic inquired if it is necessary.

Supv Kassel noted it is appropriate and she would like to hear from both the District Manager and District Counsel.

Ms. Suit noted whether they alert the insurance carrier or not, when they do the preparations for next year it is one of the questions – are there any pending lawsuits. It is disclosed in the manner.

Mr. Qualls noted he does not know if they have to inform the insurance carrier, but he does not see a downside for doing so. Don't they do so like in the slip and fall on the sidewalk.

Ms. Suit noted they would proceed with an inquiry and as essentially the defense or settlement for the District.

Supv Bokunic seconded the motion. On VOICE vote, with Supv Kassel and Supv Bokunic voting aye and Supv Farnsworth, Supv Scarborough and Supv Berube voting nay, the motion failed. [2-3]

Supv Berube addressed the conflict question raised noting it is covered in the policy and procedure guidelines. If there is a conflict the Supervisor must declare the conflict and is expected to vote. They have never released Supervisor's from voting; they are expected to vote and in his case the conflict was made clear.

Supv Farnsworth noted that is not quite true. Supervisor Bokunic recused himself from a motion regarding the church. He noted it would not have mattered if he had recused himself, the vote would have been 3 to 1.

Discussion continued on the conflict. Ms. Suit noted if someone recuses themselves from voting they have to file a Form 8B.

Mr. LaNasa reported Osceola County remains under the State of Emergency originally implemented on March 16th as does Emergency Order #5 regarding face masks. They continue to advise that the District should be following all the recommendations of State and local health officials keeping in mind how the CDD may adopt rules and regulations that are stricter than those guidelines and regulations. The newest Executive Order, 20-150, was the extension of Executive Order 20-69 which permits the virtual local government public meetings by suspending some of Chapter 286 rules. In Executive Order 20-149 some of the things for the upcoming elections were changed and

the ongoing COVID-19 memo will be updated to that effect. With the extension of Executive Order 20-150 regarding local government public meetings it goes to August 1st. The next meeting could continue to be virtual and in light of the recent spikes they would advise for public health for the Board and members of the public they continue with the virtual meetings.

Supv Berube noted he agrees with the recommendation to continue the virtual meetings. Secondly, they are still under reasonably tight guidelines which are posted, and most are following along well with the parks, soccer and pools. However, they are still not taking any reservations for facility usages.

Ms. Suit noted they were advised that they could accept applications with a signed waiver which provides for the guidelines limiting the amount of people to less than 50.

Discussion continued on facility usage applications and following the limitations until further notice.

C. Field Manager

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

Mr. van der Snel noted his reports were in the package and inquired if there were any questions or concerns. He reported they have finalized the first concrete project for the sidewalks. There is more to do than anticipated due to root sizes and he would like to ask the Board to do another project at the same value at \$9,500 to continue to have the sidewalks repaired. The stump grinder is working very well but they are going through a lot of chainsaw chains. The contractor is working out well also. He anticipates there will be two projects to be done – the boulevards, the Green Neighborhood and the inside of Cupseed, Bluestem and Bracken Fern.

Supv Berube noted to be clear the stump grinder does certain roots and the chainsaw does the others which are not practical to grind and need to be cut and removed. He inquired if the contractor has finished Phase 1.

Mr. van der Snel noted there are three units that are chipped and need to be fixed. They took them out today and will pour them tomorrow.

Ms. Suit requested Mr. van der Snel provide her the invoice as they can get a credit up to \$5,000 from the insurance provider for preemptive repairs on sidewalks over \$10,000.

Supv Berube noted the Arrow contract was \$9,600 and involved 800 square feet of panel replacement at \$12 per square foot.

Discussion followed on requesting a credit from the insurance provider.

Discussion continued on the additional work by Arrow Pavement.

On MOTION by Supv Berube seconded by Supv Kassel, with all in favor, the Arrow Pavement Services additional work in the amount of \$19,200.00 was approved subject to District Counsel drafting an addendum to the current contract. [5-0]

Mr. van der Snel reported a new staff member started Tuesday. At the request of Supv Scarborough the boat reservation system has been changed to blocks. This allows for more people to reserve a boat for the day. In addition, a boat can now be reserved up until midnight for the next morning rather than 24 hours in advance. The new canopy was installed at the Swim Club today.

- vi. Discussion and Consideration of Proposals to Repave Neighborhoods C1 & C2**
 - a. Atlantic Southern**
 - b. D&C Parkin Lot Maintenance**
 - c. Seminole Asphalt**

Supv Berube noted there has been some objections raised to the proposals as received. He noted as he stated last month, he is against repaving the alleys and is for having Field Services do the required maintenance.

Supv Berube MOVED to decline the proposals to repave the alleys and having Field Services to repair deficiencies.

Supv Scarborough addressed the proposals noting they are not obligated by anything with them, so he does not understand the motion to reject the proposals.

Supv Berube noted it is not to reject the proposals but the repaving of the alleys at this time.

Discussion continued on the proposals and doing spot maintenance where needed.

Supv Scarborough seconded the motion. On VOICE vote with Supv Berube, Supv Bokunic and Supv Scarborough voting aye and Supv Farnsworth and Supv Kassel voting nay, to decline the repaving of alleys and Field Service to repair deficiencies was approved. [3-2]

SEVENTH ORDER OF BUSINESS

District Manager's Report

A. Financial Statements for May 31, 2020

B. Approval of: #242 Invoices, Check Register and Debit Purchases

Ms. Suit reported the District is 100% on non-ad valorem assessment collections.

The May distribution was \$494,628. The June 13th distribution received of \$1,060,548 were all tax certificate sales.

Supv Kassel addressed user facility revenues being down \$5,810 and inquired if the new facility projected to be in use is not in use.

Supv Berube noted the receipts from the garden are down significantly because the rates went down and yes, they did not have the anticipated revenue from the parking area.

Supv Kassel inquired if the misc. property taxes of \$26,600 does that represent the payment by the developer on VC-1.

Ms. Suit noted it is not.

Supv Berube noted it is in two places – the misc. property tax and another under Revenue - Special Assessments-Tax Collector-VC1 - \$22,435. There is an accounting entry as both relate to VC-1 to clarify how they accounted for the cost involved in VC-1.

Ms. Suit noted it is in Operations – Transfers In and Out within the \$83,196 which was the prior year and this year - it is the Debt Service payment.

Supv Kassel noted there is a lot of money in the Money Market and inquired if some of it can be placed in a CD with better rates.

Ms. Suit noted they just looked at CD and the rates are currently very low. She noted her suggestion following the adoption of the budget for FY 2021 is to move the accounts to Valley National Bank as they provide interest on checking and consistently higher Money Market rates and CD 3, 6- and 12-month rates.

Supv Kassel inquired if this is something the Board has to decide or something Ms. Suit can do.

Ms. Suit noted the Board will need to vote on it. It is a long process and does take about three months to get everything transferred over.

It was requested Ms. Suit provide for the July meeting information regarding the rates and transfer procedures.

Supv Kassel noted funds were moved from the O&M to the bond funds and inquired if they have now received the money to pay that will they be reimbursing the O&M fund for the monies moved to Debt Service.

Ms. Suit noted it has been reimbursed.

On MOTION by Supv Berube seconded by Supv Kassel, with all in favor, the May 31, 2020 financials, Invoice Approval #242, Check Register and Debit Purchases was approved. [5-0]

Supv Berube addressed the email regarding the website changes. He acknowledged Supervisor Farnsworth's many hours keeping the website compliant noting he thinks it is a good idea to go along with what is going to be a widespread adoption of these non-posting changes.

Supv Berube MOVED to adopt the new Legislation regarding limited posting to the website. Motion died for lack of a second.

Supv Kassel noted she would like to have this agenda item to have more time to understand it before voting.

Ms. Suit noted she had asked Mr. Qualls to look into what the term content means. Her understanding is you would only post the agenda page on the website and none of the backup content. She will add it to the July agenda.

Mr. Qualls noted they did a memo and can send it out to the Board. You can remove documents and provide links as it relates to the most recent audit and some other items. They will provide summary prior to the July meeting.

C. Facilities Usage Applications

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Old Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

New Business

A. Discussion of Policy Regarding Sales on District Property

Extensive discussion ensued regarding restaurant sales at the pool with the outcome being it is a moot point. It was reiterated that no alcoholic beverages or glass containers allowed at the pool. Outside food service is acceptable. The CDD has a no solicitation rule which is posted so menus or delivery information placed at the pool or on the tables will be removed.

TENTH ORDER OF BUSINESS

Topical Subject Discussions

There being none, the next item of business followed.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

There being none, the next item of business followed.

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Supv Berube seconded by Supv Scarborough, with all in favor, the meeting was adjourned.
[5-0]

Kristen Suit
Secretary

Steven Berube
Chairman

MEMORANDUM

To: District Management Recording Department

From: Steve Berube, Chairman

Date: July 2, 2020

Re: Form 8B Voting Interest Disclosure

This memorandum is intended to disclose the nature of my interest on a particular vote during the May 28, 2020, Harmony CDD Board of Supervisors telephonic meeting.

On May 28, 2020, there was a vote on a measure before the Board and the nature of my interest in the measure approved by the Board was that, "the District provide representation to Supervisor Berube in the lawsuit." At the June 25, 2020 public meeting, the motion to provide representation to myself was formally adopted in the minutes by vote of the Board. This memorandum attached to Form 8b is being provided within 15 days of the adoption of the motion pursuant to section 112.3143, Florida Statutes. The measure before the Board and the nature of my interest in the measure approved by the Board is as follows:

The attached lawsuit complaint was filed against me on May 14, 2020, in the Ninth Judicial Circuit Court of Florida. The allegations of the complaint stem from the July 25, 2019 public meeting where by vote of the Board it was approved to cease spending public dollars to fund the irrigation of private property where there was no ascertainable public benefit and then those actions taken thereafter by field staff to carry out the will of the Board.

It has come to my attention that in order to have avoided the appearance of receiving a special private gain or loss I should have abstained from the vote for, "the District provide representation to Supervisor Berube in the lawsuit." It is arguable that I have a conflict of interest in voting on this matter because if the Board did not adopt the motion, then I would have to personally pay attorney's fees to defend my actions as a public official. However, pursuant to Section 111.07, Florida Statutes, the CDD may recoup legal fees from myself should I not prevail in court, and vice-versa, I may recoup personally paid legal fees from the CDD if I prevail in court. Accordingly, when I voted on the matter, the inuring of a special benefit to myself did not occur to me since I do not receive a special benefit by the language of Section 111.07, Florida Statutes.

While I can no longer abstain from the vote, I do hereby withdraw my vote on the May 28, 2020 motion in question and submit Form 8b with this memorandum of voting interest disclosure attachment to the District Management's Recording Department.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Berube, Steve P.		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Harmony CDD Board of Supervisors	
MAILING ADDRESS 6913 Beargrass Rd		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY Harmony	COUNTY Osceola	<input type="checkbox"/> CITY	<input type="checkbox"/> COUNTY
DATE ON WHICH VOTE OCCURRED 05/28/2020		NAME OF POLITICAL SUBDIVISION: Harmony Community Development District	
		MY POSITION IS: <input checked="" type="checkbox"/> ELECTIVE <input type="checkbox"/> APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

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

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

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

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Steve Berube, hereby disclose that on May 28, 20 20 :

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

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

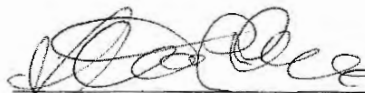
(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Please see attached memorandum.

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

07/02/2020

Date Filed


Signature

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

Fourth Order of Business

4A

HARMONY
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2021

Version 3 - Modified Tentative Budget:
(Printed on 7/14/20)

Prepared by:



HARMONY

Community Development District

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Harmony
Community Development District

Operating Budget
Fiscal Year 2021

HARMONY

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2018	FY 2019	BUDGET	THRU	JUL -	PROJECTED	BUDGET
			FY 2020	JUN-2020	SEP-2020	FY 2020	FY 2021
REVENUES							
Interest - Investments	\$ 11,011	\$ 15,201	\$ 6,000	\$ 7,387	\$ 2,400	\$ 9,787	\$ 9,381
Hurricane Irma FEMA Refund	-	13,688	-	1,158	-	1,158	-
Interest - Tax Collector	883	1,647	-	713	-	713	-
Special Assmnts- Tax Collector	1,942,852	1,944,617	1,876,212	1,853,780	-	1,853,780	1,876,212
Special Assessments-Tax Collector-VC1	-	-	(22,435)	-	-	-	(22,434)
Special Assmnts- CDD Collected	1,750	-	-	-	-	-	-
Special Assmnts- Delinquent	522	-	-	-	-	-	-
Special Assmnts- Discounts	(47,026)	(49,381)	(75,048)	(20,841)	-	(20,841)	(75,048)
Settlements	57,705	-	-	-	-	-	-
Other Miscellaneous Revenues	2,483	1,804	-	694	-	694	-
Access Cards	2,220	2,040	1,200	1,110	1,020	2,130	1,500
Insurance Reimbursements	-	-	-	3,096	-	3,096	-
Facility Revenue	1,464	650	300	700	357	1,057	500
User Facility Revenue	10,345	17,380	12,600	11,590	2,273	13,863	5,000
TOTAL REVENUES	1,984,209	1,947,646	1,798,829	1,859,387	6,050	1,865,437	1,795,110
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	12,600	10,400	11,200	8,400	2,400	10,800	12,000
FICA Taxes	964	796	857	643	184	827	918
ProfServ-Arbitrage Rebate	1,200	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	10,003	8,217	7,500	9,619	3,206	12,825	9,500
ProfServ-Legal Services	101,060	82,337	75,000	62,152	29,547	91,699	90,000
ProfServ-Mgmt Consulting Serv	37,026	63,484	64,985	48,739	16,246	64,985	67,200
ProfServ-Property Appraiser	523	440	779	392	-	392	392
ProfServ-Special Assessment	8,822	8,822	8,822	8,822	-	8,822	8,822
ProfServ-Trustee Fees	10,127	10,560	10,024	5,590	4,570	10,160	10,160
Auditing Services	4,355	4,355	4,355	4,355	-	4,355	4,600
Postage and Freight	939	998	750	587	382	969	1,200
Rental - Meeting Room	-	4,450	4,200	3,600	-	3,600	3,600
Insurance - General Liability	25,334	24,391	27,867	22,888	-	22,888	25,177
Printing and Binding	1,392	708	2,000	220	830	1,050	1,000
Legal Advertising	891	1,162	900	344	683	1,027	1,000
Misc-Property Taxes	-	-	26,600	-	-	-	-
Misc-Records Storage	-	-	150	-	-	-	150
Misc-Assessmnt Collection Cost	26,121	24,950	37,524	36,659	-	36,659	37,524
Misc-Contingency	773	1,718	2,600	1,283	700	1,983	5,000
Office Supplies	28	17	150	-	23	23	50
Annual District Filing Fee	200	175	175	175	-	175	175
Total Administrative	243,858	250,680	289,138	215,968	59,969	275,937	281,168
<i>Field</i>							
ProfServ-Field Management	207,556	246,141	290,000	191,913	76,560	268,473	295,000
Total Field	207,556	246,141	290,000	191,913	76,560	268,473	295,000

HARMONY

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2018	FY 2019	BUDGET	THRU	JUL -	PROJECTED	BUDGET
			FY 2020	JUN-2020	SEP-2020	FY 2020	FY 2021
Landscape Services							
Contracts-Mulch	57,934	58,803	61,000	39,634	14,828	54,462	61,000
Contracts - Landscape	268,338	272,363	278,000	175,610	63,899	239,509	267,000
Cntrs-Shrub/Grnd Cover Annual Svc	150,420	152,676	157,000	102,936	38,516	141,452	158,000
R&M-Irrigation	12,322	8,609	15,000	4,459	6,007	10,466	15,000
R&M-Trees and Trimming	76,000	2,600	25,000	29,810	9,490	39,300	40,000
Miscellaneous Services	14,344	44,111	27,475	18,954	10,274	29,228	32,000
Total Landscape Services	579,358	539,162	563,475	371,403	143,013	514,416	573,000
Utilities							
Electricity - General	29,874	34,516	32,000	24,504	7,691	32,195	35,000
Electricity - Streetlighting	77,144	97,373	88,000	66,411	20,848	87,259	90,000
Utility - Water & Sewer	90,172	180,401	150,000	96,732	32,244	128,976	140,000
Lease - Street Light	121,973	5,123	-	-	-	-	-
Buydown - Street Lights	315,144	345,326	-	-	-	-	-
Total Utilities	634,307	662,739	270,000	187,647	60,783	248,430	265,000
Operation & Maintenance							
Communication - Telephone	4,569	4,570	4,500	3,431	1,320	4,751	5,500
Utility - Refuse Removal	3,724	2,700	3,000	1,853	675	2,528	3,000
R&M-Ponds	2,320	1,892	10,000	2,532	844	3,376	10,000
R&M-Pools	42,378	29,108	25,000	22,981	7,660	30,641	35,000
R&M-Roads & Alleyways	-	531	5,000	688	4,312	5,000	2,000
R&M-Sidewalks	3,436	799	15,000	6,425	-	6,425	15,000
R&M-Vehicles	8,459	11,149	20,000	8,845	959	9,804	15,000
R&M-User Supported Facility	-	87,727	12,600	10,070	-	10,070	20,000
R&M-Equipment Boats	3,898	2,464	7,500	2,626	875	3,501	6,000
R&M-Parks & Facilities	31,153	28,652	70,000	12,887	17,016	29,903	35,000
Miscellaneous Services	1,902	950	2,400	1,250	176	1,426	2,000
Misc-Contingency	11,686	1,644	9,000	3,077	3,588	6,665	10,000
Misc-Security Enhancements	6,293	6,544	7,500	4,596	1,823	6,419	6,500
Op Supplies - Fuel, Oil	3,884	3,741	5,000	2,210	1,603	3,813	5,000
Cap Outlay - Other	-	35,589	5,000	33,073	-	33,073	-
Cap Outlay - Sidewalk Impr	7,780	-	-	-	-	-	-
Cap Outlay - Vehicles	20,739	22,526	20,000	15,451	-	15,451	20,000
Reserve - Renewal&Replacement	-	6,818	-	19,665	1,740	21,405	30,000
Reserve - Sidewalks	71,792	-	-	-	-	-	-
Reserve - Sidewalks & Alleyways	-	-	60,000	-	-	-	60,000
Total Operation & Maintenance	224,013	247,404	281,500	151,660	42,590	194,250	280,000
TOTAL EXPENDITURES	1,889,092	1,946,126	1,694,113	1,118,591	382,914	1,501,505	1,694,168
Excess (deficiency) of revenues							
Over (under) expenditures	95,117	1,520	104,716	740,796	(376,865)	363,931	100,942
OTHER FINANCING SOURCES (USES)							
Operating Transfers-Out	-	-	-	(83,196)	-	(83,196)	(26,600)
Contribution to (Use of) Fund Balance	-	-	104,716	-	-	-	(22,434)
TOTAL OTHER SOURCES (USES)	-	-	104,716	(83,196)	-	(83,196)	(49,034)

HARMONY

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2018	FY 2019	BUDGET FY 2020	THRU JUN-2020	JUL - SEP-2020	PROJECTED FY 2020	BUDGET FY 2021
Net change in fund balance	95,117	1,520	104,716	657,600	(376,865)	280,735	51,908
FUND BALANCE, BEGINNING	1,055,943	1,151,060	1,152,580	1,152,580	-	1,152,580	1,433,315
FUND BALANCE, ENDING	\$ 1,151,060	\$ 1,152,580	\$ 1,257,296	\$ 1,810,180	\$ (376,865)	\$ 1,433,315	\$ 1,485,223

HARMONY

Community Development District

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2021	\$ 1,433,315
Net Change in Fund Balance - Fiscal Year 2021	51,908
Reserves - Fiscal Year 2021 Additions	90,000
Total Funds Available (Estimated) - 9/30/2021	1,575,223

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital		401,042	(2)
Reserves - Renewal & Replacement (Prior Years)	92,370		(3)
Reserves - Renewal & Replacement (Use of fund balance)	(21,405)		
Reserves - Renewal & Replacement (FY 2021)	30,000	100,965	(5)
Reserves - Insurance (Prior Years)		50,000	(3)
Reserves - Sidewalk and Alleyways (Prior Years)	153,208		(3)
Reserves - Sidewalk and Alleyways (FY 2020)	60,000		(4)
Reserves - Sidewalk and Alleyways (FY 2021)	60,000	273,208	(5)
	Subtotal	<u>825,215</u>	

Total Allocation of Available Funds	825,215
--	----------------

Total Unassigned (undesignated) Cash	\$ <u>750,008</u>
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Notes

(1) The District has acquired parcel VC1 and will pay the Series 2015 Debt Service associated with this parcel over the life of the bond. The remaining debt service obligation for this parcel is \$399,001.

(2) Represents approximately 3 months of operating expenditures.

(3) Prior year assignment of fund balance as of 9.30.19 passed by motion.

(4) Reserves budgeted in FY 2020.

(5) Proposed budgeted reserves in FY 2021.

HARMONY

Community Development District

General Fund

Budget Narrative
Fiscal Year 2021**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 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-Tax Collector-VC1

Assessments associated with lot ending VC1.

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.

Facility Revenue

The District is charging for events held at the District facilities.

User Facility Revenue

The District is charging fees for Parking and Garden Club.

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.

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. 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 2021**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 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.

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.

Professional Services-Special Assessment

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.

Rental-Meeting Room

The anticipated cost of renting meeting room space for District board meetings.

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.

HARMONY

Community Development District

General Fund

Budget Narrative
Fiscal Year 2021**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. - 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 bank charges, HOA services 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**

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. Health and life insurance costs are included.

Landscape Services**Contracts-Mulch**

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.

Contracts- Landscape

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.

HARMONY

Community Development District

General Fund

Budget Narrative
Fiscal Year 2021**EXPENDITURES****Landscape Services** (continued)**Contracts- Shrubs/Ground Cover Annual Service**

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.

R&M-Irrigation

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

R&M-Trees Trimming Services (Canopy)

Scheduled maintenance consists of canopy trimming for trees above the 10-foot height level and consulting with a certified arborist.

Miscellaneous Services

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**

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

Orlando Utilities Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Utility-Water & Sewer

The District currently has utility accounts with Toho Water Authority. Usage consists of water, sewer and reclaimed water services.

Operation & Maintenance**Communication-Telephone**

Telephone expenses for the dockmaster and assistant.

Utility-Refuse Removal

Scheduled maintenance consists of trash disposal. Unscheduled maintenance consists of replacement or repair of dumpster.

R&M-Ponds

Scheduled maintenance and treatment of nuisance aquatic species, including pond consultant, as necessary.

R&M-Pools

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.

R&M-Roads and Alleyways

This line item is to resurface the alleys of the District.

HARMONY

Community Development District

General Fund

Budget Narrative
Fiscal Year 2021**EXPENDITURES****Operation & Maintenance** (continued)**R&M-Sidewalks**

Unscheduled maintenance consists of grinding uneven areas and replacement of concrete sidewalk areas, replacement of broken sidewalk, and pressure washing.

R&M-Vehicles

Supplies such as tires and parts, maintenance and equipment needed for various vehicles.

R&M-User Supported Facility

Represents cost associated with Parking and Garden Club expenses.

R&M-Equipment Boats

Supplies such as generators and large tools, maintenance supplies and equipment needed for the boats.

R&M-Parks and Facilities

Maintenance or repairs to the basketball courts, athletic fields and Neighborhood "O" playground, cleaning of basketball court, dog parks and all miscellaneous park areas. Also includes cleaning, daily maintenance and rest room supplies.

Miscellaneous Services

Draining service for holding tank of District's office trailer.

Miscellaneous Contingency

The District is required to mitigate certain invasive weeds. This is largely a chemical and equipment-based process. 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

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.

OP Supplies – Fuel, Oil

Represents usage of fuel.

Capital Outlay - Vehicle

The District intends to replace a 20-year-old cart.

Reserves – Renewal and Replacement

This line item includes costs for trailer and monthly pod rentals.

Reserves – Sidewalks and Alleyways

The district anticipates setting aside funds to cover future sidewalk and alleyway expenditures.

Operating Transfers-Out

VC-1 annual debt service payment of \$26,600 transferred out of the general fund to the debt service fund.

Harmony
Community Development District

Debt Service Budgets
Fiscal Year 2021

HARMONY

Community Development District

Series 2014 Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2018	FY 2019	BUDGET FY 2020	THRU JUN-2020	JUL - SEP-2020	PROJECTED FY 2020	BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 2,667	\$ 5,114	\$ 1,000	\$ 7,986	\$ 30	\$ 8,016	\$ 3,114
Special Assmnts- Tax Collector	1,260,351	1,257,487	1,255,895	1,248,229	-	1,248,229	1,245,641
Special Assmnts- Prepayment	46,115	79,626	-	31,584	-	31,584	-
Special Assmnts- CDD Collected	2,147	-	-	-	-	-	-
Special Assmnts- Discounts	(30,141)	(31,931)	(50,235)	(14,033)	-	(14,033)	(49,826)
TOTAL REVENUES	1,281,139	1,310,296	1,206,660	1,273,766	30	1,273,796	1,198,930
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	16,742	16,135	25,118	24,684	434	25,118	24,913
Total Administrative	16,742	16,135	25,118	24,684	434	25,118	24,913
<i>Debt Service</i>							
Principal Debt Retirement	575,000	585,000	615,000	610,000	-	610,000	640,000
Principal Prepayments	35,000	45,000	-	95,000	-	95,000	-
Interest Expense	632,938	602,025	571,213	569,413	-	569,413	535,800
Total Debt Service	1,242,938	1,232,025	1,186,213	1,274,413	-	1,274,413	1,175,800
TOTAL EXPENDITURES	1,259,680	1,248,160	1,211,331	1,299,097	434	1,299,531	1,200,713
Excess (deficiency) of revenues Over (under) expenditures	21,459	62,136	(4,671)	(25,331)	(404)	(25,735)	(1,783)
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	(4,671)	-	-	-	(1,783)
TOTAL OTHER SOURCES (USES)	-	-	(4,671)	-	-	-	(1,783)
Net change in fund balance	21,459	62,136	(4,671)	(25,331)	(404)	(25,735)	(1,783)
FUND BALANCE, BEGINNING	1,157,192	1,178,651	1,240,787	1,240,787	-	1,240,787	1,215,052
FUND BALANCE, ENDING	\$ 1,178,651	\$ 1,240,787	\$ 1,236,116	\$ 1,215,456	\$ (404)	\$ 1,215,052	\$ 1,213,269

HARMONY

Community Development District

Series 2014 Debt Service Fund

AMORTIZATION SCHEDULE

Period Ending	Outstanding Balance	Principal	Special Call	Coupon Rate	Interest	Annual Debt Service
11/1/2020	\$10,375,000				267,900	
5/1/2021	\$10,375,000	640,000		5.000%	267,900	\$1,175,800
11/1/2021	\$9,735,000				251,900	
5/1/2022	\$9,735,000	675,000		5.000%	251,900	\$1,178,800
11/1/2022	\$9,060,000				235,025	
5/1/2023	\$9,060,000	710,000		5.000%	235,025	\$1,180,050
11/1/2023	\$8,350,000				217,275	
5/1/2024	\$8,350,000	745,000		5.000%	217,275	\$1,179,550
11/1/2024	\$7,605,000				198,650	
5/1/2025	\$7,605,000	785,000		5.000%	198,650	\$1,182,300
11/1/2025	\$6,820,000				179,025	
5/1/2026	\$6,820,000	830,000		5.250%	179,025	\$1,188,050
11/1/2026	\$5,990,000				157,238	
5/1/2027	\$5,990,000	870,000		5.250%	157,238	\$1,184,475
11/1/2027	\$5,120,000				134,400	
5/1/2028	\$5,120,000	920,000		5.250%	134,400	\$1,188,800
11/1/2028	\$4,200,000				110,250	
5/1/2029	\$4,200,000	970,000		5.250%	110,250	\$1,190,500
11/1/2029	\$3,230,000				84,788	
5/1/2030	\$3,230,000	1,020,000		5.250%	84,788	\$1,189,575
11/1/2030	\$2,210,000				58,013	
5/1/2031	\$2,210,000	1,075,000		5.250%	58,013	\$1,191,025
11/1/2031	\$1,135,000				29,794	
5/1/2032	\$1,135,000	1,135,000		5.250%	29,794	\$1,194,588
		\$10,375,000	\$0		\$3,848,513	\$14,223,512.50

HARMONY

Community Development District

Series 2015 Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU JUN-2020	PROJECTED JUL - SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 1,830	\$ 4,531	\$ 300	\$ 6,903	\$ -	\$ 6,903	\$ 2,270
Special Assmnts- Tax Collector	1,099,337	1,037,261	1,029,367	937,503	-	937,503	908,123
Special Assessments-Tax Collector-VC1	-	56,596	-	-	-	-	-
Special Assmnts- Prepayment	442,167	1,055,023	-	643,312	-	643,312	-
Special Assmnts- Discounts	(26,967)	(26,342)	(41,175)	(10,540)	-	(10,540)	(36,325)
TOTAL REVENUES	1,516,367	2,127,069	988,492	1,577,178	-	1,577,178	874,068
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	14,979	13,307	20,587	18,539	-	18,539	18,162
Total Administrative	14,979	13,307	20,587	18,539	-	18,539	18,162
<i>Debt Service</i>							
Principal Debt Retirement	425,000	420,000	430,000	395,000	-	395,000	395,000
Principal Prepayments	375,000	435,000	-	1,315,000	-	1,315,000	-
Interest Expense	631,972	589,966	556,606	532,613	-	532,613	471,838
Total Debt Service	1,431,972	1,444,966	986,606	2,242,613	-	2,242,613	866,838
TOTAL EXPENDITURES	1,446,951	1,458,273	1,007,193	2,261,152	-	2,261,152	885,000
Excess (deficiency) of revenues Over (under) expenditures	69,416	668,796	(18,701)	(683,974)	-	(683,974)	(10,932)
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In	-	5	26,600	83,196	-	83,196	26,600
Contribution to (Use of) Fund Balance	-	-	7,899	-	-	-	15,669
TOTAL OTHER SOURCES (USES)	-	5	34,499	83,196	-	83,196	42,269
Net change in fund balance	69,416	668,801	7,899	(600,778)	-	(600,778)	15,669
FUND BALANCE, BEGINNING	788,182	857,598	1,526,399	1,526,399	-	1,526,399	925,621
FUND BALANCE, ENDING	\$ 857,598	\$ 1,526,399	\$ 1,534,298	\$ 925,621	\$ -	\$ 925,621	\$ 941,290

HARMONY

Community Development District

Series 2015 Debt Service Fund

AMORTIZATION SCHEDULE

Period Ending	Outstanding Balance	Principal	special call	Coupon Rate	Interest	Annual Debt Service
11/1/2020	\$9,365,000			4.750%	\$235,919	
5/1/2021	\$9,365,000	\$395,000		4.750%	\$235,919	\$866,838
11/1/2021	\$8,970,000			4.750%	\$226,538	
5/1/2022	\$8,970,000	\$410,000		4.750%	\$226,538	\$863,075
11/1/2022	\$8,560,000			4.750%	\$216,800	
5/1/2023	\$8,560,000	\$430,000		4.750%	\$216,800	\$863,600
11/1/2023	\$8,130,000			4.750%	\$206,588	
5/1/2024	\$8,130,000	\$455,000		4.750%	\$206,588	\$868,175
11/1/2024	\$7,675,000			4.750%	\$195,781	
5/1/2025	\$7,675,000	\$475,000		4.750%	\$195,781	\$866,563
11/1/2025	\$7,200,000			4.750%	\$184,500	
5/1/2026	\$7,200,000	\$500,000		5.125%	\$184,500	\$869,000
11/1/2026	\$6,700,000			5.125%	\$171,688	
5/1/2027	\$6,700,000	\$525,000		5.125%	\$171,688	\$868,375
11/1/2027	\$6,175,000			5.125%	\$158,234	
5/1/2028	\$6,175,000	\$555,000		5.125%	\$158,234	\$871,469
11/1/2028	\$5,620,000			5.125%	\$144,013	
5/1/2029	\$5,620,000	\$585,000		5.125%	\$144,013	\$873,025
11/1/2029	\$5,035,000			5.125%	\$129,022	
5/1/2030	\$5,035,000	\$615,000		5.125%	\$129,022	\$873,044
11/1/2030	\$4,420,000			5.125%	\$113,263	
5/1/2031	\$4,420,000	\$645,000		5.125%	\$113,263	\$871,525
11/1/2031	\$3,775,000			5.125%	\$96,734	
5/1/2032	\$3,775,000	\$680,000		5.125%	\$96,734	\$873,469
11/1/2032	\$3,095,000			5.125%	\$79,309	
5/1/2033	\$3,095,000	\$715,000		5.125%	\$79,309	\$873,619
11/1/2033	\$2,380,000			5.125%	\$60,988	
5/1/2034	\$2,380,000	\$755,000		5.125%	\$60,988	\$876,975
11/1/2034	\$1,625,000			5.125%	\$41,641	
5/1/2035	\$1,625,000	\$790,000		5.125%	\$41,641	\$873,281
11/1/2035	\$835,000			5.125%	\$21,397	
5/1/2036	\$835,000	\$835,000		5.125%	\$21,397	\$877,794
Total		\$9,365,000	\$0		\$4,564,825	\$13,929,825

HARMONY

Community Development District

*Debt Service***Budget Narrative**
Fiscal Year 2021**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.

Interfund Transfer-In

VC-1 annual debt service payment of \$26,600 transferred out of the general fund to the series 2015 debt service fund.

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 2021

HARMONY
Community Development District

Summary of Assessment Rates

Neighborhood	Lot Type	Lot Width	O & M			2014 Debt Service			2015 Debt Service			Total		Units	Acres	Par Outstanding Per Unit/Acre	
			FY 2021	FY 2020	% Change (Decrease)/ Increase	FY 2021	FY 2020	% Change (Decrease)/ Increase	FY 2021	FY 2020	% Change (Decrease)/ Increase	FY 2021	FY 2020				% Change (Decrease)/ Increase
A-1	MF	n/a	\$ 463.92	\$ 463.92	0.00%	\$ 605.71	\$ 605.71	0.00%	\$ -	\$ -	N/A	\$ 1,069.63	\$ 1,069.63	0.00%	186	19.77	\$ 4,687.23
B	SF	80	\$ 1,466.58	\$ 1,466.58	0.00%	\$ 1,914.87	\$ 1,914.87	0.00%	\$ -	\$ -	N/A	\$ 3,381.45	\$ 3,381.45	0.00%	9	23.58	\$ 14,817.80
	SF	65	\$ 1,191.60	\$ 1,191.60	0.00%	\$ 1,555.83	\$ 1,555.83	0.00%	\$ -	\$ -	N/A	\$ 2,747.43	\$ 2,747.43	0.00%	25		\$ 12,039.46
	SF	52	\$ 953.28	\$ 953.28	0.00%	\$ 1,244.66	\$ 1,244.66	0.00%	\$ -	\$ -	N/A	\$ 2,197.94	\$ 2,197.94	0.00%	35		\$ 9,631.57
C-1	SF	42	\$ 769.96	\$ 769.96	0.00%	\$ 1,005.31	\$ 1,005.31	0.00%	\$ -	\$ -	N/A	\$ 1,775.27	\$ 1,775.27	0.00%	22		\$ 7,779.34
	SF	35	\$ 641.63	\$ 641.63	0.00%	\$ 837.75	\$ 837.75	0.00%	\$ -	\$ -	N/A	\$ 1,479.38	\$ 1,479.38	0.00%	15		\$ 6,482.79
	SF	80	\$ 1,442.48	\$ 1,442.48	0.00%	\$ 1,883.40	\$ 1,883.40	0.00%	\$ -	\$ -	N/A	\$ 3,325.88	\$ 3,325.88	0.00%	10	25.82	\$ 14,574.32
C-2	SF	65	\$ 1,172.02	\$ 1,172.02	0.00%	\$ 1,530.26	\$ 1,530.26	0.00%	\$ -	\$ -	N/A	\$ 2,702.28	\$ 2,702.28	0.00%	30		\$ 11,841.64
	SF	52	\$ 937.61	\$ 937.61	0.00%	\$ 1,224.21	\$ 1,224.21	0.00%	\$ -	\$ -	N/A	\$ 2,161.82	\$ 2,161.82	0.00%	35		\$ 9,473.31
	SF	42	\$ 757.30	\$ 757.30	0.00%	\$ 988.78	\$ 988.78	0.00%	\$ -	\$ -	N/A	\$ 1,746.08	\$ 1,746.08	0.00%	30		\$ 7,651.52
D-1	SF	35	\$ 631.09	\$ 631.09	0.00%	\$ 823.98	\$ 823.98	0.00%	\$ -	\$ -	N/A	\$ 1,455.07	\$ 1,455.07	0.00%	12		\$ 6,376.27
	SF	80	\$ 1,499.98	\$ 1,499.98	0.00%	\$ 1,958.47	\$ 1,958.47	0.00%	\$ -	\$ -	N/A	\$ 3,458.45	\$ 3,458.45	0.00%	4	17.54	\$ 15,155.23
	SF	65	\$ 1,218.73	\$ 1,218.73	0.00%	\$ 1,591.26	\$ 1,591.26	0.00%	\$ -	\$ -	N/A	\$ 2,809.99	\$ 2,809.99	0.00%	14		\$ 12,313.62
D-2	SF	52	\$ 974.99	\$ 974.99	0.00%	\$ 1,273.01	\$ 1,273.01	0.00%	\$ -	\$ -	N/A	\$ 2,248.00	\$ 2,248.00	0.00%	13		\$ 9,850.90
	SF	42	\$ 787.49	\$ 787.49	0.00%	\$ 1,028.20	\$ 1,028.20	0.00%	\$ -	\$ -	N/A	\$ 1,815.69	\$ 1,815.69	0.00%	31		\$ 7,956.49
	SF	35	\$ 656.24	\$ 656.24	0.00%	\$ 856.83	\$ 856.83	0.00%	\$ -	\$ -	N/A	\$ 1,513.07	\$ 1,513.07	0.00%	25		\$ 6,630.41
E	SF	80	\$ 1,549.70	\$ 1,549.70	0.00%	\$ 2,023.39	\$ 2,023.39	0.00%	\$ -	\$ -	N/A	\$ 3,573.09	\$ 3,573.09	0.00%	9	10.35	\$ 15,657.56
	SF	65	\$ 1,259.13	\$ 1,259.13	0.00%	\$ 1,644.00	\$ 1,644.00	0.00%	\$ -	\$ -	N/A	\$ 2,903.13	\$ 2,903.13	0.00%	20		\$ 12,721.76
	SF	52	\$ 1,007.30	\$ 1,007.30	0.00%	\$ 1,315.20	\$ 1,315.20	0.00%	\$ -	\$ -	N/A	\$ 2,322.50	\$ 2,322.50	0.00%	6		\$ 10,177.41
G	SF	n/a	\$ 920.53	\$ 920.53	0.00%	\$ 1,201.91	\$ 1,201.91	0.00%	\$ -	\$ -	N/A	\$ 2,122.44	\$ 2,122.44	0.00%	11	2.32	\$ 9,300.74
	SF	n/a	\$ 2,456.16	\$ 2,456.16	0.00%	\$ 3,206.92	\$ 3,206.92	0.00%	\$ -	\$ -	N/A	\$ 5,663.08	\$ 5,663.08	0.00%	51	28.70	\$ 24,816.12
	SF	52	\$ 1,108.79	\$ 1,108.79	0.00%	\$ 1,447.71	\$ 1,447.71	0.00%	\$ -	\$ -	N/A	\$ 2,556.50	\$ 2,556.50	0.00%	62	39.86	\$ 11,202.78
H-1	SF	42	\$ 895.56	\$ 895.56	0.00%	\$ 1,169.30	\$ 1,169.30	0.00%	\$ -	\$ -	N/A	\$ 2,064.86	\$ 2,064.86	0.00%	85		\$ 9,048.40
	SF	35	\$ 746.30	\$ 746.30	0.00%	\$ 974.41	\$ 974.41	0.00%	\$ -	\$ -	N/A	\$ 1,720.71	\$ 1,720.71	0.00%	39		\$ 7,540.33
	SF	35	\$ 834.14	\$ 834.14	0.00%	\$ 1,073.54	\$ 1,073.54	0.00%	\$ -	\$ -	N/A	\$ 1,907.68	\$ 1,907.68	0.00%	39	20.34	\$ 8,307.51
H-2/F/A-2/M I/J/K/L/O	SF	40	\$ 953.30	\$ 953.30	0.00%	\$ 1,288.25	\$ 1,288.25	0.00%	\$ -	\$ -	N/A	\$ 2,241.55	\$ 2,241.55	0.00%	14		\$ 9,969.01
	SF	50	\$ 1,191.62	\$ 1,191.62	0.00%	\$ 1,594.98	\$ 1,594.98	0.00%	\$ -	\$ -	N/A	\$ 2,786.60	\$ 2,786.60	0.00%	13		\$ 12,342.59
	SF	25	\$ 595.81	\$ 595.81	0.00%	\$ 766.82	\$ 766.82	0.00%	\$ -	\$ -	N/A	\$ 1,362.63	\$ 1,362.63	0.00%	46		\$ 5,933.94
Office GC Comm	Office Golf Course Comm		\$ 4,364.60	\$ 4,364.60	0.00%	\$ -	\$ -	N/A	\$ -	\$ -	N/A	\$ 2,805.40	\$ 2,805.40	0.00%	164	45.56	\$ 12,250.92
			\$ -	\$ -	N/A	\$ -	\$ -	N/A	\$ 1,534.73	\$ 1,534.73	0.00%	\$ 2,751.44	\$ 2,751.44	0.00%	186	158.20	\$ 14,738.68
			\$ 4,364.60	\$ 4,364.60	0.00%	\$ -	\$ -	N/A	\$ 1,918.41	\$ 1,918.41	0.00%	\$ 3,439.29	\$ 3,439.29	0.00%	220		\$ 18,423.35
TC/M* TC TC*	SF	60	\$ 1,825.06	\$ 1,825.06	0.00%	\$ -	\$ -	N/A	\$ 2,302.10	\$ 2,302.10	0.00%	\$ 4,127.16	\$ 4,127.16	0.00%	71		\$ 22,108.02
	Office Comm		\$ 4,364.60	\$ 4,364.60	0.00%	\$ -	\$ -	N/A	\$ 5,505.44	\$ 5,505.44	0.00%	\$ 9,870.04	\$ 9,870.04	0.00%		0.28	\$ 52,871.04
	Comm		\$ -	\$ -	N/A	\$ -	\$ -	N/A	\$ 52,624.28	\$ 52,624.28	0.00%	\$ 52,624.28	\$ 52,624.28	0.00%			\$ 505,373.33
TC/M* TC TC*	SF	50	\$ 1,258.25	\$ 1,258.25	0.00%	\$ -	\$ -	N/A	\$ 5,505.44	\$ 5,505.44	0.00%	\$ 9,870.04	\$ 9,870.04	0.00%		7.58	\$ 52,871.04
	TC		\$ 4,364.60	\$ 4,364.60	0.00%	\$ -	\$ -	N/A	\$ 1,234.92	\$ 1,234.92	0.00%	\$ 2,493.18	\$ 2,493.18	0.00%	35	10.09	\$ 11,980.25
	TC*		\$ 4,364.60	\$ 4,364.60	0.00%	\$ -	\$ -	N/A	\$ 5,505.44	\$ 5,505.44	0.00%	\$ 9,870.04	\$ 9,870.04	0.00%		12.45	\$ 52,871.05
			\$ 4,364.60	\$ 4,364.60	0.00%	\$ -	\$ -	N/A	\$ 4,283.68	\$ 4,283.68	0.00%	\$ 8,648.28	\$ 8,648.28	0.00%		7.43	\$ 41,556.87
															1567	429.87	

1.) All lands, with the exception of Parcel VC1, are assessed on the Tax Collector Assessment Roll
2.) FY 2021 Par balances provided are for informational purposes only, are subject to change, and take into account the payment of the 2019 tax bill. Please note this is not an official payoff, as payoffs must be obtained via estoppel from Inframark.

4B

RESOLUTION 2020-03**A RESOLUTION OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS OF THE DISTRICT AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021 AND REFERENCING THE MAINTENANCE AND BENEFIT SPECIAL ASSESSMENTS TO BE IMPOSED AND LEVIED BY THE DISTRICT FOR SAID FISCAL YEAR**

WHEREAS, the Harmony Community Development District (hereinafter the "District") is a special and single-purpose local government created by Chapter 190, Florida Statutes, and established by County Ordinance being situated within Osceola County, Florida; and

WHEREAS, Chapter 190, Florida Statutes, authorizes the District, in conformance with Chapter 120, Florida Statutes, to adopt rules and resolutions as may be necessary for the conduct of District business; and

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June 2020, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, on May 24, 2018, the Board set July 30, 2020, as the date for a Public Hearing thereon and caused notice of such Public Hearing to be given by publication pursuant to Section 190.008(2)(a) Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes requires that, prior to October 1 of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing Fiscal Year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing Fiscal Year; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget and any proposed long-term financial plan or program of the District for future operations (the "Proposed Budget") the District did file a copy of the Proposed Budget with the general purpose local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the District Manager has prepared a Proposed Budget on a cash flow budget basis, whereby the Budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the Fiscal Year; and

WHEREAS, Section 190.021, Florida Statutes, provides that the Annual Appropriation Resolution shall also fix the maintenance special assessments and benefit special assessments upon each piece of property within the boundaries of the District benefited, specifically and peculiarly, by the maintenance and/or capital improvement programs of the District, such imposition and levy representing the amount of assessments to reimburse the District for the special and peculiar benefits received and necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds, in order for the District to exercise its various general and special powers to implement its single and specialized infrastructure management purpose; and

WHEREAS, the Assessment Methodology, the Engineer's Cost Report and the Non-Ad Valorem Assessment Roll used with the original District Resolutions are incorporated herein and made a part hereof by reference unchanged except as to the amount of the assessments; and

WHEREAS, the Board of Supervisors of the Harmony Community Development District finds and determines that the non-ad valorem special assessments it imposes and levies by this Resolution for maintenance on the parcels of property involved will constitute a mechanism by which the property owners lawfully and validly will reimburse the District for those certain special and peculiar benefits the District has determined are received by, and flow to, the parcels of property from the systems, facilities and services being provided by the District, and that the special and peculiar benefits are apportioned in a manner that is fair and reasonable in accordance with applicable Assessment Methodology, Engineer's Cost Report and related case law; and

WHEREAS, the Chair of the Board of Supervisors may designate the District Manager or other person to certify the Non-Ad Valorem Assessment Roll to the State Constitution's Tax Collector in and for the Osceola County political subdivision on compatible electronic medium tied to the property identification number no later than August 15, 2020 so that the Tax Collector may merge that roll with others into the collection roll from which the November tax notice is to be printed and mailed; and

WHEREAS, pursuant to District policy and Florida law, the District hereby determines that it will utilize the uniform method to collect all non-ad valorem assessments imposed and levied on the parcels located within the boundaries of the District; and

WHEREAS, no authorized budget revisions or transfers shall result in any non-ad valorem assessment per parcel in excess of the amount on the rolls certified hereunder; and

WHEREAS, the proceeds from the collections of these imposed and levied non-ad valorem assessments shall be distributed to the Harmony Community Development District by the Tax Collector; and

WHEREAS, the Tax Collector performs the state work in preparing, mailing out, collecting and enforcing against delinquency, the non-ad valorem assessments of the District collected using the Uniform Collection Methodology, such collection being under the direct supervision of the Florida Department of Revenue; and

WHEREAS, if the Property Appraiser and the Tax Collector have adopted a different technological procedure for certifying and merging the rolls, that procedure must be worked out and negotiated with Board approval through the auspices of the District Manager before there are any deviations from the provisions of Section 197.3632, Florida Statutes, and Rule 12D-18, Florida Administrative Code.

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

Section 1. The provisions of the whereas clauses are true and correct and are incorporated herein as dispositive.

Section 2. Budget

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the Office of the District Treasurer and the Office of the Records Administration Department, and is hereby attached to this Resolution, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager's Proposed Budget, as amended by the Board, is adopted hereby in accordance with the provisions of Section 190.008(2)(a), Florida Statutes and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be revised subsequently as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2020 and/or revised projections for Fiscal Year 2021.
- c. That the adopted budget, as amended, shall be maintained in the Office of the District Treasurer and the Records Administration Department and identified as "The Budget for the Harmony Community Development District for the Fiscal Year Ending September 30, 2021, as Adopted by the Board of Supervisors on July 30, 2020."

Section 3. Appropriations

That there be, and hereby is appropriated out of the revenues of the Harmony Community Development District, for the Fiscal Year beginning October 1, 2020, and ending September 30, 2021 the sum of _____ Dollars (\$_____) to be raised by the applicable imposition and levy by the Board of applicable non-ad valorem special assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND	\$ _____
 Total All Funds	 \$ _____

Section 4. Supplemental Appropriations

The Board may authorize by Resolution supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the Fiscal Year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget account to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpended balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand Dollars (\$10,000) or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the applicable Department Director and the District Manager or Treasurer. The District Manager or Treasurer must establish administrative procedures, which require information on the request forms proving that such transfer requests comply with this section.

Section 5. Maintenance Special Assessment Levy: Fixed and Referenced and to be Levied by the Board

- a. That the Fiscal Year 2021 maintenance special assessment (the "assessment") upon all the property within the boundaries of the District based upon the special and peculiar benefit received and further based upon reasonable and fair apportionment of the special benefit, shall be in accordance with the attached Exhibit, representing the amount of District assessments necessary to provide for payment during the aforementioned budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds. Said assessment shall be distributed by the Tax Collector for the assessments imposed and levied as follows:

General Fund O & M	\$ [See Assessment Levy Resolution]
Debt Service Fund	\$ [See Assessment Levy Resolution]

- b. The designee of the Chair of the Board of Supervisors of the Harmony Community Development District shall be either the Manager or the Treasurer of the District designated to certify the Non-Ad Valorem Assessment Roll to the Tax Collector in and for the Osceola County political subdivision, in accordance with applicable provisions of State law (Chapters 190 and 197, Florida Statutes) and applicable rules (Rule 12D-18, Florida Administrative Code) which shall include not only the maintenance special assessment, but also the total assessment for the debt service, as required by and pursuant to law.

Introduced, considered favorably and adopted this 30th day of July, 2020.

Harmony Community Development District

Steven Berube
Chairman

Attest:

Kristen Suit
Secretary

4C

RESOLUTION 2020-04

A RESOLUTION APPROVING, ASSESSING, IMPOSING, LEVYING AND CONFIRMING SPECIAL ASSESSMENTS ON AND PECULIAR TO PROPERTY SPECIALLY BENEFITTED BY THE DISTRICT'S INFRASTRUCTURE PROJECT OPERATIONS, MANAGEMENT AND DEBT PAYMENT; MAKING CERTAIN FINDINGS AND DETERMINATIONS; ASSESSING, AND LEVYING NON-AD VALOREM SPECIAL ASSESSMENTS ON AND PECULIAR TO PROPERTY SPECIALLY BENEFITTED BY INFRASTRUCTURE MANAGEMENT TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 190 AND 197, FLORIDA STATUTES; PROVIDING FOR PUBLIC HEARING BY THE BOARD TO HEAR ALL OBJECTIONS TO THE BUDGET PROPOSE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Harmony Community Development District (hereinafter the "District") is special and single-purpose local government created by Chapter 190, Florida Statutes, and established by County Ordinance being situated within Osceola County, Florida; District; and

WHEREAS, Chapter 190, Florida Statutes, authorizes the District in conformance with Chapter 120, Florida Statutes, to adopt rules and resolutions as may be necessary for the conduct of District business; and

WHEREAS, certain systems, facilities, services and improvements within the Harmony Community Development District and certain related costs of managing the operation, repairs and maintenance are being incurred; and

WHEREAS, the Board of Supervisors (hereinafter the "Board") of the Harmony Community Development District finds that the District's total General Fund operation assessments, taking into consideration the other revenue sources during Fiscal Year 2020/2021 will be as is set forth in the attached Exhibit "A;" and

WHEREAS, the Board finds the District's Debt Service Fund Assessment during Fiscal Year 2020/2021 will amount to that amount set forth in the attached Exhibit "A" which is dispositive and is hereby incorporated by reference; and

WHEREAS, the Board finds that the Debt Service Fund relates to systems and facilities which provide special benefits peculiar to certain property within the District based on the applicable assessment methodology, which is on file with the District Manager; and

WHEREAS, the Board of the District finds that the non-ad valorem special assessments it imposes and levies by this Resolution for operations and maintenance as well as for debt amortization on the parcels of property involved will reimburse the District for certain special and peculiar benefits received by the property flowing from the maintenance of the systems, facilities and services apportioned in a manner that is fair and reasonable, in accordance with the applicable assessment methodology; and

WHEREAS, the District Board understands that while this Resolution imposes and levies only the maintenance assessments, the Chair of the District or the designee of the Chair, shall certify a total Non-Ad Valorem Assessment Roll in a timely manner to the State Constitution’s Tax Collector in and for the Osceola County political subdivision for collection to include all assessments imposed, levied and approved by the District on the property including those for debt service as well as for special maintenance assessments using the uniform methodology; and

WHEREAS, notice of this Board meeting and Public Hearing was published in a newspaper of general circulation as required by law; and

WHEREAS, the approved 2021 budget was adopted by the Board on July 30, 2030; and

WHEREAS, the noticed proposed operations and maintenance assessments and debt assessments are based upon and consistent with that certain Assessment Methodology adopted and used by the Board on July 30, 2020, as confirmed by the Board on July 30, 2020; and

WHEREAS, the Board conducted the noticed Public Hearing to hear all objections to the budget as proposed.

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

Section 1. The Board affirms that the preamble “whereas” clauses are true, correct and incorporated herein as dispositive.

Section 2. A special assessment for maintenance as provided for in Section 190.021(3), Florida Statutes, (hereinafter referred to as assessment) is hereby imposed and levied on the subdivided lots within the District and on undeveloped land within the District if applicable.

Section 3. That the collection and enforcement of the aforesaid assessments on the platted and developed lands under the supervision of the Florida Department of Revenue on all parcels shall be by the Tax Collector and shall be at the same time and in like manner as ad valorem taxes and subject to all ad valorem tax collection and enforcement procedures which attend the use of the official annual tax notice using the uniform method pursuant to 197.3632, Florida Statutes.

Section 4. The collection and enforcement of aforesaid assessments on a portion of the platted lands owned by entities other than the end user may be collected directly by the District in accordance with Florida law.

Section 5. The maintenance special assessments on parcels in the District will be combined with the debt service non-ad valorem assessments which were imposed, levied and certified as a total amount on the Non-Ad Valorem Assessment Roll to the Osceola County Tax Collector by the designee of the Chair of the Board on compatible medium no later than August 15, 2020, which shall then be collected by the Tax Collector on the tax notice along with other non-ad valorem assessments from other local governments and will all applicable property taxes to each parcel of property.

Section 6. The proceeds therefrom shall be distributed to the Harmony Community Development District.

Section 7. The Chair of the Board of the Harmony Community Development District designates the District Manager to perform the certification duties of the assessment roll to be collected by the Tax Collector.

Section 8. Be it further resolved that a copy of this Resolution be transmitted to the proper public officials so that its purpose and effect may be carried out in accordance with law.

Section 9. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 10. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 30th day of July, 2020, by the Board of Supervisors of the Harmony Community Development District, Osceola County, Florida.

Harmony Community Development District

Steven Berube
Chairman

Attest:

Kristen Suit
Secretary

Sixth Order of Business

6B

6Bii

Review of Central Bark Draft Agreement

- This draft, boiled down to its essence, suggests that we return to doing something that we previously decided to not do. That is spending public money maintaining private land.
- After many months discussing/negotiating this we unanimously voted to end the practice.
- There is no doubt there is a public benefit to having public access to the park which ostensibly makes it “legal” to provide public maintenance.
- As always, there are costs involved and this will probably cost between \$2400-3600 annually to mow/irrigate. Is the public benefit adequate to cover the public cost?
- The draft, as written, leaves out a few items including the lack of addressing the water supply to the drinking fountain; that water is not supplied by the CDD; said water is supplied by a meter supplying the stables. Also, there is nothing addressing the potential locking of the gate — the exact situation which brought this issue up. Note that the park remains locked as this is written; that lock still being there suggests something. And that something seems like bad faith to me.
- As we discuss this, we should look forward but not move backwards by restarting maintenance which we already stopped. Restarting opens the door to other owners to say: “Hey, you did it for him — do it for me. The public can go anywhere they want on my land.” This is a slippery slope which would be setting a dangerous precedent.
- So, it is my suggestion that we return to the original intent as proposed by Starwood: we accepted the maintenance responsibility in exchange for Starwood “carving out” that piece when the larger parcel came up for development.
- Time has intervened and ownership has changed but we still should settle this as it was intended to be settled originally. Because if we don’t, we leave ourselves (or a future Board) wide open to an ownership change such as we’ve seen.
- Such a new owner could simply lock the park and say “No Deal — that agreement is void.” Sound far-fetched? Need I remind you that we were forced to move Field operations off previously-leased land at a cost of \$40K (and ongoing rental)?
- My suggestion is that we ask Compass Trading to deed us the parcel. As it stands, the PD requires it to remain open land so it’s nearly useless for development; it will be a significant dollar savings to them as it would come off their tax bill.
- The most recent tax bill shows a \$4,500 tax cost plus a \$45,000 CDD Fee on the 2-piece parcel which includes the small area of the park. Deeding it to us will save them those costs but of course burden us with the lost debt income on the small piece.
- Bottom line is that I think we should attempt to achieve the intended outcome which is CDD ownership. This way, we don’t move backwards and also avoid several potential trouble spots.

Steve Berube
6/28/20 rev-1

6C

6Ci

June/July 2020

Facility / Park Maintenance Activities

- Routine cleaning activities – Including restrooms, trash and doggie potty removal.
- Inspected facilities for cleanliness and/or damage after each scheduled event
- Routine check on Play areas for safety and wasp nests raking the swing areas.
- RV lot fencing permit is pending.
- Power washing project continued.
- Sidewalk phase 2 project projected started July 28th.
- Obtained 3 Proposals sinkhole Five Oaks Dr.
- Obtained proposal for Play area Dog Park.
- Installed 2 new DVR at both pools.
- Back alley repair project starts August 4th.

Ponds

- See Pond report.

Irrigation

- All Clocks inspected & adjusted as needed.
- Repaired 1 mainline break at Catbrier.
- Maxicomm fully functional.
- Repairs needed on Rainbird faceplates on 2 clocks.

Pools Operations

- Pools checked, chemically balanced and cleaned daily.
- Repair was needed to another pool bottom Patch at Swim club.
- Replaced 2 Camera DVRs at both pools.

- Repaired and re-wired Card reader gate at Ashley park by TEM systems
- Repaired out going button gate at Ashley Park by TEM systems
- Suspicion of pool leakage at Ashley Park. Investigation pending by a Dye test and a Pressure test performed by Spies.
- Replaced Filter pump at Ashley Park by Spies.
- Replaced Floodlight at Swim club.

Boat Maintenance

- All propellers weekly checked and boats cleaned.
- Paint maintenance continued Dock fencing area.
- Replaced solo seat 16ft Pontoon.
- Defective motor Tracker Bass boat replacement pending.
- Made dock Hurricane ready with new ropes and hooks.
- Internet failure pending.
- Replaced Floodlight Boat dock gate area.

Buck Lake Activities

- Boat Orientation held 12 attended

Access Cards

- Approximately 45 ID cards have been made this month.

End of Report.

6Cii

HARMONY CDD

Gerhard van der Snel

Date	Resident	Time	M W Th	F S	Total Pass	20' Pont	16' Pont	16' SunTrk	18' Bass	Tracker Bass	Canoe	Kayak	Comments
6/17/2020	Gina Concepcion	7:30 - 10:30 AM			6			X					
6/17/2020	Madeline Visciano	7:30 - 10:30 AM			8	X							
6/17/2020	Michael Giberson	8:00 - 11:00 AM			2				X				
6/17/2020	Carol Regalado	12:00 - 2:00 PM			8	X							
6/17/2020	Paul Demling	1:00 - 4:00 PM			1			X					
6/18/2020	Jerome Schletter	7:30 - 10:30 AM			2		X						
6/18/2020	Bryn Hudson	7:30 - 10:30 AM			2			X					
6/18/2020	Michael Giberson	8:00 - 11:00 AM			2				X				
6/18/2020	Sarah Stevens	1:00 - 4:00 PM			8	X							
6/18/2020	David Bronson	1:00 - 4:00 PM			3			X					
6/19/2020	Collin LaHue	7:30 - 10:30 AM			2					X			
6/19/2020	ROBIN WALTERS	7:30 - 10:30 AM			6	X							
6/19/2020	Michael Giberson	8:00 - 11:00 AM			2				X				
6/19/2020	Robin Hubel	1:00 - 4:00 PM			4	X							
6/19/2020	Mike Garofalo	1:00 - 4:00 PM			4		X						
6/19/2020	William Gest	1:00 - 4:00 PM			4			X					
6/20/2020	Ronald Young	7:30 - 10:30 AM			2					X			
6/20/2020	Martin Koerner	8:30 - 11:30 AM			2				X				
6/20/2020	Angel Garcia	10:00 - 1:00 PM			4			X					
6/20/2020	Carol Regalado	11:00 - 1:00 PM			8	X							
6/20/2020	Richard Sanchez	1:00 - 4:00 PM			5		X						
6/20/2020	Carlos Rentas	1:00 - 4:00 PM			8	X							
6/20/2020	Kathryn Davis	1:00 - 4:00 PM			6			X					
6/21/2020	Lori Isaac	7:30 - 10:30 AM		X	6	X							
6/21/2020	Donald Rice	7:30 - 10:30 AM		X	2		X						
6/21/2020	jason herman	8:00 - 11:00 AM		X	2				X				
6/21/2020	Brian Miller	9:00 - 12:00 PM		X	3					X			
6/21/2020	Tom Van Duyne	10:00 - 2:00 PM		X	1							X	
6/21/2020	Tom Van Duyne	10:00 - 2:00 PM		X	1							X	
6/21/2020	Tom Van Duyne	10:00 - 2:00 PM		X	1							X	

19 30 493 40 12 38 10 6 2 22

Total

Passengers:

493

Total Trips: 133

Date	Resident	Time	M W Th	F S S	Total Pass	20' Pont	16' Pont	16' SunTrk	18' Bass	Tracker Bass	Canoe	Kayak	Comments
6/21/2020	Tom Van Duyne	10:00 - 2:00 PM		X	1							X	
6/21/2020	Tom Van Duyne	10:00 - 2:00 PM		X	1							X	
6/21/2020	Steven Sepulveres	10:00 - 1:00 PM		X	6			X					
6/21/2020	Andrew Crawford	12:00 - 2:00 PM		X	4	X							
6/21/2020	Maryalice Newborn	1:00 - 4:00 PM		X	6			X					
6/21/2020	Steven Sepulveres	2:00 - 4:00 PM		X	6			X					
6/22/2020	Rafael Casallas	1:00 - 4:00 PM	X		8	X							
6/22/2020	Karina Cano	1:00 - 4:00 PM	X		4			X					
6/24/2020	Daniel Geiger	9:00 - 12:00 PM			1							X	
6/24/2020	Daniel Geiger	9:00 - 12:00 PM			1							X	
6/24/2020	Carol Regalado	11:30 - 1:30 PM			8	X							
6/24/2020	William Gest	1:00 - 4:00 PM			4			X					
6/24/2020	Carlos Rentas	1:00 - 4:00 PM			4		X						
6/25/2020	Michael Giberson	8:00 - 11:00 AM			2				X				
6/25/2020	adam Kelley	1:00 - 4:00 PM			6	X							
6/26/2020	Brittni Battaglia	7:30 - 10:30 AM			3			X					
6/26/2020	Gina Concepcion	7:30 - 10:30 AM			7	X							
6/26/2020	Martin Koerner	7:30 - 10:00 AM			2					X			
6/26/2020	Nicholas Amen	1:00 - 4:00 PM			6			X					
6/26/2020	Martin Koerner	1:00 - 3:30 PM			1								
6/26/2020	David Bronson	1:00 - 4:00 PM			3	X							
6/27/2020	ROBIN WALTERS	7:30 - 10:30 AM			6			X					
6/27/2020	millie murray	7:30 - 10:30 AM			6			X					
6/27/2020	Jonathan Platt	7:30 - 10:30 AM			1					X			
6/27/2020	Jerome Schletter	7:30 - 10:30 AM			2		X						
6/27/2020	Chris Todd	9:00 - 11:00 AM			4	X							
6/27/2020	Jonathan Platt	1:00 - 4:00 PM			3			X					
6/27/2020	Carlos Rentas	1:00 - 4:00 PM			8	X							
6/28/2020	Jonathan Platt	7:30 - 10:30 AM		X	4	X							
6/28/2020	Donald Rice	7:30 - 10:30 AM		X	2		X						
6/28/2020	John Bontya	12:00 - 2:00 PM		X	8	X							
6/28/2020	Róbert Cardaci	1:00 - 4:00 PM		X	4			X					
6/29/2020	Amber Sorrough	9:00 - 10:00 AM	X		0	X							
			19	30	493	40	12	38	10	6	2	22	
			Total										
			Passengers:										
			493										
			Total Trips: 133										

Date	Resident	Time	M W Th	F S	Total Pass	20' Pont	16' Pont	16' SunTrk	18' Bass	Tracker Bass	Canoe	Kayak	Comments
6/29/2020	John McInnis	1:00 - 4:00 PM	X		3			X					
6/29/2020	David Bronson	1:00 - 4:00 PM	X		3	X							
7/1/2020	Jennifer Santana	10:30 - 12:30 PM			2		X						
7/1/2020	Paul Demling	1:00 - 4:00 PM			1			X					
7/1/2020	Jennifer Santana	1:00 - 4:00 PM			2		X						
7/1/2020	David Bronson	1:00 - 4:00 PM			3			X					
7/1/2020	Kathleen Williams	1:00 - 4:00 PM			8	X							
7/2/2020	Bernard Scarpa	7:30 - 10:30 AM			3			X					
7/2/2020	Danielle Van Horn	7:30 - 10:30 AM			8	X							
7/2/2020	Paul Demling	1:00 - 4:00 PM			1			X					
7/2/2020	William Gest	1:00 - 4:00 PM			7			X					
7/3/2020	Kimberly Langlais	7:30 - 10:30 AM			6			X					
7/3/2020	Collin LaHue	7:30 - 10:30 AM			2				X				
7/3/2020	Michael Kepner	7:30 - 9:30 AM			1							X	
7/3/2020	Madeline Visciano	7:30 - 10:30 AM			8	X							
7/3/2020	Ronald Young	7:30 - 10:30 AM			4		X						
7/3/2020	Teresa Kramer	10:00 - 2:00 PM			2								
7/3/2020	Brian Miller	1:00 - 4:00 PM			6	X							
7/3/2020	Mike Garofalo	1:00 - 4:00 PM			5			X					
7/5/2020	Ray Walls	7:30 - 10:30 AM		X	4			X					
7/5/2020	Donald Rice	7:30 - 10:30 AM		X	2		X						
7/5/2020	Jerome Schletter	8:00 - 11:00 AM		X	2				X				
7/5/2020	Kim Homak	9:00 - 11:00 AM		X	6	X							
7/5/2020	Kim Homak	9:00 - 11:00 AM		X	2						X		
7/5/2020	Kim Homak	9:00 - 11:00 AM		X	2						X		
7/5/2020	Kim Homak	9:00 - 11:00 AM		X	1							X	
7/5/2020	Kim Homak	9:00 - 11:00 AM		X	1							X	
7/5/2020	Kim Homak	9:00 - 11:00 AM		X	1							X	
7/5/2020	Madeline Visciano	1:00 - 4:00 PM		X	8	X							
7/6/2020	Amber Sorrough	7:30 - 8:00 AM	X		1							X	
7/6/2020	Amber Sorrough	7:30 - 8:00 AM	X		1							X	
7/6/2020	Amber Sorrough	7:30 - 8:00 AM	X		1							X	
7/6/2020	Amber Sorrough	7:30 - 8:00 AM	X		1							X	
			19	30	493	40	12	38	10	6	2	22	
Total													
Passengers:													
493													
Total Trips: 133													

Date	Resident	Time	M W Th	F S S	Total Pass	20' Pont	16' Pont	16' SunTrk	18' Bass	Tracker Bass	Canoe	Kayak	Comments
7/6/2020	Michelle Taborda	7:30 - 10:30 AM	X		8	X							
7/6/2020	Brittni Battaglia	7:30 - 10:30 AM	X		4			X					
7/6/2020	Nichole Hotkowski	1:00 - 4:00 PM	X		5	X							
7/6/2020	Gary Caron	1:00 - 4:00 PM	X		4			X					
7/6/2020	David Bronson	1:00 - 4:00 PM	X		3	X							
7/6/2020	Francine Maldonado	2:00 - 3:30 PM	X		1							X	
7/6/2020	Francine Maldonado	2:00 - 3:30 PM	X		1							X	
7/8/2020	Ryan Louwagle	7:30 - 10:30 AM			3	X							
7/8/2020	Robert Martz	7:30 - 10:30 AM			2			X					
7/8/2020	Ryan LaHayne	7:30 - 9:00 AM			1							X	
7/8/2020	Ryan LaHayne	7:30 - 9:00 AM			1							X	
7/8/2020	Jack and Shari Lubker	1:00 - 4:00 PM			6	X							
7/8/2020	Cyrene Mills	1:00 - 4:00 PM			4			X					
7/8/2020	William Gest	1:00 - 4:00 PM			4			X					
7/9/2020	Michael Giberson	8:00 - 11:00 AM			2				X				
7/9/2020	Tanner Pollard	1:00 - 4:00 PM			4			X					
7/9/2020	adam Kelley	1:00 - 4:00 PM			8	X							
7/10/2020	Ryan LaHayne	7:30 - 10:30 AM			1							X	
7/10/2020	Ryan LaHayne	7:30 - 10:30 AM			1							X	
7/10/2020	Beth Hock	7:30 - 10:30 AM			3			X					
7/10/2020	Ryan LaHayne	7:30 - 10:30 AM			8	X							
7/10/2020	Mike Gilsdorf	1:00 - 4:00 PM			4	X							
7/10/2020	William Gest	1:00 - 4:00 PM			4			X					
7/11/2020	Michael Kepner	7:30 - 9:00 AM			1							X	
7/11/2020	Teresa Kramer	7:30 - 10:30 AM			4			X					
7/11/2020	Teresa Kramer	7:30 - 10:30 AM			2								
7/11/2020	Kenneth LeCompte	8:30 - 10:30 AM			1					X			
7/11/2020	Chris Todd	9:00 - 11:00 AM			4	X							
7/11/2020	adam Kelley	1:00 - 4:00 PM			8	X							
7/11/2020	David Bronson	1:00 - 4:00 PM			3	X							
7/11/2020	Lori Isaac	1:00 - 4:00 PM			6			X					
7/12/2020	Donald Rice	7:30 - 10:30 AM		X	2		X						
7/12/2020	Jerome Schletter	8:00 - 11:00 AM		X	2				X				

19 30 493 40 12 38 10 6 2 22

Total

Passengers:

493

Total Trips: 133

Date	Resident	Time	M	F	S	Total	20'	15'	15'	18'	Tracker	Canoe	Kayak	Comments	
			W	S	Pass	Pont	Pont	SunTrk	Bass	Bass					
			Th												
7/12/2020	adam Kelley	1:00 - 4:00 PM		X	8	X									
7/13/2020	Ryan LaHayne	7:30 - 10:30 AM	X		8	X									
7/13/2020	David Bronson	1:00 - 4:00 PM	X		3	X									
7/13/2020	Allen Rivera	1:00 - 4:00 PM	X		4			X							
			19	30	493	40	12	38	10	6	2	22			
			Total												
			Passengers:												
			493												
			Total Trips: 133												

6Ciii

Facebook report June/July 2020

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

On June 15th a resident reported a fallen tree on Billies trail. Notified resident the area is owned by Sunterra.

On June 19th a resident reported persons jumping the fence at Swim club. CDD responded and took care of situation.

On June 20th a resident reported her cards not working at Ashley Park. CDD responded and called in card reader failure.

On June 22nd a resident reported an overflowing dog potty bin. CDD responded and found household trash in bin.

On June 23rd a resident reported a suspicion of strong appearance of chlorine in the Swim Club pool. CDD has investigated the problem and restored the balance of the pool.

On June 30th a resident reported a suspected dead tree on Sundrop/ Blazing Star. The next day the tree snapped.

On July 7th a resident had a question about tree encroaching on their roof. CDD answered this will be owner responsibility.

On July 9th a resident reported a shopping cart at the West entrance. CDD removed shopping cart.

On July 9th a resident reported a wasp nest on the swing of Blazing Star. CDD removed nest.

End of report.

6Civ

Harmony District Ponds Report

Pond #	Pond Name	Pond Acres	SEVERITY:					June 2020 June -july Pond Report	Treatment Plan * Se Clear G-Algae * Komeen Crystals-Hydrilla * SonarOne-Hydrilla * Diquat-Latorial plants
			Duckweed	Algae	Cattail	Pennywort	Grasses		
Map Quickview, click here. Internet access not required			L1=minimal L2=moderate L3=significant L4=extreme Blank = indicates non issue						
Map links below Require Internet									
1	H-1	1.4					L1	No treatment needed	
2	H-1	1.0					L1	No treatment needed	
3	H-1	2.3					L1	No treatment needed	
4	H-2	3.7	L1				L1	No treatment needed	
5	Cherry Hill	2.8	L1					No treatment needed	
6	S. Long Pond	3.1					L1	No treatment needed	
7	N. Long Pond	3.1					L1	No treatment needed	
8	Dog Park Tr.	3.5	L1					No treatment needed	
9	Dog Park Tr.	1.0					L1	No treatment needed	
10	Dog Park	3.0					L1	No treatment needed	
11	Estates N.	1.8	L1					No treatment needed	
12	Estates S.	1.7	L1					No treatment needed	
13	Golf Course	1.5	L1						
14	Golf Course	1.5	L1						
15	Golf Course	4.0	L1						
16	Golf Course	3.4	L1						
17	Golf Course	1.4	L1						
18	Golf Course	2.0	L2						
19	Golf Course	5.3	L1						
20	Golf Course	3.5							
21	Golf Course	2.3	L1						
22	Golf Course	3.2	L2						
23	Golf Course	2.0	L1						
24	Golf Course	2.0	L1						
25	Golf Course	0.5	L2						
26	Golf Course	0.7							
27	Golf Course	0.7	L2						
28	Golf Course	1.3	L1						
29	Golf Course	1.2	L1						
30	Golf Course	2.3	L1						
31	Golf Course	1.1	L2						
32	Golf Course	2.0	L1						
33	W. Lake	1.3	L1						
34	W. Lake	0.0						Future pond, not active	
35	W. Lake	0.0						Future pond, not active	
36	N. Lake	0.0						Future pond, not active	
37	E. Lake	3.0					L1	No treatment needed	
38	E. Lake	0.5					L1	Littoral Weeds	Round Up
39	S. Lake	3.3					L1	Littoral Weeds	Round Up
40	S. Lake	1.4					L1	No treatment needed	
41	S. Lake	2.3	L1					Littoral Weeds	Round Up
42	S. Lake	5.2	L1					Littoral Weeds	Round Up
43	Waterside	3.0	L2					No treatment needed	
44	DOT	6.0					L1	No treatment needed	
45	DOT	3.6					L1	No treatment needed	
46	DOT	2.0					L2	No treatment needed	
47	Maintenance	0.4					L1	No treatment needed	
48	Feathergrass	0.0					L1	No treatment needed	

TOTAL ACRES	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 I have started to clean up around the ponds for excessive weeds and plant growth as well as removing debris and clearing all the outfalls. We have started to receive heavy rain which helps the clean the ponds naturally but also push out a lot of trash from the drains. The ponds are looking healthy and the water is very high right now.

Harmony District Ponds Map



6Cv


Harmony Community Development District Field Services Monthly Wetland Report

#	Maintenance Area Name	Acres	Invasive Species	Reporting Date: JUNE-JULY	Treatment Status
Map Tab Shows Local QuickMap Click Links Below For Internet Maps			Vegetation Identification Infestation Severity High, Medium, Low	Prescribed Treatment	Pending Activities Percent Complete
1	Buck Lake - South	1.4 ?	Lygodium High	Spraying only with a mixture of roundup and cutrine.	only small areas left to treat most has been sprayed and is dying
2	Green - South	1.0 ?	Grapevine Medium	Sprayed with round up and cut the vines running up the base of the tree.	Retreating previous treated areas.
3	Golf Course - West	2.3 ?	Lygodium High	Started to treat	Large amounts of fern and grape vine.
4	Golf Course - East	3.7 ?	Lygodium High	Started to treat	
5	Golf Course - South	2.8 ?	Grapevine Medium	treating with roundup	have been treating one corner of the area the whole section almost needs treatment
6	The Lakes - East	3.1 ?	Lygodium High	treating with round up	starting to spray just on the outside areas
7	{Future}	0.0	----		
8	{Future}	0.0	----		
9	{Future}	0.0	----		
10	{Future}	0.0	----		
11	{Future}	0.0	----		
12	{Future}	0.0	----		
13	{Future}	0.0	----		
14	{Future}	0.0	----		
15	{Future}	0.0	----		
TOTAL ACRES		1.0	Total size (in acres) of all foliage maintenance areas		
AVG. TREATED ACRES			Average infested foliage treated area is roughly 20%		

Additional Notes: This month I have been retreating old areas for new growth and also trying to push further back into areas that are further back in the woods. Also working around golf course south and the areas that run into the golf course east and west. These areas are hard to get in now as they are very wet low lying areas and are filling up with water so I am just getting as much as possible.



LEGEND

-  = Lygodium
-  = Grape vine

The CDD Boundary only includes a portion of this area.

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

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



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

FIGURE
1

VEGETATION TREATMENT MAP

HARMONY CDD
OSCEOLA COUNTY, FL

6Cvi

6Cvi.a













6Cvi.b



QUOTE

Harmony
 7360 Five Oaks Dr
 HARMONY FL 34773
 USA

Date
 Jul 13, 2020

Expiry
 Oct 14, 2020

Quote Number
 QU-0808

Reference
 Playground #1 Ditch Plains

Jammin Playgrounds Inc.
 4417 13th st PMB 143
 ST.CLOUD FL 34769
 UNITED STATES

Harmony Playground #1 Ditch Plains 3348 Primrose Willow Corner

Does not include permitting.
 TAX EXEMPT!!!

Description	Quantity	Unit Price	Tax	Amount USD
Removal & Disposal of existing playground equipment	1.00	1,800.00	Tax on Sales	1,800.00
Excavation of playground area to accommodate for new surfacing. Approximately 40'X37'- Total of 1,480 sqft. All excavated materials will be dumped in another location in Harmony in specified area	1480.00	1.50	Tax on Sales	2,220.00
Supply & Delivery of new playground equipment "Ditch Plains" with integrated shade structure.	1.00	14,400.00	Tax on Sales	14,400.00
Installation of new playground equipment to spec.	1.00	4,400.00	Tax on Sales	4,400.00
Supply, Delivery & Installation of Filter Fabric prior to mulch install to help prevent weed growth in playground area. Approximately 1,480 sqft	1480.00	0.50	Tax on Sales	740.00
Supply, Delivery & Installation of 55 cubic yards of wood mulch for playground area.	55.00	50.00	Tax on Sales	2,750.00
Supply & Delivery of 38 borders & 1 ADA ramp (\$35 per border & \$425 for ADA)	1.00	755.00	Tax on Sales	755.00
Installation of borders & ADA ramp to spec (ADA ramp has been added as an additional 2 borders for pricing)	40.00	10.00	Tax on Sales	400.00
Freight for playground equipment, borders & ADA ramp	1.00	2,300.00	Tax on Sales	2,300.00

Subtotal	29,765.00
TOTAL USD	29,765.00

Terms

Permit price STARTS at \$1,000 PLUS the actual permit cost. Price will be adjusted on final invoice.

Exclusions: Excavation, irrigation, sod damage/replacement, underground pipes, etc. Any unforeseen hazards or issues that arise upon arrival to the job site will result in a change order.

Any items not listed herein will NOT be covered.

Shade Installation price is based on footer information provided. If footer dimensions change due to permitting or engineered drawings, a change order will be issued.

Customer is responsible for providing site plan and/or recent survey if permitting requires. Some additional charges may be added if permitting office requires architect drawings to show setbacks. Customer is also responsible for any CAD drawings that are requested for permitting.

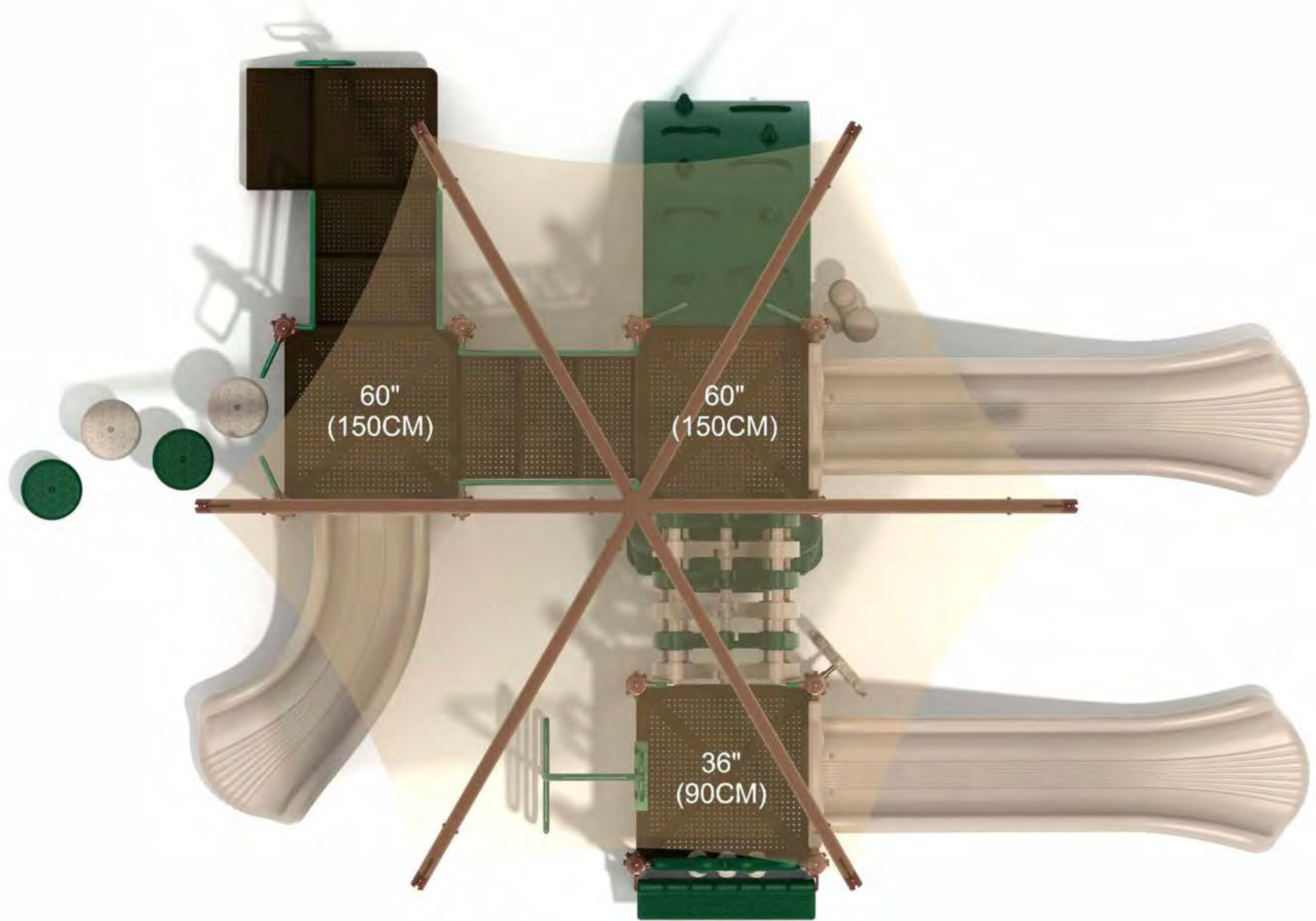
In the unlikely event that Jammin Playgrounds is required to file a civil action or institute any collection effects against a customer, customer agrees to pay any and all cost, fees, expenses and attorney fees incurred by Jammin Playgrounds regardless of whether suit is actually filed and including but not limited to any and all costs, fees, expenses, and attorney fees incurred on appeal or in any post judgement collection efforts or proceedings.

Signature: _____

Title: _____

Date: _____







QUOTE

Harmony
 7360 Five Oaks Dr
 HARMONY FL 34773
 USA

Date
 Jul 13, 2020
Expiry
 Oct 7, 2020
Quote Number
 QU-0819
Reference
 Playground #2 Rose Creek

Jammin Playgrounds Inc.
 4417 13th st PMB 143
 ST.CLOUD FL 34769
 UNITED STATES

Harmony Playground #2 Rose Creek 3348 Primrose Willow Corner

Does not include permitting.
 TAX EXEMPT!!!

Description	Quantity	Unit Price	Tax	Amount USD
Removal & Disposal of existing playground equipment	1.00	1,800.00	Tax on Sales	1,800.00
Excavation of playground area to accommodate for new surfacing. Approximately 40'X37'- Total of 1,480 sqft. All excavated materials will be dumped in another location in Harmony in specified area	1480.00	1.50	Tax on Sales	2,220.00
Supply & Delivery of new playground equipment "Rose Creek" with integrated shade structure.	1.00	14,200.00	Tax on Sales	14,200.00
Installation of new playground equipment to spec.	1.00	4,200.00	Tax on Sales	4,200.00
Supply, Delivery & Installation of Filter Fabric prior to mulch install to help prevent weed growth in playground area. Approximately 1,480 sqft	1480.00	0.50	Tax on Sales	740.00
Supply, Delivery & Installation of 55 cubic yards of wood mulch for playground area.	55.00	50.00	Tax on Sales	2,750.00
Supply & Delivery of 38 borders & 1 ADA ramp (\$35 per border & \$425 for ADA)	1.00	755.00	Tax on Sales	755.00
Installation of borders & ADA ramp to spec (ADA ramp has been added as an additional 2 borders for pricing)	40.00	10.00	Tax on Sales	400.00
Freight for playground equipment, borders & ADA ramp	1.00	2,300.00	Tax on Sales	2,300.00

Subtotal	29,365.00
TOTAL USD	29,365.00

Terms

Permit price STARTS at \$1,000 PLUS the actual permit cost. Price will be adjusted on final invoice.

Exclusions: Excavation, irrigation, sod damage/replacement, underground pipes, etc. Any unforeseen hazards or issues that arise upon arrival to the job site will result in a change order.

Any items not listed herein will NOT be covered.

Shade Installation price is based on footer information provided. If footer dimensions change due to permitting or engineered drawings, a change order will be issued.

Customer is responsible for providing site plan and/or recent survey if permitting requires. Some additional charges may be added if permitting office requires architect drawings to show setbacks. Customer is also responsible for any CAD drawings that are requested for permitting.

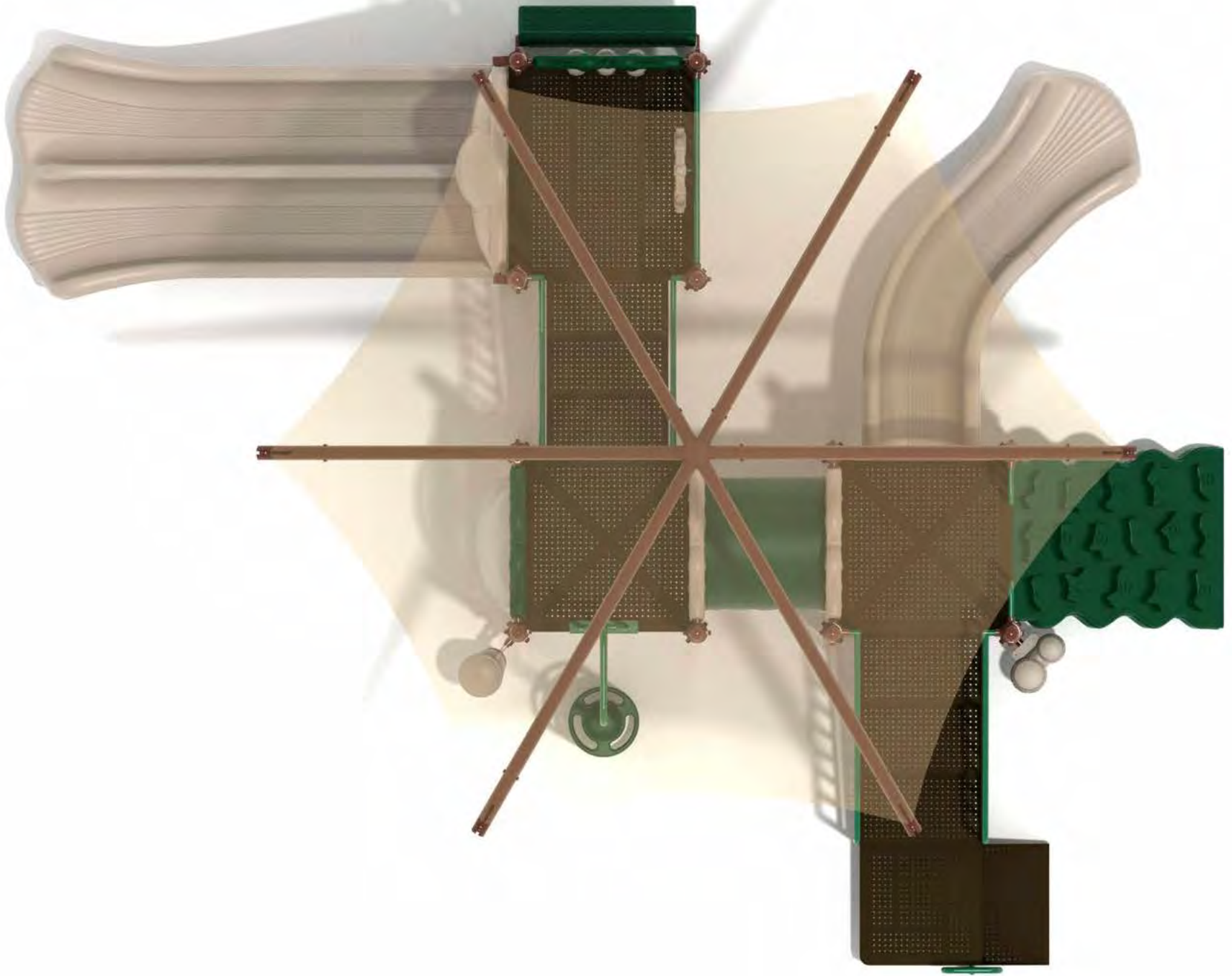
In the unlikely event that Jammin Playgrounds is required to file a civil action or institute any collection effects against a customer, customer agrees to pay any and all cost, fees, expenses and attorney fees incurred by Jammin Playgrounds regardless of whether suit is actually filed and including but not limited to any and all costs, fees, expenses, and attorney fees incurred on appeal or in any post judgement collection efforts or proceedings.

Signature: _____

Title: _____

Date: _____





Seventh Order of Business

7A

MEMORANDUM

TO: Board of Supervisors, Harmony CDD
FROM: Helena Randel, Accountant II
CC: Kristen Suit, District Manager
DATE: July 14, 2020
SUBJECT: June 2020 Financials

Please find the attached June 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

- Total Revenue through June is approximately 103% of the annual budget.
 - Other Miscellaneous Revenues - Tax collector refunded fire rescue assessment on exempt parcels.
 - Insurance Reimbursements - Sign, post and shrub damage claim of \$891 and hit and run-OV hit IV claim of \$2,205.
- Total Expenditures through June are at 72% of the annual budget.
 - ▶ Administrative
 - ProfServ-Engineering - Boyd Civil Engineering services.
 - ProfServ-Legal Services - Young Qualls, PA general counsel, litigation and land dedication 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.-Contingency - Includes Centerstate bank fees, reimbursement to Inframark and services provided by the HOA.
 - ▶ Field
 - ProfServ-Field Management - Florida Resource Mgmt services and health/life insurance.
 - ▶ Landscaping Services
 - R&M-Trees and Trimming - Lift, thin, remove and plant community trees.
 - Miscellaneous Services - East lake berm maintenance and ancillary landscaping costs.
 - ▶ Utilities
 - Electricity-General - Services provided by OUC.
 - Electricity-Streetlighting - Services provided by OUC.
 - ▶ Operation & Maintenance
 - Communication-Telephone - Sprint Solutions.
 - R&M-Pools - Rebuild kit, parts and supplies, monthly control lease for Ashley Park, splash pad repairs and pool umbrellas.
 - R&M-Sidewalks - Stump grinding, sidewalk repair and parts purchased for maintenance.
 - R&M-User Supported Facility - Pud amendment, application fee, and RV storage and community garden area boundary survey.
 - Miscellaneous Services - Johnston Surveying - Field Stake E. Boundary.
 - 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 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 \$4,640, installation of shell area \$7,725).
 - ▶ Other Financing Sources (Uses)
 - Operating Transfers-Out-FY18, FY19 and FY20 VC1 debt service assessments transferred from the general fund to the series 2015 debt service fund.
- In FY 2019, the general fund loaned the series 2015 debt service fund \$53,231.95 to cover a shortfall. This loan has been repaid.
- In FY 2020, the general fund loaned the series 2015 debt service fund \$4,658.20 to cover a shortfall in October and \$71,193.25 to cover a shortfall in April. These loans have been repaid.

HARMONY

Community Development District

Financial Report

June 30, 2020

Prepared by



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HARMONY

Community Development District

Financial Statements

(Unaudited)

June 30, 2020

HARMONY

Community Development District

Governmental Funds

Balance Sheet
June 30, 2020

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2014 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 1,186,566	\$ -	\$ -	\$ 1,186,566
Investments:				
Certificates of Deposit - 12 Months	106,442	-	-	106,442
Money Market Account	518,220	-	-	518,220
Prepayment Account	-	10,257	287,346	297,603
Reserve Fund	-	607,313	340,000	947,313
Revenue Fund	-	597,886	298,275	896,161
TOTAL ASSETS	\$ 1,811,228	\$ 1,215,456	\$ 925,621	\$ 3,952,305
<u>LIABILITIES</u>				
Accounts Payable	\$ 99,286	\$ -	\$ -	\$ 99,286
Accrued Expenses	428	-	-	428
TOTAL LIABILITIES	99,714	-	-	99,714
<u>FUND BALANCES</u>				
Restricted for:				
Debt Service	-	1,215,456	925,621	2,141,077
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:	992,408	-	-	992,408
TOTAL FUND BALANCES	\$ 1,711,514	\$ 1,215,456	\$ 925,621	\$ 3,852,591
TOTAL LIABILITIES & FUND BALANCES	\$ 1,811,228	\$ 1,215,456	\$ 925,621	\$ 3,952,305

HARMONY

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 6,000	\$ 4,500	\$ 7,387	\$ 2,887
Hurricane Irma FEMA Refund	-	-	1,158	1,158
Interest - Tax Collector	-	-	713	713
Special Assmnts- Tax Collector	1,876,212	1,876,212	1,853,780	(22,432)
Special Assessments-Tax Collector-VC1	(22,435)	(22,435)	-	22,435
Special Assmnts- Discounts	(75,048)	(75,048)	(20,841)	54,207
Other Miscellaneous Revenues	-	-	694	694
Access Cards	1,200	900	1,110	210
Insurance Reimbursements	-	-	3,096	3,096
Facility Revenue	300	225	700	475
User Facility Revenue	12,600	9,450	11,590	2,140
TOTAL REVENUES	1,798,829	1,793,804	1,859,387	65,583
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	11,200	8,397	8,400	(3)
FICA Taxes	857	639	643	(4)
ProfServ-Arbitrage Rebate	1,200	1,200	-	1,200
ProfServ-Dissemination Agent	1,500	1,500	1,500	-
ProfServ-Engineering	7,500	5,625	9,619	(3,994)
ProfServ-Legal Services	75,000	56,250	62,152	(5,902)
ProfServ-Mgmt Consulting Serv	64,985	48,739	48,739	-
ProfServ-Property Appraiser	779	779	392	387
ProfServ-Special Assessment	8,822	8,822	8,822	-
ProfServ-Trustee Fees	10,024	10,024	5,590	4,434
Auditing Services	4,355	4,355	4,355	-
Postage and Freight	750	567	587	(20)
Rental - Meeting Room	4,200	3,150	3,600	(450)
Insurance - General Liability	27,867	27,867	22,888	4,979
Printing and Binding	2,000	1,503	220	1,283
Legal Advertising	900	675	344	331
Misc-Property Taxes	26,600	26,600	-	26,600
Misc-Records Storage	150	117	-	117
Misc-Assessmnt Collection Cost	37,524	37,524	36,659	865
Misc-Contingency	2,600	1,953	1,283	670
Office Supplies	150	117	-	117
Annual District Filing Fee	175	175	175	-
Total Administration	289,138	246,578	215,968	30,610

HARMONY

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Field</u>				
ProfServ-Field Management	290,000	217,503	212,654	4,849
Total Field	290,000	217,503	212,654	4,849
<u>Landscape Services</u>				
Contracts-Mulch	61,000	45,747	44,577	1,170
Contracts - Landscape	278,000	208,503	196,909	11,594
Cntrs-Shrub/Grnd Cover Annual Svc	157,000	117,747	115,775	1,972
R&M-Irrigation	15,000	11,250	5,287	5,963
R&M-Trees and Trimming	25,000	18,747	29,810	(11,063)
Miscellaneous Services	27,475	20,610	19,607	1,003
Total Landscape Services	563,475	422,604	411,965	10,639
<u>Utilities</u>				
Electricity - General	32,000	24,003	27,166	(3,163)
Electricity - Streetlighting	88,000	65,997	75,081	(9,084)
Utility - Water & Sewer	150,000	112,500	106,118	6,382
Total Utilities	270,000	202,500	208,365	(5,865)
<u>Operation & Maintenance</u>				
Communication - Telephone	4,500	3,375	3,859	(484)
Utility - Refuse Removal	3,000	2,250	2,078	172
R&M-Ponds	10,000	7,497	2,532	4,965
R&M-Pools	25,000	18,747	26,335	(7,588)
R&M-Roads & Alleyways	5,000	3,753	688	3,065
R&M-Sidewalks	15,000	11,250	16,375	(5,125)
R&M-Vehicles	20,000	15,003	9,078	5,925
R&M-User Supported Facility	12,600	9,450	10,070	(620)
R&M-Equipment Boats	7,500	5,625	2,895	2,730
R&M-Parks & Facilities	70,000	52,497	13,576	38,921
Miscellaneous Services	2,400	1,800	1,250	550
Misc-Contingency	9,000	6,750	3,171	3,579
Misc-Security Enhancements	7,500	5,625	5,110	515
Op Supplies - Fuel, Oil	5,000	3,753	2,519	1,234
Cap Outlay - Other	5,000	5,000	33,073	(28,073)
Cap Outlay - Vehicles	20,000	20,000	15,451	4,549
Reserve - Renewal&Replacement	-	-	20,245	(20,245)
Reserve - Sidewalks & Alleyways	60,000	60,000	-	60,000
Total Operation & Maintenance	281,500	232,375	168,305	64,070

HARMONY

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
TOTAL EXPENDITURES	1,694,113	1,321,560	1,217,257	104,303
Excess (deficiency) of revenues Over (under) expenditures	104,716	472,244	642,130	169,886
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	-	(83,196)	(83,196)
Contribution to (Use of) Fund Balance	104,716	-	-	-
TOTAL FINANCING SOURCES (USES)	104,716	-	(83,196)	(83,196)
Net change in fund balance	\$ 104,716	\$ 472,244	\$ 558,934	\$ 86,690
FUND BALANCE, BEGINNING (OCT 1, 2019)	1,152,580	1,152,580	1,152,580	
FUND BALANCE, ENDING	\$ 1,257,296	\$ 1,624,824	\$ 1,711,514	

HARMONY

Community Development District

Series 2014 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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	\$ 747	\$ 7,986	\$ 7,239
Special Assmnts- Tax Collector	1,255,895	1,255,895	1,248,229	(7,666)
Special Assmnts- Prepayment	-	-	31,584	31,584
Special Assmnts- Discounts	(50,235)	(50,235)	(14,033)	36,202
TOTAL REVENUES	1,206,660	1,206,407	1,273,766	67,359
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	25,118	25,118	24,684	434
Total Administration	25,118	25,118	24,684	434
<u>Debt Service</u>				
Principal Debt Retirement	615,000	615,000	610,000	5,000
Principal Prepayments	-	-	95,000	(95,000)
Interest Expense	571,213	571,213	569,413	1,800
Total Debt Service	1,186,213	1,186,213	1,274,413	(88,200)
TOTAL EXPENDITURES	1,211,331	1,211,331	1,299,097	(87,766)
Excess (deficiency) of revenues Over (under) expenditures	(4,671)	(4,924)	(25,331)	(20,407)
<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)	\$ (4,924)	\$ (25,331)	\$ (20,407)
FUND BALANCE, BEGINNING (OCT 1, 2019)	1,240,787	1,240,787	1,240,787	
FUND BALANCE, ENDING	\$ 1,236,116	\$ 1,235,863	\$ 1,215,456	

HARMONY

Community Development District

Series 2015 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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	\$ 225	\$ 6,903	\$ 6,678
Special Assmnts- Tax Collector	1,029,367	1,029,367	937,503	(91,864)
Special Assmnts- Prepayment	-	-	643,312	643,312
Special Assmnts- Discounts	(41,175)	(41,175)	(10,540)	30,635
TOTAL REVENUES	988,492	988,417	1,577,178	588,761
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	20,587	20,587	18,539	2,048
Total Administration	20,587	20,587	18,539	2,048
<u>Debt Service</u>				
Principal Debt Retirement	430,000	430,000	395,000	35,000
Principal Prepayments	-	-	1,315,000	(1,315,000)
Interest Expense	556,606	556,606	532,613	23,993
Total Debt Service	986,606	986,606	2,242,613	(1,256,007)
TOTAL EXPENDITURES	1,007,193	1,007,193	2,261,152	(1,253,959)
Excess (deficiency) of revenues Over (under) expenditures	(18,701)	(18,776)	(683,974)	(665,198)
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	-	83,196	83,196
Contribution to (Use of) Fund Balance	(18,701)	-	-	-
TOTAL FINANCING SOURCES (USES)	(18,701)	-	83,196	83,196
Net change in fund balance	\$ (18,701)	\$ (18,776)	\$ (600,778)	\$ (582,002)
FUND BALANCE, BEGINNING (OCT 1, 2019)	1,526,399	1,526,399	1,526,399	
FUND BALANCE, ENDING	\$ 1,507,698	\$ 1,507,623	\$ 925,621	

HARMONY

Community Development District

Supporting Schedules

June 30, 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
02/12/20	44,693	986	912	46,592	21,382	14,397	10,813
02/12/20	1,839	20	38	1,896	870	586	440
03/09/20	31,053	360	634	32,048	14,707	9,903	7,438
04/10/20	51,698	-	1,055	52,753	24,209	16,301	12,243
04/10/20	3,982	-	81	4,064	1,865	1,256	943
05/12/20	18,683	(460)	381	18,604	8,538	5,749	4,318
05/12/20	3,356	-	68	3,425	1,572	1,058	795
06/08/20	499,277	(14,839)	10,189	494,628	226,991	152,842	114,795
06/13/20	1,070,517	(31,816)	21,847	1,060,548	486,698	327,715	246,136
TOTAL	\$ 3,914,216	\$ 45,414	\$ 79,882	\$ 4,039,513	\$ 1,853,780	\$ 1,248,229	\$ 937,503

Collected in % 100%

TOTAL OUTSTANDING	\$ -	\$ -	\$ -	\$ -
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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
June 30, 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%	\$1,180,043
Debit Account	CenterState Bank	Debit Account	n/a	0.25%	\$6,523
				Subtotal	<u>\$1,186,566</u>
Certificate of Deposit	BankUnited	12 month CD	2/19/2021	1.60%	\$106,442
Money Market Account	BankUnited	Money Market Account	n/a	0.25%	\$518,220
				Subtotal	<u>\$624,661</u>

Debt Service and Capital Projects Funds

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2014 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.02%	\$10,257
Series 2014 Reserve Fund	US Bank	US Bank Governmental Obligation Fund	n/a	0.02%	\$607,313
Series 2014 Revenue Fund	US Bank	US Bank Governmental Obligation Fund	n/a	0.02%	\$597,886
Series 2015 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.02%	\$287,346
Series 2015 Reserve Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.02%	\$340,000
Series 2015 Revenue Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.02%	\$298,275
				Subtotal	<u>\$2,141,077</u>
				Total	<u><u>\$3,952,305</u></u>

Note: On July 2, 2020, \$600,000 was transferred from the checking account to the money market account.

7B

Harmony

Community Development District

General Fund

Invoice Approval Report # 243

July 16, 2020

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
AMERITAS	061520-0000	R	\$127.12
		Vendor Total	\$ 127.12
ARROW PAVEMENT SERVICES INC.	14050	R	\$ 120.00
	14049	R	\$ 9,600.00
	Vendor Total		\$ 9,720.00
BOYD CIVIL ENGINEERING	02702	A	\$ 900.00
		Vendor Total	\$ 900.00
BRIGHT HOUSE NETWORKS - ACH	028483501063020 ACH	R	\$ 99.98
	028483401060720 ACH	R	\$ 123.98
	Vendor Total		\$ 223.96
FEDEX	7-033-02332	R	\$ 14.16
		Vendor Total	\$ 14.16
FLORIDA RESOURCE MGT LLC-ACH	81744 ACH	R	\$ 9,587.85
	81915 ACH	R	\$ 9,301.57
	81583 ACH	R	\$ 9,224.34
	Vendor Total		\$ 28,113.76
HARMONY CDD	062220	R	\$ 600,000.00
		Vendor Total	\$ 600,000.00
HARMONY CDD C/O U.S. BANK	061520-2	R	\$ 248,449.19
	061520-1	R	\$ 330,795.15
	060820-1	R	\$ 154,279.20
	060820-2	R	\$ 49,795.61
	Vendor Total		\$ 783,319.15
HUMANA MEDICAL PLAN	512980618	R	\$ 1,801.72
		Vendor Total	\$ 1,801.72
INFRAMARK	53168	A	\$ 5,451.32
		Vendor Total	\$ 5,451.32
ORLANDO UTILITIES COMMISSION-ACH	061020-9921 ACH	R	\$ 11,331.74
		Vendor Total	\$ 11,331.74

Harmony

Community Development District

General Fund

Invoice Approval Report # 243

July 16, 2020

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
PINEY BRANCH MOTORS INC - ACH DBA ALLIED TRAILERS	RI1018365 ACH	R	\$ 490.00
	RI1018366 ACH	R	\$ 90.00
Vendor Total			\$ 580.00
POOLSURE	101295606359	R	\$ 60.00
	101295606259	R	\$ 516.80
	101295606806	R	\$ 540.00
	101295606807	R	\$ 420.00
Vendor Total			\$ 1,536.80
SERVELLO & SONS INC	16779	R	\$ 39,080.95
	16835	R	\$ 653.42
Vendor Total			\$ 39,734.37
SPIES POOL LLC	353353	R	\$ 1,184.00
Vendor Total			\$ 1,184.00
SPRINT	244553043-083 ACH	R	\$ 877.29
Vendor Total			\$ 877.29
SUN PUBLICATIONS DBA OSCEOLA NEWS GAZETTE	226460	R	\$ 91.97
	Vendor Total		
TOHO WATER AUTHORITY - ACH	061620 ACH	R	\$ 8,843.75
Vendor Total			\$ 8,843.75
WASTE CONNECTIONS OF FL.	1281434	R	\$ 225.00
Vendor Total			\$ 225.00
YOUNG QUALLS, P.A.	16032	A	\$ 10,746.25
Vendor Total			\$ 10,746.25
Total			\$ 1,504,822.36
Total Invoices			\$ 1,504,822.36

HARMONY

Community Development District

Check Register

June 1 - June 30, 2020

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 06/01/20 to 06/30/20

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>BANK UNITED MMA - (ACCT# XXXXX2815)</u>									
Check	117	06/10/20	Vendor	HARMONY CDD	060120	TRXFR BU MM TO CK	Cash with Fiscal Agent	103000	\$140,000.00
Account Total									\$140,000.00

CENTERSTATE BANK GF - (ACCT# XXXXX2933)

Check	55447	06/03/20	Vendor	AMERITAS LIFE INSURANCE CORP.	051520-0000	06/01-06/30/20 LIFE INSUR	ProfServ-Field Management	001-531016-53901	\$127.12
Check	55448	06/03/20	Vendor	BERGER, TOOMBS, ELAM	349103	AUDIT FYE 09/30/19 - FINAL	Auditing Services	001-532002-51301	\$4,355.00
Check	55449	06/03/20	Vendor	HUMANA MEDICAL PLAN	512980540	JUNE 20 HEALTH INSURANCE	ProfServ-Field Management	001-531016-53901	\$1,801.72
Check	55450	06/03/20	Vendor	INFRAMARK, LLC	51434	MAY MANAGEMENT SRVCS	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$5,415.42
Check	55450	06/03/20	Vendor	INFRAMARK, LLC	51434	MAY MANAGEMENT SRVCS	Postage and Freight	001-541006-51301	\$9.50
Check	55450	06/03/20	Vendor	INFRAMARK, LLC	51434	MAY MANAGEMENT SRVCS	Printing and Binding	001-547001-51301	\$0.75
Check	55451	06/03/20	Vendor	MCQUAGGE ELECTRIC CO	3955	POOL ELECTRIC REPAIR	R&M-Pools	001-546074-53910	\$327.14
Check	55452	06/03/20	Vendor	POOLSURE	101295605296	JUNE ASHLEY PARK CNTLR LEASE	R&M-Pools	001-546074-53910	\$60.00
Check	55452	06/03/20	Vendor	POOLSURE	101295605763	5/27 SWIM CLUB BLEACH	R&M-Pools	001-546074-53910	\$337.50
Check	55452	06/03/20	Vendor	POOLSURE	101295605764	5/27 ASHLEY PARK BLEACH	R&M-Pools	001-546074-53910	\$225.00
Check	55453	06/03/20	Vendor	SSPS INC.	86676	SUPPLIES	R&M-Sidewalks	001-546084-53910	\$239.87
Check	55454	06/03/20	Vendor	SUN PUBLICATIONS DBA	219760	05/21 MEETING NOTICE	Legal Advertising	001-548002-51301	\$116.10
Check	55454	06/03/20	Vendor	SUN PUBLICATIONS DBA	219759	05/21 QUALIFYING NOTICE	Legal Advertising	001-548002-51301	\$42.21
Check	55455	06/03/20	Vendor	WASTE CONNECTIONS OF FL.	1276746	06/01/20-06/30/20 WASTE REMOVAL	Utility - Refuse Removal	001-543020-53910	\$225.00
Check	55456	06/03/20	Vendor	YOUNG QUALLS, P.A.	15993	GEN COUNSEL THRU 04/30/20	ProfServ-Legal Services	001-531023-51401	\$6,982.50
Check	55457	06/10/20	Vendor	NORTH SOUTH SUPPLY, INC.	3332464	IRRIGATION SUPPLIES	R&M-Irrigation	001-546041-53902	\$302.01
Check	55458	06/10/20	Vendor	US BANK	5754184	5/1/20-4/30/21 SERIES 2015	ProfServ-Trustee Fees	001-531045-51301	\$5,389.66
Check	55458	06/10/20	Vendor	US BANK	5754184	5/1/20-4/30/21 SERIES 2015	AMORTIZATION	001-531045-51301	\$200.00
Check	55459	06/17/20	Vendor	FEDEX	7-033-02332	SRVCS THRU 06/16/20	Postage and Freight	001-541006-51301	\$14.16
Check	55460	06/17/20	Vendor	HARMONY CDD C/O U.S. BANK	060820-1	TRXFR TAX COLLECT SER 14	Due to other Funds	131000	\$154,279.20
Check	55461	06/17/20	Vendor	HARMONY CDD C/O U.S. BANK	060820-2	TRXFR TAX COLLECT SER 15	Due to other Funds	131000	\$49,795.61
Check	55462	06/17/20	Vendor	POOLSURE	101295606259	6/9 SWIM CLUB BLEACH & CHEMICALS	R&M-Pools	001-546074-53910	\$516.80
Check	55463	06/24/20	Vendor	HARMONY CDD C/O U.S. BANK	061520-2	TRFR TAX COLLECT SER 2015	Due to other Funds	131000	\$248,449.19
Check	55464	06/24/20	Vendor	HARMONY CDD C/O U.S. BANK	061520-1	TRFR TAX COLLECT SER 2014	Due to other Funds	131000	\$330,795.15
ACH	DD558	06/01/20	Employee	STEVEN P. BERUBE	PAYROLL	June 01, 2020 Payroll Posting			\$184.70
ACH	DD559	06/01/20	Employee	DAVID L. FARNSWORTH	PAYROLL	June 01, 2020 Payroll Posting			\$184.70
ACH	DD560	06/01/20	Employee	WILLIAM BOKUNIC	PAYROLL	June 01, 2020 Payroll Posting			\$184.70
ACH	DD561	06/01/20	Employee	MICHAEL J. SCARBOROUGH	PAYROLL	June 01, 2020 Payroll Posting			\$184.70
ACH	DD562	06/02/20	Employee	STEVEN P. BERUBE	PAYROLL	June 02, 2020 Payroll Posting			\$184.70
ACH	DD563	06/02/20	Employee	DAVID L. FARNSWORTH	PAYROLL	June 02, 2020 Payroll Posting			\$184.70
ACH	DD564	06/02/20	Employee	WILLIAM BOKUNIC	PAYROLL	June 02, 2020 Payroll Posting			\$184.70
ACH	DD565	06/02/20	Employee	MICHAEL J. SCARBOROUGH	PAYROLL	June 02, 2020 Payroll Posting			\$184.70
ACH	DD566	06/04/20	Vendor	FLORIDA RESOURCE MGT LLC-ACH	81409	PAYROLL PE 05/31/20	ProfServ-Field Management	001-531016-53901	\$9,653.73
ACH	DD567	06/18/20	Vendor	SPRINT SOLUTIONS, INC. - ACH	244553043-082	04/26/20-05/25/20 244553043	Communication - Telephone	001-541003-53910	\$427.30
ACH	DD568	06/24/20	Vendor	PINEY BRANCH MOTORS INC - ACH	RI1013311 ACH	06/02/20-07/01/20 40' CONTAINER LEASE	Reserve - Renewal&Replacement	001-568130-53910	\$90.00

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 06/01/20 to 06/30/20

(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
ACH	DD569	06/24/20	Vendor	PINEY BRANCH MOTORS INC - ACH	RI1013310 ACH	06/02/20-07/01/20 40' TRUCK RENTAL	Reserve - Renewal&Replacement	001-568130-53910	\$490.00
ACH	DD570	06/29/20	Employee	STEVEN P. BERUBE	PAYROLL	June 29, 2020 Payroll Posting			\$184.70
ACH	DD571	06/29/20	Employee	DAVID L. FARNSWORTH	PAYROLL	June 29, 2020 Payroll Posting			\$184.70
ACH	DD572	06/29/20	Employee	WILLIAM BOKUNIC	PAYROLL	June 29, 2020 Payroll Posting			\$184.70
ACH	DD573	06/29/20	Employee	MICHAEL J. SCARBOROUGH	PAYROLL	June 29, 2020 Payroll Posting			\$184.70
ACH	DD574	06/16/20	Vendor	BRIGHT HOUSE NETWORKS - ACH	028483501053020 ACH	05/28-06/27/20 0050284835-01 Internet	Misc-Security Enhancements	001-549911-53910	\$99.98
ACH	DD575	06/16/20	Vendor	FLORIDA RESOURCE MGT LLC-ACH	81583 ACH	PAYROLL PE 06/14/20	ProfServ-Field Management	001-531016-53901	\$9,224.34
ACH	DD576	06/16/20	Vendor	TOHO WATER AUTHORITY - ACH	051620 ACH	04/16/20-05/16/20 UTILITY SRVCS	Utility - Water & Sewer	001-543021-53903	\$15,105.38
ACH	DD577	06/16/20	Vendor	TOHO WATER AUTHORITY - ACH	052920 ACH	04/26-05/29/20 UTILITY SRVCS	Utility - Water & Sewer	001-543021-53903	\$436.81
ACH	DD578	06/23/20	Vendor	BRIGHT HOUSE NETWORKS - ACH	028483401060720 ACH	06/06-07/05/20 0050284834-01 Internet	Misc-Security Enhancements	001-549911-53910	\$123.98
ACH	DD579	06/29/20	Vendor	ORLANDO UTILITIES COMMISSION-ACH	061020-9921 ACH	05/08/20-06/10/20 UTILITY SRVCS	Electricity - General	001-543006-53903	\$2,661.72
ACH	DD579	06/29/20	Vendor	ORLANDO UTILITIES COMMISSION-ACH	061020-9921 ACH	05/08/20-06/10/20 UTILITY SRVCS	Electricity - Streetlighting	001-543013-53903	\$8,670.02
Account Total									\$859,206.27

Total Amount Paid	\$999,206.27
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HARMONY
Community Development District

Debit Card Invoices

June 1 - June 30, 2020

**Monthly Debit Card Purchases
Jun-20**

Date	Vendor	Description	Amount
6/3/2020	Plastcplace	Trash Bags	269.76
6/26/2020	Doallindust	Rain Bird Components	440.00
6/30/2020	Water	Motor Box	277.10
6/1/2020	Amazon	Washer and Clamps	40.30
6/1/2020	Sunoco	Fuel	47.26
6/2/2020	Amazon	Pontoon Bench Seat Cushion	269.49
6/2/2020	Amazon	Waterproof iPhone Case	21.99
6/2/2020	Sunoco	Fuel	11.84
6/3/2020	Apple.com	iCloud 200 GB Storage Plan (Apple)	2.99
6/3/2020	Amazon	Deck Drain Grates	51.69
6/9/2020	Sunoco	Fuel	37.42
6/10/2020	Amazon	Fishing Hat	23.95
6/11/2020	Sunoco	Fuel	36.93
6/15/2020	Sunoco	Fuel	59.29
6/17/2020	Amazon	Chainsaw Chain	73.04
6/17/2020	Sunoco	Fuel	45.43
6/17/2020	D's Ace Hardware	Chainsaw Chain	45.98
6/17/2020	Amazon	Lithium Batteries	109.99
6/18/2020	Amazon	Chainsaw Bar	38.14
6/18/2020	Amazon	Replacement Cartridge	190.68
6/18/2020	Amazon	Outdoor Motion Sensor Light	33.14
6/18/2020	Amazon	Rubbermaid Microburst Refill	64.47
6/18/2020	Amazon	Chainsaw Chain	42.00
6/18/2020	RC Repairclinic.com	Gasket	9.69
6/18/2020	Craigslist	Job Posting Field Services Technician	35.00
6/18/2020	Winn-Dixie	Staff Water	29.94
6/19/2020	Glacier Water	Staff Water	1.60
6/19/2020	Glacier Water	Staff Water	1.60
6/22/2020	Glacier Water	Staff Water	1.60
6/22/2020	RC Repairclinic.com	OEM Part	26.93
6/22/2020	Jacks Small Engines	Rocker Arm Set	56.29
6/22/2020	Sunoco	Fuel	46.33
6/23/2020	Walmart	Mobil 1 Synthetic Motor Oil	70.40
6/23/2020	Amazon	Face Plate Grate	60.96
6/25/2020	Amazon	Trash Bags	193.95
6/25/2020	Amazon	Rocker Arm	33.03
6/25/2020	Amazon	Digging Bars	85.53
6/26/2020	Amazon	Night Owl Cameras	289.99
6/26/2020	Amazon	Exit Switch Panel	19.40
6/29/2020	Amazon	Hose	23.27
6/29/2020	Sunoco	Fuel	55.51
		TOTAL	3,273.90

7C

7Ci



Memorandum

July 23, 2020

TO: Harmony Community Development District, Board of Supervisors

FROM: Kristen Suit, District Manager and Alan Baldwin, Accounting Manager

SUBJECT: Valley National Bank Operating Account Transition

Valley National Bank has a long working relationship with Inframark and has agreed to waive all service fees. In addition, they provide interest on their operating account, offer competitive rates on investment options, provide credit card services and remote check scanners if needed.

Once the District has agreed to move the operating account to Valley National Bank, below outlines the process when transferring banks:

- A request for new account is sent to Valley along with required documents such as Resolution of Signers & the District's Tax ID Number.
- Accounting will process a check request and send a check to Valley to open the account.
- Valley will send the bank documents to the Accounting Department for signature by the approved signers. The documents are sent back to Valley once all signed.
- Upon receipt of the new account number, Accounting sets up the bank account in the accounting system. Online banking and check scanner are also set up. If a check scanner is requested on-site, it would be shipped and a short training session would be scheduled.
- The District's Accountant will start contacting various agencies such as Florida Department of Revenue and the Tax Collector to change to Valley.
- Accounts Payable/Payroll will also need to change the current ACH vendors and payroll tax forms to Valley.
- A request for a new credit card with Valley is needed with contact names and credit limits. The current debit card will need to be cancelled once the new card is received and verified it works properly.



(Continued)

- Any outstanding checks on the current bank would need to clear before closing the account.
- A final check request to CenterState Bank is submitted to close out the balance on the account. CenterState Bank will not officially close out the account until the balance is \$0.
- The estimated timeframe for all the above to be completed usually averages 2-3 months.

7Cii

The Florida Legislature recently enacted amendments to the website requirements contained in Section 189.069(2)(a), *Florida Statutes*, effective July 1, 2020.

- The requirement to post the final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district may be satisfied by providing a link to the audit report on the Auditor General's website.
- The public facilities report is no longer required to be posted.
- Meeting materials accompanying meeting or workshop agendas are no longer required to be posted. Please note that the agenda itself is still required to be posted.

The amendments do not prevent districts from including these documents on their websites, but districts may remove them if they so choose.

CHAPTER 2020-77

Committee Substitute for Senate Bill No. 1466

An act relating to government accountability; amending s. 189.031, F.S.; specifying conditions under which board members and public employees of special districts do not abuse their public positions; amending s. 189.069, F.S.; revising the list of items required to be included on the websites of special districts; amending s. 190.007, F.S.; specifying conditions under which board members and public employees of community development districts do not abuse their public positions; providing effective dates.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Effective January 1, 2021, subsection (6) is added to section 189.031, Florida Statutes, to read:

189.031 Legislative intent for the creation of independent special districts; special act prohibitions; model elements and other requirements; local general-purpose government/Governor and Cabinet creation authorizations. —

(6) GOVERNANCE. — For purposes of s. 8(h)(2), Art. II of the State Constitution, a board member or a public employee of a special district does not abuse his or her public position if the board member or public employee commits an act or omission that is authorized under s. 112.313(7), (12), (15), or (16) or s. 112.3143(3)(b), and an abuse of a board member's position does not include any act or omission in connection with a vote when the board member has followed the procedures required by s. 112.3143.

Section 2. Paragraph (a) of subsection (2) of section 189.069, Florida Statutes, is amended to read:

189.069 Special districts; required reporting of information; web- based public access.—

(2)(a) A special district shall post the following information, at a minimum, on the district's official website:

1. The full legal name of the special district.
2. The public purpose of the special district.
3. The name, official address, official e-mail address, and, if applicable, term and appointing authority for each member of the governing body of the special district.
4. The fiscal year of the special district.
5. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190 as the uniform charter but must include information relating to any grant of special powers.
6. The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.
7. A description of the boundaries or service area of, and the services provided by, the special district.

8. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.

9. The primary contact information for the special district for purposes of communication from the department.

10. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.

11. The budget of the special district and any amendments thereto in accordance with s. 189.016.

12. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district. If the special district has submitted its most recent final, complete audit report to the Auditor General, this requirement may be satisfied by providing a link to the audit report on the Auditor General's website.

13. A listing of its regularly scheduled public meetings as required by s. 189.015(1).

14. The public facilities report, if applicable.

15. The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).

16. At least 7 days before each meeting or workshop, the agenda of the event, along with any meeting materials available in an electronic format, excluding confidential and exempt information. The information must remain on the website for at least 1 year after the event.

Section 3. Effective January 1, 2021, subsection (1) of section 190.007, Florida Statutes, is amended to read:

190.007 Board of supervisors; general duties. —

(1) The board shall employ, and fix the compensation of, a district manager. The district manager shall have charge and supervision of the works of the district and shall be responsible for preserving and maintaining any improvement or facility constructed or erected pursuant to the provisions of this act, for maintaining and operating the equipment owned by the district, and for performing such other duties as may be prescribed by the board. It shall not be a conflict of interest under chapter 112 for a board member or the district manager or another employee of the district to be a stockholder, officer, or employee of a landowner or of an entity affiliated with a landowner. The district manager may hire or otherwise employ and terminate the employment of such other persons, including, without limitation, professional, supervisory, and clerical employees, as may be necessary and authorized by the board. The compensation and other conditions of employment of the officers and employees of the district shall be as provided by the board. For purposes of s. 8(h)(2), Art. II of the State Constitution, a board member or a public employee of a district does not abuse his or her public position if the board member or public employee commits an act or omission that is authorized under this subsection, s. 112.313(7), (12), (15), or (16), or s. 112.3143(3)(b), and an abuse of a board member's public position does not include any act or omission in connection with a vote when the board member has followed the procedures required by s. 112.3143.

Section 4. Except as otherwise expressly provided in this act, this act shall take effect July 1, 2020.

Approved by the Governor June 23, 2020.

Filed in Office Secretary of State June 23, 2020.

7Ciii



Matching Training Incentive Program Application

Member Name: Harmony CDD Member

Contact: Kristen Suit Member

Contact Title: District Manager Member Address: 313 Campus St, Celebration, FL 34747

Contact Phone #: (407) 566 - 1935 Contact Email: kristen.suit@inframark.com

Agent name: Robin Russell

The Preferred TIPS program is a reimbursement program with matching training/safety incentives that can be applied for by any current member of Preferred. Each entity is eligible to apply for a matching incentive of up to \$5,000 per coverage year subject to availability of program funds. Examples of eligible reimbursements include: personal protective equipment, safety related signs, ADA compliance measures, police accreditation program fees, driver training, ergonomic training, sidewalk repairs, continuing education classes. Most safety and/or risk management related training or equipment is eligible. The committee will determine the relevance of the safety/risk management purchase against the lines of coverage purchased by the member. The committee will also consider the information provided in the application. Your loss control representative can assist with questions related to this program.

- All applications and required documentation must be received by PRU fifteen days prior to the end of your policy year.
- The Board of Trustees approves funding of the TIPS program annually and submissions will be considered on a first in basis.

Matching dollar amount being applied for by member applicant (50% of the cost up to an annual policy year maximum of \$5,000):

Please clearly describe how the matching funds are to be used. Please include the value of the safety/risk management measures and who or what has been positively impacted by the implementation of the purchase:

Reimbursement funds will be allocated towards the sidewalk repairs/replacement.

Please Note:

- Documentation of the purchase(s) must be attached.
- Proof of purchase information must correspond to the invoices provided.
- Pre-approvals will not be granted. You must be in possession of any items and/or have completed all training to be eligible for consideration.
- Multiple items should be itemized below. Itemization should include a description of attachments, what has been purchased, the amount spent for each purchase and invoice number.

Demo 800 sf of root damaged 4" concrete sidewalk and haul away. Form and pour 800 sf of 4" concrete sidewalk. Totaling \$9,720

- For privacy purposes, please do not include any credit card account numbers or social security numbers.

Date application submitted: 07/ 1/2020

If other than the contact shown on page one, please list the name and title of the person submitting this application.

Name of person submitting: Kristen Suit

Title of person submitting: District Manager

Please submit completed applications and documentation of purchase to:

E-mail – PreferredTIPS@publicrisk.com

From: Kevin Meehan
Sent: Tuesday, July 21, 2020 9:35 AM
To: Suit, Kristen
PreferredTIPS
Subject: FW: Harmony CDD TIPS Application

Kristen,

Congratulations! Your application has been approved. You spent \$ 9,720- 50% of that amount is \$ 4,860. We will be mailing your check for that amount in the near future. Thank you for taking advantage of the Preferred TIPS program.

Sincerely,
Kevin Meehan

EIGHTH ORDER OF BUSINESS

8B

From: Marilyn Ash-Mower
Sent: Wednesday, July 1, 2020 2:20 PM
To: spberube
Cc: Gerhard van der Snell; Suit, Kristen
Subject: Re: Concerns/reply in bold italics/ 3 additional suggestions

On Jun 29, 2020, at 4:54 PM, Marilyn Ash-Mower wrote:

Hello Steve.

Here are three additional suggestions regarding the shed flooding issue:

1. move the shed to a higher location outside the fence or
2. elevate the shed which will require you to build a longer ramp or
3. build a big enough berm close to the shed and all the way around it then add gutters to shed to divert the roof runoff outside the berm.

All this at CDD expense, of course, because 1. the CDD owns the shed 2. FS created the problem.

Thanks,
Marilyn

On Jun 26, 2020, at 3:21 PM, spberube <spberube@earthlink.net> wrote:

Hello Marilyn;

I have investigated your concerns with Gerhard and here's what I've concluded.

a) the new well pump is a 2" pump just as the old one was. It is also connected just as the old one was-meaning to the same pipe the old one was. ***The pipes may be the same size but it seems the pump is not. It also depends on how many connections this system has because each added one interferes with the flow. A gardener told me this morning that there is not enough pressure in the line around his garden for all his irrigation heads to have the same water flow. (this man is maintenance supervisor for Rosen Shingle Hotels so he knows what he is talking about). Then multiply that by 43 plus the orchard area.***

b) all things being equal, a 2" pump feeding through the same pipe at the same pressure, should deliver a similar water flow. ***That is a logical conclusion but do you actually know that all things are equal? My engineer suggested you add a booster pump to the system if they are not.***

c) since you believe it does not, we have contacted the contractor and asked them to investigate your concern to ensure that things are performing as they should. ***I think the question is, "Is the pump adequate to feed all 43 plus garden lots as well as accommodate FS needs.?"***

d) However, you have to understand that when Field Services is filling water tanks, the priority is to fill said tanks and get the guys back to work. In essence, water will follow the path of least resistance meaning the big open pipe filling tanks WILL essentially stop water flow to the much smaller garden pipes which cause restriction. ***May I remind you that the gardeners were there first and should have first priority over FS. The layout of FS took in no consideration whatsoever of the gardeners and have***

made the situation in the area impossible in many respects. It could have easily been laid out that was beneficial to both.

e) so, once we verify that pump performance is as expected, we'll look at things again and eliminate any trouble spots should any exist. ***As I said before, the question is the CAPACITY of the pump to do the job***

f) on to flooding at the shed: I've asked the Engineer to obtain permission from the pipeline company to allow us to asphalt pave the road. Such permission is unlikely to be granted and even the decision itself will take some time to receive. ***Why waste the Engineer's time and our money? The common sense solution and the cheapest is to cover the road with gravel or crushed stone which will settle and compact taking care of the mud and dust problem. I should think that you would not have to get permission from the pipeline company as you didn't for the current surface. The sand/dirt combination that was recently put down causes vehicles to fishtail and should be removed before there is an accident. The dust and mud was bad before but it's horrific now.***

g) In the meantime, the shed area is wet. It is our belief that adding some fill near its entrance along with grading/compacting the new fill, should make the area drier and more access-friendly. ***My engineer said that soil or sand will cause the base of the shed, platform posts and ramp to rot out and cause mold inside the shed. A ditch needs to be dug around the shed diverting the water away from it. As for diverting the water coming off the road, the metal and cinder block barrier we installed was taken out by a car yesterday. The answer to that is to fill in around the shed with stone for the best drainage. To protect our new ramp, the weeds and grass around & under it should be sprayed with roundup, weed barrier cloth laid down,(which i am happy to supply) topped with a layer of rocks and then set the ramp on top.***

h) So, if it's OK with you, Gerhard will add the fill and shape it to provide drier foot access to the shed. Does this meet your expectations? ***NO See above comments. Gerhard is the reason for the problem so unless he is supervised by me or my engineer or both, please find someone else to do the job. Thank you. Marilyn***

Steve

8C.



2020 YAMAHA SOURCEWELL CONFIDENTIAL PRICE LIST

Vehicle Price Lists

• *Golf Car, Specialty Vehicles, Unit Accessories*

- Accessories:** Setup cost will be added for installation of "Not Installed" accessories listed.
 - Semi-Custom Colors:** Orders for semi-custom colors must be placed 60 days in advance.
 - Freight:** All freight is included in the cost of the vehicle in the CONUS.
 - Specialty Cars:** Minimum lead time of 4 weeks from date entered in Yamaha's order system. Check with YGC Orders for specific lead times.
 - Accessory Freight:** Non installed accessories may be subject to additional shipping fees.
- Prices, specifications, and availability subject to change without notice.

any- question you have-sub.



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At Yamaha, we continually strive to innovate and design for the modern professional—and this time, we've taken the best of power, performance, and comfort, and infused it from the core out. Introducing UMAX. We've thought of everything you could want or need in an all-new lineup of premium golf utility cars.

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Updated May 2020



UMAX TWO UTILITY – AC

MODEL	COLOR	M.S.R.P.	SOURCEWELL
YU2EV1W	2021 UMAX 2 AC GLACIER	\$ 10,145.00	\$ 9,130.50
YU2EV1GM	2021 UMAX 2 AC EVERGREEN MET	\$ 10,245.00	\$ 9,220.50
YU2EV1CM	2021 UMAX 2 AC CARBON MET	\$ 10,245.00	\$ 9,220.50
YU2EV1BA	2021 UMAX 2 AC BLUE AQUA MET	\$ 10,245.00	\$ 9,220.50
YU2EV1OM	2021 UMAX 2 AC NOBLE ORANGE MET	\$ 10,245.00	\$ 9,220.50
YU2EV1DR	2021 UMAX 2 AC JASPER MET	\$ 10,275.00	\$ 9,247.50
FEATURES: LED HEADLIGHTS, HORN, FUEL / HOUR METER, OVER MOLDED STEERING WHEEL			
STANDARD SPEED: 17.5 MPH			

WINDSHIELDS - NOT INSTALLED		M.S.R.P.	SOURCEWELL
J0GK7200V000	WINDSHIELD, 1-PIECE CLEAR	\$ 149.99	\$ 134.99
J0GK7200S000	WINDSHIELD, HINGED CLEAR	\$ 179.99	\$ 161.99
J0GK7200T000	WINDSHIELD, 1-PIECE TINTED	\$ 159.99	\$ 143.99
J0GK7200R000	WINDSHIELD, HINGED TINTED	\$ 199.99	\$ 179.10

SUN TOPS - NOT INSTALLED		M.S.R.P.	SOURCEWELL
J0GK84A0V000	SUNTOP KIT (TOP, SUPPORTS, HARDWARE)	\$ 469.98	\$ 422.98

ELECTRICAL / BATTERY UPGRADES – INSTALLED		M.S.R.P.	SOURCEWELL
J0GH25A0V000	HI/LOW HEAD LIGHT UPGRADE	\$ 21.99	\$ 19.79
J0GH4104V000	YAMAHA BACK LIT LOGO	\$ 89.99	\$ 80.99
J0GH4503V000	REAR TAIL LIGHT ASSEMBLY	\$ 169.99	\$ 152.99
J0GH43C0T000	PREMIUM UPGRADE KIT	\$ 499.99	\$ 449.99
J0GH43C0V000	ULTRA PREMIUM UPGRADE	\$ 629.99	\$ 566.99

UTILITY / HOSPITALITY UPGRADES – INSTALLED		M.S.R.P.	SOURCEWELL
J0GF85F0V000	FRONT BRUSH GUARD - TUBE SPORT (CAN NOT BE INSTALLED WITH PICKER ADAPTOR)	\$ 179.99	\$ 161.99
J0GF85F0A000	FRONT BRUSH GUARD - UTILITY (CAN NOT BE INSTALLED WITH PICKER ADAPTOR)	\$ 319.99	\$ 287.99
J0GF85F0B000	FRONT BRUSH GUARD - W/ HEADLIGHT GUARD (CAN NOT BE INSTALLED WITH PICKER ADAPTOR)	\$ 399.99	\$ 359.99
J0GF21A0V000	REAR TRANSAXLE GUARD PLATE	\$ 29.99	\$ 26.99
J0GF85F0T000	REAR BUMPER - SHEET	\$ 199.99	\$ 179.99
J0GF85F0S000	REAR BUMPER - TUBE	\$ 184.99	\$ 166.49
J0GF83P0V000	TOOL / CARGO BOX - LOCKABLE	\$ 399.99	\$ 359.99
J0GF7302V000	RUBBER CARGO MAT	\$ 119.99	\$ 97.99

UTILITY / HOSPITALITY UPGRADES - NOT INSTALLED		M.S.R.P.	SOURCEWELL	
Must order four parts below				
HARD CAB COMPLETE ENCLOSURE (<i>Windshield is extra</i>)				
1/3	J0GK84A0V000	SUNTOP KIT (TOP, SUPPORTS, HARDWARE)	\$ 469.98	\$ 295.00
2/3	J0GK81C0V000	HARD CAB DOORS AND STRUCTURE	\$ 2,999.98	\$ 2,699.99
3/3	J0GK750AV000	POLYCARBONATE REAR WALL	\$ 279.99	\$ 251.99
ACCMIRBM00BK	SIDE MIRROR - PAIR (NEED ACCCLAMP1501)	\$ 179.99	\$ 161.99	
ACCCLAMP1501	1.5" MOUNTING BRACKET FOR SIDE MIRROR - PAIR	\$ 49.99	\$ 44.99	
J0GF15E0V000	FENDER FLARE KIT FLEET (SMALL)	\$ 149.99	\$ 134.99	
J0GF15E0T000	FENDER FLARE KIT SPORT (WIDE)	\$ 199.99	\$ 179.99	
J0GK750AT000	BACK WALL STEEL MESH (SUNTOP KIT REQUIRED)	\$ 350.00	\$ 315.00	
J0GK750AV000	POLYCARBONATE REAR WALL (SUNTOP KIT REQUIRED)	\$ 279.99	\$ 251.99	
J0GF11EDV000	SIDE STEP BARS	\$ 259.99	\$ 233.99	

FUSION FIT CARGO UPGRADES - NOT INSTALLED		M.S.R.P.	SOURCEWELL
J0GF34A0V000	FUSION FIT BEDRAIL SYSTEM - PAIR	\$ 49.99	\$ 44.99
ABAFFG100000	FUSION FIT SINGLE UTILITY CLAMP - PAIR	\$ 45.99	\$ 41.99
ABAFFG200000	FUSION FIT DOUBLE UTILITY CLAMP - PAIR	\$ 77.99	\$ 70.19
ABAVFG100000	FUSNFIT SING VGRIP - PAIR	\$ 34.99	\$ 31.49
ABAVFG200000	FUSNFIT DBL VGRIP - PAIR	\$ 59.99	\$ 53.99

Status: Quote

Quote #: 2495

Invoice Date:



Print Date: 7/7/2020



BILLING ADDRESS
HARMONY COMMUNITY DEVELOPMENT HARMONY COMMUNITY DEVELOPMENT 210 N. University Dr., Suite 702 Coral Springs, FLORIDA 33701 United States (407) 491-3469

SHIP ADDRESS
HARMONY COMMUNITY DEVELOPMENT HARMONY COMMUNITY DEVELOPMENT 3500 HAMONY SQUARE DRIVE W HARMONY, FLORIDA 34773 United States (407) 491-3469

Sales Rep	Terms	Tax Code	Customer PO	Sales Type	Ship Date
	NET30	NT		Regular or Over the Counter	7/6/2020

Qty	OEM Code	Item No.	Item Description	Bin Location	Your Price	Amount
1.00	FEES	MISC	UMAX 2 UTILITY AC 2021 GLACIER WHITE		8,990.00	8,990.00
1.00	YAM	J0G-K7200-S0-00	WINDSHIELD ASSY HINGED (CLEAR)	T-3	161.99	161.99
1.00	YAM	J0G-K84A0-V0-00	SUNTOP KIT		422.98	422.98
1.00	YAM	J0G-H25A0-V0-00	HEADLIGHT HIGH/LOW SWITCH		18.00	18.00
1.00	YAM	J0G-H43C0-T0-00	UMAX PREMIUM UPG KIT		400.00	400.00
1.00	YAM	J0G-F85F0-V0-00	FRONT BRUSH GUARD KIT - TUBE		145.00	145.00
1.00	YAM	J0G-F85F0-S0-00	REAR BRUSH GUARD KIT - TUBE		150.00	150.00
1.00	YAM	J0G-F83P0-V0-00	CARGO BOX		325.00	325.00
1.00	YAM	J0G-F7302-V0-00	BED MAT KIT		90.00	90.00
1.00	YAM	ACC-MIR6M-00-BK	BOMBER MIRROR BLACK		161.99	161.99
1.00	YAM	BAS-K7135-V0-00	CENTER MIRROR ROPS CLAMP		44.99	44.99
1.00	YAM	J0G-F34A0-V0-00	FUSION FIT BED ATTACHMENT KIT	O-2	44.99	44.99
1.00	YAM	ABA-FFG20-00-00	FLEXGRIP PRO - DOUBLE		70.18	70.18
1.00	FEES	MISC	ORLANDO GOLF CARS DELIVERY		120.00	120.00

Tax Authority Code	Amount
NT	0.0000

Invoice Payments		
Type	Amount	Date

Total Invoice	
Items:	2,035.12
Fees:	9,110.00
Labor:	0.00
Kits:	0.00
Units:	0.00
Misc:	0.00
Subtotal:	11,145.12
Ship by Unassigned	0.00
Sales Tax:	0.00
Total Due:	11,145.12
Total Paid:	0.00
Balance Due:	11,145.12

Tracking No.

ORLANDO GOLF CARS
155 North Goldenrod Rd.
Orlando FL, 32807
(407) 426-9727