

**HARMONY
COMMUNITY DEVELOPMENT DISTRICT**

JUNE 30, 2016

AGENDA PACKAGE

Harmony Community Development District

Agenda Page #2

Steve Berube, Chairman
Ray Walls, Vice Chairman
David Farnsworth, Assistant Secretary
Kerul Kassel, Assistant Secretary
Mark LeMenager, Assistant Secretary

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

June 19, 2016

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, June 30, 2016 at 6:00 p.m.** at the Harmony Golf Preserve Clubhouse located at 7251 Five Oaks Drive, Harmony, Florida. Following is the advance agenda for the meeting:

1. **Roll Call**
2. **Audience Comments**
3. **Approval of the Minutes of the May 26, 2016 Meeting**
4. **Subcontractor Reports**
 - A. Landscaping
 - i. Davey Tree Monthly Highlight Report
5. **Developer's Report** [Quarterly Schedule - Participatory]
6. **Staff Reports**
 - A. **Engineer** [Graphics Updates Status]
 - B. **Attorney** [OUC Negotiations Status]
 - C. **Field Manager** [Dog Park Fencing Status]
 - i. Facilities Maintenance (Parks, Ponds, Boats, etc.)
 - ii. Facilities Usage (Boat & Others)
 - iii. Facebook Activities
 - iv. Pond Report
7. **District Manager's Report**
 - A. Financial Statements for May 31, 2016
 - B. Invoice Approval #194, Check Register and Debit Invoices
 - C. Acceptance of the Arbitrage Rebate Report
 - D. **Questions and Comments on the Proposed Fiscal Year 2017 Budget**
8. **Approval of Facility Usage Applications**
 - A. 5K Fundraiser
 - B. Football Season Jamboree
9. **Topical Subject Discussions** **C./D./E.** Late Submittal Applications (post-publication additions)
 - A. Discussion of Plat O-1 Details
10. **Supervisors' Requests** **B.** Discussion of OUC Solar Sculpture
11. **Adjournment**

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

Sincerely,

Gary L. Moyer

Gary L. Moyer
District Manager

Second Order of Business

Audience Comments

Third Order of Business

Prior Meeting Minutes

MINUTES OF MEETING HARMONY COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Harmony Community Development District was held Thursday, May 26, 2016, at 6:00 p.m. at Harmony Golf Preserve Clubhouse, 7251 Five Oaks Drive, Harmony, Florida.

Present and constituting a quorum were:

Steve Berube	Chairman
Ray Walls	Vice Chairman
David Farnsworth	Assistant Secretary
Kerul Kassel	Assistant Secretary
Mark LeMenager	Assistant Secretary

Also present were:

Gary Moyer	Manager: Moyer Management Group
Tim Qualls (<i>via telephone</i>)	Attorney: Young, van Assenderp & Qualls, P.A.
Steve Boyd	Engineer: Boyd Civil Engineering
Amber Sambuca	Harmony Development Company
Rick Mansfield	Davey Commercial Grounds
John Rukkila	Davey Commercial Grounds
Don Wolfe	Harmony District Staff
Residents and Members of the Public	

FIRST ORDER OF BUSINESS

Roll Call

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

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

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Eva Horner stated I have heard talk over the course of the last year about the ponds on the golf course and our obligation to them. I just heard that we are, in fact, obligated to maintain the ponds, or is that a rumor?

Mr. Berube stated it is true.

Ms. Horner asked is that new?

Mr. Berube stated no, it has been that way since 2002.

Ms. Kassel stated but we did have a period of time where the golf course said they would take over the management of their own ponds. Now, apparently, it has come back to us. It sounds like we will hear more about that tonight.

Mr. Berube stated yes, you will.

Mr. Michael Garrison stated I want to discuss the CDD assessments being put together among the three neighborhoods, which is four now. Why is it just going to be among those four and not the whole Harmony community being reassessed? In my neighborhood, we have no parks, no sidewalks, and no trees; yet I will be paying more than anyone else except for the Estate homes. I have already closed, and I believe after I closed, it says you cannot increase my CDD assessments more than 3% per year.

Ms. Kassel asked what neighborhood do you live in?

Mr. Garrison stated I live in Cherry Hill, neighborhood F.

Ms. Kassel stated your CDD assessments are not higher than everyone else's.

Mr. Garrison stated I am paying \$2,400, and others are paying only \$1,700 to \$1,800. For neighborhood H in the front, they want to make those about \$3,000. I am trying to figure out why you are just doing four neighborhoods and not the entire community except for the Estates and the over-50 neighborhood. Everyone walks on the trails. Everyone uses all the facilities. Why not raise everyone's assessment to take care of this instead of trying to make a few communities pay for everything?

Mr. Berube stated the short answer is that you are not going to pay more on a progressive basis than other people who live in houses on 52-foot-wide lots. The reason for bringing all four of them in together was to fix some inequities that had previously been part of how F and H-2 were assessed. The initial term of this was "blending," and we resisted that because it would have been much higher for you. It would have helped people over here unnecessarily and affected you pretty harshly, so we resisted doing that and said no. The landowners, who are the people that we are beholden to, include the developer, Richmond American, and Lennar Homes. They are the landowners affected in those areas. Those landowners came to the Board with a second proposal to fix the inequity that existed by adding more lands specifically to neighborhoods M and A-2. In effect what happened was, the developer added relatively lower-assessed land into this pool to allow this inequity to be fixed. The developer absorbed higher assessments on their land to fix the problem that existed. The end result is that all of the 52-foot lots, including 50-foot and 54-foot lots when you look at those lots as a class, are all within the same ballpark. I think the lower end is \$2,249 and the highest ones are about \$2,800, which are reflected in the budget.

Ms. Kassel stated between \$2,100 and \$2,400. These are total assessments, which include the operation and maintenance as well as the debt. The total, including F, is between \$2,100 and \$2,400 or so.

Mr. LeMenager stated no, the proposed budget for fiscal year 2017 shows \$2,864.81 for neighborhoods F and H-2.

Mr. Garrison stated my assessment will go up \$400 to \$500 from what I am paying now, and I do not feel it is right. Why should I have to pay more money for something the developer and the landowner messed up and figured they needed to take it out on us?

Mr. Berube stated we understand that.

Mr. Garrison stated I paid a lot premium for my house, which I know a lot of people do not because of the view. I have a view of the house across the street and a utility easement, so I do not really have a view. I paid a premium for a lot that supposedly went toward the CDD assessments to make up for this, and now I am going to be paying more just to make up for what the developer and everyone else messed up.

Mr. Berube stated you cannot necessarily say they messed up.

Mr. Garrison stated then they misfigured.

Mr. Berube stated when you have these new neighborhoods come online, adjustments are frequently made after the first year because things are noticed. The assessment methodology includes a lot of pieces that have to fit into the puzzle. Occasionally, things get off a little bit here and there, and that is what happened in this case. The problem that really exists is, you are looking to us to fix the issue. The reality is, it was the builder who sold you your house who owned the land and is the majority landowner.

Mr. Garrison stated then they should be the ones at fault instead of taking it out on us. I have already paid them, and I have already bought the house. I should not have to pay something that was their fault. It is not fair. If I mess up on something, I do not get a do-over for someone else to bail me out. They messed up, so they should be the ones who face it instead of putting it on the home owners.

Mr. Moyer stated I think that is absolutely right. To the degree that there are inequities that are corrected by this Board following the developer's request, I think that is between the home owner and the builder: Richmond American. I will tell you one thing it is not between: the balance of the Harmony residents who have been here, and you. It is

not the responsibility of home owners who have lived here for many years to take care of a builder problem or your problem.

Mr. Garrison stated the way I am looking at it, too, is that I am paying maintenance, but I do not have anything. Every other neighborhood has a park or trails or dog parks, but we have nothing. What is my maintenance? My neighborhood does not even have a pond. The school district takes care of the ponds.

Mr. Berube stated that is incorrect; the CDD takes care of the ponds.

Mr. Garrison stated I know, but the school district is the one that paid for the ponds for when the school was built.

Mr. Berube stated no.

Mr. Garrison stated they are platted within the school's drainage. I looked on the property appraiser's page on their website.

Mr. LeMenager stated the property appraiser's site is wrong.

Mr. Garrison asked you are saying the property appraiser and the people who do our taxes are wrong?

Mr. LeMenager stated yes.

Mr. Garrison stated then you need to tell the property appraiser that they are wrong and they need to fix it. When I go on their website, I can pull up every bit of information showing the owner and who does what.

Mr. Berube stated who paid for the ponds is not really the issue at hand. The bottom line is, when you look at all the neighborhoods for the 50-, 52-, and 54-foot lots, the first neighborhood had the lowest assessment on a lot in that range. As each of them come on board, the assessment grows by a fairly standard percentage. The newer they are, the higher the assessment. The final movement just put neighborhood F in line, considering the timeframe, with all the other neighborhoods. I understand that this does not make you happy, but we cannot fix that. We discussed this multiple times. We made sure we were doing this right, with counsel from the manager, the attorney, and the engineer. The first version was going to result in an assessment of \$3,400 immediately, and we understood that was not right. That was allowing an inequity to be fixed the wrong way. I understand that you still think the inequity was fixed incorrectly, but it was the only way we had of getting it done right.

Harmony CDD
May 26, 2016

Mr. Garrison stated Richmond American should be the ones at fault. They are the ones who did not plan it right.

Ms. Kassel stated they represented to you a certain CDD assessment.

Mr. Garrison stated they told us \$2,400, so that is what we should have to pay.

Mr. Berube stated for the first year, you did.

Mr. Garrison stated in our documents, it says CDD assessments cannot increase more than 3% per year. If you are increasing it to \$2,800, then that is more than 3%. You cannot do it.

Mr. Berube stated for the first year, Richmond American paid the \$2,400, which was the assessment. When you bought the house, you paid a pro rata piece of that amount. For your first year, your property was assessed \$2,400 that was disclosed.

Mr. Garrison stated we also had to put money in escrow for the following year for \$2,400. I have already paid the CDD \$2,400 for next year because it is in escrow.

Mr. Berube stated no, you have given that to the bank.

Mr. Garrison stated yes, to pay the assessments for next year.

Mr. Berube stated the methodology and the assessments have been set, and we will discuss the budget over the next couple months.

Mr. Garrison asked what about my contract that says my assessment cannot be raised more than 3% per year?

Ms. Kassel asked who is that contract with?

Mr. Garrison stated that is in my closing documents.

Mr. LeMenager stated that has to be the HROA.

Mr. Berube stated you pay two things: CDD assessments and HROA fees. I think the HROA is limited. I thought it was 5%, but it might be 3%; I do not remember. The CDD assessments can rise and fall based on the budgets that are adopted every year.

Mr. Garrison asked is everyone's CDD assessment for maintenance going up based on the budget?

Mr. Berube stated it depends on what we do with the budget. We are attempting to hold assessments level this year.

Ms. Kassel stated the operations and maintenance portion looks like it may be rising for those of us, such as Mr. LeMenager and I, who paid off our debt assessment. The

Harmony CDD
May 26, 2016

proposed budget that is in our agenda package for discussion shows an increase in operations and maintenance assessments of 6%.

Mr. Walls stated that is not on the budget I am looking at.

Ms. Kassel stated Ms. Brenda Burgess sent us some documents that must have the wrong numbers.

Mr. Garrison stated Richmond American and Lennar messed up, but I have already closed on my house. I can see new people moving in being told what their assessments are going to be.

Mr. Walls asked what would you like us to do?

Mr. Garrison stated you cannot raise my CDD assessments unless everyone else's is raised equally for maintenance.

Mr. Walls stated you want us to bring everyone in and tell them that we are going to increase their assessments so that a few fees do not increase.

Mr. Garrison stated that is what they are doing to me.

Mr. Walls stated I do not think that is going to work.

Mr. LeMenager stated in reviewing the budget today, I was surprised to see the 50-foot lots in H-1 are virtually at the same level as the 50-foot lots in H-2 and F. I think it has worked out.

Mr. Berube stated the three latest neighborhoods are all in the same range.

Ms. Kassel stated H-1 is \$2,844.99, and H-2 and F are \$2,864.81.

Mr. Berube stated they are \$20 higher.

Ms. Kassel stated we did not change H-1. My suggestion is to feel free to contact any of us or all of us about the contract you signed so that we can help you understand who you signed that contract with and who you need to go to for redress.

Mr. Garrison stated I still do not think it is fair that mine go up after I already closed on the house, and now they are saying they messed up.

Ms. Kassel stated we understand.

Mr. Garrison asked why should I pay for their mistake?

Mr. Farnsworth stated we do not necessarily disagree with you

Mr. Berube stated we did what the majority landowners wanted us to do to get to this point. It all worked out. It raised some of the assessments that the developer is going to

Harmony CDD
May 26, 2016

pay, so they are covering some of this shortfall. Richmond American and Lennar are the other two majority landowners involved in this.

Mr. Garrison stated of course they are going to vote to raise our assessments because they are the majority landowners and are selling the houses. They are not going to be responsible for the assessments next year. Who cares what they want or voted for? It is the home owners who will have to pay it next year.

Mr. LeMenager stated in point of fact, when the decision was made, they were the owners.

Mr. Berube stated that is right.

Mr. Garrison stated they told me that my assessments would not go up.

Mr. LeMenager stated we cannot address what they told you.

Mr. Garrison stated I know, but that is what they told me. When I closed on my house, my assessments were \$2,400 based on what Richmond American said.

Mr. Walls stated I specifically made comments that the builders need to talk to the home owners.

Mr. Garrison stated the builder is lying to us.

Mr. Walls stated that is all we can do.

Ms. Kassel stated what they did was made certain assumptions. I do not know that they actively lied, but they made certain assumptions about what the fees were going to be without understanding the bigger picture. Once the bigger picture became apparent, they realized they needed to make some adjustments.

Mr. Berube stated they were not lying to you because the current year assessment is still \$2,400, whatever it was for F this year until the fiscal year changes on October 1, 2016. That is still the current year assessment for F; it has not changed but it is going to change. All of them will change beginning next fiscal year based on this. I understand that you are not happy with it, but we do not have another choice at this point. We have discussed this and did the very best that we could based on the landowners that we are beholden to. If a majority of landowners in F come before this Board and want some other kind of relief and can figure out a way of making it all work, we are happy to listen. Right now, the majority landowners are still Richmond American, Lennar, and the developer.

Harmony CDD
May 26, 2016

Mr. Garrison stated that means Richmond American cannot sell any houses in H-1 and H-2 because of the CDD assessments. That is why they wanted to blend them together.

Mr. Berube stated we could discuss this forever. We understand your pain. We knew some people were going to be a little bit unhappy. That is the best explanation that we have right now, that we did the best we could at the time with the facts that we had.

Mr. Steve Hornak stated I have to especially disagree with the Board. You are not beholden to the developer or any of the builders. You are beholden to the community and all the constituents. The law is clear in this, in that, the assessments must be fair and balanced. What we are looking at is sections A and B with the same sized lots where they have parks, ponds, and other facilities within that section, but they are paying 35% less than this new section. The assessments are supposed to be fair and balanced according to the law, not based on where they are or what location they are. It is based on a fair and equal assessment to each section. Giving preference to a section that came on board earlier and keeping their assessments down while raising them and pushing the burden of the debt and operations of the community onto these new sections is not fair or just.

Ms. Kassel stated neighborhood G's proposed assessment for a 52-foot lot is \$2,610.83 for next fiscal year, which was included in our proposed budget, and it is not firm yet. This is the first time we are reviewing the budget. That amount is less than 10% difference.

Mr. Hornak stated I am asking about A.

Mr. Berube stated there is no neighborhood A.

Ms. Kassel asked do you mean Ashley Park?

Mr. Hornak stated no, not Ashley Park. We live in section B.

Ms. Kassel stated no, we live in C-1.

Mr. Hornak asked what is the other side of the dog park toward the outside of the community?

Mr. Berube stated B is \$2,244.65, C-1 is \$2,207.77, and C-2 is \$2,295.77. We are not favoring the older neighborhoods. The older neighborhoods were all assessed at a rate that has risen over time as CDD assessments have risen.

Mr. Hornak stated you are favoring them. You are assessing the same sized lots at different rates. One home is being assessed at 30% more than the other.

Mr. Berube stated it is not that clean. Each neighborhood has a certain amount of acreage assigned to it.

Mr. Moyer stated that is correct. When the assessment methodology, which goes back a number of years, was initially adopted, it was driven by an overall cost for the infrastructure in Harmony, which originally was divided by the number of acres in Harmony. Each acre was allocated a portion of the overall development costs for Harmony. As the developer platted subdivisions and we knew with certainty the number of acres that were in a parcel and how many lots were in that parcel, then that acreage assessment was allocated equally to those units within the parcel. It is all formula driven.

Mr. Hornak stated the Board is not responsible for maintaining a system that was developed for raw land. It is to maintain an assessment that is fair across the board for all residents. It is clearly unfair for a section with a home on a 52-foot lot to be assessed more than another home on a 52-foot lot, especially considering that the home that is assessed less has additional parks and open areas that factor into that assessment. This Board is working on assessments that were developed 10 years ago for raw land.

Mr. Berube stated we have this discussion about once a year that this does not work very well. It is in wide use in multiple CDDs across the State. There is no easy way to go back and undo what has been established.

Mr. Hornak stated if you are going to stay with what was established, then H-2 and F were two different sections. Taking the assessments of those sections that were assessed according to the methodology set up 10 years ago, since they were assessed separately, there should be no "blending" today because they were established as separate sections, just as C-1 was established as a separate section. The blending should never have occurred.

Mr. Berube stated there was no blending.

Mr. Hornak asked what would you like to call it?

Mr. Berube stated equalizing.

Mr. Hornak stated so you are equalizing certain sections over other sections.

Mr. Berube stated no, you need to remember that the developer put in additional land to make this more equitable. We do not know where that additional land is going to end up because it has not been platted yet. On a raw land basis, their assessments went up to make this more equitable for the home owners who are affected.

Mr. Hornak stated I believe the term one of the Board member used previously was kicking the can down the road. That does not help those people, either. This Board has a responsibility to make sure that these assessments are fair and equitable.

Ms. Kassel stated I will ask Mr. Boyd to help everyone understand how the methodology resulted in essentially higher assessments for each neighborhood as they got developed.

Mr. Boyd stated I am not the methodology consultant. Mr. Moyer addressed it a little previously. Part of the issue is that some of the neighborhoods originally anticipated a much higher density, which would have meant more units in the neighborhoods. With larger lots, you do not necessarily have as high of a density, so there are larger lots with fewer of them. That is part of the issue.

Ms. Kassel stated so you are taking the same assessment for the entire neighborhood and dividing it among fewer lots, which means higher assessments per lot. In other words, as these newer neighborhoods were developed, the number of lots in those already-assessed neighborhoods was larger, and therefore, they have fewer lots. Those fewer lots have higher assessments based on the total neighborhood assessment.

Mr. Hornak stated so we are going back to the assessment methodology set up for raw land. In that methodology, H-2 and F were two separate sections and had nothing to do with each other. By taking those sections and the other two – H-1 and M – and taking the high assessments, due to the readjustment in how the land was developed, and moving those assessments to a couple other sections making them not as hard to sell, is not fair and just. That does not comply.

Mr. Moyer stated that argument needs to be made with the landowners who made that request. The Board accommodated their request. They were the ones who made the decision that it would be fair. The decision this Board made, frankly, was (1) does it violate the intent of the assessment methodology and (2) does it do anything that would affect the existing property owners who were already here and had been assessed. The answer was no, that was not the case, so the Board honored that request.

Mr. Farnsworth stated one observation has not been made. If the developer, landowners, and builders had come to us a year earlier than they did and resolved this, we would not be discussing it because you would never have been put in the position of

being told a lower assessment amount than what it came down to. They did not come to us in a timely fashion to prevent this situation.

Mr. Berube stated sales started early before this process was started.

Mr. Hornak stated you are probably right, although I disagree a little. I probably would have brought it up at some point when I discovered it. I just discovered it probably earlier than I would have. The assessments in that section are still unjust, even at the \$2,500 level.

Mr. Berube stated we have gone over this time and time again. We are not going to change it tonight.

Mr. Hornak asked when can we bring this for a discussion to change putting the whole group together? In fairness, the developer and the builders came to you and represented that they were the landowners. In truth, they were contracted. Many of us who bought homes were closing only a few weeks later.

Mr. Berube stated I have the same comment I made to Mr. Garrison. Bring a majority of the landowners who are affected, and we will consider their concerns. A plan needs to be developed. The landowners who requested this adjustment came with the current plan and a revised plan. If affected landowners want to come before the Board with their concerns and a plan how to fix it, we would be more than happy to listen.

Mr. Hornak stated with respect, it is not up to us to present a plan. It is up to the Board to come up with a methodology that is fair and equitable for all home owners.

Mr. Moyer stated they did.

Mr. Hornak stated it is not fair.

Mr. Moyer stated it is.

Ms. Kassel stated our legal counsel, manager, and engineer – the experts – all assured us that this was a fair and equitable way of applying the methodology.

Mr. Hornak stated I think you will find some opposition to that with the residents.

Mr. Moyer stated the thing you have to keep in mind is, you took title to that property subject to an existing assessment. You had knowledge of what that assessment was going to be.

Mr. Berube stated which is still accurate for that land.

Mr. Moyer stated that is correct. If Mr. Hornak is saying he did not have knowledge of that, then that is between you and the seller.

Harmony CDD
May 26, 2016

Mr. Hornak stated the question in my mind is not knowledge of the assessment because Mr. Berube can testify that I reached out to him even before we moved into Harmony to discuss the assessments. I was very knowledgeable in what the assessments were. My issue is that you are assessing some sections at 30% more than other sections for the same size lots. The sections that are paying less have more facilities. I certainly would like to know when this will come to the Board for a vote, and I would like a copy of the proposed budget.

Ms. Kassel stated it is available on the website.

Mr. Farnsworth stated it is in the agenda package.

Ms. Kassel stated it has been online for a couple weeks. As to when this will be voted on, it has already been voted on.

Mr. Hornak asked the budget for next fiscal year?

Mr. Berube stated no, the assessments.

Mr. Kassel stated the way the assessments are apportioned.

Mr. LeMenager stated we will vote on the budget at the end of August.

Mr. Berube stated our public hearing for the budget will be in August.

Mr. LeMenager stated what we agreed to a few months ago will be voted on at the end of August.

Mr. Berube stated yes, that is part of the public hearing.

Ms. Kassel stated keep in mind that neighborhood G, which is right next door, does have facilities. A lake is on one side and a park, when it is constructed, will be on the other side. You also have Lakeshore Park right next to you. It is not as though you have nothing.

Mr. Hornak stated all sections have Lakeshore Park next to them.

Ms. Kassel stated no, only C-1 and F, not the Estates.

Mr. Hornak stated if we go through and weigh and balance the facilities in each section, I think you will find that every section has something going for it, but that does not justify why one section will pay 30% more.

Ms. Kassel stated H-2 has the higher assessment and has very little.

Mr. Hornak stated I agree.

Ms. Kassel stated it does not have any parks or a lake. It does have a pond.

Mr. Hornak stated I would have hoped that would be addressed before development.

Ms. Kassel stated the developer originally planned on many more lots on that parcel. Now there are fewer lots.

Mr. Hornak stated I understand the developer changed the plan for it. If you are maintaining the assessment from 10 years ago, it is unfair to take a couple sections in a fishbowl and blend them together for everyone.

Mr. Berube stated we understand.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the March 31, 2016, Meeting

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

Mr. Berube stated this will include revisions sent via email.

On MOTION by Mr. Walls, seconded by Ms. Kassel, with all in favor, unanimous approval was given to the minutes of April 28, 2016, meeting, as amended.

FOURTH ORDER OF BUSINESS

Subcontractor Reports

A. Landscaping

i. Davey Tree Monthly Highlight Report

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

Mr. Berube stated for those who do not know, Mr. Mansfield replaced Mr. Garth Rinard as the Orlando branch manager for Davey. Mr. Rinard has moved into a higher position.

Mr. Rukkila stated I am proud to say we hit our mark for all contractual services this month. We have our finger on the pulse of some developing situations on property, one being the wear on the sports turf at Blazing Star. I have a plan of action in place. I was waiting on the Lakeshore field for soccer season to end. I want to render a few of those services together: aeration, top dressing, and fertilization. That is in the works. Recently, I met with a coworker, who is a certified arborist like myself, to get a second opinion on the condition of the laurels in the square. I read the report, and some recommendations were made in 2015, but it stopped there and nothing has transpired since then. Looking at the square through the winter and waiting for the spring flush, it became apparent that they are in a sickly state. I will type a letter for a recommendation and an action plan that we can discuss sometime. We found some compaction, and the recommendation is to

enlarge the beds of the trees to assist the roots. We want to prune them and remove some of the dead wood. Laurels are funny, and you typically see a stressing in them before other varieties of oaks, such as live oaks. They are screaming for fertilizer. They need some kind of treatment, and I want to outline that in the letter. Prior to making any major recommendations, I wanted to take soil samples, which is in the works.

Ms. Kassel stated I am sorry to hear that it took a month for the tests to even start.

Mr. Berube asked are you indicating that this work needs financial approval, or do you just want our approval over your scope of work?

Mr. Rukkila stated with the long-term fertilization, there would be a financial aspect to get them up to par.

Ms. Kassel stated you have been here for a while, and your scope of services is to make sure that the landscaping is maintained in a healthy state.

Mr. Rukkila stated I do not want to speak to what I do not know. I am not sure as to the scope of the contract and the different additional applications that are required. I want to say that is above and beyond the contract, but before I speak on that or propose a plan, I would like to do some research. What I am referring to is not just a regular contractual granular fertilization but a deep-root feeding that is something done to invigorate trees in their condition. I would like to do some research before I propose anything.

Mr. Berube stated we are talking about a month during a prime growing period until this Board meets again before we can consider your plan of action. With the past history of trees in that square, that is a little scary.

Ms. Kassel stated that is why I mentioned that it was a concern to me that we do not even have test results yet, and it is a month after we first discussed this.

Mr. Rukkila stated understood.

Mr. Berube asked would Ms. Kassel be comfortable in reviewing his treatment plan outline and making a decision – yes or no – to save time and to potentially to save the trees? It is June. I cannot imagine it will be a lot of money.

Mr. Rukkila stated no, it is not a large amount of money.

Mr. Berube asked would it be about \$500?

Mr. Rukkila stated it is about \$100 to \$125 per tree. Only five trees are in dire condition.

Mr. Berube stated it would be about \$600 versus the risk of waiting another month.

Ms. Kassel stated the sooner they can get something to me, I am happy to review it. Obviously, these trees have been there for some time. There is no guarantee. I do not know what kind of assurances you can give us that whatever we are going to pay for will have that kind of effect based on Davey's experience in other neighborhoods. Perhaps you can add that to the letter so that we have some assurance that this kind of treatment is likely to lead to some assistance for these trees, versus just a gamble of applying some fertilizer that might help.

Mr. Mansfield stated that is what Mr. Rukkila is trying to put together for you. Anything we do like this has a tremendous amount of research behind it. We will also attach some user-friendly information so everyone understands the process will be and what the risk will be.

Ms. Kassel stated if you have any case studies or research, I am happy to read it.

Mr. Mansfield stated this is an opportunity to come in with equipment that has basically two sides. One comes in and aerates all the dirt around it to loosen it up.

Ms. Kassel asked to what depth?

Mr. Mansfield stated to whatever depth is necessary. It depends on the trees. I would say anywhere from four to five feet on these types of trees, so we will be going down past what you might anticipate. That allows the trees to be aired and allows moisture in. At the same time, another section that is open will have the deep-root fertilization all the way down to the roots instead of just applying something at the top, which is generally in the standard contract for looking at it and trying to treat it. This is something where you are taking the next step to make something happen.

Ms. Kassel stated as you are doing your research to put this letter together, I would appreciate it if whoever is in charge of trees on your staff would look at all the laurels in the community to make sure other trees are not in need or having problems.

Mr. Rukkila stated I am happy to do that.

Mr. Berube stated they are indicating five trees at about \$125 each, for a total of \$625. I am looking to Ms. Kassel, who is comfortable reading Mr. Rukkila's letter outlining a treatment plan. If the Board is agreeable with Ms. Kassel's assessment of their plan, she has the approval to launch the activities right away instead of waiting for the next meeting. The maximum cost will be \$625, and it could be less.

Mr. LeMenager stated I would say she technically has the authority to tell them to proceed since that is legally how it would work.

Mr. Berube stated hearing and seeing affirmation from all Board members, Mr. Rukkila is directed to put his letter together and provide it to Ms. Kassel as soon as possible. I am sure he will do it right and she will be okay with it. Let us save the trees.

Mr. Rukkila stated I am not sure if you have seen the plant health care technician on property. I tried to focus on getting in front of chinch bug season this year. It particularly has been a very active season during June, July, and August. We have taken some preventive measures. That will reduce the amount of sod that we replace over the long term. The irrigation and chinch bugs are related. The hot spots invite them. I know there have been questions over sod replacement, and we are trying to stay in front of it and prevent those issues.

Mr. Berube stated I know they are working diligently on measuring irrigation rates getting into the ground as well as monitoring zones and keeping everything in working order. I presume since our last conversation that you have seen some improvement in the overall coverage for hot spots being handled, or are we still lacking in those areas?

Mr. Rukkila stated we are not issue free, but there has been a huge improvement by the team. We are narrowing it down, and it is getting better.

Mr. Berube stated a lot of communication is going back and forth with pictures.

Ms. Kassel stated a shrub on Cat Brier was cut back. I think it was firecracker, a shrub that is about eight feet tall. It was apparently pruned too heavily, and it looks like it is not going to make it. I do not know if you are aware of that.

Mr. Rukkila stated yes, I am. This sort of goes back to Mr. Todd Haskett. I have wanted to lower it for some time. The height it was at was very difficult to manage. Mr. Gerhard van der Snel and I decided during one of our drive-throughs to reduce the overall size of it. I want to say it was about a 30% reduction. You are seeing a portion that looks like it has not responded favorably to that cutback. Typically, the best management practice is to remove no less than 30%. We are within that, and I think it is a little too early to tell. We need to scratch it and see if it still shows green to see if it is still alive. I think it is too early to make a decision on that.

Ms. Kassel stated I think the pruning may have happened too late in the season, but we will see.

Mr. Rukkila stated I am honored to introduce Mr. Mansfield as our new branch manager.

Mr. Mansfield stated I am happy to be here. You have a beautiful community. I drove around and saw some things. I think the most important thing I offer is new energy and new insight and eyes on everything. I bring 30 years of being in construction and development, building in the State of Florida. I recently came back from Michigan with Davey since my grandchildren are up there, but my wife and I are very happy to be back in Florida. What I want to infuse is that it is more of creating a business environment within Davey to where everything can be more finite. An example is billing. As I understand it, you have had some billing issues along the way. That is one of the first things I am doing, to integrate some systems to be sure those types of things are under control. I want to find out where they are at and get a big picture of things. I want to be able to see things with Mr. Rukkila or before he does so that maybe they do not take as long. I am a third set of eyes and have not been here as often, and I think that truly helps along with my level of expertise.

Mr. Berube stated welcome to Harmony. In the near future, one new neighborhood will be opening up down the street and a second one following. Neighborhood I is coming online first, followed by neighborhood O five or six months later. Someone from this Board or the development office will contact Mr. Mansfield and Mr. Rukkila for proposals, with neighborhood I first. The developer will have some piece of that maintenance, as well. That is coming up within the next couple months. We will also discuss the contract renewal, which will coincide with the new fiscal year budget. That will also be happening soon.

Ms. Kassel stated I have had discussions with Mr. Mansfield, Mr. Rukkila, and Mr. Qualls regarding the piggyback process. Currently, Davey is using the Ave Maria CDD contract to endeavor to create a comparable contract for Harmony using the same terms. In less than two weeks, we will pass that onto Mr. Qualls for his review and also to me.

FIFTH ORDER OF BUSINESS

Developer's Report

Ms. Sambuca stated I would like to share a few updates on the community overall. Some items that we have been doing recently include hauling dirt from parcel O, which is Waterside down on this end, and stockpiling it. That hauling is complete. We have restored the CDD parcel area with sod. The silt fence will be pulled up probably within

Harmony CDD
May 26, 2016

the next week or so. You may or may not have seen the path along Five Oaks Drive, but it will be fully restored to 100%. We have also been hauling dirt for the past few weeks from the east side to Cherry Hill across from the school. We appreciate everyone's patience. I know the trucks and the noise are not pleasant. That hauling is complete, the dirt is there, and no more dump trucks will be passing your houses. Lennar Homes will be starting their home construction on that parcel soon. Parcel O – Waterside – is continuing to move along with development most likely for the next four to five months. Regarding progress on the South Lake project – the Lakes at Harmony – development is fully complete. CalAtlantic models are now open, and they have six of them. We are planning a grand opening event, a public event for the residents and everyone. Watch your email for that announcement. We would love to have you out to show you the area. It will include free entertainment and free lunch.

Mr. LeMenager stated that email came out about an hour before this meeting.

Ms. Sambuca stated it must be for something else because we have not planned that event yet.

Mr. LeMenager stated I received an invitation this afternoon.

Ms. Sambuca stated we had an invitation proof that came out but was not correct. The event will be Saturday, June 18 from 11:00 a.m. to 3:00 p.m. We will have entertainment and food. The recreation center across the street is still under construction. If you drive by, you can see the shell of the structure. The pool has been dug. They are continually working on it, and it has a couple more months of build time. We are moving along swiftly in that neighborhood. The developer will be holding a town hall meeting. We typically do these twice a year. We like to give the community updates and offer feedback as well as get any of your questions. A lot of times, many residents do not attend these meetings. We just want to be transparent on anything and answer any questions. We will be planning that for sometime in July, so watch your emails for that date, as well. It will most likely be an evening meeting. Last, I want to update you on the golf course renovation. It is going along smoothly. They are on track. The course has been closed but the clubhouse is still open, as is the restaurant. Everything is going as planned. They are renovating the greens and bunkers, which will continue into the fall, most likely September.

Ms. Kassel stated Integrity leases the course from the developer. This is not a CDD issue, but do I still speak with Carlos about doing cart tours on the golf course during this renovation?

Ms. Sambuca stated yes, he can still help you with that. We can still facilitate that for Conservation Café. Some areas are more dangerous than others, but the path should be clear. Check with the pro shop, and they can find the best time to facilitate that for you.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Engineer

i. Map

Mr. Boyd stated we are continuing to revise the map since the last meeting. We added pond numbers. We rotated it back to true north. One final correction we need to make now is to correct the text so that it is not slanted on the map. We have a few minor formatting items, but it is substantially complete at this point. We will get it cleaned up and issued in electronic format.

Mr. Farnsworth stated from the total document in whatever format you have or whatever your CAD system format is, it has many layers. Can we come to you for a particular combination of those layers?

Mr. Boyd stated what would be best is if you can tell me which maps you want, and then we can create those maps. There is not an easy way for me to give you a digital file that you can change.

Mr. Farnsworth stated I do not want that. I want to come to you to do that.

Mr. Boyd stated if you want one that is more specific to streets and one that is more specific to drainage, we can do that.

Mr. Farnsworth stated that is what I want.

Ms. Kassel stated this map is just for ponds.

Mr. Boyd stated it is for street names, as well.

Ms. Kassel stated not for H-1, H-2, or F.

Mr. Farnsworth stated what is missing is the neighborhood designation.

Mr. Boyd stated you are right; we are missing some.

Ms. Kassel stated for the NextDoor.com social media site, which is only for verified residents of Harmony, we cannot add people in the neighborhoods that do not have street names on the map. I can send that map to NextDoor, and those people can have their addresses included so they can be verified on that social media site.

Mr. Farnsworth stated on the street name map, make sure the neighborhoods are clearly and completely identified. That is something that you want to see.

Ms. Kassel stated including H-1, H-2, and F or with a comment.

Mr. Farnsworth stated you want to have a legend that explains what each neighborhood name means. F is really Cherry Hill, H-1 is Rosewood, and H-2 is Hawthorne. The names do not follow the alphabet any longer.

Ms. Kassel stated that is correct; that is from Starwood Land Ventures.

Mr. Berube stated you would think F would have been Flora or Fauna or something like that, not Cherry Hill. That does not make sense.

Ms. Kassel stated there is not a cherry tree or a hill in all of central Florida.

Mr. Berube stated they are making small hills there now, about three feet.

Ms. Kassel stated that is not a hill.

ii. Public Roadways

Mr. Boyd stated I am working with Osceola County to figure out what exactly is going on. We talked this week, and we are going to talk again tomorrow. We have asked for records and some of the old plans. We are working on that issue. We have not figured out why that is happening, but we are actively working on it directly with Osceola County public works.

Ms. Kassel asked what about potholes that are developing? Who do we contact? Do we contact Mr. van der Snel to ask the County to come and patch those potholes?

Mr. Boyd stated that is one method I can bring up with the County, as well. Probably what would be best to do is to approach the County on a neighborhood-wide basis to let them know you are starting to see some pavement degradation and ask when you can expect the County to start repaving those sections.

Mr. Berube asked is that related to what Mr. Farnsworth posted this morning?

Ms. Kassel stated that is one set of potholes.

Mr. Berube stated Mr. Bill Evans commented this afternoon, and I contacted him because he works for the County. He said they will probably be here tomorrow to fix that.

Mr. Walls stated to that end, we really should contact the County. I would not mind doing that as a Board because we are 13 years into these roads. That is more than a standard paving cycle. I do not think they have been repaved at all.

Ms. Kassel asked should Mr. van der Snel be the one who goes around and looks at all of them?

Harmony CDD
May 26, 2016

Mr. Walls stated no, that is not his responsibility. We will start with Mr. Boyd contacting the County. We can send an official letter or something.

Ms. Kassel stated we can ask our manager to do that.

Mr. Walls stated it is time. They may have it on the plan, but we need to find out.

Ms. Kassel stated at the very least, we need cleaning of the storm drains and repair of the potholes.

Mr. Berube asked do you suspect that the storm drain on Clay Brick is clogged?

Mr. Boyd stated I suspect something is blocking that line that goes into the golf course pond. The pond is a little higher than it normally should be, but it is not high enough to cause the flooding that we saw. Even the 100-year flood elevation of that lake is lower than this.

Ms. Kassel stated that drain is probably clogged.

Mr. Boyd stated it is possible that some wood washed into those inlets at some point.

Ms. Kassel stated it could be a bunch of mulch.

Mr. Boyd stated we do not have any beavers, but it might be a beaver dam situation where some wood has backed up, so now mulch and pine straw are behind it.

iii. Contract for Sidewalks

Mr. Boyd stated we received the contract from Mr. Justin Farrell last week. Our crew is queued up to start that design now. I anticipate that we will have it submitted before June 10. It may not be next week, but it will be the following week to submit to the County.

Mr. Berube stated this is for the linear park sidewalk. There has been a lot of conversation back and forth.

Ms. Kassel stated I have been speaking with Mr. Farrell about it. There were misunderstandings about who was to do what next.

Mr. Berube stated yes.

B. Attorney

i. OUC Street Light Buyout

Mr. Qualls stated thank you for letting me call in. One item has already been discussed, so I will not belabor it. I understand this might not be possible, but in my discussions with OUC, they suggested a July 1, 2016, buyout date. When I discussed this with Mr. Moyer, he reminded me that the money might not be ready yet at that point. This is something for you to consider. I think we have some time. Consider it and let me

know as soon as you can when the funds will be together to accomplish a buyout. That is really all we need to worry about at this point. OUC is crunching the numbers. We have already drafted the agreement, which was very simple. We took the one we did last time and modified it for this contract. Mr. Moyer provided the underlying lease agreements. Other than letting OUC know the idea of the timing, the ball is in their court. They will probably wait to start that process until we give them an idea of the timing. I do not think anyone needs a reminder that the sooner we can get that information to OUC, the better. I understand that it may not be available at this point, and that is fine. Unless the Board gives me direction otherwise, I will continue to proceed.

Ms. Kassel stated we thought we had enough money to pay it off.

Mr. Berube stated Mr. Moyer is looking at the financial statements now.

Mr. Moyer stated we have \$330,000 in this year's budget, and we can probably use some operating reserve to add to that because we still assess off roll. The developer pays on a monthly basis, and we can probably carry the District from October into December based upon that without having to worry about the operating reserves. I need to look at where we are budget wise and whether or not we are going to have sufficient funds available.

Ms. Kassel asked what is the anticipated payoff?

Mr. Moyer stated I am looking for that in the minutes.

Mr. Berube asked does Mr. Qualls have an idea what our anticipated payoff number is at this point?

Mr. Qualls stated no, and that will be somewhat dependent on the timing.

Mr. Moyer stated it totals \$365,000. If that is the case, we have those funds available, so we can proceed with this.

Mr. Qualls stated I have been dealing with Mr. Dan Seabrook. Does that mean July 1 will work?

Mr. Moyer stated yes.

Mr. Qualls stated I will report that to OUC so we can get them moving.

ii. Davey Contract Renewal

Mr. Qualls stated I want to thank Ms. Kassel for helping and taking the lead on this, as well as Mr. Rukkila and Mr. Mansfield. They have been very helpful. We are going to talk in a couple weeks to start putting that process together.

iii. Public Records Requests

Mr. Qualls stated this just came up yesterday, but I think it bears note and reminds me of some important things I want to share with you. We represent a lot of governmental clients across the State and a lot of public officials. We have seen a growing spike over the past year of entities making public records requests. It is my personal belief that they are making these records requests not because they give any care about the records that they are requesting, but they are trying to catch governments where they can sue pursuant to Chapter 119, Florida Statutes, for a public records violation. I want to talk with Mr. Walls since I am sure Orange County is seeing the same thing. I was talking with Ms. Patty Gleason, who is recognized in the State as the expert in public records law. She is with the attorney general's office, and she has certainly seen the same trend. We have seen a spike in public records requests and a spike in lawsuits relating to public records requests. None of our clients have been sued. Legally, it does not matter in Florida who is making the request or why. If a request is made, you have to comply. I want to thank the staff at Severn Trent, Ms. Sandra DeMarco, Ms. Brenda Burgess, and Mr. Moyer for walking through this particular public records request and in sending out a timely response by the book. This public records request, in addition to some other things, requested any email addresses for residents of Harmony CDD within the custody of Harmony CDD. That is very vague and could mean a lot of things. It caused me to pause and made me want to remind you of some important principles. We responded to this request. There is a provision in the law that says if the fulfilling of the request is going to require extensive use of clerical or supervisory oversight, then you can cover your costs. We believe this request would require the extensive use of clerical or supervisory oversight. Unless the requester pays our good-faith estimate of what those costs are going to be, we are not going to move forward. It is possible that they pay it. My thinking is as follows. We are only required to turn over records in the format in which you keep those records. So the only way we can provide to this requester all of the email addresses that are public records dealing with Harmony is to provide all of the various emails that Supervisors have sent, the professional staff have sent, and all those emails. That could conceivably be every email within the retention schedule. I meant to look that up, but it is a good chunk of time, as long as seven years. In talking with clients about this, some people get some misconceptions about what is and what is not a public record. All emails or any communications that any of us sends regarding Harmony are public records. It

Harmony CDD
May 26, 2016

matters not what the medium is that we send those records on. I cannot tell you how many clients have said to me that they sent it on their personal email and so it is not a public record or they sent it via text so it is not a public record. That could not be more wrong. Any email that we send dealing with Harmony business is a public record, whether it is on private emails, official Harmony emails, texts, or handwritten notes. It is irrelevant the medium upon which the record exists. That is important. This is why we advise you to keep your CDD emails separate from your personal emails, not because the personal emails about Harmony are not public record because they absolutely are, but because it can be a nightmare to go through your personal email account and pick out all the emails relating to Harmony business. In light of this request, I want to reiterate that there could be a time when we are going to have to get from you any and all emails regarding Harmony business so that we can fulfill this public records request. I thought this would be a good time to remind everyone that any communication that we all send regarding Harmony business is technically a public record, which we would be required to turn over. If it is a public record that we destroyed or did not turn over, there are serious consequences for that. Thanks to the manager, we responded to that public records request, we did it by the book citing all the relevant statutes, and we will keep everyone apprised as to what happens from here.

Mr. Farnsworth asked was the request for the email addresses or for the emails?

Mr. Qualls stated the request was for any email addresses for residents of Harmony CDD within the custody of Harmony CDD. That is verbatim from the request.

Mr. Farnsworth stated if I am understanding it right, if one of our addresses was sent to a resident, then what they requested is not only our email address but also the email address we sent an email to.

Mr. Moyer stated that is right.

Mr. Qualls stated that is correct. Because this District does not hire professional staff to go through and retain all these email addresses and store them in some spreadsheet, the only way I can think of to actually comply with this request, if the fee is paid per law to cover the costs that it would take, is to obtain every email within the retention period and turn over the whole email, which will include the email address. Then we would have to redact anything that would need to be redacted, such as social security numbers or bank account numbers.

Mr. Farnsworth stated that really gets messy.

Mr. Qualls stated yes, which is why I thought it would be a good time to remind everyone that communications we all send on Harmony business are public records, and we have a duty to maintain those. If they are requested, then we have a duty to provide those. At least the Legislature recognizes that there is a cost involved in that to the government, and the law is clear that the cost has to be paid before the custodian can go about compiling those records.

Mr. Berube stated the background of this is that certain individuals and/or entities are out on fishing expeditions trying to find governments that refuse to comply and to sue them for damages once there is a refusal. Is that the basis of what is going on?

Mr. Qualls stated we do not know who made this request. It simply comes from a gmail account called florida.cdd.survey@gmail.com. We do not know who is making the request or why they are making the request. Under the law, it is irrelevant. Separate and apart from this, just to amplify the warning I wanted to give, we have seen groups across the State, one being an organization of someone named Mr. Joel Chandler for Florida Open Government (FOG). If you look him up, you can see what is going on. There are organizations, lawyers, and law firms that specialize in suing governments for public records violations. Thankfully, your District manager is very well versed in the public records law. One example was a municipal police force that received a request from one of these outfits. They said they had a form to fill out and upon completion, they will provide the public records. That is as illegal as can be. They ended up settling from what I understand, and it was expensive for the government involved because that is not how you respond pursuant to Chapter 119, Florida Statutes. We responded by the book, but I am letting you know to further highlight the importance of maintaining these public records and understanding what a public record is so that we can all comply when we receive a request like this.

Mr. LeMenager stated what you are saying is that the requester does not have to reveal his or her identity.

Mr. Qualls stated they absolutely do not.

Mr. LeMenager stated perhaps at the next legislative session, you might bring that up as crazy.

Mr. Qualls stated it is crazy, and groups have brought it up. A bill was proposed this year to try to make what I consider to be minor changes. Right now, if a government does not provide the records pursuant to Chapter 119, Florida Statutes, attorneys' fees shall be awarded to the requester of those records. A judge has no discretion if the plaintiff can show that the government had the records and did not turn them over timely. Not only will there be damages but attorneys' fees are automatic. This bill simply tried to give the judge discretion as to whether or not he would award attorneys' fees. It died because the First Amendment Foundation worked hard to kill that legislation. Florida has a long, rich history of being an open government and a transparent government State. It does not matter the identity of the requester or the purpose of the request at all under the eyes of the law.

C. Field Manager

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

The monthly dock and maintenance activities report is contained in the agenda package and is available for public review in the District Office during normal business hours.

ii. Facilities Usage (Boats & Others)

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

iii. Facebook Activities

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

iv. Consideration of Proposal from Chapco Fence for Replacement of All Chain Link Fences in the Dog Park

Mr. Berube stated the agenda package included two proposals for replacement of the dog park fences and gates.

Ms. Kassel stated I am not happy with either of them. I think we can get something in between these proposals at the entrances to the dog park, particularly the eastern entrance to the large dog park and both entrances to the small dog park. Their proposals were all or very little. They were to either replace all the fencing around the dog parks, or just the wire.

Mr. Berube stated I did not ask the question but I should have since Ms. Kassel did not know about this.

Ms. Kassel stated no. I had mentioned to Mr. van der Snel that they needed attention, but I was not privy to the discussion and had not seen the proposals until I looked at the agenda.

Mr. Farnsworth asked when you do something like this, why is there only one quote? Normally we get several to compare.

Mr. Berube stated because we have been around and around trying to get fences. Chapco is basically the only player in town that can handle this. We have done this before.

Mr. Farnsworth stated I find that strange. I am not saying it is wrong, just strange.

Ms. Kassel stated I used a fence company some time ago, but I am not sure if they are still around.

Mr. Berube stated I thought Ms. Kassel was involved in this. I suggest we table this so Ms. Kassel can discuss it with Mr. van der Snel, tell him what you want, and revise it if necessary.

Mr. Farnsworth stated Ms. Kassel uses both parks, so she would know where the defects are in the fences and gates.

Ms. Kassel stated we do not need a new fence all the way around.

Mr. Berube stated I did not think so. When I saw this item, I was sure that Ms. Kassel had some input.

v. Miscellaneous

Mr. Berube stated Mr. van der Snel is on a well-deserved vacation in Texas. The linear park is finally going to move forward at the end of this fiscal year. Ms. Kassel asked about the golf course ponds. About a year ago or so, we started discussing bringing pond maintenance in-house. We put that plan together slowly but surely. As part of that discussion, a number of golf course maintenance staff members decided that they wanted a different level of service than our previous contractor provided and that we were going to provide. He suggested that we separate out all the golf course ponds, so we moved forward with that. The bottom line is that we have the obligation to maintain the ponds whether they are on our property or not. We did not walk away from that obligation. They asked to be released, and we said yes. It took six months, but they finally found out that no one at Integrity or at the developer's office wants to bear the costs to perform maintenance of the golf course ponds. So it came back to us, which is fine. That is what we anticipated at the beginning when they wanted a different level of service. Now it is

Harmony CDD
May 26, 2016

back to us. I had a meeting with Mr. Bob Glantz and Mr. Jason DeWildt who is the general manager here. Basically they are fine with the standards that we are putting in place for our ponds, which is to simply let them grow, handle the invasives, kill the duckweed, and have a four-foot buffer zone around the edges of the ponds. The golf course wants elimination of duckweed and no algae growing on the surface of the water, which is exactly where we are at. This works out well because we currently have two ponds infested with duckweed that is being transferred to our ponds from the pond that you noticed last year that was not maintained. Two golf course ponds are currently inflicted with duckweed that is feeding into our ponds. We can wipe out the duckweed quickly. You have seen what happens. The ponds get clean, rains and wildlife activity bring the duckweed back, and our ponds are infected again. As it turns out, this will probably work out well. We will get back to a congruous system and will be handling the golf course pond maintenance. Based on the fact that over the past six months, they have had no treatment and no one noticed, the ponds actually look better with no treatment for the most part.

Ms. Kassel stated I think a lot of that was because it was the fall and winter.

Mr. Berube stated I understand. The bottom line is that we will maintain all of them again. It should not be a manpower issue because of what we experienced in the past six months that was not questioned. As an extension of that, Ms. Jennifer Dwyer started earlier this month. The contract finally got all worked out. There were two meetings with the field staff. Mr. Wolfe has already gotten high marks from Ms. Dwyer as to his capability and dedication. Mr. van der Snel said the same thing about her. They seem to be getting along well. Her report was that we had some duckweed, a couple invasives specifically grapevine growing around a few ponds, and minor amounts of algae. From what I read, there was not too much to get excited about.

Mr. Wolfe stated a few ponds will be the focus. Other than that, the rest are maintaining themselves.

Mr. Berube stated we are in good shape. We have a new chemical supplier; we tagged onto a golf course supplier of herbicides and pesticides. They were getting a fairly good discount. Rather than going into the open market and trying to negotiate on our own, we got together with the golf course. The first batch of chemicals for duckweed treatment will arrive next week from what I understand. Ms. Dwyer is aware of the chemicals we

are using, and she is okay with our treatment plan. It is rolling ahead relatively quickly. Action one is to get rid of all the duckweed. That is a huge problem. When we get that under control, then everything else will come along.

Mr. Farnsworth stated that is a chemical treatment, not hand pulling.

Mr. Berube stated that is correct. Duckweed is little green spores. If you look at the entrance to the Estates, the ponds have a green sheen on it and you might think it is algae. They are actually bright green spores. They are individual, and they feed on the phosphorus and the nitrogen in the water. The reason they call it duckweed is because when a duck lands in the pond, it gets on the duck. When the duck goes to your clean pond, the spores get into that pond. Alligators bring it, turtles bring it, any wildlife or anyone who goes in the ponds transfers it, including boats. We had an issue the other day with a water fountain maintenance person who put his boat in the ponds and then put it into other ponds without washing off the boat. Our pond maintenance program has been working out well. Ms. Dwyer has proven to be a valuable asset, and she is on board with our plan.

Mr. Walls stated it sounds like you made it clear that the golf course ponds will not be getting any different treatment than any of the other ponds.

Mr. Berube stated that is correct.

Mr. Walls stated we treat them for stormwater function, and that is how we will treat those ponds, as well.

Mr. Berube stated yes, and I made that clear. They wanted a different level of treatment, which is why they wanted to separate them from our maintenance, which is fine. Now, they found out what it is going to cost, and they did not like that. Integrity said no, so they sent it to the developer, who also did not want that and was fine with the way the CDD ponds look. We were very clear that we are going to maintain them all to the same standard, and they are fine with it. The only difference will be that we are cutting our own buffers, and they will cut theirs. Neighborhoods I and O are coming on board. There was a request for me to walk through neighborhood I because they want to turn over the landscape maintenance to us. I did that the other night. It is not ready to come to us yet, largely because the banks of the ponds are caving in. The sod has not taken. There are many areas of washed-out sod along the pond. When they install the sod, it is in squares, and many of them are washing downhill because it is being washed out. Mr.

Harmony CDD
May 26, 2016

Glantz, Mr. Joe Trammel, and I went out there this morning. They will make repairs and stabilize the banks. The neighborhood I maintenance responsibility will not be coming to us for a couple months. Neighborhood O is still rough, and we will not have any consideration of that until next year. Last month, Mr. LeMenager was pretty adamant that we not accept the O plat until we got the park situation squared away.

Mr. LeMenager stated we have our two parks.

Mr. Berube stated we got more than we expected.

Mr. LeMenager stated yes. I was happy with one and was very pleased to get two.

Mr. Berube stated there was a request for me to accept and sign the O plat. As far as I remember, the only hang-up was to make sure we got the parks.

Ms. Kassel stated we got a picture of the two parks, but I have not seen the plat.

Mr. LeMenager stated we have not seen the plat. We have seen a brief mockup but nothing with lots drawn out or anything like that. All we saw was what I suggested they provide, which was a drawing with two parks at the top.

Mr. Walls stated I believe they said they were going to email it.

Mr. LeMenager stated I have not seen the plat.

Mr. Berube stated when Ms. Sambuca was here last month, she showed us a map that was pretty much the plat. It was not very detailed, but that was pretty much it.

Mr. Walls stated it was just a drawing.

Mr. Berube stated if you want more, then we will just hold it.

Mr. LeMenager stated we just want to see the plat. I do not think we will have a problem, but we have not actually seen it.

Mr. Berube stated I am not sure it is ready to sign. Mr. Glantz just asked me to make sure that everyone was okay with what they did, specifically with the parks because that seemed to be the holdup. I will tell them we want to see the plat next month or sometime before the next meeting.

SEVENTH ORDER OF BUSINESS

District Manager's Report

A. Financial Statements for April 30, 2016

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

Mr. Moyer stated through the end of April, we are 97% collected on our non-ad valorem assessments, which is a good thing. Whatever has not been paid will go through the tax certificate process. We usually get all of our money through that process. Overall, we are \$130,000 under budget at this point. That is comprised in large part by a budget category that we had for roads and alleys that we have not spent any money from yet. We are in good shape.

B. Invoice Approval #193, Check Register, and Debit Invoices

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

On MOTION by Ms. Kassel, seconded by Mr. LeMenager, with all in favor, unanimous approval was given to invoice approval #193, check register, and debit invoices, as presented.

C. Report on Number of Registered Voters – 1,101

Mr. Moyer stated this is an informational item. It really means nothing in terms of where we are in our life cycle, but I need to enter into the public record the number of registered voters, which is 1,101 registered voters. That is only relevant when a District reaches six years of age and we monitor when we have more than 250 registered voters. That triggers a conversion from landownership elections to registered voters/qualified elector voter elections. We have been there for some time, which is why this does not have a lot of relevance because we already crossed the threshold.

Mr. LeMenager stated it is nice to know the number is over 1,000.

D. Distribution of the Proposed Budget for Fiscal Year 2017 and Consideration of Resolution 2016-03 Approving the Budget and Setting a Public Hearing

Mr. Moyer read Resolution 2016-03 into the record by title.

Mr. Moyer stated the Board is familiar with this process. We authored a budget very similar in format to what we are currently operating under. There has not been much change even in terms of dollar amounts for the various line items. I am asking the Board tonight to approve the budget pursuant to a resolution and then set a public hearing. What was in the agenda package was for a hearing date at the end of August. I will recommend that we move that up to July 28. If something comes before this Board or if the Board desires to consider the assessment methodology, if we change any of that assessment methodology and increase anyone's assessments, then we have to send out written

notices to anyone who would be affected by that change. In order to do that and still certify the budget and the assessment to the property appraiser before the end of August, we would need time between July and August to do that. This gives us a little flexibility. We still make the date for providing the budget to the County for their review 60 days before we adopt the budget. The resolution approves the proposed budget and sets the public hearing. The resolution does not adopt the budget. You will adopt the budget after you have the public hearing.

Mr. Berube stated historically, we have held a workshop to review the budget line by line. This budget is remarkably close to where it needs to be with two exceptions.

Ms. Kassel stated I found more.

Mr. Berube stated there may be others than the ones I noticed. It is a zero increase. Over the years, we figured out a trend where we are able to match spending to the budgeted amounts. The zero percent increase works, and there is enough room where we will not be strapped for money from what I can tell. The one thing that is missing is that neighborhoods I and O will be coming on board during this budget year. I did not notice any consideration in the budget, but I am anticipating we will need \$25,000 for those two neighborhoods if they match roughly what the last two neighborhoods cost. We do not know what that will be, but we have to count on it. I think \$25,000 is sufficient. We will need to make minor changes elsewhere for some small adjustments. That \$25,000 can easily come from the road and alley category that Mr. Moyer mentioned because this year, we have not done anything with the alleys. We mentioned earlier potentially getting the County to come in and do some paving. It would only make good sense if the County is going to come in and pave roads that intersect with alleys to have our alley work done at the same time the County is here. I am suggesting that one major change is to take \$25,000 from somewhere to fund the necessary landscape maintenance for neighborhoods I and O. That amount is already within the roads and alley line item, and I am suggesting we take \$25,000 from that line item and move it over.

Mr. LeMenager asked is that not the purpose of having a workshop and discussing what we want to have in the budget? We have yet to ask our residents if they have any special projects they wish for us to consider. We say that to people throughout the course of the year. I am sure we have said it a few times in the past six to eight months that we will look at it at budget time. That is why we have our workshop and go over that.

Mr. Berube stated I was not saying that is the only change to be made. It is the only one that stands out as significant that was not caught in the budget.

Mr. LeMenager stated we can discuss that at the workshop.

Mr. Berube stated it is a requirement that we are going to take on.

Mr. LeMenager stated I am not sure why we are discussing details at this point.

Mr. Berube stated we can have a short discussion now or hold a workshop or whatever you want to do.

Mr. LeMenager stated I am not sure why we would change what has been done for the past six or seven years.

Mr. Farnsworth stated that is what I was wondering in the wording of what is going on. Are we actually being asked to accept this budget as it is without any review?

Mr. LeMenager stated yes, we are.

Mr. Farnsworth stated that does not make any sense.

Mr. LeMenager stated yes and no. This is absolutely the same process Ms. Kassel and I have gone through for eight years. We approve this budget, and then we basically tear it apart and put it back together.

Mr. Farnsworth stated this is a tentative budget.

Mr. LeMenager stated yes. This gets the process started.

Mr. Moyer stated that is correct.

Mr. Berube stated it is the first pass.

Mr. LeMenager stated it is a pro forma.

Mr. Berube stated we are accepting these numbers subject to modification. The second part of this is to set a public hearing date for July 28.

Ms. Kassel asked in the motion to approve the resolution, do we need to indicate that the resolution needs to be modified for the July 28 from the existing August date?

Mr. Qualls stated yes.

<p>On MOTION by Ms. Kassel, seconded by Mr. LeMenager, with all in favor, unanimous approval was given to Resolution 2016-03 approving the proposed budget for fiscal year 2017 as amended to set a public hearing for July 28, 2016, at 6:00 p.m.</p>
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Mr. LeMenager asked shall we set a date for our workshop?

Mr. Moyer stated last year, we had it the day before the regular meeting.

Harmony CDD
May 26, 2016

Mr. LeMenager stated we need to determine a date so it can be advertised.

Mr. Farnsworth stated on agenda page 121 in the narrative that cites the expenditures for legal expenses, the name should now be Young, vanAssenderp & Qualls.

Mr. Qualls stated that is correct.

Mr. Berube stated a number of things in the narrative should be cleaned up. I made some notes when I reviewed it that I will send to Mr. Moyer. I presume Mr. Moyer writes the narrative.

Mr. Moyer stated the accounting staff puts the budget together, and then I review it. I usually concentrate more on the numbers than on the narrative. If you have any changes, let me know.

Mr. Berube stated it shows Spies as our chemical supplier and a number of other changes we have made. Our next meeting is June 30 at 6:00 p.m. Do we want to hold the workshop on June 30 at 4:00 p.m.?

The Board members gave consensus to hold the budget workshop on June 30, 2016, at 4:00 p.m. at this location.

E. Consideration of Facility Usage Application from Champions Grill for a Summer Pool Party

Mr. Moyer stated if the Board does not have any issues or exceptions to the use applications, then we will process them in the normal course.

Mr. Berube stated I would not normally have a problem with this. I had a conversation with Ms. Jennifer Abrahamson already. In the past, they have had pool parties with a disc jockey who typically puts a chair in front of the gate to hold it open, so everyone is in and out all the time. Those pool parties were going on month after month, and word quickly spread around 20 square miles that Harmony had a pool party on Sunday afternoon and everyone could come. Some residents commented that everyone else is coming to their pool party. They were not selling anything at that point, but this time, they want to have a pool party with a disc jockey, they want to have a grill, and they want to sell hamburgers and hot dogs and drinks within the pool enclosure.

Mr. LeMenager asked will they be selling alcohol?

Mr. Berube stated no, soft drinks.

Ms. Kassel stated no glass is permitted in the pool area.

Mr. Berube stated I understand. The question is, selling of items inside or on CDD property I do not believe has ever been sanctioned before. Maybe we have, and maybe we have not, but it adds a new wrinkle.

Mr. Farnsworth stated I do not think we have done it before; it was always on developer property.

Mr. Walls stated that is correct. Something like this makes me pause because it is a for-profit company using the CDD's and residents' facilities to make a profit, presumably. I would be more comfortable with this if the HROA was sponsoring the event and Champions Grill is brought in as the vendor by the HROA to provide food or whatever the case might be. I am not comfortable in having Champions Grill be directly responsible for the event.

Ms. Kassel stated if we did it for Champions Grill, then we would have to do it for everyone.

Mr. Walls stated yes. It opens the gates for anyone to come use the facility and sell their food and whatever else.

Mr. Berube stated we had that brief discussion with the chair for the social committee today who was at the pool. She had heard about this and wondered why Ms. Abrahamson had not gone to the social committee for this event.

Ms. Kassel stated the social committee does not have the budget for this.

Mr. Berube stated I understand.

Mr. LeMenager stated if Champions Grill is paying for it, then it does not matter.

Ms. Kassel stated but they want to sell their food items.

Mr. Berube asked if the social committee sponsored this pool party and Champions Grill was going to sell items at the pool party under the social committee's sponsorship, are we okay with that?

Mr. LeMenager stated we have that question in the next use application. They want to sell some refreshments there, as well.

Mr. Walls stated I am more comfortable with that because it is controlled by the HROA, which is made up of residents on the social committee making this request. We still have the ability to approve it or not approve it based on what they bring to us, but we do not have a lot of control over outside companies coming in and putting on events.

Harmony CDD
May 26, 2016

Ms. Kassel stated the HROA has a very limited budget, so they are going to need to do things on a continual basis where residents will have to pay for things on their own at social committee events because they just do not have the budget to provide that for people.

Mr. Berube stated specifically for food.

Ms. Kassel stated yes. The idea of residents paying on a per-person basis on a pre-reserved basis, I do not know if that is something they want to do. Perhaps it has been done, and I do not know if the revised, newly populated social committee wants to do that or not. I understand Mr. Walls's concerns. I have similar qualms. I do not know what the answer is. As we grow, we are going to have more of these requests by businesses to conduct some kind of business on CDD property. We have had similar things happen where residents had to pay for things on CDD property that were not social committee events. This is another step beyond that. I would like to hear comments from Mr. Farnsworth and Mr. LeMenager.

Mr. LeMenager stated obviously if we let Champions Grill do it, then we make money because they have to pay a fee. If we do it under the auspices of the HROA, we have a policy not to charge them to use our facilities. What is the fee to use the pool for the time they want it?

Mr. Berube stated probably \$250.

Mr. Walls stated I am not interested in making money. That is not the point. The fee is to cover costs for maintaining the facility, not to make a profit. I do not think that is how we set it up. I have no problem with the HROA holding a pool party and having a vendor there to sell food to people who want it, as long as they are sanctioning that event and asking us for permission to do so.

Mr. LeMenager stated I do not have a problem with that, either.

Mr. Berube stated Champions Grill has the ability to provide food, which has been a big hang-up for social committee functions in the past. It is very expensive.

Ms. Kassel stated yes.

Mr. Berube stated they are aware of that, which is why the quell was put on providing food. We will see more food truck events and events like this. What is going on is, the social committee is getting more involved with Ms. Abrahamson on a lot of *quid pro quo*

types of things: we need this from them, and they need that from us. I see this blending into that.

Ms. Kassel asked what is the date of the event?

Mr. Berube stated June 11.

Ms. Kassel stated that is only two weeks away.

Mr. Berube stated I think the social committee will approve this if we approve it subject to the social committee being the sponsor. If we are comfortable with having the social committee sponsor this, then we can let it go to see what happens.

Mr. Walls stated these kinds of requests need to come from the social committee.

A Resident stated typically when a vendor is involved, they have to get bids and other things. It is not just as simple as it might sound.

Mr. Walls stated that is up to them.

Mr. LeMenager stated that is their decision.

A Resident stated I wonder why the CDD is saying what the social committee is going to take on or not.

Mr. LeMenager stated that is not what we are saying. What we are saying is, if a request is coming from a commercial company like Champions Grill, we are not very comfortable with it. We are simply trying to give Champions Grill a solution so that they can still have the pool party.

Mr. Walls stated it is at the discretion of the HROA if they want to do it or not. We are not going to accept the request unless it comes from them. They can decide if they want to do it.

A Resident stated the request as submitted to you right now is from Champions Grill.

Ms. Kassel stated that is correct. We are saying we are not going to approve it and are going to push it to the social committee to see if they want to sponsor it.

The Resident stated this event will happen before your next meeting.

Ms. Kassel stated we can say if the social committee does submit the request, we will approve it.

Mr. LeMenager stated Mr. Moyer has the ability to approve these.

Mr. Berube stated this is based on a conversation I had today, knowing this was coming up at the meeting. The social committee chair was at the pool with me today, in the interest of full disclosure, and she wondered what was going to happen. I told her that

I did not know yet because the Board has to discuss it. She knew about it because Ms. Abrahamson had already talked with her. Other things are happening in the background that affect this. I believe that, based on conversations I had, the social committee will pick this up because they thought it was a good idea to have the party. Timing is an issue here, but if they agree to sponsor the event, it can just be a day or two before the approval is issued by Mr. Moyer.

Mr. Bill Fife stated a week or two ago, the Harmony Community Church had a fun fest, rented the facility, and had someone selling lunch. That was not sponsored by the social committee, but it is very similar to what is being discussed with Champions Grill.

Mr. Berube stated I am not sure that, as part of the application for their fun day, we knew there was going to be the sale of items as part of that. I do not believe that was disclosed.

Mr. Walls stated we had no idea.

Mr. LeMenager stated it was not mentioned.

Mr. Fife stated to the church, it is illogical that they would not be able to sell food. They did not make any money off it, but they were just providing the food.

Mr. Walls stated we will definitely address that next time. I had no idea they were going to do that.

Mr. Berube stated it comes down to the disclosure. The application in front of us is clear that they want to sell food. It is not a pool party where they are going to give away hamburgers and hot dogs. I talked with Ms. Abrahamson that she needed to be clear in this application if they are going to sell something. That is the impetus. Our biggest problem as we have gone along over time is, we will do something without thinking ahead that will set a precedent, and then three months later, another very similar thing comes up and people point to that precedent. It is close but different. We are hesitant and we try to discuss all the aspects. We will deny this use application as presented and suggest if the social committee wants to sponsor this event and be the applicant, then we will give Mr. Moyer the authority to approve it so the timeframe can be adhered to under the social committee auspices.

Mr. LeMenager stated to be clear, I am happy either way, but it sounds like the will of the Board is for the social committee to be the sponsor. I am fine with that.

Ms. Kassel stated I am fine with that.

F. Consideration of Facility Usage Application from the Harmony Social Committee for the Food Truck Event

Mr. Berube stated I am not sure why this came to us because when you read the map, they want to have a food truck event in Town Square. The food trucks are generally going to be on the streets. They are looking for other businesses, specifically the other restaurants, and any Harmony resident business. They will be putting cables on the Harmony sidewalks, which is a close call. They have already talked with the developer and want to shut off an area to the side of the market for the food trucks to line up. This is the same night that the Harmony church has a movie night, which is the attraction: people will be there for movie night and can visit the food trucks and any other restaurant that is out here selling food.

Ms. Kassel stated those other ones are for residents who have businesses to pay a very nominal fee, about \$20, to have a table so that they can talk about their business with residents.

Mr. Berube stated that is right. Our piece of this is that some of these cables might be on our sidewalks or landscaping. That is the application from the social committee. I did not see any problems with it. The developer has already given approval.

On MOTION by Ms. Kassel, seconded by Mr. LeMenager, with all in favor, unanimous approval was given to the facility usage application from the Harmony Social Committee for the food truck event.

A Resident stated since these are County roads, do they need a County permit to be able to park a food truck on the County road? Is it not also a County sidewalk?

Mr. Berube stated the sidewalks are the District's.

The Resident stated but the roads are the County's. If a County official came out and saw the event, would they shut it down for not having a permit?

Mr. LeMenager stated that is not our issue. If they need permits from the County, they have to go to the County. I do not know that any of us would actually know.

Mr. Berube stated no, we would not. They are generally wanting to go into the area that is not a County road. There is a little area that runs perpendicular to the Town Square buildings as it enters into the parking lot. They are going to line the trucks somewhere in that area. It all depends on how many trucks they get. Again, what the County wants to do is not part of our rule setting or approval process.

G. Consideration of Facility Usage Application from the Harmony Social Committee for the Bubble Soccer Family Event

Mr. Berube stated bubble soccer was already approved for a previous date. It was going to rain and did not, but they moved the date.

Mr. LeMenager stated please remind them that the parks close one-half hour before sunset, and they may not bring stadium lights and turn them on after dark.

Mr. Berube stated the end time for this application is 6:30 p.m., which is well before sunset. I think the last time they did it was in the fall, which was affected by daylight savings time.

Mr. LeMenager stated I do not remember but I wondered what was going on. It was incredibly enjoyable while it was going on, but it was dark.

The use application from the social committee for bubble soccer family event previously presented and approved was approved with the revised date.

EIGHTH ORDER OF BUSINESS**Topical Subject Discussion****A. Discussion of Chairman's Comments on Facebook**

Mr. LeMenager stated we had a meeting, at which time three of us made it very clear that we thought it was inappropriate for Mr. Berube to basically veto the actions of this Board. You said you would not do it again, and an hour later, you get on Facebook and say that you will break policy every time. That is not what we are looking for in a Chairman. I do not think it is at all appropriate. You talk about it being a policy. I do not think it is being a policy. I wonder if it is actually the law.

Ms. Kassel asked does Mr. LeMenager have some suggestions as to what needs to happen?

Mr. LeMenager stated no, I just wanted to discuss this. I think three of us were pretty clear. I am not talking about how we ended up voting because I voted the other way anyway, which I thought we were going to end up doing. That was not the point. The point is that the Chairman does not have the right to override a vote of this body. I would also like to point out to Mr. Moyer and Mr. Qualls that they very clearly saw what the vote of this Board was, and they really should not be taking direction from the Chairman that is contrary to the vote. I think both Mr. Moyer and Mr. Qualls should understand when the Chairman does something that he does not have the authority to do, maybe you should not follow what he is asking you to do.

Mr. Berube stated let us go back to the beginning, and I will come back to that comment. I did not stop or change what the Board directed. I just slowed it down a little bit to bring it forward for your consideration. I know that that is a fine line. As it turned out, we reconsidered what we did, and everyone voted in agreement. But that is not the point.

Mr. LeMenager stated no, it was not unanimous. Mr. Farnsworth did not vote in favor of the motion.

Mr. Berube stated most Supervisors voted in favor of it. The bottom line is, with OUC, I could have asked them to slow down or stop the process and just say that it is moving ahead slowly but they did not get anywhere with OUC yet. I am pretty confident that they would have gone along with that, because that is what has happened in the past.

Ms. Kassel stated I do not want to belabor this, because Mr. Berube explained this last month.

Mr. Berube stated no, I did not.

Ms. Kassel stated yes, you did. This is really the point that Mr. LeMenager is bringing forward, that you indicated you did this last month and said you were sorry and will not do it again.

Mr. Berube stated no, that is not what I said, and I am coming back to that. The point is, that could have all occurred in the background, and nothing would have happened. I would have come to the Board and said nothing happened. I think Mr. Moyer and Mr. Qualls would have gone along with that. I am pretty confident of that because that is how things work in government. Instead of working like a government, I decided to tell you the truth about what I did and why. I was chastised for it, and I understand. Yes, I apologized when I realized it. What it says there does not mean that I said I would do it again going forward. I just revised or put on paper what I thought at the moment. It was an explanation of how we got there. Not only did I admit to the Board what I had done, but I put it on Facebook and told all the residents what I did. If you want to talk about transparency and truth, I told the truth. I could have hidden it, but I did not.

Ms. Kassel stated that is not the issue. That is not the point I was making.

Mr. Berube stated what it says there is a reflection of how I felt at that moment. I think that was a reply to a resident's concern.

Mr. LeMenager stated no, that was actually your report on the meeting.

Mr. Berube stated it was a secondary thing. It is not intended to reflect that it is my feeling going forward. It was the moment, my expectation, and my realization of what we discussed. I said I would not do it again. You can take that for what it is worth or not.

Mr. LeMenager stated no problem, but take more care when you write things on Facebook.

Mr. Berube stated I know you feel that I probably singled you out.

Mr. LeMenager stated no.

Ms. Kassel stated you said that when it comes to breaking protocol versus saving the taxpayers a significant amount of money, you will break the policy every time.

Mr. Berube stated that is exactly what I did. I did not say that I was going to do it next week. I get it.

Mr. LeMenager stated this is not about hurt feelings. To me, it is about rule of law. We have a governmental body. That body made a decision, and the law has no provision for the Chairman to have the right to derail what that governmental body has decided.

Mr. Berube stated we can belabor this forever. I did not veto it; I slowed it down a little. That is not a reflection of what I think should happen going forward. You have to admit that it was a very unusual circumstance.

Mr. LeMenager stated I am not disagreeing.

Mr. Berube stated my point is that I am truthful with people. We deal with transparency every day. You heard that from Mr. Qualls earlier. I was transparent and explained what I did. Some people did not like it.

Mr. Farnsworth stated I guess the most troubling thing was that you could have said the same thing with different words. The wording that was there, unfortunately, comes across as being belligerent.

Mr. Berube stated or arrogant.

Mr. Farnsworth stated I was not going to go that far. In just a different choice of words, you could have said the same thing.

Mr. Berube stated I understand. What was written is not a reflection of my feelings for the future. It will not happen again.

Mr. David Leeman stated we have heard that before. You changed the motion on the kayaks, and you said you would never do it again. You said you would never do it again once before, and you are saying it again. We will keep that in mind.

NINTH ORDER OF BUSINESS**Supervisor Requests**

Ms. Kassel stated I should have raised this during the engineer's report, but we have not done anything with alleys this year. Do we need any attention to alleys this year before we spend more from the budget? This is not necessarily a question to be answered right now. It is just to ask if we need to attend to alleys. Is this something we have had our eye on? Should we look at the alleys and see if we need to do something? Or you can tell me that you have looked at them, and we are good for now.

Mr. Boyd stated I have not really looked at the alleys to see if they are due for anything. When we started, we anticipated that we would go through neighborhood by neighborhood. I will be happy to review those during the times that I am normally down here.

Mr. LeMenager asked was it Mr. Berube's idea that when the County comes to pave the roads that we should also do the alleys?

Mr. Berube stated yes.

Ms. Kassel stated but the alleys are our property.

Mr. Berube stated I understand that.

Mr. LeMenager stated if Jr. Davis comes in to do the roads, we might be able to get a good deal on the alleys.

Mr. Berube stated Jr. Davis will not be doing the alleys.

Mr. Boyd stated the County will not be coming here to do repaving any time soon.

Ms. Kassel stated we might get potholes patched.

Mr. Walls stated you are talking a big dollar amount. Even if they came in and did that, we are updated on all of our alleys. We need to look at what we can do and where we need help.

Ms. Kassel stated I am just asking if we have been paying attention to this and to make sure we pay attention to it before it becomes a big issue.

A Resident asked as we are paying attention to it, can we look at other options besides blacktop pavement? That is what was used when the other alleys were redone.

Mr. Boyd stated the asphalt paving is really the best solution because it is flexible. Concrete will generate cracks and is much more expensive pavement. It also settles unevenly.

The Resident stated the same things happen with blacktop, too. It gets crumbly.

Harmony CDD
May 26, 2016

Mr. LeMenager stated blacktop is all we have now. It just turns gray over time. It all started out black.

Mr. Berube stated to do it in concrete would be exponentially more expensive because all of the under layer, and we would have to prepare it with different materials.

Ms. Kassel asked are any of our alleys anything other than pavement?

Mr. Berube stated no.

Mr. Boyd stated no, they are all asphalt.

Mr. Walls stated you are not going to find many roads in Florida that are not asphalt.

Ms. Kassel stated they look different because of the weathering.

Mr. Berube stated some are gray, and some are very black.

The Resident stated some were done within the last year.

Mr. Berube stated yes, and they were blacktop asphalt.

Ms. Kassel stated it is all the same material, but it just looks different.

Mr. LeMenager stated wait a couple years and it will be gray.

Mr. Berube stated I looked at the alleys. Some are worse than others. Obviously, the oldest ones are the worst. Sadly, the newest ones in the Green neighborhood have the most ponding on them. One location in the Green neighborhood has a depression that we discussed a year or so ago that has not changed a lot. We suspect there was a water leak under there or something. It depends on what you want to fix.

Ms. Kassel stated I am just requesting that we look at what may need attention, and bring it to a meeting to discuss.

Mr. Berube stated he wants some direction of what has to be fixed, if it is ponding or the cracks.

Mr. LeMenager stated no, Ms. Kassel just wants Mr. Boyd to look at the alleys and let us know if we need to do anything.

Ms. Kassel stated I want to know if anything looks like it needs attention.

Mr. Walls stated ultimately, we will have to repave all of them. We might as well start looking at that.

Ms. Kassel stated monies are in the budget. To Mr. LeMenager's point, if it is in the budget, then why are we not spending it if we need it.

Mr. Berube stated it comes to the question of need.

Ms. Kassel stated that is why I am asking Mr. Boyd to take a look.

Mr. Boyd stated I will look at all the alleys. At one point, we prepared a schedule. If we are going to do certain neighborhoods on a certain schedule, if you do not move forward with the schedule, then over time, you get behind.

Ms. Kassel stated regarding that schedule, it might be a good idea to revisit the refurbishment schedule because we have new assets that need to be added. We need to know what looks like it might be coming due so that we can include it in the budget.

Mr. LeMenager stated we will not have any new alleys.

Ms. Kassel stated I am not talking about just alleys; I am talking about all of our assets and all our infrastructure that the CDD is responsible for maintaining, as well as anything new that is coming along, for example, the park along the gas pipeline. There are a number of areas that are new or have come online since we last did the refurbishment schedule.

Mr. Berube stated keep in mind that it was a learning curve with the last alley we repaved. As Mr. Boyd presents his findings, the bigger the project, the easier it is to get a quality contractor and also to get a better price based on the size of the contract. The problem the last time was that it was a fairly small contract. We were limited with the number of people who bid on it. The scope of it limited our ability to get a good deal. Keep that in mind when you prepare the new schedule.

Mr. LeMenager stated maybe we ought to do them all at the same time.

Ms. Kassel stated my second item is regarding kiosk signs. I would like to request that the CDD invest in new signs in the informational kiosk. They are on CDD property throughout the community. There are 14 kiosks and 28 signs. I am proposing that we spend less than \$1,000 over the next couple years to replace these signs. They have lasted probably 10 years, so we would not have to do it again for another 10 years.

Mr. Berube stated the informational signs.

Mr. Farnsworth stated I drove past the linear park and around the Green neighborhood. At least one of those signs that was shown on Facebook is missing in that neighborhood or was bleached out.

Ms. Kassel stated that is my point. These signs wear out. Each sign costs about \$60.

Mr. Farnsworth asked where are all those signs located?

Ms. Kassel stated there are a total of 28 digital signs. We have probably 20+ but not all 28. Ms. Rachel Garwood has the signs because she and some other residents are on a

Harmony CDD
May 26, 2016

schedule to change out those signs twice a year. Every six months, those signs are changed out. There are 28 signs with 14 kiosks. In one year, all of those signs are used. Fourteen of these laminated signs go into the kiosks. Each kiosk gets two signs during the year that go into the kiosk. It is a laminated sign that sits inside the glass case in the kiosk.

Mr. Farnsworth stated so the laminated sign gets changed every six months.

Mr. Berube stated yes.

Mr. Farnsworth asked what is the reason for the change?

Ms. Kassel stated we want residents to be more informed. We have 28 signs that were developed by Mr. Mark Hostetler of the University of Florida.

Mr. Berube stated the kiosks were placed on CDD property by the developer at their cost. Initially, they were paying for the maintenance and updates for all these signs. The developer has said they are not doing that anymore.

Mr. Farnsworth asked who is moving the content around?

Mr. Berube stated Ms. Garwood is.

Ms. Kassel stated they are volunteers.

Mr. Berube stated Ms. Garwood took on this request. We have 28 various posters of different topical content about the birds, the docks, the ponds, and other topics in the nature series. They go into 14 of these kiosks, and twice a year, they get flipped. The problem is that there are no more laminated posters to go in the kiosks. Someone has to spend some money to provide a new supply of posters. Ms. Kassel is suggesting 14 posters be purchased at \$60 each.

Mr. LeMenager stated I do not think that is what she is talking about.

Ms. Kassel stated yes, it is.

Mr. LeMenager stated it is not something that changes every time.

Ms. Kassel stated it is an insert.

Mr. LeMenager stated we are not talking about the permanent sign.

Ms. Kassel stated you are talking about the square signs on the posts.

Mr. LeMenager stated yes.

Ms. Kassel stated we also need to address those, as well.

Mr. Berube asked do you mean the trail posts?

Ms. Kassel stated no, Mr. LeMenager is talking about signs like the one on Cat Brier about butterflies and hackberry trees.

Mr. LeMenager stated or like the sign as you drive into town.

Mr. Berube stated to clarify, the signs we are talking about are the black angle-iron signs with two legs and a 45-degree table with a clear Plexiglas cover over the picture. Those pictures are changeable. You slide it out and slide in a new one. Ms. Kassel is suggesting is that this Board provide funding to replace up to 28 of those at \$60 over two years. The first year expense will be about \$850, and the second year expense will be about \$850.

Mr. Farnsworth stated I need to go back to my original question. Where exactly are those located?

Ms. Kassel stated they are all over the community. Some are at Lakeshore Park, and some are at the end of Butterfly Drive. Some are in the dog parks and the fishing platforms.

Mr. LeMenager stated I have lived here eight years, and I never realized they were changeable.

Mr. Berube stated the bottom line that it comes down to is, who wants to fund this. The developer will not. The HROA might be able to. I think the nature and animal committee is better able to do it, but they have to go through the budget process. Technically, we have to go through the budget process, also.

Mr. LeMenager stated they are on our property.

Mr. Berube stated yes, but they are not ours, *per se*.

Ms. Kassel stated yes, they are ours. They have been transferred to us. That is why the developer will not pay for new signs.

Mr. LeMenager stated they are absolutely ours. It does not matter if there was a formal transfer or not. They are on our land, so we own it. The question is if we want to keep them or get rid of them.

On MOTION by Ms. Kassel, seconded by Mr. Berube, with all in favor, unanimous approval was given to spend up to \$1,000 in the current fiscal year for up to 14 laminated signs for the kiosks, as discussed.

Mr. Berube asked will Ms. Kassel handle the mechanics of this?

Harmony CDD
May 26, 2016

Ms. Kassel stated yes.

Mr. Berube stated there are two ways of getting bills paid.

Ms. Kassel asked can I go through Mr. van der Snel?

Mr. Berube stated yes, his card is the easiest way. Is there a problem with that?

Mr. Moyer stated no.

Mr. Berube stated the only hassle is the tax situation.

Ms. Kassel stated I will contact Mr. Hostetler and work it out with him.

Mr. Berube stated if he is willing to send a bill to the CDD, you know the routine.

Ms. Kassel stated he does not make them; he has a sign vendor who prints the signs. Perhaps they can do it tax free. I will ask.

Mr. Berube stated Mr. van der Snel has the ability to pay for that. Do whatever is easier for you.

Ms. Kassel stated I think that is the best way to do it.

Mr. Berube asked did we agree to do this on an annual basis? Or is this a one-time purchase?

Mr. LeMenager stated it is a one-time purchase.

Ms. Kassel stated when we discuss the budget for fiscal year 2017, I will bring it up to do the next 14 signs. My last item is, we have a construction budget that we have to spend within the next year. We will have about \$17,000. I do not know how much it will cost to put in a sidewalk from Lakeshore Park where it ends at the pond down to Tangerine Trail at the backside of Cherry Hill, or neighborhood F. Many people from all over the community use that park, and it would make an easy trail from Lakeshore Park to the western side of neighborhood F so that they can connect with the trails.

Mr. Berube stated you want to connect with the bend portion where it goes around the water, effectively what a resident raised a month or two ago, in the area that is ahead of the green space to run parallel with the green space, make a turn, and then go toward the Dark Sky curve.

Ms. Kassel stated where the sidewalk trail ends, I would like to extend it to fill in the gap between the backside of neighborhood F over to Tangerine Trail. We would have to work out exactly where but essentially from the western end of Long Pond over to Tangerine Trail.

Mr. Walls stated the first concern I see is that it is right behind people's houses.

Harmony CDD
May 26, 2016

Mr. Berube stated it is our land.

Mr. Walls stated I understand it is our land.

A Resident stated it is not next to their house. You go around the pond that is back there.

Mr. Berube asked Mr. Boyd, is that a permitted area with South Florida Water Management District (SFWMD)?

Mr. Boyd stated the yellow area is not. That is part of your lakefront park.

Ms. Kassel stated in other words, we do not have to get permission from SFWMD for this sidewalk.

Mr. Berube stated Ms. Kassel also realizes that the sidewalk that is going in along Butterfly will come across and tie into the leg that is already connected to the loop.

Mr. Boyd stated it will be tighter than the sidewalks that go along the street.

Mr. Berube stated the idea was to tie to the new linear park at the existing sidewalk. There is a sidewalk on another side, so the idea is for it to curve across the pipeline and meet the existing sidewalk.

Ms. Kassel stated I understand that, but here is my thinking on this. Over time, the developer has removed more and more of our natural area trails. They just removed the whole area that went from Jug Creek Trail all the way up to Cat Lake. That was all a very natural trail, and it was not concrete, just a natural trail. So you are really in nature, not walking on a sidewalk in front of people's houses.

Mr. Berube stated the inverse of that is that you want to put in a concrete trail.

Ms. Kassel stated you will still have something people can walk on, but at least it is a more undeveloped area.

Mr. Berube stated I am in favor of it. We will look to Mr. Boyd for the length and other details.

Mr. LeMenager stated I would like to put forward a different idea. We have x amount of money left that we need to spend. I think we are much better off spending it on play equipment for neighborhoods H-1 and H-2.

Ms. Kassel asked where are we going to put it?

Mr. LeMenager stated I do not know; we will figure it out.

Mr. Berube stated we can find space.

Harmony CDD
May 26, 2016

Mr. LeMenager stated yes. I think we are much better off putting in play equipment for those neighborhoods.

Mr. Berube stated we may be able to accommodate both.

Mr. LeMenager stated we only have \$17,000. Ms. Kassel is talking about a sidewalk. How much did the new sidewalk cost that we are putting in at the linear park?

Mr. Berube stated \$34,000.

Mr. LeMenager stated Ms. Kassel is talking about more sidewalk than that.

Ms. Kassel stated no, I am not.

Mr. Berube stated she is talking about a simpler sidewalk. The overall length will be that long.

Mr. LeMenager stated it is a \$35,000 sidewalk.

Mr. Berube stated the sidewalk at the linear park was not \$34,000; that was the whole package plus trees. Mr. Boyd knows sidewalk costs. A sidewalk that is four feet wide and four inches deep costs about \$8 per running foot.

Ms. Kassel stated no, it is more like \$16.

Mr. Boyd stated the last time I provided an estimate, I got in trouble because the number change so much.

Mr. Berube asked was it \$16 per running foot?

Mr. LeMenager stated yes.

Mr. Berube asked for four-feet wide and not three-feet wide? It is 1,000 feet from where you want to go around the corner, so figure \$16,000 right off the top.

Mr. LeMenager stated I am still in favor of play equipment. For whatever reason, no allowance was made for that in these two neighborhoods. They are fairly far away from any other kind of play area or equipment.

Mr. Berube stated Mr. LeMenager mentioned earlier that we should talk about what the residents want in terms of budget negotiations. We have some money to spend.

Mr. LeMenager stated I think we need solutions for H-1 and H-2.

Mr. Berube stated I agree. These are two items for the budget. Mr. Boyd can measure the sidewalk, and Ms. Kassel has an idea of where it needs to go.

Mr. Boyd stated I will measure it out and estimate the cost based on the sidewalk we just installed.

Mr. LeMenager stated part of the problem is, the people who might object to that do not live there yet. Very few lakeview lots have been sold. Do you want that going behind your house?

A Resident stated I will say currently three homes are sold on that side: the gentleman who spoke last month, my mother, and myself. My mother is actually against it. I could go either way. I would want it to be very close to the tree line in front of the house as possible. I think it would behoove the Board to wait until more homes are sold to hear from a majority of the home owners.

Mr. LeMenager stated I am in agreement with Mr. Berube on that.

The Resident stated I like the idea of having the loop because you will have it going from the linear park around the tree line and back around to Butterfly Trail. I think that would be nice, but this is right in people's backyards.

Ms. Kassel stated it will be considerably farther than you can imagine.

Mr. LeMenager stated on the other hand, we know these residents want more play equipment for their kids.

Ms. Kassel stated that is why I would like Mr. Boyd to let us know where it would be feasible to put anything like that. My impression is that there really is no feasible area.

Mr. Boyd stated the only CDD tract we have in H-1 would be a little area close to the pond.

Ms. Kassel stated that is right by the entrance.

Mr. LeMenager stated we have already said no to that.

Mr. Boyd stated it is the same thing for H-2, with a little area by the entrance and some area around the pond.

Mr. Berube stated if kids were to come and play in H-1, it is pretty sparse. We do own some land that might require a little bit of leveling to get better play equipment than the swing set that is there. I agree with Mr. LeMenager that we are going to get a lot of requests, which we have already received. Mr. Boyd heard the request for the sidewalk, so we will look to him for a diagram along the tree line for shade. For the benefit of the audience, this does not mean we are going to do this. We are just going to consider it.

Mr. LeMenager stated the bottom line is, we learned our lesson, which is why I was a little mean to Mr. Glantz about the parks, which the developer provided for us.

Harmony CDD
May 26, 2016

Unfortunately, that is a done deal. So if we want parks for kids, we need to pay for it, and I am in favor of that.

Mr. Berube stated we will get resident input before we do anything that impacts the area behind your homes, but that does not mean we will agree with you.

Ms. Kassel stated sidewalk or no sidewalk, it is CDD property, and people are entitled to walk there.

Mr. LeMenager stated I would actually prefer a shell path like we have.

Ms. Kassel stated the problem with a shell path is that it is so difficult to maintain. I like the idea of a shell path because it is permeable and more natural. But the problem is that weeds grow through it rapidly.

Mr. Berube stated take a look at Dog Trot Trail. In another year with no maintenance, you will not be able to tell where that trail is.

Ms. Kassel stated that is another thing to add to the reserve schedule.

Mr. Boyd stated yes.

Mr. Berube stated it might just be a case of judicious use of Roundup to beat back those weeds.

Ms. Kassel stated I do not like the idea of Roundup on the trail, not in Harmony.

Mr. Berube stated we need to do something, but we will figure it out.

Ms. Kassel stated we can scrape it and then add more shell.

Mr. Berube stated yes.

Mr. Farnsworth asked is there a newer resident business directory?

Mr. LeMenager stated I do not think anyone has kept that up to date.

Ms. Kassel stated Mr. Fife did that, and then more recently a new directory was proposed where the businesses would pay to be included in the directory. I do not think that flew. The only other resident directory that exists at this point is a very marginal one that consists of people who have explicitly indicated their desire to be included.

Mr. Farnsworth stated that was my other question, a resident name directory.

Ms. Kassel stated as the welcome committee has been handing out mugs to existing residents and delivering mugs and welcome bags to new residents, we are asking them to sign for the mugs and are taking their contact information. We are asking if we can include their information in the directory that is housed at NextDoor.com. The reason it is not on Facebook is because many people on those pages are not residents of Harmony. In

Harmony CDD
May 26, 2016

order to join NextDoor, you have to be a verified resident and have to show that you reside on that lot. There is a file on NextDoor that needs updating now for people who agreed to be part of that list. Even though there is a tax record that anyone can access, what we felt more appropriate was people who have explicitly said they are willing to have their name, address, and/or email address, and/or phone number in this directory.

Mr. LeMenager stated I am the keeper of that. I have the name of every owner, but I also have a subset of people who agreed to be in the directory.

Mr. Berube asked how many people have agreed to be in the directory?

Mr. LeMenager stated I do not know off the top of my head.

Mr. Berube asked is it more like 200 or 400?

Mr. LeMenager stated all I have is the public records. I am happy to forward the Excel spreadsheet.

Mr. Berube stated I was just wondering how many agreed to be in the directory.

Ms. Kassel stated that is a good question. I am guessing it is maybe 200 households. It is marginal.

Mr. Berube stated so about one-quarter of the households.

Ms. Kassel stated not everyone has picked up a mug or wants a mug or has come to an event where they can sign up. We delivered a number of welcome mugs before we got the idea to have a postcard they fill out with whatever content they are willing to have in the directory. The other problem with the welcome committee delivering welcome bags is that the welcome committee only gets the addresses of homes that have been sold or leased through the multiple listing service (MLS).

Mr. LeMenager stated that is not quite accurate. I get all sales. I just do not get leases that are on MLS. Sales from builders of new construction, I get that information. It is probably a two- or three-month lag. It is all public record.

Ms. Kassel stated but we were not getting it. We started this process in April 2015, and it has only been the last four or five months that we have gotten that information.

Mr. LeMenager stated that is when I took over.

Mr. Berube stated maybe it is time to use your editorial space in a certain magazine to remind people that we have this resource.

Mr. LeMenager stated that is not a bad idea.

Harmony CDD
May 26, 2016

Mr. Berube stated then you can satisfy Mr. Farnworth's request for a residential directory.

Ms. Kassel stated we already have a residential directory.

Mr. Berube stated update the resident directory and maybe get a business directory.

Mr. Farnsworth stated I am talking about something more complete like a phone book that is not just 20% of the residents.

Ms. Kassel stated privacy issues make it such that people have to agree to be listed.

Mr. Farnsworth stated I understand. The resident business directory was the one that I thought warranted or would be advantageous to have something that is current. I do not know how to create it.

Mr. Walls stated I do not know that this has anything to do with the CDD.

Mr. Leeman stated this has been tried many times, and there is no interest in it from the people who have businesses.

Mr. Berube stated the resident directory itself seems to have a low interest rate.

Ms. Kassel stated the developer used to offer a list to residents of other residents with their names, addresses, and phone numbers. They stopped doing that by 2005 or 2006.

TENTH ORDER OF BUSINESS

Adjournment

The next workshop is scheduled for Thursday, June 30, 2016, at 4:00 p.m.

The next meeting is scheduled for Thursday, June 30, 2016, at 6:00 p.m.

On MOTION by Mr. Walls, seconded by Ms. Kassel, with all in favor, the meeting was adjourned at 8:30 p.m.

Gary L. Moyer, Secretary

Steve Berube, Chairman

Fourth Order of Business

Subcontractor Reports

4Ai.

Landscaping
Davey Tree Report

The Davey Tree Expert Company
Harmony Community Development District
Landscape Maintenance - Monthly Summary

June 2016

4.1 Turf

4.1.1 Mowing - Mowing was completed throughout common and park locations on a weekly basis in May / June as follows:

Week ending 05/21/16
Week ending 05/28/16
Week ending 06/04/16
Week ending 06/11/16

Mowing for the balance of April is scheduled as follows:

Week ending 06/18/16
Week ending 06/25/16

4.1.2 Edging (same as above, see 4.1.1)

4.1.3 Trimming (same as above, see 4.1.1)

4.1.4 Disease/ Weed Control

- a. Weed application schedules will shift to 3-5 week rotations when seasonal weather patterns change and are consistent.
- b. H2 was inspected during weekly visit and fungus was found. Treatment will start 6/15/16. Advised water schedule to be adjusted.

4.1.5 Fertilization

- a. In- progress as of 6-15-16. Application consists of 46-0-0, Nitrogen, Triple Crown – preventative insecticide, Title Phyte – fungicide, Iron and Three way – selective herbicide

4.1.6 Pest Control

- a. No active insect activity at this time. Inspections completed: 5/19/16, bucket tests, 5/26/16, 6/2/16, 6/9/16, 6/13/16, 6/14/16
- b. Ant treatments on-going. With a weekly and bi-weekly schedule in place.

4.1.7 pH Adjustment

4.1.8 Other

4.2 Sports Turf

4.2.1 Mowing

- a. Mowing is being completed with a rotary style mower, mulching deck, at a 1” cutting height, on a weekly basis.
- b. Mowing activity shifted to morning hours on soccer field as requested.

4.2.2 Insecticides

- a. No active pests at this time.

4.2.3 Herbicides

- a. Turf weed applications concurrent with St. Augustine application schedule.
- b. Discoloration of weeds will begin, and will dissipate after first or second mow.

4.2.4 Fungicide

- a. No disease concerns at this time.

4.2.5 Fertilization

- a. Complete. Aeration, top dressing and fertilization were all completed on the soccer field and Bermuda at Blazing Star Park.

4.2.6 pH Adjustment

4.3 Shrub/Ground Cover Care

4.3.1 Annuals

- a. Next rotation scheduled for late June early July.

4.3.2 Pruning

- a. General trimming and pruning throughout the community.

4.3.3 Weeding

- a. Weed control cycling through property covering hardscape and open bedding areas throughout community and 192. On-going basis.
- b. Hand weeding to maintain aesthetics within ornamentals and ground covers being supplemented with selective herbicides.

4.3.4 Fertilization

- a. Next application scheduled for August.

4.3.5 Pest and Disease Control

- a. No major pest or disease concerns at this time. Fungal applications (basal drench) to Gold Mound and areas of turf on East Five Oaks, and Five Oaks Central. The Viburnum were treated for fungus and fertilized at the Lakeshore

Park playground and the Catbrier Dog Park. Once they show improvement a hard rejuvenation prune will be scheduled.

4.3.6 Mulching : Completed

4.3.7 pH Adjustment

4.4 Tree Care

4.4.1 Pruning

- a. Catbrier elevation-resident encroachment and street light clearance and general 10ft. clearance in progress.
- b. General sucker removal throughout

4.4.2 Fertilizer

- b. Swim Club palm fertilizer including micro-nutrient treatment

4.4.3 Pest Control

- a. Harmony Square – two oaks in sudden and rapid decline. Tissue sampling sent to the University of Florida for diagnosis. Early diagnosis is a canker. Results are expected within two weeks of submittal, 4/11/14 (Fed-Ex) for discussion at Board meeting. Dr. A.D. Ali, Regional Advisor site visit and review on 4/16/14 → re-scheduled to 4/28/14.
- b. Update (May): A third tree in the square has exhibited same signs of decline. Tissue sampling was conducted on 05/13 and submitted to a second source for diagnosis, Dr. Aaron Palmateer, Univ. of Florida homestead Diagnostic Center
 - a. 4/11/14 Samples submitted to Dr. Jason Smith, Univ. of Florida School of Forestry. Dr. Smith leading research into Sudden Wilt disease among Laurel Oaks in the State of Florida.
 - b. 4/28/14 Site visit by Davey Tech Advisor, Dr. A.D. Ali; no physical signs of borers...rule out wilt disease.
 - c. 5/01/14 Phone conversation with Dr. Jason Smith. Evidence of canker on tissue samples submitted. Leaning towards condition known as armillaria. Test results expected in 1-2 weeks. Dr. Ali does not concur with armillaria condition.
 - d. 5/13/14 Removal to grade of two original trees. Third tree exhibiting similar conditions. New tissue samples submitted to Dr. Aaron Palmateer. Seeking additional assistance through Osceola and Orange County Extension (Celeste White) offices, Dr. Aaron Palmateer, and Stephanie Bledsoe, DPM PHC Consultants, Inc.
- c. Update (June):
 - a. 5/27/14 – received news from Stephanie Bledsoe that a culture had developed on one of the samples from the third tree. This information

was passed along at the May Board meeting. Identification of the pathogen is pending development of the culture in the sporification stage which will allow her to conduct further testing.

- b. 6/9/14 – received e-mail from Adam Black, Manager of the Forest Health Laboratory at the School of Forest Resources and Conservation, University of Florida indicating their determination is a result of *Diplodia corticola* (Oak bot canker) and is the first known case discovered to affect Laurel Oaks in Florida. A copy of the report is provided below.
- c. 6/10/14 – A trunk sample from the third tree is being submitted to the University of Florida for testing as well.
- d. 6/10/14 – A treatment regimen is being developed with input from multiple sources within Davey as well as outside consultants for a preventative program and best methods and products to use given what little is known at this date. Recommendations are pending.
- d. Update (July)
 - a. 7/22/14 – Results from 6/10 submission of trunk sample still pending.
 - b. 7/22/14 – Treatment regimen suggestions: Twice per year application of Agri-Fos combined with Pentra Bark. This is not a curative regimen and no guarantee to prevent canker type pathogens. This is a regimen to assist the tree in boosting its immune system and strengthening the ability to withstand environmental stresses. Application is a basal drench from the base of the tree up the trunk 3-4’.
- e. Update (August)
 - a. Results from additional testing still pending.
 - b. No additional occurrences noted
- f. Update June 14, 2016 – Laurel Oaks in Harmony Square (6) showing signs of stress and possible *Diplodia corticola* (Oak bot canker). The diameter of each tree ring was enlarged and vertical mulching was completed to help alleviate soil compaction. Trees also were treated with Agri-fos and Pentra Bark as a basal drench. This is a regimen to assist the tree in boosting its immune system and strengthening the ability to withstand environmental stresses. Application is a basal drench from the base of the tree up the trunk 3-4’. The trees also were deep root fertilized with Abor Green Pro, as proposed in a letter to Kerul Kassel. Soil and Tissue sample test results pending.

4.4.4 Mulch

- a. Note section 4.3.6

4.4.5 pH Adjustment

4.5 Irrigation

4.5.1 General Requirements

4.5.2 Monitoring

- a. Turf monitoring and assist with valve operation as needs require
- b. Notification of breaks, damage, concerns to Project Manager and Staff

4.5.3 Valve/ Valve Boxes

4.6 Litter Removal

4.6.1 Landscaped Area

- a. Mowing, detail, weed crew and Supervisor responsibility on a daily basis.

4.6.2 Sidewalks

- a. Mowing, detail, weed crew, and Supervisor responsibility on a daily basis.

4.6.3 Trash Receptacles

- a. Cleaning and pest control scheduled bi-weekly.

4.6.4 Streets

- a. Mowing, detail, weed crew, and Supervisor responsibility on a daily basis

4.7 District/ District Manager Awareness

5.0 Unscheduled Maintenance and Repairs

5.1.1 General

- a. None noted at this time.

5.2.1 Damaged Facilities

5.2.2 Damaged Irrigation System Repairs

- a. Reference section 4.5.1 above

5.3.1 Emergency Repairs

5.4.1 Unscheduled Maintenance

Proposals/ Enhancement Work and General Notes

1. Blazing Star park soil is extremely compact and has no show promising results from fertilizing. Aeration and an additional fertilization are scheduled for the week ending 6/3/16. This was completed 6/13/16 due to weather delays.
2. Lakeshore Soccer field- will also be aerated and fertilized the week ending 6/3/16 as the soccer league's season is ending. Started 6/3/16 and completed Monday 6/6/16.
3. P.O.'s pending for The Harmony Square and Catbrier Dog Park Azalea beds. Completed p.o.# 06082016
4. Transplanted two Drake Elms from H1 to the Green Neighborhood, p.o. # 06082016

Fifth Order of Business
Developer's Report

Sixth Order of Business
Staff Reports

6A.

Engineer

6B.

Attorney

6Ci.
Field Manager
Dock & Maintenance

May/ June 2016

Facility / Park Maintenance Activities/ Pond care

- Routine cleaning activities – Including restrooms, trash and doggie potty removal.
- Inspected facilities for cleanliness and/or damage after each scheduled event
- Ongoing refurbishment park bench frames.
- New basketball nets have been added.
- The Estates ponds on left and right have been treated again for Duck weeds.
- CDD staff will keep up with Jennifer Dwyer on covering ponds.
- New Damage on lakeshore park restroom message board repaired.
- Replaced soap dispensers at Lakeshore Park Restroom with new ones with lock.
- Pond log for all ponds on property has been made. CDD staff has made an inventory on all Ponds and made a target plan.
- Replaced 2 Dog potty bins.
- Replaced Filter Pump Splash pad

Irrigation

- All Clocks inspected & adjusted as needed
- Continued troubleshooting troubled areas with measuring cans.
- New rotors have been added in troubled places at East Five Oaks.
- REW has completed Irrigation in The Lakes. New Clock yet to be installed.
- Repaired Main line break on Cat Brier.
- Repaired several lateral line breaks due to traffic Plan O Waterside

Pools Operations

- Pools checked, chemically balanced and cleaned daily.
- Quote for extra filter from water feed not viable

- CDD Field Services Staff is on weekend schedule again for the summer. Friday Saturday Sunday there will be staff available 7:00 until 8:30 PM. Extra ID checks will occur.
- Extra water test has been conducted and the water has been in the allowed balance.
- Drained Swim Club pool half way and added fresh water.
- Replaced Filter pump Ashley park pool.
- Replaced 2 broken steps on ladder.
- Added Smoke poles outside both pools to accommodate cigarette butt disposal.

Boat Maintenance

- All propellers weekly checked and cleaned.

Buck Lake Activities

- Boat Orientation held at the Pavilion, 8 attended.

Access Cards

- Approximately 38 ID cards have been made this month.

End of report

6C.ii.

Field Manager
Boat Reservations

HARMONY CDD

Gerhard van der Snel

Date	Resident	Time	M	W	F	S	Total Pass	20' Pont	16' Pont	18' Bass	Canoe	Kayak	Comments
			Th	S									
5/11/2016	Robert Wood	7:30 - 10:30 AM					1		X				
5/11/2016	D Rachel Garwood	7:30 - 10:30 AM					3						
5/11/2016	Rogelio Cordero	11:00 - 1:00 PM					1					X	
5/11/2016	Rogelio Cordero	11:00 - 1:00 PM					1					X	
5/11/2016	Rogelio Cordero	11:00 - 1:00 PM					1					X	
5/11/2016	Rogelio Cordero	11:00 - 1:00 PM					1					X	
5/12/2016	Robert Wood	7:30 - 10:30 AM					2		X				
5/14/2016	Ralph Tesoriero	7:30 - 10:30 AM					0						
5/14/2016	Melvin Ewen	10:00 - 2:00 PM					1					X	
5/14/2016	Melvin Ewen	10:00 - 2:00 PM					1					X	
5/14/2016	Melvin Ewen	10:00 - 2:00 PM					1					X	
5/14/2016	jeff bassett	10:30 - 1:30 PM					5						
5/14/2016	Milba Lagares	11:00 - 1:00 PM					6						
5/14/2016	Milba Lagares	11:00 - 1:00 PM					8	X					
5/14/2016	Jason Baker	2:30 - 5:00 PM					4						
5/14/2016	Milba Lagares	2:30 - 4:30 PM					8	X					
5/15/2016	Robert Wood	7:30 - 10:30 AM			X		3		X				
5/15/2016	Donald Rice	7:30 - 10:30 AM			X		2						
5/15/2016	darrell neal	7:30 - 11:30 AM			X		1					X	
5/15/2016	William Garard	7:30 - 11:30 AM			X		1					X	
5/15/2016	Melvin Ewen	9:00 - 12:00 PM			X		6	X					
5/15/2016	April Cox	10:00 - 2:00 PM			X		1					X	
5/15/2016	April Cox	10:00 - 2:00 PM			X		1					X	
5/15/2016	Melvin Ewen	12:00 - 4:00 PM			X		1					X	
5/15/2016	Melvin Ewen	12:00 - 4:00 PM			X		1					X	
5/15/2016	Melvin Ewen	12:00 - 4:00 PM			X		1					X	
5/15/2016	Melvin Ewen	12:00 - 4:00 PM			X		1					X	
5/15/2016	Melvin Ewen	12:00 - 4:00 PM			X		1					X	
5/15/2016	Norman Berio	12:30 - 3:30 PM			X		4						
5/16/2016	Steven Black	9:30 - 11:30 AM	X				1					X	
5/16/2016	Steven Black	9:30 - 11:30 AM	X				1					X	
5/18/2016	D Rachel Garwood	7:30 - 10:30 AM					3						
			12	33			278	16	22	3	1	43	
			Total Passengers:										
			278										
			Total Trips: 112										

Date	Resident	Time	M	W	F	S	Total	20'	16'	18'	Canoe	Kayak	Comments
			Th	S	Pass	Pont	Pont	Bass					
5/18/2016	Ralph Tesoriero	7:30 - 10:30 AM					2		X				
5/18/2016	D Rachel Garwood	7:30 - 10:30 AM					3		X				
5/18/2016	Robert Wood	9:00 - 12:00 PM					1	X					
5/19/2016	Bob Warden	7:30 - 10:30 AM					4						
5/19/2016	Robert Wood	9:00 - 12:00 PM					1	X					
5/19/2016	Robert Wood	9:00 - 12:00 PM					1		X				
5/20/2016	Melinda Allen	7:30 - 10:30 AM					1			X			
5/21/2016	Robert Wood	7:30 - 10:30 AM					2		X				
5/21/2016	Ralph Tesoriero	7:30 - 10:30 AM					2						
5/21/2016	Evelyn Alvarez	2:00 - 5:00 PM					6	X					
5/21/2016	Evelyn Alvarez	2:00 - 5:00 PM					6						
5/22/2016	Don Wolfe	7:30 - 10:30 AM			X		6	X					
5/22/2016	Donald Rice	7:30 - 10:30 AM			X		2						
5/22/2016	Robert Wood	7:30 - 10:30 AM			X		2						
5/22/2016	Ralph Tesoriero	7:30 - 10:30 AM			X		2		X				
5/22/2016	jeff bassett	10:00 - 1:00 PM			X		3			X			
5/22/2016	jeff bassett	10:00 - 1:00 PM			X		1					X	
5/22/2016	jeff bassett	10:00 - 1:00 PM			X		1					X	
5/22/2016	jeff bassett	10:00 - 1:00 PM			X		1					X	
5/22/2016	jeff bassett	10:00 - 1:00 PM			X		1					X	
5/22/2016	jeff bassett	10:00 - 1:00 PM			X		1					X	
5/23/2016	Rogelio Cordero	7:30 - 10:00 AM	X				1					X	
5/23/2016	Rogelio Cordero	7:30 - 10:00 AM	X				1					X	
5/23/2016	Rogelio Cordero	7:30 - 10:00 AM	X				1					X	
5/23/2016	Michael Goodhue	7:30 - 10:30 AM	X				2						
5/23/2016	Steven Black	9:30 - 11:30 AM	X				1					X	
5/23/2016	Steven Black	9:30 - 11:30 AM	X				1					X	
5/25/2016	D Rachel Garwood	7:30 - 10:30 AM					3		X				
5/25/2016	Robert Wood	8:00 - 11:00 AM					1		X				
5/26/2016	Robert Wood	8:00 - 11:00 AM					1		X				
5/26/2016	jeff bassett	8:30 - 11:30 AM					1					X	
5/26/2016	jeff bassett	8:30 - 11:30 AM					1					X	
5/27/2016	Steven Black	9:30 - 11:30 AM					1					X	
5/27/2016	Steven Black	9:30 - 11:30 AM					1					X	
5/28/2016	William Garard	7:30 - 11:30 AM					1					X	
			12	33	278	16	22	3	1	43			
Total Passengers:													
278													
Total Trips: 112													

Date	Resident	Time	MW Th	FS S	Total Pass	20' Pont	16' Pont	18' Bass	Canoe	Kayak	Comments
5/28/2016	William Garard	7:30 - 11:30 AM			1					X	
5/28/2016	Alberto Sosa	10:00 - 1:00 PM			2						
5/28/2016	William Garard	11:30 - 3:30 PM			1					X	
5/28/2016	William Garard	11:30 - 3:30 PM			1					X	
5/28/2016	David Buck	1:00 - 4:00 PM			4		X				
5/28/2016	Jason Baker	2:00 - 5:00 PM			4						
5/28/2016	Joseph Lawrence	2:00 - 4:30 PM			5	X					
5/29/2016	William Garard	7:30 - 10:30 AM		X	1					X	
5/29/2016	Donald Rice	7:30 - 10:30 AM		X	2		X				
5/29/2016	Joe Brotzman	7:30 - 10:30 AM		X	5						
5/29/2016	Joseph Lawrence	10:00 - 1:00 PM		X	5	X					
5/29/2016	steven Stone	11:00 - 11:00 AM		X	1					X	
5/29/2016	steven Stone	11:00 - 11:00 AM		X	1					X	
5/29/2016	Jason Baker	11:00 - 2:00 PM		X	5						
5/30/2016	Kerul Kassel	7:30 - 9:30 AM	X		1					X	
5/30/2016	Chris Todd	9:30 - 11:00 AM	X		5						
5/30/2016	April Cox	11:30 - 2:30 PM	X		5	X					
5/30/2016	Jason Baker	2:00 - 5:00 PM	X		5						
6/1/2016	D Rachel Garwood	7:30 - 10:30 AM			3		X				
6/2/2016	shari mitchell	11:00 - 2:00 PM			4	X					
6/2/2016	Jonathan Churchill	2:30 - 4:30 PM			2		X				
6/3/2016	Daniel Leet	9:00 - 12:00 PM			2		X				
6/3/2016	Jeff Santeramo	1:30 - 4:30 PM			4						
6/4/2016	Ralph Tesoriero	7:30 - 10:30 AM			2		X				
6/4/2016	jeff bassett	7:30 - 10:30 AM			3			X			
6/4/2016	marcos lopez	9:00 - 12:00 PM			5	X					
6/4/2016	Sandra Nofal	10:30 - 1:30 PM			5						
6/4/2016	Duke Walker	3:00 - 4:30 PM			8	X					
6/4/2016	Duke Walker	3:00 - 4:30 PM			2				X		
6/4/2016	Duke Walker	3:00 - 4:30 PM			1					X	
6/4/2016	Duke Walker	3:00 - 4:30 PM			1					X	
6/5/2016	Donald Rice	7:30 - 10:30 AM		X	2		X				
6/5/2016	Norman Berio	8:00 - 11:00 AM		X	6						
6/5/2016	Miguel V Cruz	10:00 - 1:00 PM		X	8	X					
6/8/2016	D Rachel Garwood	7:30 - 10:30 AM			3		X				
			12	33	278	16	22	3	1	43	
					Total Passengers:						
					278						
					Total Trips:	112					

Date	Resident	Time	M	W	F	S	Total	20'	16'	18'	Canoe	Kayak	Comments
			Th	S	Pass	Pont	Pont	Bass					
6/8/2016	Robert Wood	8:30 - 11:30 AM					1	X					
6/9/2016	Robert Wood	8:30 - 11:30 AM					1		X				
6/9/2016	Robert Wood	9:00 - 12:00 PM					1		X				
6/9/2016	Stanley Seago	9:00 - 11:30 AM					2						
6/9/2016	Family Phelps	9:00 - 1:00 PM					1					X	
6/10/2016	Amanda Vandenberg	1:00 - 3:30 PM					2						
6/11/2016	Ralph Tesoriero	7:30 - 10:30 AM					3	X					
6/11/2016	Joe Brotzman	7:30 - 10:30 AM					3		X				
6/11/2016	Daniel Leet	9:00 - 12:00 PM					5						
6/11/2016	Megan Garrett	10:00 - 1:00 PM					5						
			12	33	278	16	22	3	1	43			
							Total Passengers:						
							278						
							Total Trips: 112						

6C.iii.

Field Manager
Facebook Activity

Facebook report May/June 2016

On May 14th a resident had a concern on a hole in the dog park fence Repaired the next day

On May 15th a resident made CDD manager aware he was still waiting on his new tree. CDD relocated an Elm tree the next day. Resident was very happy.

On May 14th a resident had concerns on Pesticide signs on the soccer field. CDD staff removed signs right away.

On June 1st a resident inquired about the access card process. Directed the resident to the CDD website.

End of report.

6C.iv.

Field Manager
Pond Report

Seventh Order of Business

District Manager's Report

7A.

Financial Statements

MEMORANDUM



TO: Board of Supervisors
FROM: Tiziana Cessna, District Accountant
CC: Gary Moyer, District Manager / Stephen Bloom, Accounting Manager
DATE: June 7, 2016
SUBJECT: May Financial Report

Please find attached the May 2016 financial report. During your review, please keep in mind that the goal is for revenue to meet or exceed the year to date budget and for expenditures to be at or below the year to date budget. To assist with your review, an overview of each of the District's funds was provided below. Should you have any questions or require additional information, please contact me at Tiziana.Cessna@STServices.com.

General Fund

- Total Revenue through May was approximately 102% of the YTD budget.
 - ▶ Settlement revenues represents the Severn Trent reimbursement for October through January of the assessment methodology blending issue from FY 2016.
 - ▶ Miscellaneous revenue includes TOHO former KUA meter and blending matter reimbursement.
 - ▶ Non Ad Valorem Assessments Tax Collector collections are at 98% of the annual budget compared to 97% last year at the same time.
 - ▶ Non Ad Valorem Assessments CDD collected are collected in monthly installments. As of May, the collection were at 69% of the annual budget due to a prorated payment for 43 lots for Neighborhood I.
- Total Expenditures through May were at a favorable 90% of the YTD budget.
 - ▶ Administrative
 - ProfServ-Legal Services over budget due to OUC agreement matter.
 - Insurance - General Liability are over budget due to a slight increase of the Public Officials policy.
 - ▶ Landscaping Services
 - Contracts-Ground - Includes an addition landscaping service for the Neighborhood H2 and F.
 - R&M-Trees and Trimming represents pruning of the District's trees and replacements and planting of new trees.
 - Miscellaneous - Services represents various services for landscape throughout the District.
 - ▶ Utilities
 - Electricity - General - Compared to last year the service charges are the same. Budget is divided by 12 but actual are fluctuating.
 - Electricity - Streetlighting - Compared to last year the service charges are the same. Budget is divided by 12 but actual are fluctuating.
 - Utility - Water & Sewer - Compared to last year the service charges were the same. Budget is divided by 12 but actual are fluctuating.

**General Fund (contunied)**

- R&M-Pond - Includes weed barrier for better treatment of the pond and license from Florida Department of Agriculture.
- R&M-Vehicles - Moved expenses from R&M-Equipment Vehicles.
- Miscellaneous Services - Represents the monthly fee for the holding tank.
- OP Supplies - Fuel, Oil - Moved fuel expenses from R&M-Parks & Facilities.
- Cap Outlay -Other - Purchase of a Yamaha T9.9 Outboard Motor.
- Misc-Security Enhancements - Replacement main board and chips for telephone entry unit.
- Cap Outlay-Vehicles - Purchase of a truck.

Debt Service Series 2014

- Total Revenue through May were at a favorable 104% of the YTD budget, due to prepayments from interest
 - ▶ Interest - Investments are received from US Bank invested commercial papers.
 - ▶ Non Ad Valorem Assessments Tax Collector collections are at 98% of the annual budget compared to 97% last year at the same time.
 - ▶ Non Ad Valorem Assessments CDD collected as at 180% of the annual budget due to interest payments for Neighborhood H-2 and F.

Debt Service Series 2015

- Total Revenue through May were at a favorable 102% of the YTD budget.
 - ▶ Non Ad Valorem Assessments Tax Collector collections at collect 100%.
 - ▶ Non Ad Valorem Assessments CDD collected as at 102% of the annual budget. Over budget due to the first installment of interest for 5/1-10/31/16 for 43 lots of the Neighborhood I.

Other Notes

- Renovation to the Blazing Park expenditure was reclassified to the capital project fund. The requisition # 3 needs approval.

HARMONY
Community Development District

Financial Report

May 31, 2016

Prepared by



Table of Contents

<u>FINANCIAL STATEMENTS</u>	Page #
Balance Sheet - All Funds	1
Statement of Revenues, Expenditures and Changes in Fund Balances	
General Fund	2 - 4
Debt Service Funds	5 - 6
Construction Fund	7
 <u>SUPPORTING SCHEDULES</u>	
Non-Ad Valorem Special Assessments	8 - 9
Cash and Investment Report	10
Construction Schedule	11 - 12

**Harmony
Community Development District**

Financial Statements

(Unaudited)

May 31, 2016

Balance Sheet
May 31, 2016

ACCOUNT DESCRIPTION	GENERAL FUND FUND	SERIES 2014 DEBT SERVICE FUND FUND	SERIES 2015 DEBT SERVICE FUND FUND	SERIES 2015 CAPITAL PROJECTS FUND FUND	TOTAL
ASSETS					
Cash - Checking Account	\$ 185,604	\$ -	\$ -	\$ -	\$ 185,604
Accounts Receivable	2,306	-	-	-	2,306
Assessments Receivable	68,782	-	-	-	68,782
Due From Other Funds	20,756	-	-	-	20,756
Investments:					
Certificates of Deposit - 12 Months	100,801	-	-	-	100,801
Money Market Account	917,440	-	-	-	917,440
Construction Fund	-	-	-	84,846	84,846
Reserve Fund	-	607,313	340,000	-	947,313
Revenue Fund	-	474,557	41,277	-	515,834
TOTAL ASSETS	\$ 1,295,689	\$ 1,081,870	\$ 381,277	\$ 84,846	\$ 2,843,682
LIABILITIES					
Accounts Payable	\$ 16,333	\$ -	\$ -	\$ -	\$ 16,333
Accrued Expenses	44,598	-	-	-	44,598
Accrued Taxes Payable	122	-	-	-	122
Deferred Revenue	3,500	4,294	-	-	7,794
Due To Other Funds	-	-	-	20,756	20,756
TOTAL LIABILITIES	64,553	4,294	-	20,756	89,603
FUND BALANCES					
Restricted for:					
Debt Service	-	1,077,576	381,277	-	1,458,853
Capital Projects	-	-	-	64,090	64,090
Assigned to:					
Operating Reserves	250,000	-	-	-	250,000
Reserves-Renewal & Replacement	99,188	-	-	-	99,188
Reserves - Self Insurance	50,000	-	-	-	50,000
Reserves - Sidewalks	60,000	-	-	-	60,000
Reserves - Streetlights	105,000	-	-	-	105,000
Unassigned:	666,948	-	-	-	666,948
TOTAL FUND BALANCES	\$ 1,231,136	\$ 1,077,576	\$ 381,277	\$ 64,090	\$ 2,754,079
TOTAL LIABILITIES & FUND BALANCES	\$ 1,295,689	\$ 1,081,870	\$ 381,277	\$ 84,846	\$ 2,843,682

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2016

<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	\$ 2,500	\$ 1,664	\$ 1,529	\$ (135)
Interest - Tax Collector	-	-	56	56
Special Assmnts- Tax Collector	1,017,931	1,017,931	996,511	(21,420)
Special Assmnts- CDD Collected	893,202	595,468	618,076	22,608
Special Assmnts- Discounts	(40,717)	(40,717)	(30,144)	10,573
Settlements	-	-	7,864	7,864
Other Miscellaneous Revenues	-	-	9,678	9,678
Access Cards	1,200	800	890	90
Facility Revenue	-	-	2,790	2,790
Facility Membership Fee	-	-	1,000	1,000
TOTAL REVENUES	1,874,116	1,575,146	1,608,250	33,104

EXPENDITURES

Administration

P/R-Board of Supervisors	11,200	7,200	7,200	-
FICA Taxes	857	549	551	(2)
ProfServ-Arbitrage Rebate	1,200	600	600	-
ProfServ-Dissemination Agent	1,500	1,500	1,500	-
ProfServ-Engineering	8,000	5,336	2,977	2,359
ProfServ-Legal Services	35,000	23,336	31,022	(7,686)
ProfServ-Mgmt Consulting Serv	55,984	37,320	37,323	(3)
ProfServ-Property Appraiser	779	779	406	373
ProfServ-Special Assessment	8,822	8,822	8,822	-
ProfServ-Trustee Fees	10,024	5,012	5,390	(378)
Auditing Services	4,900	4,900	4,900	-
Postage and Freight	750	502	371	131
Rental - Meeting Room	1,500	1,000	-	1,000
Insurance - General Liability	25,512	25,512	26,759	(1,247)
Printing and Binding	2,500	1,664	1,211	453
Legal Advertising	900	600	151	449
Misc-Records Storage	150	100	-	100
Misc-Assessmnt Collection Cost	20,359	20,359	19,328	1,031
Misc-Contingency	2,600	1,736	124	1,612
Office Supplies	300	200	28	172
Annual District Filing Fee	175	175	175	-
Total Administration	193,012	147,202	148,838	(1,636)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2016

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>Field</u>				
ProfServ-Field Management	200,000	133,336	118,631	14,705
Total Field	200,000	133,336	118,631	14,705
<u>Landscape Services</u>				
Contracts-Trees & Trimming	20,692	13,794	13,795	(1)
Contracts-Shrub Care	121,738	81,160	81,159	1
Contracts-Ground	22,400	14,933	25,073	(10,140)
Contracts-Turf Care	265,063	176,708	176,125	583
R&M-Irrigation	15,000	10,000	3,973	6,027
R&M-Trees and Trimming	15,000	10,000	19,562	(9,562)
Miscellaneous Services	25,000	16,664	19,671	(3,007)
Total Landscape Services	484,893	323,259	339,358	(16,099)
<u>Utilities</u>				
Electricity - General	32,000	21,336	23,070	(1,734)
Electricity - Streetlighting	90,206	60,138	48,729	11,409
Utility - Water & Sewer	105,000	70,000	57,237	12,763
Lease - Street Light	208,467	138,976	138,978	(2)
Cap Outlay - Streetlights	330,638	-	-	-
Total Utilities	766,311	290,450	268,014	22,436
<u>Operation & Maintenance</u>				
Contracts-Lake and Wetland	20,000	13,336	3,924	9,412
Communication - Telephone	4,000	2,664	2,440	224
Utility - Refuse Removal	3,000	2,000	1,949	51
R&M-Ponds	-	-	1,587	(1,587)
R&M-Pools	30,000	20,000	13,450	6,550
R&M-Roads & Alleyways	65,000	65,000	168	64,832
R&M-Sidewalks	5,000	3,336	2,685	651
R&M-Vehicles	-	-	5,796	(5,796)
R&M-Equipment Boats	7,500	5,000	1,607	3,393
R&M-Equipment Vehicles	5,000	3,336	-	3,336
R&M-Parks & Facilities	37,000	24,664	15,098	9,566
Miscellaneous Services	2,400	1,600	1,000	600
Misc-Access Cards&Equipment	2,500	1,664	349	1,315
Misc-Contingency	8,000	5,336	2,816	2,520
Misc-Security Enhancements	2,500	1,668	4,052	(2,384)
Op Supplies - Fuel, Oil	-	-	1,506	(1,506)

What major
expense was
involved here?

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2016

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Cap Outlay - Other	16,000	-	2,252	(2,252)
Cap Outlay - Vehicles	22,000	22,000	24,033	(2,033)
Total Operation & Maintenance	229,900	171,604	84,712	86,892
TOTAL EXPENDITURES	1,874,116	1,065,851	959,553	106,298
Excess (deficiency) of revenues Over (under) expenditures	-	509,295	648,697	139,402
Net change in fund balance	\$ -	\$ 509,295	\$ 648,697	\$ 139,402
FUND BALANCE, BEGINNING (OCT 1, 2015)	582,439	582,439	582,439	
FUND BALANCE, ENDING	\$ 582,439	\$ 1,091,734	\$ 1,231,136	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2016

<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	\$ 50	\$ 32	\$ 932	\$ 900
Special Assmnts- Tax Collector	1,207,426	1,207,426	1,174,226	(33,200)
Special Assmnts- Prepayment	-	-	12,338	12,338
Special Assmnts- CDD Collected	63,546	63,546	114,564	51,018
Special Assmnts- Discounts	(48,297)	(48,297)	(35,565)	12,732
TOTAL REVENUES	1,222,725	1,222,707	1,266,495	43,788
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	24,149	24,149	22,773	1,376
Total Administration	24,149	24,149	22,773	1,376
<u>Debt Service</u>				
Principal Debt Retirement	520,000	520,000	520,000	-
Principal Prepayments	-	-	85,000	(85,000)
Interest Expense	692,350	692,350	690,700	1,650
Total Debt Service	1,212,350	1,212,350	1,295,700	(83,350)
TOTAL EXPENDITURES	1,236,499	1,236,499	1,318,473	(81,974)
Excess (deficiency) of revenues Over (under) expenditures	(13,774)	(13,792)	(51,978)	(38,186)
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(13,774)	-	-	-
TOTAL FINANCING SOURCES (USES)	(13,774)	-	-	-
Net change in fund balance	\$ (13,774)	\$ (13,792)	\$ (51,978)	\$ (38,186)
FUND BALANCE, BEGINNING (OCT 1, 2015)	1,129,554	1,129,554	1,129,554	
FUND BALANCE, ENDING	\$ 1,115,780	\$ 1,115,762	\$ 1,077,576	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2016

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 237	\$ 237
Special Assmnts- Tax Collector	54,166	54,166	54,166	-
Special Assmnts- CDD Collected	1,013,028	1,013,028	1,029,815	16,787
Special Assmnts- Discounts	(2,167)	(2,167)	-	2,167
TOTAL REVENUES	1,065,027	1,065,027	1,084,218	19,191
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	1,083	1,083	1,083	-
Total Administration	1,083	1,083	1,083	-
<u>Debt Service</u>				
Principal Debt Retirement	390,000	390,000	390,000	-
Interest Expense	668,632	668,632	668,632	-
Total Debt Service	1,058,632	1,058,632	1,058,632	-
TOTAL EXPENDITURES	1,059,715	1,059,715	1,059,715	-
Excess (deficiency) of revenues Over (under) expenditures	5,312	5,312	24,503	19,191
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	5,312	-	-	-
TOTAL FINANCING SOURCES (USES)	5,312	-	-	-
Net change in fund balance	\$ 5,312	\$ 5,312	\$ 24,503	\$ 19,191
FUND BALANCE, BEGINNING (OCT 1, 2015)	356,774	356,774	356,774	
FUND BALANCE, ENDING	\$ 362,086	\$ 362,086	\$ 381,277	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2016

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 51	\$ 51
TOTAL REVENUES	-	-	51	51
<u>EXPENDITURES</u>				
<u>Physical Environment</u>				
Impr - Park	-	-	20,756	(20,756)
Cap Outlay - Vehicles	-	-	15,240	(15,240)
Total Physical Environment	-	-	35,996	(35,996)
TOTAL EXPENDITURES	-	-	35,996	(35,996)
Excess (deficiency) of revenues Over (under) expenditures	-	-	(35,945)	(35,945)
Net change in fund balance	\$ -	\$ -	\$ (35,945)	\$ (35,945)
FUND BALANCE, BEGINNING (OCT 1, 2015)	-	-	100,035	
FUND BALANCE, ENDING	\$ -	\$ -	\$ 64,090	

**Non-Ad Valorem Special Assessments
Osceola County Tax Collector - Monthly Collection Report
For the Fiscal Year Ending September 30, 2016**

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 2016				\$ 2,273,110	\$ 1,017,932	\$ 1,201,012	\$ 54,166
Allocation %				100%	44.78%	52.84%	2.38%
11/10/15	\$ 4,237	\$ 240	\$ 86	\$ 4,563	\$ 2,093	\$ 2,470	\$ -
11/20/15	107,726	4,580	2,199	114,505	52,529	61,976	-
12/09/15	1,102,022	46,855	22,490	1,171,367	537,360	634,007	-
12/11/15	578	9	12	598	275	324	-
01/08/16	231,993	8,231	4,735	244,959	112,374	132,585	-
01/11/16	1,531	48	31	1,611	739	872	-
02/08/16	193,724	5,823	3,954	203,501	93,355	110,146	-
03/08/16	31,947	391	652	32,990	15,134	17,856	-
04/08/16	419,899	58	8,569	428,527	172,430	201,931	54,166
05/10/16	22,353	(526)	456	22,283	10,222	12,061	-
TOTAL	\$ 2,116,010	\$ 65,709	\$ 43,184	\$ 2,224,903	\$ 996,511	\$ 1,174,226	\$ 54,166
Collected in %				98%	98%	98%	100%
TOTAL OUTSTANDING				\$ 48,207	\$ 21,421	\$ 26,786	\$ -

Non-Ad Valorem Special Assessments - District Collected
Monthly Collection Report
For the Fiscal Year Ending September 30, 2016

Date Received	Net Amount Received	Allocation by Fund		
		General Fund	Series 2014 Debt Service Fund	Series 2015 Debt Service Fund
ASSESSMENTS LEVIED FY 2016	\$ 2,037,581	\$ 893,202	\$ 114,564	\$ 1,029,815
Allocation %	100%	44%	6%	51%
10/1/15 (1)	\$ 26,922	\$ -	\$ 26,922	\$ -
10/28/15	405,211	-	-	405,211
10/28/15 (2)	39,392	-	39,392	-
10/28/15 (2)	4,281	-	4,281	-
10/28/15 (2)	5,842	-	5,842	-
10/31/15	74,434	74,434	-	-
11/30/15	74,434	74,434	-	-
12/31/15	74,434	74,434	-	-
01/31/16	74,434	74,434	-	-
2/3/16 (3)	45,214	45,214	-	-
2/3/16 (4)	16,787	-	-	16,787
2/3/16 (4)	43,496	-	-	43,496
02/29/16	68,782	68,782	-	-
03/31/16	68,782	68,782	-	-
04/20/16	602,448	-	38,128	564,321
04/30/16	68,782	68,782	-	-
05/31/16	68,782	68,782	-	-
TOTAL	\$ 1,762,453	\$ 618,075	\$ 114,564	\$ 1,029,815
% COLLECTED	86%	69%	100%	100%
TOTAL OUTSTANDING	\$ 275,128	\$ 275,127	\$ -	\$ -

Note (1) - 40 lots H2 for interest 5/1 -10/31/15.

Note (2) - Interest for 5/1-10/31/15 for Neighborhood F for 16 lots and 40 lots for H-2. These lots were put on roll with the tax collector in FY 2016.

Note (3) -O&M prorated assessmetns for Neighborhood I for 43 lots

Note (4) - Interest for 5/1-10/31/16 for Neighborhood I for 43 lots

Cash and Investment Report
May 31, 2016

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%	\$183,006
Checking Account	CenterState Bank	Business Checking Account	n/a	0.05%	\$2,597
				Subtotal	\$185,604
Certificate of Deposit	BankUnited	12 month CD	2/9/2017	0.80%	\$100,801
Money Market Account	CenterState Bank	Money Market Account	n/a	0.10%	\$8,992
Money Market Account	Stonegate Bank	Money Market Account	n/a	0.40%	\$354,686
Money Market Account	BankUnited	Money Market Account	n/a	0.45%	\$553,762
				Subtotal	\$917,440

Debt Service and Capital Projects Funds

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2014 Reserve Fund	US Bank	US Bank Governmental Obligation Fund	n/a	0.05%	\$607,313
Series 2014 Revenue Fund	US Bank	US Bank Governmental Obligation Fund	n/a	0.05%	\$474,557
Series 2015 Reserve Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.05%	\$340,000
Series 2015 Revenue Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.05%	\$41,277
Series 2015 Construction Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.05%	\$84,846
				Subtotal	\$1,547,992
				Total	\$2,751,837

Construction Report
Series 2015 Bonds

Recap of Capital Project Fund Activity Through May 31, 2016

Source of Funds:	Amount
Opening Balance in Construction Account	\$ 200,000
Opening Balance in Cost of Issuance account	145,130
Interest Earned	
Construction Account	\$ 86
Cost of Issuance Account	4
Transferred to Revenue Account (includes balance of Cost of Issuance)	(1,905)
	\$ (1,815)
 Total Source of Funds:	 \$ 343,315
 Use of Funds:	
Disbursements:	
Cost of Issuance	\$ 143,229
Streetlights Buy Down	100,000
Capital Outlay - Vehicle	15,240
Improvement - Park	20,756
Total Use of Funds:	\$ 279,225
 Available Balance in Construction Account at May 31, 2016	 \$ 64,090

Construction Schedule Series 2015

Date	Payee	Req #	Total Amount	Streetlight Buy Down	District Capital Outlay	Cost of Issuance
4/28/2015	CAUSEY DEMGEN & MOORE P.C.		\$ 1,800			\$ 1,800
4/28/2015	GRAY ROBINSON		35,000			35,000
4/28/2015	HOLLAND & KNIGHT LLP		5,250			5,250
4/28/2015	YOUNG VAN ASSENDERP, P.A.		35,000			35,000
4/28/2015	US BANK ESCROW FEE		500			500
4/28/2015	US BANK ACCEPTANCE/TRUSTEE FEE		7,115			7,115
4/28/2015	DIGITAL ASSURANCE		2,500			2,500
5/11/2015	SEVERN TRENT SERVICES		12,500			12,500
5/11/2015	IMAGE MASTER LLC		1,250			1,250
6/1/2015	BOYD CIVIL ENGINEERING		1,314			1,314
6/25/2015	AKERMAN LLP		41,000			41,000
9/24/2015	HARMONY CDD - Reimb. - OUC Streetlight buy down	001	100,000	100,000		-
2/8/2016	HARMONY CDD - Reimb. - Sun Tracker boat	002	15,240		15,240	-
5/11/2016	HARMONY CDD - Reimb. - Blazing Park renovation	003	20,756		20,756	-
TOTAL			\$ 279,225	\$ 100,000	\$ 35,996	\$ 143,229

7B.

Itemized Expenditures

Harmony

Community Development District

General Fund

Invoice Approval Report # 194

June 16, 2016

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
BOYD CIVIL ENGINEERING	01221	A	\$ 1,131.94
		Vendor Total	<u>\$ 1,131.94</u>
BRIGHT HOUSE NETWORKS	028483501052216	R	\$ 54.23
	028483401060116	R	\$ 49.23
	Vendor Total		<u>\$ 103.46</u>
FEDEX	5-411-32409	R	\$ 10.24
	5-426-61819	R	\$ 10.29
	5-440-8229	A	\$ 10.29
	Vendor Total		<u>\$ 30.82</u>
FLORIDA BLUE	72245278	R	\$ 2,804.61
		Vendor Total	<u>\$ 2,804.61</u>
FLORIDA RESOURCE MGT LLC-ACH	34954	R	\$ 5,554.85
	35398	A	\$ 5,807.60
	Vendor Total		<u>\$ 11,362.45</u>
HOME DEPOT CREDIT SERVICES	1010029	R	\$ 120.69
	9010813	R	\$ 154.15
	2575014	R	\$ 61.25
	6050353	A	\$ 151.49
	Vendor Total		<u>\$ 487.58</u>
INSIGHT IRRIGATION LLC	H6316	A	\$ 200.00
Vendor Total			<u>\$ 200.00</u>
KINCAID INC	804	R	\$ 125.00
Vendor Total			<u>\$ 125.00</u>
LLS TAX SOLUTIONS INC	000956	A	\$ 600.00
Vendor Total			<u>\$ 600.00</u>
NORTH SOUTH SUPPLY, INC.	3025394	R	\$ 360.08
	3026752	R	\$ 55.24
	Vendor Total		<u>\$ 415.32</u>
ORLANDO UTILITIES COMMISSION	APRIL 2016	R	\$ 26,081.83
	MAY 2016	A	\$ 25,634.53
	Vendor Total		<u>\$ 51,716.36</u>

Harmony

Community Development District

General Fund

Invoice Approval Report # 194

June 16, 2016

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
POOLSURE	10345791	R	\$ 712.50
		Vendor Total	<u>\$ 712.50</u>
POOLWORKS	113558	R	\$ 205.00
	113775	R	\$ 1,111.00
		Vendor Total	<u>\$ 1,316.00</u>
PRESSURE WASH THIS INC.	1289	R	\$ 1,200.00
		Vendor Total	<u>\$ 1,200.00</u>
PROGRESSIVE WASTE SOLUTIONS OF FL INC	0001024587	A	\$ 276.11
		Vendor Total	<u>\$ 276.11</u>
SEVERN TRENT ENVIRONMENTAL SERVICES	2084403	A	\$ 4,798.05
		Vendor Total	<u>\$ 4,798.05</u>
SPRINT	244553043-034	R	\$ 108.33
		Vendor Total	<u>\$ 108.33</u>
SUN PUBLICATIONS DBA	00016664	R	\$ 40.73
		Vendor Total	<u>\$ 40.73</u>
THE DAVEY TREE EXPERT COMPANY	910037112	R	\$ 35,741.08
	CM909453832	A	\$ (83.32)
	CM910059389	A	\$ (20.00)
		Vendor Total	<u>\$ 35,637.76</u>
TOHO WATER AUTHORITY	MAY2016	R	\$ 9,627.46
		Vendor Total	<u>\$ 9,627.46</u>
US BANK	4304685	A	\$ 5,389.66
		Vendor Total	<u>\$ 5,389.66</u>
YOUNG VAN ASSENDERP, P.A.	14642	A	\$ 5,183.95
		Vendor Total	<u>\$ 5,183.95</u>
		Total	<u>\$ 133,268.09</u>
Total Invoices			\$ 133,268.09

HARMONY
Community Development District

Check Register

May 1 - May 31, 2016

Harmony
Payment Register by Bank Account
 For the Period from 5/1/16 to 5/31/16
 (Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Amount Paid
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210 N. University Drive - (Acct# xxxxx2933)

Check	54131	05/05/16	Vendor	ADVANCED MARINE SERVICES	80701	Boat Interstate Battery	R&M-Equipment Boats	001-546223-53910	\$131.99
Check	54131	05/05/16	Vendor	ADVANCED MARINE SERVICES	80721	Boat Interstate Battery	R&M-Equipment Boats	001-546223-53910	\$129.99
Check	54132	05/05/16	Vendor	BRIGHT HOUSE NETWORKS	028483401050116	#0050284834-01 05/06-06/05/16	Misc-Security Enhancements	001-549911-53910	\$49.23
Check	54133	05/05/16	Vendor	FEDEX	1864-0012-7	Services thru 4/26/16	Postage and Freight	001-541006-51301	\$10.24
Check	54134	05/05/16	Vendor	NORTH SOUTH SUPPLY, INC.	3021074	Sprinkler Supplies	R&M-Irrigation	001-546041-53902	\$117.82
Check	54134	05/05/16	Vendor	NORTH SOUTH SUPPLY, INC.	3023240	Sprinkler Supplies	R&M-Irrigation	001-546041-53902	\$69.25
Check	54135	05/05/16	Vendor	PROGRESSIVE WASTE SOLUTIONS OF FL INC	0001018721	#0060-126957 May 2016	Utility - Refuse Removal	001-543020-53910	\$272.08
Check	54136	05/05/16	Vendor	TEM SYSTEMS, INC.	3336	Install Surge & Grnd Rod:Wired to Teleph Entry	Misc-Security Enhancements	001-549911-53910	\$543.50
Check	54137	05/05/16	Vendor	TOHO WATER AUTHORITY		***Voided Voided****			\$0.00
Check	54138	05/05/16	Vendor	PROPET DISTRIBUTORS INC.	112554	Litter Pick Up Bags	R&M-Parks & Facilities	001-546225-53910	\$1,680.00
Check	54139	05/12/16	Vendor	HARMONY CDD C/O U.S. BANK	051016	Transfer of FY2016 Assessments	Due From Other Funds	131000	\$12,098.59
Check	54140	05/12/16	Vendor	KINCAID INC	737	Osceola County Holding Tank April 2016	Miscellaneous Services	001-549001-53910	\$125.00
Check	54141	05/12/16	Vendor	SPRINT	244553043-033	#244553043 3/26-4/25/16	Communication - Telephone	001-541003-53910	\$302.98
Check	54142	05/12/16	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES		***Voided Voided****			\$0.00
Check	54143	05/12/16	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES		***Voided Voided****			\$0.00
Check	54144	05/18/16	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES	STES2083688	Management Fees March 2016	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$4,665.33
Check	54144	05/18/16	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES	STES2083688	Management Fees March 2016	Postage and Freight	001-541006-51301	\$21.34
Check	54144	05/18/16	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES	STES2083688	Management Fees March 2016	Printing and Binding	001-547001-51301	\$169.05
Check	54144	05/18/16	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES	STES2083688	Management Fees March 2016	Office Supplies	001-551002-51301	\$5.50
Check	54145	05/19/16	Vendor	FEDEX	5-411-32409	Services thru 5/10/16	Postage and Freight	001-541006-51301	\$10.24
Check	54146	05/19/16	Vendor	HOME DEPOT CREDIT SERVICES	1010029	Acrylic Sheets:Spray:Tape; SRSTGLS Quart	R&M-Parks & Facilities	001-546225-53910	\$120.69
Check	54146	05/19/16	Vendor	HOME DEPOT CREDIT SERVICES	9010813	BlackTop Patch:Concrete:Duct Tape:Ext. Cord	R&M-Parks & Facilities	001-546225-53910	\$154.15
Check	54146	05/19/16	Vendor	HOME DEPOT CREDIT SERVICES	2575014	Dock Line:Float:Flood Light:Valve	R&M-Equipment Boats	001-546223-53910	\$61.25
Check	54147	05/19/16	Vendor	POOLSURE	10345791	May-Water Mgmt Base Rate x Seasonal Multiplier	R&M-Pools	001-546074-53910	\$712.50
Check	54148	05/19/16	Vendor	STEPHEN K. GROOMS	1289	Wash Ashley Park Pool Roof:Swim Club&Pavilion Roof	R&M-Pools	001-546074-53910	\$1,200.00
Check	54149	05/19/16	Vendor	SUN PUBLICATIONS DBA	00016664	Legal Ad Qualifying Period	Legal Advertising	001-548002-51301	\$40.73
Check	54150	05/19/16	Vendor	FLORIDA BLUE	72245278	#B7539 THRU June 2016	ProfServ-Field Management	001-531016-53901	\$2,804.61
Check	54151	05/24/16	Vendor	POOLWORKS	113558	O-Rings installed at Cepex Ball Valve	R&M-Pools	001-546074-53910	\$205.00
Check	54152	05/31/16	Employee	MARK W. LEMENAGER	PAYROLL	May 31, 2016 Payroll Posting	Payroll Expense	N/A	\$184.70
Check	54153	05/31/16	Employee	STEVEN P. BERUBE	PAYROLL	May 31, 2016 Payroll Posting	Payroll Expense	N/A	\$184.70
Check	54154	05/31/16	Employee	RAYMOND D. WALLS, III	PAYROLL	May 31, 2016 Payroll Posting	Payroll Expense	N/A	\$184.70
Check	54155	05/31/16	Employee	DAVID L. FARNSWORTH	PAYROLL	May 31, 2016 Payroll Posting	Payroll Expense	N/A	\$184.70
Check	54156	05/31/16	Vendor	BOYD CIVIL ENGINEERING	01198	Professional Svcs & Reimbursable Expenses 3/28-5/1	ProfServ-Engineering	001-531013-51301	\$1,998.96
Check	54157	05/31/16	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES	2083982	Management Fees April 2016	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$4,665.33
Check	54157	05/31/16	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES	2083982	Management Fees April 2016	Postage and Freight	001-541006-51301	\$6.79
Check	54157	05/31/16	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES	2083982	Management Fees April 2016	Printing and Binding	001-547001-51301	\$124.70

Harmony
Payment Register by Bank Account
 For the Period from 5/1/16 to 5/31/16
 (Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Amount Paid
Check	54157	05/31/16	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES	2083982	Management Fees April 2016	Office Supplies	001-551002-51301	\$5.50
Check	54158	05/31/16	Vendor	TEM SYSTEMS, INC.	HY773-0000	Rplcd Main Brd & Chips for Telephone Entry Unit	Misc-Security Enhancements	001-549911-53901	\$2,053.22
Check	54160	05/31/16	Vendor	THE DAVEY TREE EXPERT COMPANY	909925905	H2 & F Neighborhood March 2016	Contracts-Ground	001-534150-53902	\$2,028.00
Check	54160	05/31/16	Vendor	THE DAVEY TREE EXPERT COMPANY	910033006	Hs & F Neighborhoods April 2016	Contracts-Ground	001-534150-53902	\$2,028.00
Check	54160	05/31/16	Vendor	THE DAVEY TREE EXPERT COMPANY	910059396	Ornamental Tree Pruning	R&M-Trees and Trimming	001-546099-53902	\$18,000.00
Check	54160	05/31/16	Vendor	THE DAVEY TREE EXPERT COMPANY	910059394	Transplanted Magnolia	R&M-Trees and Trimming	001-546099-53902	\$250.00
Check	54160	05/31/16	Vendor	THE DAVEY TREE EXPERT COMPANY	910059392	Planted Junipers, Gold Mound at East Entry	Miscellaneous Services	001-549001-53902	\$560.00
Check	54160	05/31/16	Vendor	THE DAVEY TREE EXPERT COMPANY	910059390	Ligustrum Plantings-Harmony Square & 5 Oaks Dr	R&M-Trees and Trimming	001-546099-53902	\$1,312.00
Check	54160	05/31/16	Vendor	THE DAVEY TREE EXPERT COMPANY	910059395	Sod	Miscellaneous Services	001-549001-53902	\$774.00
Check	54160	05/31/16	Vendor	THE DAVEY TREE EXPERT COMPANY	910059393	Sod @ Needlegrass	Miscellaneous Services	001-549001-53902	\$664.68
Check	54160	05/31/16	Vendor	THE DAVEY TREE EXPERT COMPANY	910059391	Sod @ Five Oaks and @ Needlegrass	Miscellaneous Services	001-549001-53902	\$2,847.36
Check	54160	05/31/16	Vendor	THE DAVEY TREE EXPERT COMPANY	910059389	Park Renovations @ Blazing Star Park	Miscellaneous Services	001-549001-53902	\$20,775.86
Check	54160	05/31/16	Vendor	THE DAVEY TREE EXPERT COMPANY	910037112	Landscape Maintenance May 2016	Contracts-Trees & Trimming	001-534085-53902	\$1,724.33
Check	54160	05/31/16	Vendor	THE DAVEY TREE EXPERT COMPANY	910037112	Landscape Maintenance May 2016	Contracts-Shrub Care	001-534148-53902	\$10,144.83
Check	54160	05/31/16	Vendor	THE DAVEY TREE EXPERT COMPANY	910037112	Landscape Maintenance May 2016	Contracts-Ground	001-534150-53902	\$1,866.67
Check	54160	05/31/16	Vendor	THE DAVEY TREE EXPERT COMPANY	910037112	Landscape Maintenance May 2016	Contracts-Turf Care	001-534155-53902	\$22,005.25
Check	54161	05/31/16	Vendor	YOUNG VAN ASSENDERP, P.A.	14579	General Counsel April 2016	ProfServ-Legal Services	001-531023-51401	\$1,900.00
ACH	ACH044	05/05/16	Vendor	TOHO WATER AUTHORITY	APRIL 2016	Utilities 3/18-4/17/16 (ACH PAYMENT)	Utility - Water & Sewer	001-543021-53903	\$5,719.51
ACH	ACH045	05/05/16	Vendor	TOHO WATER AUTHORITY	APRIL 2016 774980	Utilities 3/18/16-04/17/16 account #000774980(ach)	Utility - Water & Sewer	001-543021-53903	\$45.72
ACH	ACH046	05/18/16	Vendor	FLORIDA RESOURCE MGT LLC-ACH	34500	Payroll Thru 5/8/16	ProfServ-Field Management	001-531016-53901	\$5,697.64
ACH	ACH047	05/20/16	Vendor	ORLANDO UTILITIES COMMISSION	APRIL 2016	Billing Period 4/3-5/9/16	Electricity - General	001-543006-53903	\$2,543.81
ACH	ACH047	05/20/16	Vendor	ORLANDO UTILITIES COMMISSION	APRIL 2016	Billing Period 4/3-5/9/16	Electricity - Streetlighting	001-543013-53903	\$6,165.73
ACH	ACH047	05/20/16	Vendor	ORLANDO UTILITIES COMMISSION	APRIL 2016	Billing Period 4/3-5/9/16	Lease - Street Light	001-544006-53903	\$17,372.29
ACH	ACH048	05/26/16	Vendor	FLORIDA RESOURCE MGT LLC-ACH	34954	Payroll Thru 05/22/16	ProfServ-Field Management	001-531016-53901	\$5,554.85
Account Total									\$165,274.89

Total Amount Paid	\$165,274.89
--------------------------	---------------------

Total Amount Paid - Breakdown by Fund	
Fund	Amount
General Fund Fund - 001	153,176.30
Series 2014 Debt Service Fund Fund - 203	12,098.59
Total	165,274.89

HARMONY
Community Development District

Debit Card invoices

May 1 - May 31, 2016

**Monthly Debit Card Purchases
May 31, 2016**

	Vendor	Description	Amount
2016-05-02	AMAZON.COM SEATTLE	Dashboard Dash Cam HD	76.99
2016-05-03	AMAZON.COM SEATTLE	Heavy Duty Steel Chain Basetball Nett	19.84
2016-05-04	HARMONY TOWN SQUAR	Harmony Town Square-Water for Staff	17.95
2016-05-04	AMAZON.COM SEATTLE	Standard Spark Plug	26.69
2016-05-04	SUNOCO	Sunoco - Fuel	43.06
2016-05-04	AMAZON.COM SEATTLE	Lifetime Adirondack Chair	125.68
2016-05-04	AMAZON.COM SEATTLE	Lifetime Adirondack Chair	133.07
2016-05-05	AMAZON.COM SEATTLE	Water Quality TDS Tester	16.05
2016-05-05	AMAZON.COM SEATTLE	AGM Replacement Power Sport Batter	61.95
2016-05-05	AMAZON.COM SEATTLE	Dashboard Dash Cam HD	(76.99)
2016-05-06	AMAZON.COM SEATTLE	Pet Waste Cans	184.29
2016-05-09	SUNOCO	Sunoco - Fuel	47.97
2016-05-10	APL* ITUNES.COM	iCloud-50GB Storage Plan	0.99
2016-05-10	AMAZON.COM SEATTLE	Ultra Latex Powdered Gloves	16.94
2016-05-10	ONLINE PERMITTING	Permits for pools and waterfeature	1,071.00
2016-05-11	AMAZON.COM SEATTLE	ACDelco Oil Filter	8.45
2016-05-16	AMAZON.COM SEATTLE	Mobil Synthetic motor Oil	45.76
2016-05-11	SUNOCO	Sunoco - Fuel	34.96
2016-05-11	AMAZON.COM SEATTLE	Thdro Tools Molded Pool Ladder Step	52.52
2016-05-11	AMAZON.COM SEATTLE	California Umbrella	76.90
2016-05-11	AMAZON.COM SEATTLE	California Umbrella	76.90
2016-05-16	AMAZON.COM SEATTLE	Soil Recovery Probe	59.20
2016-05-16	POS Purchase PARTZILLA 877	Central Florida Yamaha-Landmaster 400 supplies	79.00
2016-05-23	AMAZON.COM SEATTLE	Extension Spring	7.78
2016-05-23	HARMONY TOWN SQUAR	Harmony Town Square-Water for Staff	14.36
2016-05-23	SUNOCO	Sunoco - Fuel	40.81
2016-05-23	SUNOCO	Sunoco - Fuel	57.58
2016-05-23	AMAZON.COM SEATTLE	California Umbrella	(76.90)
2016-05-23	AMAZON.COM SEATTLE	California Umbrella	(76.90)
2016-05-24	AMAZON.COM SEATTLE	5 Gallon Power Blend Oil Mix	38.76
2016-05-24	AQUAQUALITY AQU	Pool Blaster vacuum Head part	45.00
2016-05-31	AMAZON.COM SEATTLE	Deep Woods Sptsmen Isect Replllent	29.97
			Total
			2,279.63

G/L Coding

R&M - Parks & Facilities	546225.53910.5000	\$	563.92
R&M - Irrigation	546041.53902.5000	\$	59.20
R&M - Pools	546074.53910.5000	\$	1,184.57
R&M - Vehicle	546104.53910.5000	\$	246.57
R&M - Contingency	549900.53910.5000	\$	0.99
OP Supplies - Fuel, Oil	552030.53910.5000	\$	224.38
			<u>\$ 2,279.63</u>



Final Details for Order #113-6527845-8177032

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

Order Placed: April 29, 2016
Amazon.com order number: 113-6527845-8177032
Order Total: \$76.99

Shipped on April 30, 2016

Items Ordered	Price
1 of: <i>Faguan Dashboard Dash Cam-hd 1080p 2.7" LCD Car DVR Miniature Camera Video Recorder - Wide Angle Zoom Lens LED Night Vision, Motion Detection with G-s</i>	\$76.99
Sold by: chenshizhan (seller profile)	
Condition: New	

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

Item(s) Subtotal:	\$76.99
Shipping & Handling:	\$0.00

Total before tax:	\$76.99
Sales Tax:	\$0.00

Total for This Shipment: \$76.99

Shipping Speed:
Two-Day Shipping

Payment information

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

Item(s) Subtotal:	\$76.99
Shipping & Handling:	\$0.00

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

Total before tax:	\$76.99
Estimated tax to be collected:	\$0.00

Grand Total: \$76.99

Credit Card transactions MasterCard ending in [REDACTED] April 30, 2016: **\$76.99**

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

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Approved G v/d Snel 05/04/2016

paris



Final Details for Order #116-2502735-8689035

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

Order Placed: May 2, 2016
Amazon.com order number: 116-2502735-8689035
Order Total: \$19.84

Shipped on May 4, 2016

Items Ordered	Price
2 of: <i>Coast Athletic Heavy Duty Steel Chain Basketball Net</i> Sold by: Coast Athletic (seller profile)	\$9.92
Condition: New	

Shipping Address: Gerhard van der Snel 7360 Five Oaks Dr Office trailer HARMONY, FLORIDA 34773-6047 United States	Item(s) Subtotal: \$19.84 Shipping & Handling: \$0.00 ----- Total before tax: \$19.84 Sales Tax: \$0.00 -----
---	--

Shipping Speed: Two-Day Shipping	Total for This Shipment: \$19.84 -----
--	--

Payment information

Payment Method: Debit Card Last digits: [REDACTED]	Item(s) Subtotal: \$19.84 Shipping & Handling: \$0.00 -----
--	---

Billing address GERHARD VAN DER SNEL HARMONY CDD 210 N UNIVERSITY DR STE 702 CORAL SPRINGS, FL 33071-7320 United States	Total before tax: \$19.84 Estimated tax to be collected: \$0.00 ----- Grand Total: \$19.84
--	--

Credit Card transactions MasterCard ending in [REDACTED]: May 4, 2016: \$19.84

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

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parkis

Approved G v/d Snel 05/04/2016

Approved G v/d Snel 05/02/2016

5/2/2016 8 37 AM
Store: 1

Sales Receipt #83457

Customer Copy

Harmony Town Square Market

7250 Harmony Square Drive South
Harmony, FL 34773

David Buck - Store Manager
(407) 892-0148

www.facebook.com/townsquaremarket

Cashier

Item #	Qty	Price	Ext Price
695	5	\$3.59	\$17.95
WATER SILVER SP			

Local Sales Tax	Subtotal	\$17.95
	0 % Tax	+ \$0.00

RECEIPT TOTAL: \$17.95

Credit Card \$17.95 XXXX [REDACTED]

MasterCard

Reference # 1000039431 Auth=098779

Entry Swiped Merchant # ***55613

Signature

I agree to pay above amount according to card issuer agreement (merchant agreement if credit voucher)



www.HarmonyFL.com



83457



Final Details for Order #111-8656352-4645863

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

Order Placed: May 3, 2016
Amazon.com order number: 111-8656352-4645863
Order Total: \$26.69

Shipped on May 4, 2016

Items Ordered	Price
1 of: <i>NGK (4008) BPR6ES SOLID Standard Spark Plug, Pack of 1</i> Sold by: Amazon.com LLC	\$3.81
Condition: New	
1 of: <i>Mobil 1 120760 Synthetic Motor Oil 0W-40, 5 Quart</i> Sold by: Amazon.com LLC	\$22.88
Condition: New	

Shipping Address:

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

Item(s) Subtotal: \$26.69
Shipping & Handling: \$0.00

Total before tax: \$26.69
Sales Tax: \$0.00

Shipping Speed:

Two-Day Shipping

Total for This Shipment: \$26.69

Payment information

Payment Method:

Debit Card | Last digits: [REDACTED]

Item(s) Subtotal: \$26.69
Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$26.69
Estimated tax to be collected: \$0.00

Grand Total: \$26.69

Credit Card transactions

MasterCard ending in [REDACTED] May 4, 2016: \$26.69

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

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V. Snel

Sunoco
6998 E Irlo Bronson
St. Cloud Florida 34

* FINAL RECEIPT*
For Credit Sales
Card Charged Only
Total Shown Below.

Trans #: 846288
Grade: Regular (87)
Pump Number: 09
Gallons: 19.944
Price: \$2.159
Total Fuel: \$43.06
Total Sale: \$43.06

Term: JD12417328001

Appr: 076115

Seq#: 047063

MasterCard

Capture

XXXXXXXXXXXX

05/02/2016 08:19:33

Thank You For
Shopping Sunoco



Approved G v/d Snel 06/03/2016



Final Details for Order #113-4075855-5226649

Print this page for your records.

Order Placed: May 4, 2016
Amazon.com order number: 113-4075855-5226649
Order Total: \$258.75

Shipped on May 4, 2016

Items Ordered

1 of: *Lifetime 60064 Adirondack Chair*
Sold by: Warehouse Deals, Inc

Price
\$125.68

Condition: Used - Very Good
Item has no cosmetic scratches or blemishes. Item has no cracks or dents. Item will come in original packaging. Packaging will be damaged.

Shipping Address:

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

Item(s) Subtotal: \$125.68
Shipping & Handling: \$0.00

Total before tax: \$125.68
Sales Tax: \$0.00

Total for This Shipment: \$125.68

Shipping Speed:

Standard Shipping

parts

Shipped on May 4, 2016

Items Ordered

1 of: *Lifetime 60064 Adirondack Chair*
Sold by: Warehouse Deals, Inc

Price
\$133.07

Condition: Used - Like New
Item will come in original packaging. Packaging may be damaged.

Shipping Address:

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

Item(s) Subtotal: \$133.07
Shipping & Handling: \$0.00

Total before tax: \$133.07
Sales Tax: \$0.00

Total for This Shipment: \$133.07

Shipping Speed:

Standard Shipping

parts

Payment information

Item(s) Subtotal: \$258.75

Approved G v/d Snel 05/23/2016



Details for Order #116-5376023-1400223

Print this page for your records.

Order Placed: May 4, 2016
Amazon.com order number: 116-5376023-1400223
Order Total: \$16.05

Not Yet Shipped

Items Ordered

1 of: *HM Digital TDS-EZ Water Quality TDS Tester, 0-9990 ppm Measurement Range , 1 ppm Resolution, +/- 3% Resolution Accuracy* **Price \$16.05**
Sold by: Amazon.com LLC

Condition: New

Shipping Address:

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

Shipping Speed:

Two-Day Shipping

Payment information

Payment Method:

Debit Card | Last digits: XXXXXXXXXX

Item(s) Subtotal: \$16.05
Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$16.05
Estimated tax to be collected: \$0.00

Grand Total: \$16.05

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

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pools

Approved G v/d Snel 05/04/2016



Final Details for Order #113-6026446-2558631

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Order Placed: May 5, 2016
Amazon.com order number: 113-6026446-2558631
Order Total: \$61.95

Shipped on May 5, 2016

Items Ordered

	Price
1 of: <i>ADX14AH-BS - AGM Replacement Power Sport Battery</i> Sold by: ThrottleX Batteries (seller profile)	\$61.95
Condition: New	

Shipping Address:

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

Item(s) Subtotal:	\$61.95
Shipping & Handling:	\$0.00

Total before tax:	\$61.95
Sales Tax:	\$0.00

Shipping Speed:
Standard Shipping

Total for This Shipment: \$61.95

Payment information

Payment Method:

Debit Card | Last digits: [REDACTED]

Item(s) Subtotal:	\$61.95
Shipping & Handling:	\$0.00

Billing address

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

Total before tax:	\$61.95
Estimated tax to be collected:	\$0.00

Grand Total: \$61.95

Credit Card transactions

MasterCard ending in [REDACTED] May 5, 2016: \$61.95

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

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Vehicle

Approved G v/d Snel 05/23/2016

Gerhard van der Snel



Gerhard van der snel <gerhardharmony@gmail.com>

Field Operations Manager

Your refund for Faguan Dashboard Dash Cam-hd...

1 message
7360 Five Oaks Drive

return@amazon.com <return@amazon.com>
Harmony, FL 34773
To: gerhardharmony@gmail.com
407-301-2235

Wed, May 4, 2016 at 8:47 PM



Refund Confirmation

Hello Gerhard Van Der Snel,

We've issued your refund for the item below. Your return is now complete*.

[View return & refund status](#)



Faguan Dashboard Dash Cam-hd...

Refund total: \$76.99**

Refund will appear on your Master Card in 2-4 business days.

* This is an advanced refund. If we don't receive the item listed above, we may charge your original payment method.

** Learn more about refunds

This email was sent from a notification-only address that cannot accept incoming email. Please do not reply to this message.



Final Details for Order #113-8434627-2200265

Print this page for your records.

Order Placed: May 4, 2016
Amazon.com order number: 113-8434627-2200265
Order Total: \$184.29

Shipped on May 5, 2016

Items Ordered

2 of: *Pet Waste Can, Commercial Grade, Aluminum*
Sold by: PetWasteCo ([seller profile](#))

Price
\$84.50

Condition: New

Shipping Address:

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

Item(s) Subtotal: \$169.00
Shipping & Handling: \$15.29

Total before tax: \$184.29
Sales Tax: \$0.00

Shipping Speed:
Standard

Total for This Shipment: \$184.29

Payment information

Payment Method:

Debit Card | Last digits: [REDACTED]

Item(s) Subtotal: \$169.00
Shipping & Handling: \$15.29

Billing address

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

Total before tax: \$184.29
Estimated tax to be collected: \$0.00

Grand Total: \$184.29

Credit Card transactions

MasterCard ending in [REDACTED]: May 5, 2016: \$184.29

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

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Approved G v/d Snel 05/23/2016



APlus

6980 E Irlo Bronson
St. Cloud Florida 34
* FINAL RECEIPT*
For Credit Sales
Card Charged Only
Total Shown Below.

Trans #: 851928
Grade: Regular (87)
Pump Number: 12
Gallons: 22.228
Price: \$2.159
Total Fuel: \$47.97
Total Sale: \$47.97

Term: JD12417328001

Appr: 023749

Seq#: 048528

Truck

MasterCard
Capture
XXXXXXXXXXXX [REDACTED]

05/05/2016 15:38:01

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

Enter Store code :

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

Thank You For
Shopping Sunoco
RED. Code: _____

Approved G v/d Snel 05/05/2016

amazon.com

Final Details for Order #102-2782322-1261043

Print this page for your records.

Order Placed: May 9, 2016
Amazon.com order number: 102-2782322-1261043
Order Total: \$16.94

Shipped on May 10, 2016

Items Ordered

1 of: *Genuine Joe GJO15369 8mil Ultra Latex Powdered Gloves, Large Black (Pack of 100)* **Price \$16.94**

Sold by: Amazon.com LLC

Condition: New

Shipping Address:

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

Item(s) Subtotal: \$16.94
Shipping & Handling: \$0.00

Total before tax: \$16.94
Sales Tax: \$0.00

Total for This Shipment: \$16.94

Shipping Speed:

Two-Day Shipping

Payment information

Payment Method:

Debit Card | Last digits: [REDACTED]

Item(s) Subtotal: \$16.94
Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$16.94
Estimated tax to be collected: \$0.00

Grand Total: \$16.94

Credit Card transactions

MasterCard ending in [REDACTED]: May 10, 2016: \$16.94

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

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Approved G v/d Snel 05/23/2016

Vehicle



Gerhard van der snel <gerhardharmony@gmail.com>

EH Online Billing and Permitting System Payment Confirmation

1 message

MyFlorida EHPermit <MyFloridaEHPermit_DoNotReply@doh.state.fl.us>

Mon, May 9, 2016 at
11:50 AM

Reply-To: MyFloridaEHPermit_DoNotReply@doh.state.fl.us

To: gerhardharmony@gmail.com

Hello Gerhard vanderSnel.

Payment Confirmation

Payment Date: 05/09/2016

Total Paid: \$1071.00

We have successfully received your payment and your confirmation number is: AN7Z3G5R. Thank you for using the Online Billing and Permitting System.

Please note, e-check payments are subject to review and may acquire additional fees if collection activity is required. You may also view your online receipt at www.MyFloridaEHPermit.com.

This is a system generated email. Please do not reply.

Approved G v/d Snel 05/09/2016



Final Details for Order #102-6262976-5684222

Print this page for your records.

Order Placed: May 10, 2016
Amazon.com order number: 102-6262976-5684222
Order Total: \$54.21

Shipped on May 15, 2016

Items Ordered

2 of: *Mobil 1 120764 Synthetic Motor Oil 5W-30, 5 Quart*
Sold by: Amazon.com LLC

Price
\$22.88

Condition: New

Shipping Address:

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

Item(s) Subtotal: \$45.76
Shipping & Handling: \$0.00

Total before tax: \$45.76
Sales Tax: \$0.00

Shipping Speed:
Two-Day Shipping

Total for This Shipment: \$45.76

Vehicle

Shipped on May 11, 2016

Items Ordered

1 of: *ACDelco PF63F Oil Filter*
Sold by: Amazon.com LLC

Price
\$8.45

Condition: New

Shipping Address:

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

Item(s) Subtotal: \$8.45
Shipping & Handling: \$0.00

Total before tax: \$8.45
Sales Tax: \$0.00

Shipping Speed:
Two-Day Shipping

Total for This Shipment: \$8.45

Vehicle

Payment information

Payment Method:

Debit Card | Last digits: XXXXXXXXXX

Item(s) Subtotal: \$54.21
Shipping & Handling: \$0.00

Billing address

Approved G v/d Snel 05/23/2016

Approved G v/d Snel 05/09/2016



APlus

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

Trans #: 858554
Grade: Regular (87)
Pump Number: 09
Gallons: 16.498
Price: \$2.119
Total Fuel: \$34.96
Total Sale: \$34.96

Term: JD12417328001

Appr: 024499

Seq#: 050295

MasterCard
Capture

XXXXXXXXXXXX

05/09/2016 07:58:26

How are we doing?

Give us your



Final Details for Order #113-9305512-7337068

Print this page for your records.

Order Placed: May 10, 2016
Amazon.com order number: 113-9305512-7337068
Order Total: \$52.52

Shipped on May 11, 2016

Items Ordered

4 of: *Hydro Tools 87901 Molded Pool Ladder Step*
Sold by: Amazon.com LLC

Price
\$13.13

Condition: New

Shipping Address:

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

Item(s) Subtotal: \$52.52
Shipping & Handling: \$0.00

Total before tax: \$52.52
Sales Tax: \$0.00

Shipping Speed:

Two-Day Shipping

Total for This Shipment: \$52.52

Payment information

Payment Method:

Debit Card | Last digits: [REDACTED]

Item(s) Subtotal: \$52.52
Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$52.52
Estimated tax to be collected: \$0.00

Grand Total: \$52.52

Credit Card transactions

MasterCard ending in [REDACTED] May 11, 2016: \$52.52

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

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pools

Approved G v/d Snel 05/23/2016



Final Details for Order #113-4614839-6779461

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Order Placed: May 11, 2016
Amazon.com order number: 113-4614839-6779461
Order Total: \$153.80

Shipped on May 11, 2016

Items Ordered

	Price
1 of: <i>California Umbrella 7-1/2-Foot Aluminum Push Button Tilt Patio Style Umbrella, Navy Blue</i>	\$76.90
<small>Sold by: Amazon.com LLC</small>	

Condition: New

Shipping Address:

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

Item(s) Subtotal:	\$76.90
Shipping & Handling:	\$0.00

Total before tax:	\$76.90
Sales Tax:	\$0.00

Shipping Speed:

Two-Day Shipping

Total for This Shipment: \$76.90

pools

Shipped on May 11, 2016

Items Ordered

	Price
1 of: <i>California Umbrella 7-1/2-Foot Aluminum Push Button Tilt Patio Style Umbrella, Navy Blue</i>	\$76.90
<small>Sold by: Amazon.com LLC</small>	

Condition: New

Shipping Address:

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

Item(s) Subtotal:	\$76.90
Shipping & Handling:	\$0.00

Total before tax:	\$76.90
Sales Tax:	\$0.00

Shipping Speed:

Two-Day Shipping

Total for This Shipment: \$76.90

pools

Payment information

Payment Method:

Debit Card | Last digits: [REDACTED]

Item(s) Subtotal: \$153.80

Approved G v/d Snel 05/23/2016



Final Details for Order #113-8640529-3138601

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

Order Placed: May 13, 2016
Amazon.com order number: 113-8640529-3138601
Seller's order number: 890502
Order Total: \$59.20

Shipped on May 16, 2016

Items Ordered	Price
1 of: <i>AMS 401.04 Soil Recovery Probe, Regular, 7/8 Inx21In</i> Sold by: Forestry Suppliers, Inc. (seller profile)	\$50.50
Condition: New Brand New	

Shipping Address:

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

Item(s) Subtotal:	\$50.50
Shipping & Handling:	\$8.70

Total before tax:	\$59.20
Sales Tax:	\$0.00

Shipping Speed:
Standard

Total for This Shipment: \$59.20

Payment information

Payment Method:

Debit Card | Last digits: [REDACTED]

Item(s) Subtotal:	\$50.50
Shipping & Handling:	\$8.70

Billing address

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

Total before tax:	\$59.20
Estimated tax to be collected:	\$0.00

Grand Total: \$59.20

Credit Card transactions

MasterCard ending in [REDACTED]: May 16, 2016, \$59.20

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

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M. V. Snel

Approved G v/d Snel 05/23/2016

*** HISTORICAL ***

Central Florida Yamaha, Inc.
730 US 27 N
Lake Placid, FL 33852

Invoice	INV14458884
Date	5/11/2016
Original Order #	BGOV002348
Original Order Date	5/9/2016
Page	1

Bill To:

HARMONY CDD
7360 FIVE OAKS DR
ATTN: GERHARD VAN DER SNEL
HARMONY FL 34773

Ship To:

HARMONY CDD
7360 FIVE OAKS DR
ATTN: GERHARD VAN DER SNEL
HARMONY FL 34773

Purchase Order No.		Customer ID	Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.
		GOV10128A		UPS GROUND	NET 30	5/9/2016	1,451,939
Ordered	Shipped	B/O	Item Number	Description	Discount	Unit Price	Ext. Price
1	1	0	11-16211-Z5T-000	INSULATOR, CARB	\$0.00	\$1.51	\$1.51
2	2	0	11-16221-Z5T-000	GASKET, CARBURETOR	\$0.00	\$0.18	\$0.36
2	2	0	11-16212-Z5T-000	GASKET	\$0.00	\$0.18	\$0.36
1	1	0	11-18331-ZE3-811	CAP, MUFFLER	\$0.00	\$5.10	\$5.10
1	1	0	11-16551-ZE3-000	ARM, GOVERNOR	\$0.00	\$7.90	\$7.90
1	1	0	11-16561-ZE3-000	SPRING (L=137.5MM)	\$0.00	\$2.52	\$2.52
1	1	0	11-16562-ZE3-000	SPRING	\$0.00	\$2.16	\$2.16
1	1	0	11-16555-ZE3-000	ROD, GOVERNOR	\$0.00	\$2.14	\$2.14
1	1	0	11-16100-ZBH-831	CARBURETOR (BE88T A)	\$0.00	\$31.08	\$31.08
1	1	0	11-16500-Z5T-307	CONTROL ASSY.	\$0.00	\$25.87	\$25.87

Subtotal	\$79.00
Misc	\$0.00
Tax	\$0.00
Freight	\$0.00
Trade Discount	\$0.00
Total	\$79.00

Approved G v/d Snel 05/13/2016



Final Details for Order #002-2811868-9649835

Print this page for your records.

Order Placed: May 19, 2016
Amazon.com order number: 002-2811868-9649835
Order Total: \$7.78

Shipped on May 21, 2016

Items Ordered	Price
1 of: <i>The Hillman Group 851613 2-5/8 X 1/2" Extension Spring 1-Pack</i> Sold by: Amazon.com LLC	\$7.78

Condition: New

Shipping Address:

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

Item(s) Subtotal:	\$7.78
Shipping & Handling:	\$0.00

Total before tax:	\$7.78
Sales Tax:	\$0.00

Total for This Shipment: \$7.78

Shipping Speed:

Two-Day Shipping

Payment information

Payment Method:

Debit Card | Last digits: [REDACTED]

Item(s) Subtotal:	\$7.78
Shipping & Handling:	\$0.00

Billing address

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

Total before tax:	\$7.78
Estimated tax to be collected:	\$0.00

Grand Total: \$7.78

Credit Card transactions

MasterCard ending in [REDACTED] May 21, 2016: \$7.78

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

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Vehicle

Approved G v/d Snel 05/23/2016

5/18/2016 10:11 AM Sales Receipt #84852
Store: 1

Customer Copy

Harmony Town Square Market

7250 Harmony Square Drive South

Harmony, FL 34773

David Buck - Store Manager

(407) 892-0148

www.facebook.com/townsquaremarket

Cashier

Item #	Qty	Price	Ext Price
695	4	\$3.59	\$14.36
WATER SILVER SF			
Subtotal			\$14.36
Local Sales Tax			0 % Tax + \$0.00
RECEIPT TOTAL:			\$14.36

Credit Card \$14.36 XXXX [REDACTED]

MasterCard

Reference # 1000040051 Auth=066422

Entry Swiped Merchant # ***55613

Approved G v/d Snel 05/19/2016

Signature

I agree to pay above amount according to card issuer agreement (merchant agreement if credit voucher)



www.HarmonyFL.com



84852

Approved G v/d Snel 05/19/2016

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

Trans #: 075511
Grade: Regular (07)
Pump Number: 09
Gallons: 19.628
Price: \$2.079
Total Fuel: \$40.81
Total Sale: \$40.81

Term: J012417328001

Appr: 047038

Seq#: 054512

MasterCard

Capture

XXXXXXXXXXXX



05/18/2016 09:57:19



APlus

0067-6718-00

6990 E Irla Bronson Mem H
St. Cloud, Florida 34771

5/21/2016 , 8:28:21 PM

Transaction #: 882802

Register #: 100

Pay at Pump Sale	
Pump10Regular (87)	
27.698 Gallons @ \$2.079/Gal	\$57.58
Sub. Total:	\$57.58
Tax:	\$0.00
Total:	\$57.58
Discount Total:	\$0.00
MasterCard:	\$57.58
Change	\$0.00

Join Our Loyalty Program And Save

Term: JD12417328001

Appr: 024504

Seq#: 056309

MasterCard

Capture

XXXXXXXXXXXX [REDACTED]

05/21/2016 20:28:08

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

Enter Store Code:0067-6718-00

@ www.tellAPlus.com
or call 1-845-58APLUS

Thank You For Shopping APlus

Redemption Code: _____

Approved A v/d Snel 05/23/2016



Refund Confirmation

Hello Gerhard Van Der Snel,

We've received the item below and have issued your refund. Thank you for sending the item back. Your return is now complete.

[View return & refund status](#)



California Umbrella 7-1/2-Feet...

Refund total: \$76.90*

Refund will appear on your Master Card in 2-4 business days.

* [Learn more about refunds](#)

This email was sent from a notification-only address that cannot accept incoming email. Please do not reply to this message.

This is for 2 umbrellas so 2 x \$76.90



Details for Order #113-6259535-5621857

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

Order Placed: May 23, 2016
Amazon.com order number: 113-6259535-5621857
Order Total: \$38.76

Not Yet Shipped

Items Ordered	Price
1 of: <i>Echo 6450005 13oz Oil Bottle 5 Gallon Power Blend Oil Mix (50:1)</i> Sold by: Mower Partsman (seller profile)	\$14.81
Condition: New Brand New Echo OEM Part	
1 of: <i>Hospeco 01901 Health Gards Non-Para Urinal Screen with Block, Dark Pink, Cherry (Case of 12)</i> Sold by: Amazon.com LLC	\$23.95
Condition: New	

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

Approved G v/d Snel 05/23/2016

Shipping Speed:
Two-Day Shipping

Payment information

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

Item(s) Subtotal: \$38.76
Shipping & Handling: \$0.00

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

Total before tax: \$38.76
Estimated tax to be collected: \$0.00

Grand Total: \$38.76

parts

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

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Gerhard van der snel <gerhardharmony@gmail.com>

Receipt for your PayPal payment to AQUAQUALITY POOLS and SPAS, INC.

1 message

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

Mon, May 23, 2016 at 3:56 PM



May 23, 2016 12:56:32 PDT
Transaction ID: 9N187782019083942

Hello Harmony CDD,

You sent a payment of \$45.00 USD to AQUAQUALITY POOLS and SPAS, INC.
(aquaquality@msn.com)

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

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

Seller
AQUAQUALITY POOLS and SPAS, INC.
aquaquality@msn.com

Note to seller
You haven't included a note.

Shipping address - confirmed
Harmony CDD
3337 Primrose willow dr
Harmony, FL 34773-6017
United States

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

Shop great deals, check out with PayPal and Return Shipping's on Us for eligible purchases. [*See limitations](#)

Shop Deals Now

Description	Unit price	Qty	Amount
POOL BLASTER MAX & CG VACUUM HEAD PART # PBA006 Item# 290634433563	\$45.00 USD	1	\$45.00 USD
	Shipping and handling		\$0.00 USD
	Insurance - not offered		---
	Total		\$45.00 USD
	Payment		\$45.00 USD



Approved G v/d Snel 05/23/2016



Details for Order #113-1773582-9882669

Print this page for your records.

Order Placed: May 25, 2016
Amazon.com order number: 113-1773582-9882669
Order Total: \$29.97

Not Yet Shipped

Items Ordered

3 of: *OFF! Deep Woods Sportsmen Insect Repellent Dry, 8 oz.*
Sold by: Amazon.com LLC

Price

\$9.99

Condition: New

Shipping Address:

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

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Debit Card | Last digits: [REDACTED]

Item(s) Subtotal: \$29.97
Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$29.97
Estimated tax to be collected: \$0.00

Grand Total: \$29.97

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

paris

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Approved G v/d Snel 06/03/2016

7C.

Arbitrage Report



LLS Tax Solutions
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

May 26, 2016

Mr. Alan Baldwin
Harmony Community Development District
c/o Severn Trent Management Services
210 N. University Dr., Ste. 702
Coral Springs, FL 33071

\$13,530,000
Harmony Community Development District
(Osceola County, Florida)
Capital Improvement Revenue Refunding Bonds, Series 2015

Dear Mr. Baldwin:

Attached you will find our arbitrage rebate report for the above-referenced bond issue for the annual period ended April 27, 2016. This report indicates that there is no cumulative rebatable arbitrage liability as of April 27, 2016.

The next annual rebatable arbitrage calculation computation date is April 27, 2017. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at liscott@llstax.com.

Sincerely,

Linda L. Scott

Linda L. Scott, CPA

cc: Ms. Leanne Duffy, US Bank, Orlando, FL

Harmony Community Development District

*\$13,530,000 Harmony Community Development District
(Osceola County, Florida) Capital Improvement Revenue
Refunding Bonds, Series 2015*

For the period ended April 27, 2016



LLS Tax Solutions
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

May 26, 2016

Mr. Alan Baldwin
Harmony Community Development District
c/o Severn Trent Management Services
210 N. University Dr., Ste. 702
Coral Springs, FL 33071

Re: \$13,530,000 Harmony Community Development District (Osceola County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2015 ("Bonds")

Harmony Community Development District ("Client") has requested that we prepare certain computations related to the above-described Bonds for the period ended April 27, 2016 ("Computation Period"). The scope of our engagement consisted of the preparation of computations to determine the Rebtable Arbitrage for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"), and this report is not to be used for any other purpose. In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebtable Arbitrage of \$(24,009.04) at April 27, 2016. As such, no amount must be on deposit in the Rebate Fund nor remitted to the United States Government.

As specified in the Form 8038G, the calculations have been performed based upon a Bond Yield of 4.6105 %. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebtable Arbitrage for the Bonds for the Computation Period based on the information provided to us. The Rebtable Arbitrage has been determined as described in the Code, and regulations promulgated thereunder ("Regulations"). We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

LLS Tax Solutions Inc.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Harmony Community Development District
May 26, 2016
\$13,530,000 Capital Improvement Revenue Refunding Bonds, Series 2015
For the period ended April 27, 2016

NOTES AND ASSUMPTIONS

1. The issue date of the Bonds is April 28, 2015.
2. The end of the first Bond Year for the Bonds is April 27, 2016.
3. Computations of yield are based upon a 27-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under Section 148(f) the Code are shown in the attached schedule
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebatable Arbitrage for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebatable Arbitrage for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebatable Arbitrage as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebatable Arbitrage as of the Next Computation Date will not be the Rebatable Arbitrage reflected herein, but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebatable Arbitrage computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under Section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Harmony Community Development District

May 26, 2016

\$13,530,000 Capital Improvement Revenue Refunding Bonds, Series 2015

For the period ended April 27, 2016

NOTES AND ASSUMPTIONS (cont'd)

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the "present value" method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under Section 148(f)(4)(A) of the Code, a "bona fide debt service fund" for public purpose bonds issued after November 10, 1988 is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. The Bonds are being issued for the purpose of providing funds, together with other legally available moneys of the District, to (i) defease all of the District's Outstanding Capital Improvement Revenue Bonds, Series 2004 (the "Refunded Bonds") which will be retired on May 1, 2015 and May 28, 2015; (ii) fund the 2015 Reserve Account in an amount which equals the 2015 Reserve Account Requirement; (iii) to pay certain costs of acquiring and constructing the 2015 Project; and (iv) to pay costs associated with the issuance of the Bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Harmony Community Development District
May 26, 2016
\$13,530,000 Capital Improvement Revenue Refunding Bonds, Series 2015
For the period ended April 27, 2016

DEFINITIONS

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebtable Arbitrage on certain prescribed dates.
5. *Rebtable Arbitrage*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Harmony Community Development District
 May 26, 2016
 \$13,530,000 Capital Improvement Revenue Refunding Bonds, Series 2015
 For the period ended April 27, 2016

SOURCE INFORMATION

<u>Bonds</u>	<u>Source</u>
Closing Date	Form 8038G
Bond Yield	Form 8038G
<u>Investments</u>	<u>Source</u>
Principal and Interest Receipt Amounts and Dates	Trust Statements
Investment Dates and Purchase Prices	Trust Statements

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Harmony Community Development District
May 26, 2016
\$13,530,000 Capital Improvement Revenue Refunding Bonds, Series 2015
For the period ended April 27, 2016

DESCRIPTION OF SCHEDULE

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebtable Arbitrage.

\$13,530,000 HARMONY COMMUNITY DEVELOPMENT DISTRICT
(OSCEOLA COUNTY, FLORIDA) CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2015

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

4 / 28 / 2015 ISSUE DATE
4 / 28 / 2015 BEGINNING OF COMPUTATION PERIOD
4 / 27 / 2016 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 4.6105%	ALLOWABLE EARNINGS
4 / 28 / 2015	INITIAL DEPOSIT		0.00	200,000.00	209,300.78	9,300.78
5 / 4 / 2015	PROJECT FUND		0.83	0.00	0.00	0.00
6 / 2 / 2015	PROJECT FUND		8.61	0.00	0.00	0.00
7 / 2 / 2015	PROJECT FUND		8.33	0.00	0.00	0.00
8 / 4 / 2015	PROJECT FUND		8.61	0.00	0.00	0.00
9 / 2 / 2015	PROJECT FUND		8.61	0.00	0.00	0.00
9 / 24 / 2015	PROJECT FUND		0.00	(100,000.00)	(102,733.61)	(2,733.61)
10 / 2 / 2015	PROJECT FUND		7.36	0.00	0.00	0.00
11 / 3 / 2015	PROJECT FUND		4.31	0.00	0.00	0.00
12 / 1 / 2015	PROJECT FUND		4.17	0.00	0.00	0.00
1 / 5 / 2016	PROJECT FUND		4.31	0.00	0.00	0.00
2 / 2 / 2016	PROJECT FUND		8.20	0.00	0.00	0.00
3 / 2 / 2016	PROJECT FUND		8.06	0.00	0.00	0.00
3 / 11 / 2016	PROJECT FUND		0.00	(15,240.00)	(15,329.02)	(89.02)
4 / 4 / 2016	PROJECT FUND		7.85	0.00	0.00	0.00
		<u>84,839.25</u>	<u>79.25</u>	<u>84,760.00</u>	<u>91,238.15</u>	<u>6,478.15</u>
4 / 28 / 2015	INITIAL DEPOSIT		0.00	145,129.93	151,879.04	6,749.11
4 / 28 / 2015	COST OF ISSUANCE FUND		0.00	(35,000.00)	(36,627.64)	(1,627.64)
4 / 28 / 2015	COST OF ISSUANCE FUND		0.00	(5,250.00)	(5,494.15)	(244.15)
4 / 28 / 2015	COST OF ISSUANCE FUND		0.00	(1,800.00)	(1,883.71)	(83.71)
4 / 28 / 2015	COST OF ISSUANCE FUND		0.00	(35,000.00)	(36,627.64)	(1,627.64)
4 / 29 / 2015	COST OF ISSUANCE FUND		0.00	(500.00)	(523.19)	(23.19)
4 / 29 / 2015	COST OF ISSUANCE FUND		0.00	(7,114.66)	(7,444.58)	(329.92)
4 / 29 / 2015	COST OF ISSUANCE FUND		0.00	(2,500.00)	(2,615.93)	(115.93)
5 / 4 / 2015	COST OF ISSUANCE FUND		0.25	0.00	0.00	0.00
5 / 5 / 2015	COST OF ISSUANCE FUND		0.00	(0.25)	(0.26)	(0.01)
5 / 11 / 2015	COST OF ISSUANCE FUND		0.00	(1,250.00)	(1,305.98)	(55.98)
5 / 11 / 2015	COST OF ISSUANCE FUND		0.00	(12,500.00)	(13,059.78)	(559.78)
6 / 1 / 2015	COST OF ISSUANCE FUND		0.00	(1,314.10)	(1,369.48)	(55.38)
6 / 2 / 2015	COST OF ISSUANCE FUND		2.09	0.00	0.00	0.00
6 / 3 / 2015	COST OF ISSUANCE FUND		0.00	(2.09)	(2.18)	(0.09)
6 / 25 / 2015	COST OF ISSUANCE FUND		0.00	(41,000.00)	(42,598.11)	(1,598.11)
7 / 2 / 2015	COST OF ISSUANCE FUND		1.47	0.00	0.00	0.00
7 / 3 / 2015	COST OF ISSUANCE FUND		0.00	(1.47)	(1.53)	(0.06)
7 / 13 / 2015	COST OF ISSUANCE FUND		0.03	0.00	0.00	0.00
7 / 14 / 2015	COST OF ISSUANCE FUND		0.00	(1,901.17)	(1,970.53)	(69.36)
7 / 14 / 2015	COST OF ISSUANCE FUND		0.00	(0.03)	(0.03)	0.00

\$13,530,000 HARMONY COMMUNITY DEVELOPMENT DISTRICT
(OSCEOLA COUNTY, FLORIDA) CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2015

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

4 / 28 / 2015 ISSUE DATE
 4 / 28 / 2015 BEGINNING OF COMPUTATION PERIOD
 4 / 27 / 2016 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 4.6105%	ALLOWABLE EARNINGS
		0.00	3.84	(3.84)	354.32	358.16
4 / 28 / 2015	INITIAL DEPOSIT		0.00	340,000.00	355,811.33	15,811.33
5 / 4 / 2015	RESERVE FUND		1.42	0.00	0.00	0.00
5 / 5 / 2015	RESERVE FUND		0.00	(1.42)	(1.48)	(0.06)
6 / 2 / 2015	RESERVE FUND		14.64	0.00	0.00	0.00
6 / 3 / 2015	RESERVE FUND		0.00	(14.64)	(15.25)	(0.61)
7 / 2 / 2015	RESERVE FUND		14.16	0.00	0.00	0.00
7 / 3 / 2015	RESERVE FUND		0.00	(14.16)	(14.70)	(0.54)
8 / 4 / 2015	RESERVE FUND		14.64	0.00	0.00	0.00
8 / 5 / 2015	RESERVE FUND		0.00	(14.64)	(15.13)	(0.49)
9 / 2 / 2015	RESERVE FUND		14.64	0.00	0.00	0.00
9 / 3 / 2015	RESERVE FUND		0.00	(14.64)	(15.08)	(0.44)
10 / 2 / 2015	RESERVE FUND		14.16	0.00	0.00	0.00
10 / 5 / 2015	RESERVE FUND		0.00	(14.16)	(14.53)	(0.37)
11 / 3 / 2015	RESERVE FUND		14.64	0.00	0.00	0.00
11 / 4 / 2015	RESERVE FUND		0.00	(14.64)	(14.96)	(0.32)
12 / 1 / 2015	RESERVE FUND		14.16	0.00	0.00	0.00
12 / 2 / 2015	RESERVE FUND		0.00	(14.16)	(14.42)	(0.26)
1 / 5 / 2016	RESERVE FUND		14.64	0.00	0.00	0.00
1 / 6 / 2016	RESERVE FUND		0.00	(14.64)	(14.85)	(0.21)
2 / 2 / 2016	RESERVE FUND		27.87	0.00	0.00	0.00
2 / 3 / 2016	RESERVE FUND		0.00	(27.87)	(28.17)	(0.30)
3 / 2 / 2016	RESERVE FUND		27.39	0.00	0.00	0.00
3 / 3 / 2016	RESERVE FUND		0.00	(27.39)	(27.58)	(0.19)
4 / 4 / 2016	RESERVE FUND		29.28	0.00	0.00	0.00
4 / 5 / 2016	RESERVE FUND		0.00	(29.28)	(29.36)	(0.08)
		<u>340,000.00</u>	<u>201.64</u>	<u>339,798.36</u>	<u>355,605.82</u>	<u>15,807.46</u>
		<u>424,839.25</u>	<u>284.73</u>	<u>424,554.52</u>	<u>447,198.29</u>	<u>22,643.77</u>
	ACTUAL EARNINGS		284.73			
	ALLOWABLE EARNINGS		<u>22,643.77</u>			
	REBATABLE ARBITRAGE		(22,359.04)			
	COMPUTATION DATE CREDIT		<u>(1,650.00)</u>			
	CUMULATIVE REBATABLE ARBITRAGE		<u>(24,009.04)</u>			

7D.

Budget Commentary

HARMONY

Community Development District

Annual Operating and Debt Service Budget **Fiscal Year 2017**

Version 2 - Modified Tentative Budget:
(Printed 6/6/16)

Prepared by:



Table of Contents

	<u>Page #</u>
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1-3
Exhibit A - Allocation of Fund Balances	4
Budget Narrative	5-10
 <u>DEBT SERVICE BUDGETS</u>	
Series 2014	
Summary of Revenues, Expenditures and Changes in Fund Balances	11
Amortization Schedule	12
Series 2015	
Summary of Revenues, Expenditures and Changes in Fund Balances	13
Amortization Schedule	14
Budget Narrative	15
 <u>SUPPORTING BUDGET SCHEDULES</u>	
2017 -2016 Non-Ad Valorem Assessment Summary	16-17

Harmony

Community Development District

Operating Budget

Fiscal Year 2017

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2017 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2015	BUDGET FY 2016	THRU MAY-2106	JUN- SEP-2016	PROJECTED FY 2016	BUDGET FY 2017
REVENUES						
Interest - Investments	\$ 2,625	\$ 2,500	\$ 1,529	\$ 971	\$ 2,500	\$ 2,500
Soccer Fees	750	-	-	-	-	-
Interest - Tax Collector	50	-	56	-	56	-
Special Assmnts- Tax Collector	811,191	1,017,931	996,511	21,420	1,017,931	1,252,764
Special Assmnts- CDD Collected	975,831	893,202	618,076	275,126	893,202	672,444
Special Assmnts- Discounts	(21,930)	(40,717)	(30,144)	-	(30,144)	(50,111)
Sale of Surplus Equipment	50	-	-	-	-	-
Settlements	-	-	7,864	-	7,864	-
Other Miscellaneous Revenues	1,205	-	9,678	-	9,678	-
Access Cards	2,065	1,200	890	310	1,200	1,200
Facility Revenue	-	-	2,790	1,210	4,000	4,000
Facility Membership Fee	-	-	1,000	-	1,000	1,000
TOTAL REVENUES	1,771,837	1,874,116	1,608,250	299,037	1,907,287	1,883,797
EXPENDITURES						
<i>Administrative</i>						
P/R-Board of Supervisors	11,800	11,200	7,200	4,000	11,200	11,200
FICA Taxes	903	857	551	306	857	857
ProfServ-Arbitrage Rebate	1,800	1,200	600	600	1,200	1,200
ProfServ-Dissemination Agent	1,500	1,500	1,500	-	1,500	1,500
ProfServ-Engineering	7,041	8,000	2,977	5,023	8,000	8,000
ProfServ-Legal Services	47,556	35,000	31,022	13,978	45,000	35,000
ProfServ-Mgmt Consulting Serv	55,984	55,984	37,323	18,661	55,984	55,984
ProfServ-Property Appraiser	418	779	406	-	406	779
ProfServ-Special Assessment	7,890	8,822	8,822	-	8,822	8,822
ProfServ-Trustee Fees	9,727	10,024	5,390	4,400	9,790	10,024
Auditing Services	4,700	4,900	4,900	-	4,900	4,900
Postage and Freight	634	750	371	186	557	750
Rental - Meeting Room	500	1,500	-	-	-	1,500
Insurance - General Liability	25,512	25,512	26,759	-	26,759	29,435
Printing and Binding	2,826	2,500	1,211	606	1,817	2,500
Legal Advertising	1,015	900	151	749	900	900
Misc-Records Storage	-	150	-	150	150	150
Misc-Assessmnt Collection Cost	10,562	20,359	19,328	428	19,756	25,055
Misc-Contingency	50	2,600	124	62	186	2,600
Office Supplies	44	300	28	14	42	300
Annual District Filing Fee	175	175	175	-	175	175
Total Administrative	190,637	193,012	148,838	49,162	198,000	201,631
<i>Field</i>						
ProfServ-Field Management	165,998	200,000	118,631	59,316	177,947	200,000
Cap Outlay - Other	2,008	-	-	-	-	-
Total Field	168,006	200,000	118,631	59,316	177,947	200,000

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2017 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2015	BUDGET FY 2016	THRU MAY-2106	JUN- SEP-2016	PROJECTED FY 2016	BUDGET FY 2017
Landscape Services						
Contracts-Trees & Trimming	20,286	20,692	13,795	6,897	20,692	20,692
Contracts-Shrub Care	119,351	121,738	81,159	40,579	121,738	121,738
Contracts-Ground	21,962	22,400	25,073	15,579	40,652	46,736
Contracts-Turf Care	259,866	265,063	176,125	87,938	264,063	264,063
R&M-Irrigation	8,573	15,000	3,973	11,027	15,000	15,000
R&M-Trees and Trimming	-	15,000	19,562	-	19,562	15,000
Miscellaneous Services	35,332	25,000	19,671	5,329	25,000	25,000
Total Landscape Services	465,370	484,893	339,358	167,349	506,707	508,229
Utilities						
Electricity - General	29,780	32,000	23,070	8,930	32,000	32,000
Electricity - Streetlighting	69,866	90,206	48,729	26,271	75,000	90,000
Utility - Water & Sewer	93,431	105,000	57,237	37,763	95,000	105,000
Lease - Street Light	284,119	208,467	138,978	69,489	208,467	208,467
Cap Outlay - Streetlights	679,030	330,638	-	276,000	276,000	330,000
Total Utilities	1,156,226	766,311	268,014	418,453	686,467	765,467
Operation & Maintenance						
Contracts-Lake and Wetland	15,696	20,000	3,924	-	3,924	-
Communication - Telephone	3,826	4,000	2,440	1,220	3,660	3,720
Utility - Refuse Removal	2,857	3,000	1,949	975	2,924	3,000
R&M-Ponds	-	-	1,587	-	1,587	20,000
R&M-Pools	25,209	30,000	13,450	16,550	30,000	30,000
R&M-Roads & Alleyways	61,077	65,000	168	64,832	65,000	65,000
R&M-Sidewalks	3,924	5,000	2,685	2,315	5,000	5,000
R&M-Vehicles	-	-	5,796	2,204	8,000	5,000
R&M-Equipment Boats	5,169	7,500	1,607	5,893	7,500	7,500
R&M-Equipment Vehicles	3,701	5,000	-	-	-	-
R&M-Parks & Facilities	26,218	37,000	15,098	21,902	37,000	37,000
R&M-Hardscape Cleaning	1,250	-	-	-	-	-
Miscellaneous Services	1,600	2,400	1,000	500	1,500	2,400
Misc-Property Taxes	329	-	-	-	-	-
Misc-Access Cards&Equipment	1,652	2,500	349	175	524	2,500
Misc-Contingency	6,309	8,000	2,816	5,184	8,000	8,000
Misc-Security Enhancements	2,116	2,500	4,052	-	4,052	2,500
Op Supplies - Fuel, Oil	-	-	1,506	794	2,300	3,500
Cap Outlay - Other	-	16,000	2,252	13,748	16,000	8,350
Cap Outlay - Vehicles	5,147	22,000	24,033	-	24,033	5,000
Total Operation & Maintenance	166,080	229,900	84,712	136,291	221,003	208,470
TOTAL EXPENDITURES	2,146,319	1,874,116	959,553	830,571	1,790,124	1,883,797
Excess (deficiency) of revenues						
Over (under) expenditures	(374,482)	-	648,697	(531,534)	117,163	-

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2017 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ADOPTED BUDGET FY 2016	ACTUAL THRU MAY-2106	PROJECTED JUN- SEP-2016	TOTAL PROJECTED FY 2016	ANNUAL BUDGET FY 2017
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	100,000	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	100,000	-	-	-	-	-
Net change in fund balance	(274,482)	-	648,697	(531,534)	117,163	-
FUND BALANCE, BEGINNING	856,921	582,439	582,439	-	582,439	699,602
FUND BALANCE, ENDING	\$ 582,439	\$ 582,439	\$ 1,231,136	\$ (531,534)	\$ 699,602	\$ 699,602

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2017	\$ 699,602
Net Change in Fund Balance - Fiscal Year 2017	-
Reserves - Fiscal Year 2017 Additions	-
Total Funds Available (Estimated) - 9/30/2017	699,602

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	388,449 ⁽¹⁾
Reserves - Insurance	50,000
Reserves - Renewal & Replacement	99,188
Reserves - Sidewalk	60,000

Subtotal	<u>597,637</u>
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Total Allocation of Available Funds	<u>597,637</u>
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Total Unassigned (undesignated) Cash	<u><u>\$ 101,964</u></u>
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Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2017

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessment-CDD Collected (Maintenance)

The District will collect a Non-Ad Valorem assessment on all the un-platted parcels within the District in support of the overall fiscal year budget.

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.

Facility Membership Fee

The District is charging for membership dues.

EXPENDITURES

Administrative**P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 12 meetings and 2 workshops.

FICA Taxes

Payroll taxes on Board of Supervisors compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Professional Services-Arbitrage Rebate

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series of Benefit Special Assessment Bonds. The budgeted amount for the fiscal year is based on signed engagement letters for each Bond series at \$600 each.

Professional Services-Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates additional reporting requirements for unrelated bond issues and is performed by Digital Assurance Company. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Budget Narrative
Fiscal Year 2017

EXPENDITURES

Administrative (continued)**Professional Services-Engineering**

The District's engineer, Boyd Civil Engineering, Inc., will be providing general engineering services to the District, i.e., attendance and preparation for monthly Board meetings, review of invoices, preparation of requisitions., etc.

Professional Services-Legal Services

The District's general counsel, Young van Assenderp, 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 Severn Trent Management Services, Inc. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement. No increase is expected for FY2016.

Contract -Severn Trent Management Services

\$55,984

Professional Services-Property Appraiser

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. The fiscal year budget for property appraiser costs was based on a unit price per parcel. In prior years, this cost was included in Misc.-Assessment Collection Cost.

Professional Services-Special Assessment (Advisor)

The District will be billed annually for calculating and levying the annual operating and maintenance, and debt service assessments, as provided by Severn Trent 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 Grau & Associates.

Postage and Freight

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Rental-Meeting Room

Room rental fees for District 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.

Budget Narrative
Fiscal Year 2017

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 monthly bank charges and any other miscellaneous expenses that may be incurred during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity Division of Community Development.

Field

Professional Services-Field Management

\$200,000

Project Manager will provide onsite field operations management and supervisory services, including oversight of all District contractors providing services including landscape, hardscape, stormwater/ponds, etc. Field services provided for within this scope include community boat operations, facility and common area maintenance and irrigation.

Landscape Services

Contracts-Trees and Trimming

\$20,692

Scheduled maintenance consists of pruning, maintaining tree basins and fertilizing trees below the 10-foot height level.

Contract (Davey Tree) - Tree Care

\$20,692

HARMONY

Community Development District

General Fund

Budget Narrative
Fiscal Year 2017**EXPENDITURES****Landscape Services** (continued)**R&M-Shrub Care****\$121,738**

Scheduled maintenance consists of pruning, mulching, fertilizing, applying pest and disease control chemicals, and providing weed control and debris removal to Shrubs within the District. This includes H-1 Neighborhood.

Contract (Davey Tree) - Shrub Care	\$121,738
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Contracts-Ground**\$46,736**

Scheduled maintenance consists of pruning/edging, disease and pest control, weed control, fertilization for ground covers, as well as planting and replacing various annual and seasonal flowers within the District.

Contract (Davey Tree) Ground Covers	\$10,236
Contract (Davey Tree) Annuals/Seasonal Flowers	\$12,164
Contract (Davey Tree) Neighborhood H2 and F	\$24,336

Contracts-Turf Care**\$264,063**

Scheduled maintenance consists of mowing, edging, blowing, fertilizing, and applying pest and disease control chemicals to turf within the District. This includes H-1 Neighborhood.

Contract (Davey Tree) - Turf Care - Bahia	\$107,188
Contract (Davey Tree) - Turf Care - St. Augustine	\$134,162
Contract (Davey Tree) - Turf Care - Zoyala	\$14,463
Contract (Davey Tree) - Sport Turf	\$8,250

R&M-Irrigation**\$15,000**

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components.

Unscheduled maintenance/repair of Weather Station	\$1,400
Unscheduled maintenance/repair of lines	\$3,000
Irrigation supplies	\$10,600

R&M-Trees Trimming Services (Canopy)**\$15,000**

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

Miscellaneous Services**\$25,000**

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****\$32,000**

Electricity for accounts with Orlando Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

HARMONY

Community Development District

General Fund

Budget Narrative
Fiscal Year 2017

EXPENDITURES

Utilities (continued)

Electricity-Streetlighting **\$90,000**
Orlando Utilities Commission Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Utility-Water & Sewer **\$105,000**
The District currently has utility accounts with Toho Water Authority (a division of KUA). Usage consists of water, sewer and reclaimed water services.

Lease-Street Lights **\$208,467**
Contract to lease (investment fees) light-poles and fixtures for all street lighting within the District, as per agreement with the Orlando Utilities Commission.

Cap-Outlay-Street Lights **\$330,000**
This line item is for future buy out obligation of the street lights contracts within the District and new neighborhood street lights.

Operation & Maintenance

Communication-Telephone **\$3,720**
Telephone expenses for the dockmaster and assistant and the irrigation line for the computerized Maxicom irrigation system.

Utility-Refuse Removal **\$3,000**
Scheduled maintenance consists of trash disposal. Unscheduled maintenance consists of replacement or repair of dumpster.

R&M-Ponds **\$20,000**
Scheduled maintenance and treatment of nuisance aquatic species.

R&M-Pools **\$30,000**
This includes pool any repairs and maintenance for the Swim Club Ashley Park pools and Lakeshore Park Splash Pad that may be incurred during the year by the District, including repair and replacement of pool furniture, shades, safety equipment, etc. Supplies for the pool and fountains such as chemicals and chlorine are provided by Spies Pool LLC. Various pool licenses and permits required for the pools are based on historical expenses.

Repair /replace	\$2,000
Supplies	\$9,840
Licenses	\$1,050
Unscheduled Maintenance	\$17,110

R&M-Roads and Alleyways **\$65,000**
This line item is to resurfacing the alleys of the District.

R&M-Sidewalks **\$5,000**
Unscheduled maintenance consists of grinding uneven areas and replacement of concrete sidewalk. Pressure washing areas within the District as needed.

HARMONY

Community Development District

General Fund

Budget Narrative
Fiscal Year 2017

EXPENDITURES

Operation & Maintenance (continued)**R&M-Vehicles****\$5,000**

Supplies such as tires and parts, maintenance and equipment needed for the boats.

Vehicles, tires and parts	\$3,000
Repairs and maintenance	\$1,500
Miscellaneous	\$500

R&M-Equipment Boats**\$7,500**

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

Boat tools and generator	\$4,000
Repairs and maintenance	\$3,000
Miscellaneous	\$500

R&M-Parks and Facilities**\$37,000**

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

Lakeshore Park	\$7,500
Dog Parks	\$2,000
Park Areas	\$7,500
Facilities	\$20,000

Miscellaneous Services**\$2,400**

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

Miscellaneous-Access Cards & Equipment**\$2,500**

Represents costs for purchasing/producing access cards, supplies and special ink cartridges for printer.

Miscellaneous Contingency**\$8,000**

The fiscal year contingency represents the potential excess of unscheduled maintenance expenses not included in budget categories or not anticipated in specific line items.

Miscellaneous-Security Enhancement**\$2,500**

Represents costs for network service and update and improve security within the District. (Gates and pool camera's etc.). Unscheduled maintenance; includes repair or replacement of damaged cameras and any required upgrades.

OP Supplies – Fuel, Oil**\$3,500**

Represents usage of fuel.

Capital-Outlay**\$8,350**

The District will replace existing equipment or purchase new equipment and boats for District facilities.

Capital-Vehicle**\$5,000**

The District will replace existing utility vehicle (mule and trailer) for District facilities.

Harmony

Community Development District

Debt Service Budgets

Fiscal Year 2017

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2017 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ADOPTED BUDGET FY 2016	ACTUAL THRU MAY-2106	PROJECTED JUN- SEP-2016	TOTAL PROJECTED FY 2016	ANNUAL BUDGET FY 2017
REVENUES						
Interest - Investments	\$ 75	\$ 50	\$ 932	\$ 68	\$ 1,000	\$ 1,000
Special Assmnts- Tax Collector	1,065,433	1,207,426	1,174,226	33,200	1,207,426	1,176,227
Special Assmnts- Prepayment	102,018	-	12,338	-	12,338	-
Special Assmnts- CDD Collected	255,886	63,546	114,564	-	114,564	86,844
Special Assmnts- Discounts	(28,827)	(48,297)	(35,565)	-	(35,565)	(47,049)
TOTAL REVENUES	1,394,585	1,222,725	1,266,495	33,268	1,299,763	1,217,022
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	14,378	24,149	22,773	664	23,437	23,525
Total Administrative	14,378	24,149	22,773	664	23,437	23,525
<i>Debt Service</i>						
Principal Debt Retirement	260,000	520,000	520,000	-	520,000	535,000
Principal Prepayments	185,000	-	85,000	-	85,000	-
Interest Expense	597,819	692,350	690,700	-	690,700	662,125
Total Debt Service	1,042,819	1,212,350	1,295,700	-	1,295,700	1,197,125
TOTAL EXPENDITURES	1,057,197	1,236,499	1,318,473	664	1,319,137	1,220,650
Excess (deficiency) of revenues Over (under) expenditures	337,388	(13,774)	(51,978)	32,604	(19,374)	(3,628)
OTHER FINANCING SOURCES (USES)						
Operating Transfers-Out	(56,011)	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	(13,774)	-	-	-	(3,628)
TOTAL OTHER SOURCES (USES)	(56,011)	(13,774)	-	-	-	(3,628)
Net change in fund balance	281,377	(13,774)	(51,978)	32,604	(19,374)	(3,628)
FUND BALANCE, BEGINNING	848,177	1,129,554	1,129,554	-	1,129,554	1,110,180
FUND BALANCE, ENDING	\$ 1,129,554	\$ 1,115,780	\$ 1,077,576	\$ 32,604	\$ 1,110,180	\$ 1,106,552

AMORTIZATION SCHEDULE

Period Ending	Outstanding Balance	Principal	Coupon Rate	Interest	Annual Debt Service
11/1/2016	\$12,895,000			\$331,063	
5/1/2017	\$12,895,000	\$535,000	5.000%	\$331,063	\$1,197,125
11/1/2017	\$12,360,000			\$317,688	
5/1/2018	\$12,360,000	\$565,000	5.000%	\$317,688	\$1,200,375
11/1/2018	\$11,795,000			\$303,563	
5/1/2019	\$11,795,000	\$590,000	5.000%	\$303,563	\$1,197,125
11/1/2019	\$11,205,000			\$288,813	
5/1/2020	\$11,205,000	\$625,000	5.000%	\$288,813	\$1,202,625
11/1/2020	\$10,580,000			\$273,188	
5/1/2021	\$10,580,000	\$655,000	5.000%	\$273,188	\$1,201,375
11/1/2021	\$9,925,000			\$256,813	
5/1/2022	\$9,925,000	\$690,000	5.000%	\$256,813	\$1,203,625
11/1/2022	\$9,235,000			\$239,563	
5/1/2023	\$9,235,000	\$725,000	5.000%	\$239,563	\$1,204,125
11/1/2023	\$8,510,000			\$221,438	
5/1/2024	\$8,510,000	\$760,000	5.000%	\$221,438	\$1,202,875
11/1/2024	\$7,750,000			\$202,438	
5/1/2025	\$7,750,000	\$800,000	5.000%	\$202,438	\$1,204,875
11/1/2025	\$6,950,000			\$182,438	
5/1/2026	\$6,950,000	\$845,000	5.250%	\$182,438	\$1,209,875
11/1/2026	\$6,105,000			\$160,256	
5/1/2027	\$6,105,000	\$890,000	5.250%	\$160,256	\$1,210,513
11/1/2027	\$5,215,000			\$136,894	
5/1/2028	\$5,215,000	\$935,000	5.250%	\$136,894	\$1,208,788
11/1/2028	\$4,280,000			\$112,350	
5/1/2029	\$4,280,000	\$990,000	5.250%	\$112,350	\$1,214,700
11/1/2029	\$3,290,000			\$86,363	
5/1/2030	\$3,290,000	\$1,040,000	5.250%	\$86,363	\$1,212,725
11/1/2030	\$2,250,000			\$59,063	
5/1/2031	\$2,250,000	\$1,095,000	5.250%	\$59,063	\$1,213,125
11/1/2031	\$1,155,000			\$30,319	
5/1/2032	\$1,155,000	\$1,155,000	5.250%	\$30,319	\$1,215,638
		\$12,895,000		\$6,404,488	\$19,299,488

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2017 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ADOPTED BUDGET FY 2016	ACTUAL THRU MAY-2106	PROJECTED JUN- SEP-2016	TOTAL PROJECTED FY 2016	ANNUAL BUDGET FY 2017
REVENUES						
Interest - Investments	\$ 62	\$ -	\$ 237	\$ 63	\$ 300	\$ 300
Special Assmnts- Tax Collector	-	54,166	54,166	-	54,166	360,345
Special Assmnts- CDD Collected	-	1,013,028	1,029,815	-	1,029,815	725,220
Special Assmnts- Discounts	-	(2,167)	-	-	-	(14,414)
TOTAL REVENUES	62	1,065,027	1,084,218	63	1,084,281	1,071,450
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	-	1,083	1,083	-	1,083	7,207
Total Administrative	-	1,083	1,083	-	1,083	7,207
<i>Non-Operating</i>						
Underwriter	338,250	-	-	-	-	-
Total Non-Operating	338,250	-	-	-	-	-
<i>Debt Service</i>						
Principal Debt Retirement	-	390,000	390,000	-	390,000	410,000
Interest Expense	-	668,632	668,632	-	668,632	648,481
Total Debt Service	-	1,058,632	1,058,632	-	1,058,632	1,058,481
TOTAL EXPENDITURES	338,250	1,059,715	1,059,715	-	1,059,715	1,065,688
Excess (deficiency) of revenues Over (under) expenditures	(338,188)	5,312	24,503	63	24,566	5,762
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	16,712	-	-	-	-	-
Bond Premium	366,008	-	-	-	-	-
Proceeds of Refunding Bonds	13,184,870	-	-	-	-	-
Pymt to Escrow Acct-Refunding	(12,872,628)	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	5,312	-	-	-	5,762
TOTAL OTHER SOURCES (USES)	694,962	5,312	-	-	-	5,762
Net change in fund balance	356,774	5,312	24,503	63	24,566	5,762
FUND BALANCE, BEGINNING	-	356,774	356,774	-	356,774	381,340
FUND BALANCE, ENDING	\$ 356,774	\$ 362,086	\$ 381,277	\$ 63	\$ 381,340	\$ 387,102

AMORTIZATION SCHEDULE

Period Ending	Outstanding Balance	Principal	Coupon Rate	Interest	Annual Debt Service
11/1/2016	\$13,140,000		3.750%	\$324,241	
5/1/2017	\$13,140,000	\$410,000	3.750%	\$324,241	\$1,058,481
11/1/2017	\$12,730,000		3.750%	\$316,553	
5/1/2018	\$12,730,000	\$425,000	3.750%	\$316,553	\$1,058,106
11/1/2018	\$12,305,000		3.750%	\$308,584	
5/1/2019	\$12,305,000	\$445,000	4.750%	\$308,584	\$1,062,169
11/1/2019	\$11,860,000		4.750%	\$298,016	
5/1/2020	\$11,860,000	\$465,000	4.750%	\$298,016	\$1,061,031
11/1/2020	\$11,395,000		4.750%	\$286,972	
5/1/2021	\$11,395,000	\$490,000	4.750%	\$286,972	\$1,063,944
11/1/2021	\$10,905,000		4.750%	\$275,334	
5/1/2022	\$10,905,000	\$510,000	4.750%	\$275,334	\$1,060,669
11/1/2022	\$10,395,000		4.750%	\$263,222	
5/1/2023	\$10,395,000	\$535,000	4.750%	\$263,222	\$1,061,444
11/1/2023	\$9,860,000		4.750%	\$250,516	
5/1/2024	\$9,860,000	\$560,000	4.750%	\$250,516	\$1,061,031
11/1/2024	\$9,300,000		4.750%	\$237,216	
5/1/2025	\$9,300,000	\$585,000	4.750%	\$237,216	\$1,059,431
11/1/2025	\$8,715,000		4.750%	\$223,322	
5/1/2026	\$8,715,000	\$610,000	5.125%	\$223,322	\$1,056,644
11/1/2026	\$8,105,000		5.125%	\$207,691	
5/1/2027	\$8,105,000	\$640,000	5.125%	\$207,691	\$1,055,381
11/1/2027	\$7,465,000		5.125%	\$191,291	
5/1/2028	\$7,465,000	\$675,000	5.125%	\$191,291	\$1,057,581
11/1/2028	\$6,790,000		5.125%	\$173,994	
5/1/2029	\$6,790,000	\$715,000	5.125%	\$173,994	\$1,062,988
11/1/2029	\$6,075,000		5.125%	\$155,672	
5/1/2030	\$6,075,000	\$745,000	5.125%	\$155,672	\$1,056,344
11/1/2030	\$5,330,000		5.125%	\$136,581	
5/1/2031	\$5,330,000	\$780,000	5.125%	\$136,581	\$1,053,163
11/1/2031	\$4,550,000		5.125%	\$116,594	
5/1/2032	\$4,550,000	\$820,000	5.125%	\$116,594	\$1,053,188
11/1/2032	\$3,730,000		5.125%	\$95,581	
5/1/2033	\$3,730,000	\$865,000	5.125%	\$95,581	\$1,056,163
11/1/2033	\$2,865,000		5.125%	\$73,416	
5/1/2034	\$2,865,000	\$905,000	5.125%	\$73,416	\$1,051,831
11/1/2034	\$1,960,000		5.125%	\$50,225	
5/1/2035	\$1,960,000	\$955,000	5.125%	\$50,225	\$1,055,450
11/1/2035	\$1,005,000		5.125%	\$25,753	
5/1/2036	\$1,005,000	\$1,005,000	5.125%	\$25,753	\$1,056,506
Total		\$13,140,000		\$8,021,544	\$21,161,544

HARMONY

Community Development District

*Debt Service Funds***Budget Narrative**
Fiscal Year 2017**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 Assessment-CDD Collected (Maintenance)

The District will collect a Non-Ad Valorem assessment on all the un-platted parcels within the District in support of the overall fiscal year budget.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Administrative****Miscellaneous-Assessment Collection Cost**

The District reimburses the Osceola Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Principal Debt Retirement

The District pays regular principal payments annually in order to pay down/retire the debt service.

Interest Expense

The District pays interest expense on the debt service bonds twice a year.

Harmony

Community Development District

Supporting Budget Schedules

Fiscal Year 2017

**2017-2016 Non-Ad Valorem Assessment Summary
Summary of Assessment Rates**

Platted			O & M			Series 2014 Debt Service			Series 2015 Debt Service			Total			Units	Acres
Neighborhood	Width	O & M	FY 2017	FY 2016	% Change	FY 2017	FY 2016	% Change	FY 2017	FY 2016	% Change	FY 2017	FY 2016	% Change		
			O & M	O & M	(Decrease)/ Increase	Debt Service	Debt Service	(Decrease)	Debt Service	Debt Service	(Decrease)/ Increase	Total	Total	(Decrease)/ Increase		
A-1	A-1	n/a	\$ 486.65	\$ 486.65	0.00%	\$ 605.71	\$ 605.71	0.00%	\$ -	\$ -	0.00%	\$ 1,092.36	\$ 1,092.36	0.00%	186	
B	SF	80	\$ 1,538.44	\$ 1,538.44	0.00%	\$ 1,914.87	\$ 1,914.87	0.00%	\$ -	\$ -	0.00%	\$ 3,453.31	\$ 3,453.31	0.00%	9	
	SF	65	\$ 1,249.98	\$ 1,249.99	0.00%	\$ 1,555.83	\$ 1,555.83	0.00%	\$ -	\$ -	0.00%	\$ 2,805.81	\$ 2,805.82	0.00%	25	
	SF	52	\$ 999.99	\$ 999.99	0.00%	\$ 1,244.66	\$ 1,244.66	0.00%	\$ -	\$ -	0.00%	\$ 2,244.65	\$ 2,244.65	0.00%	35	
	SF	42	\$ 807.68	\$ 807.68	0.00%	\$ 1,005.31	\$ 1,005.31	0.00%	\$ -	\$ -	0.00%	\$ 1,812.99	\$ 1,812.99	0.00%	22	
	SF	35	\$ 673.07	\$ 673.07	0.00%	\$ 837.75	\$ 837.75	0.00%	\$ -	\$ -	0.00%	\$ 1,510.82	\$ 1,510.82	0.00%	15	
C-1	SF	80	\$ 1,513.16	\$ 1,513.17	0.00%	\$ 1,883.40	\$ 1,883.40	0.00%	\$ -	\$ -	0.00%	\$ 3,396.56	\$ 3,396.57	0.00%	10	
	SF	65	\$ 1,229.44	\$ 1,229.45	0.00%	\$ 1,530.26	\$ 1,530.26	0.00%	\$ -	\$ -	0.00%	\$ 2,759.70	\$ 2,759.71	0.00%	30	
	SF	52	\$ 983.56	\$ 983.56	0.00%	\$ 1,224.21	\$ 1,224.21	0.00%	\$ -	\$ -	0.00%	\$ 2,207.77	\$ 2,207.77	0.00%	35	
	SF	42	\$ 794.41	\$ 794.41	0.00%	\$ 988.78	\$ 988.78	0.00%	\$ -	\$ -	0.00%	\$ 1,783.19	\$ 1,783.19	0.00%	30	
	SF	35	\$ 662.01	\$ 662.01	0.00%	\$ 823.98	\$ 823.98	0.00%	\$ -	\$ -	0.00%	\$ 1,485.99	\$ 1,485.99	0.00%	12	
C-2	SF	80	\$ 1,573.47	\$ 1,573.48	0.00%	\$ 1,958.47	\$ 1,958.47	0.00%	\$ -	\$ -	0.00%	\$ 3,531.94	\$ 3,531.95	0.00%	4	
	SF	65	\$ 1,278.45	\$ 1,278.45	0.00%	\$ 1,591.26	\$ 1,591.26	0.00%	\$ -	\$ -	0.00%	\$ 2,869.71	\$ 2,869.71	0.00%	14	
	SF	52	\$ 1,022.76	\$ 1,022.76	0.00%	\$ 1,273.01	\$ 1,273.01	0.00%	\$ -	\$ -	0.00%	\$ 2,295.77	\$ 2,295.77	0.00%	13	
	SF	42	\$ 826.07	\$ 826.08	0.00%	\$ 1,028.20	\$ 1,028.20	0.00%	\$ -	\$ -	0.00%	\$ 1,854.27	\$ 1,854.28	0.00%	31	
	SF	35	\$ 688.39	\$ 688.40	0.00%	\$ 856.83	\$ 856.83	0.00%	\$ -	\$ -	0.00%	\$ 1,545.22	\$ 1,545.23	0.00%	25	
D-1	SF	80	\$ 1,625.63	\$ 1,625.63	0.00%	\$ 2,023.39	\$ 2,023.39	0.00%	\$ -	\$ -	0.00%	\$ 3,649.02	\$ 3,649.02	0.00%	9	
	SF	65	\$ 1,320.82	\$ 1,320.82	0.00%	\$ 1,644.00	\$ 1,644.00	0.00%	\$ -	\$ -	0.00%	\$ 2,964.82	\$ 2,964.82	0.00%	20	
	SF	52	\$ 1,056.66	\$ 1,056.66	0.00%	\$ 1,315.20	\$ 1,315.20	0.00%	\$ -	\$ -	0.00%	\$ 2,371.86	\$ 2,371.86	0.00%	6	
D-2	SF	n/a	\$ 965.64	\$ 965.64	0.00%	\$ 1,201.91	\$ 1,201.91	0.00%	\$ -	\$ -	0.00%	\$ 2,167.55	\$ 2,167.55	0.00%	11	
E	SF	n/a	\$ 2,576.51	\$ 2,576.51	0.00%	\$ 3,206.92	\$ 3,206.92	0.00%	\$ -	\$ -	0.00%	\$ 5,783.43	\$ 5,783.43	0.00%	51	
G	SF	52	\$ 1,163.12	\$ 1,163.12	0.00%	\$ 1,447.71	\$ 1,447.71	0.00%	\$ -	\$ -	0.00%	\$ 2,610.83	\$ 2,610.83	0.00%	62	
	SF	42	\$ 939.44	\$ 939.44	0.00%	\$ 1,169.30	\$ 1,169.30	0.00%	\$ -	\$ -	0.00%	\$ 2,108.74	\$ 2,108.74	0.00%	85	
	SF	35	\$ 782.87	\$ 782.87	0.00%	\$ 974.41	\$ 974.41	0.00%	\$ -	\$ -	0.00%	\$ 1,757.28	\$ 1,757.28	0.00%	39	
H-1	SF	35	\$ 875.01	\$ 875.01	0.00%	\$ 1,073.54	\$ 1,073.54	0.00%	\$ -	\$ -	0.00%	\$ 1,948.55	\$ 1,948.55	0.00%	39	
	SF	40	\$ 1,000.01	\$ 1,000.01	0.00%	\$ 1,288.25	\$ 1,288.25	0.00%	\$ -	\$ -	0.00%	\$ 2,288.26	\$ 2,288.26	0.00%	14	
	SF	50	\$ 1,250.01	\$ 1,250.01	0.00%	\$ 1,594.98	\$ 1,594.98	0.00%	\$ -	\$ -	0.00%	\$ 2,844.99	\$ 2,844.99	0.00%	13	
	TH	25	\$ 625.01	\$ 625.01	0.00%	\$ 766.82	\$ 766.82	0.00%	\$ -	\$ -	0.00%	\$ 1,391.82	\$ 1,391.82	0.00%	46	
H-2/F	50	\$ 1,271.92	\$ -	N/A	\$ 1,592.89	\$ -	N/A	\$ -	\$ -	0.00%	\$ 2,864.81	\$ -	N/A	106	29.447	
I	40	\$ 1,276.32	\$ -	0.00%	\$ -	\$ -	0.00%	\$ 1,534.73	\$ -	0.00%	\$ 2,811.05	\$ -	0.00%	84		
	50	\$ 1,595.40	\$ -	0.00%	\$ -	\$ -	0.00%	\$ 1,918.41	\$ -	0.00%	\$ 3,513.82	\$ -	0.00%	66		
	60	\$ 1,914.48	\$ -	0.00%	\$ -	\$ -	0.00%	\$ 2,302.10	\$ -	0.00%	\$ 4,216.58	\$ -	0.00%	22		
Office		\$ 1,281.97	\$ 1,281.97	0.00%	\$ -	\$ -	N/A	\$ 1,541.52	\$ 1,541.52	0.00%	\$ 2,823.49	\$ 2,823.49	0.00%		0.28	
GC		\$ -	\$ -	N/A	\$ -	\$ -	N/A	\$ 52,624.28	\$ 52,624.28	0.00%	\$ 52,624.28	\$ 52,624.28	0.00%			

HARMONY

Community Development District

Platted		O & M			Series 2014 Debt Service			Series 2015 Debt Service			Total			Units	Acres
Neighborhood	Width	FY 2017	FY 2016	% Change	FY 2017	FY 2016	% Change	FY 2017	FY 2016	% Change	FY 2017	FY 2016	% Change		
		O & M	O & M	(Decrease)/ Increase	Debt Service	Debt Service	(Decrease)	Debt Service	Debt Service	(Decrease)/ Increase	Total	Total	(Decrease)/ Increase		
Unplatted															
A-2/M		\$ 1,195.40	\$ -	N/A	\$ 1,497.32	\$ -	N/A	\$ -	\$ -	0.00%	\$ 2,692.72	\$ -	0.00%	58	16.11
J/K/I/O	40	\$ 1,199.74	\$ -	0.00%	\$ -	\$ -	0.00%	\$ 1,442.65	\$ -	0.00%	\$ 2,642.39	\$ -	0.00%	102	
	50	\$ 1,499.68	\$ -	0.00%	\$ -	\$ -	0.00%	\$ 1,803.31	\$ -	0.00%	\$ 3,302.99	\$ -	0.00%	154	
	60	\$ 1,799.61	\$ -	0.00%	\$ -	\$ -	0.00%	\$ 2,163.97	\$ -	0.00%	\$ 3,963.58	\$ -	0.00%	49	
TC		\$ 4,303.75	\$ 4,303.76	0.00%	\$ -	\$ -	0.00%	\$ 5,175.11	\$ 5,175.11	0.00%	\$ 9,478.86	\$ 9,478.87	0.00%		29.97
Comm		\$ 4,303.75	\$ 4,303.76	0.00%	\$ -	\$ -	0.00%	\$ 5,175.11	\$ 5,175.11	0.00%	\$ 9,478.86	\$ 9,478.87	0.00%		7.58
													Total	1,532.00	83.39

*** Prior assessments not reflected in table as these parcels have been combined, therefore prior assessments are no longer applicable

Eighth Order of Business

Facilities Applications

8A. 5-K Run Fundraiser

8B. Football Jamboree

8C. Chalk & Bubbles + Movie

8D. Chalk & Bubbles Splash

8E. 2Day/Week Volley Ball

{ Late Submittals }

8A.

5K Fundraiser

**HARMONY COMMUNITY DEVELOPMENT DISTRICT
PARKS AND RECREATION FACILITY USAGE APPLICATION**

ORGANIZATION/COMPANY USE APPLICATION

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

APPLICANT INFORMATION

Name of Entity/Organization/Company: A Place for Grace Ministries Inc.

Address: 1209 Florida Ave St Cloud FL 34769

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

Contact Person: Kris van der Snel E-mail: kvandersnel@gmail.com

Work Phone: _____ Cell Phone: 321-5376035

EVENT INFORMATION

Type of event: 5K Fundraiser

Requested location: Town Square

Event date(s): 9/3/16 Times From: 5 (a.m./p.m.) To: 10 (a.m./p.m.)

Anticipated # of attendees: 150 What age group? all

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

DAMAGE DEPOSIT

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

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

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

VENDORS/MERCHANDISE

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

How many vendor/merchandise locations will your event require? 5-7

Please describe vendors/type that will occur on day of event: Advocare, Chick-fil-A
Running Zone & 2 water stations

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

Attached: Yes No

CATERING

Will your event require catering? Yes No

Name of Company: _____

Contact Person: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Work Phone: _____ Fax: _____

Cell/ Pager: _____ Email: _____

CONTACT INFORMATION

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

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

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

County Waste Management: Phone (407) 847-7370

INDEMNIFICATION AND HOLD HARMLESS

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

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

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

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

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

SIGNATURE OF APPLICANT/EVENT ORGANIZER

ACKNOWLEDGEMENT:

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

Signature: *Kristin van der Snel*

Date: *5/23/16*

Printed Name: *Kristin van der Snel*

APPROVAL FROM HARMONY CDD

Signature: _____

Date: _____

Printed Name: _____

Title: _____

8B.

Football Jamboree

**HARMONY COMMUNITY DEVELOPMENT DISTRICT
PARKS AND RECREATION FACILITY USAGE APPLICATION**

ORGANIZATION/COMPANY USE APPLICATION

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

APPLICANT INFORMATION

Name of Entity/Organization/Company: Harmony Youth Football

Address: P.O. Box 700621 St. Cloud Fl. 34770

Type of Organization: Non-Profit Commercial Government Private

If Non-Profit, does your organization hold a current 503(c)(3) certificate? Yes No
 Clough on Lark @ aol.com

Contact Person: Corey Clough E-mail: ~~cloughonlark@aol.com~~

Work Phone: 407-301-0490 Cell Phone: 407-301-0490

EVENT INFORMATION

Type of event: Beginning of the fall football season

Requested location: Beck Lake Park

Event date(s): July 16, 2006 Times From: 7:00 (a.m./p.m.) To: 4:00 (a.m./p.m.)

Anticipated # of attendees: 150-175 What age group? 5yr to 16yr - Plus Parents

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

DAMAGE DEPOSIT

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

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

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

VENDORS/MERCHANDISE

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

How many vendor/merchandise locations will your event require? Just US and a chiropractor.

Please describe vendors/type that will occur on day of event: Hand out uniforms, and Cookies meet flyers, etc.

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

Attached: Yes No

CATERING

Will your event require catering? Yes No

Name of Company: _____

Contact Person: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Work Phone: _____ Fax: _____

Cell/ Pager: _____ Email: _____

CONTACT INFORMATION

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

Osceola County Zoning and Code Enforcement:

One Courthouse Square, Suite 1200, Kissimmee, FL 34741
Phone (407) 343-3400

Osceola County Parks and Recreation Department:

One Courthouse Square, Suite 1200, Kissimmee, FL 34741
Phone (407) 343-2380

County Waste Management: Phone (407) 847-7370

INDEMNIFICATION AND HOLD HARMLESS

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

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

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

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

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

SIGNATURE OF APPLICANT/EVENT ORGANIZER

ACKNOWLEDGEMENT:

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

Signature: 

Date: 8-25-16

Printed Name: Corey Clough

APPROVAL FROM HARMONY CDD

Signature: _____

Date: _____

Printed Name: _____

Title: _____

Ninth Order of Business

Topical Discussions

9A.

Plat O-1 Details

9B.

OUC Solar Panels

HARMONY NEIGHBORHOOD O-1

SECTION 29, TOWNSHIP 26 SOUTH, RANGE 32 EAST,
OSCEOLA COUNTY, FLORIDA
BEING A REPLAT OF TRACT M AND A PORTION OF TRACT
L/U-2, HARMONY PHASE THREE, AS FILED AND RECORDED
IN PLAT BOOK 20, PAGES 120 THRU 128 OF THE PUBLIC
RECORDS OF OSCEOLA COUNTY, FLORIDA.

DEED RESTRICTIONS FOR THIS PLAT ARE FILED IN
O.R. BOOK PAGE(S).....
AND (ARE) (ARE NOT) ACCOMPANIED BY DEED COVENANTS.

LEGAL DESCRIPTION

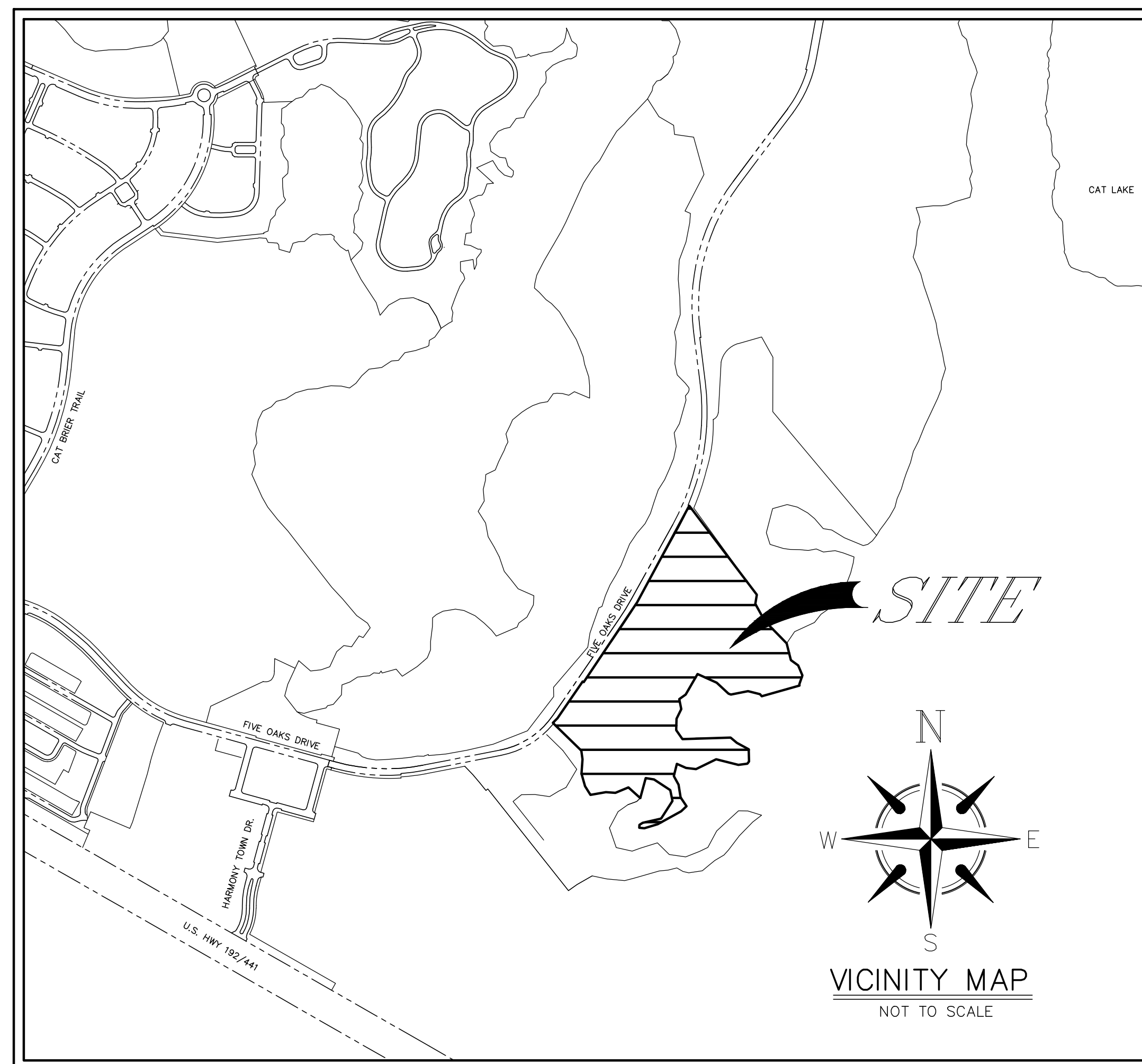
A PARCEL OF LAND LYING IN A PORTION OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 32 EAST, OSCEOLA COUNTY, FLORIDA.

BEING A REPLAT OF TRACT M AND A PORTION OF TRACT L/U-2, HARMONY PHASE THREE, AS FILED AND RECORDED IN PLAT BOOK 20, PAGES 120 THRU 128, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT "M", HARMONY PHASE THREE, AS FILED AND RECORDED IN PLAT BOOK 20, PAGES 120-128 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE S53°04'04"E, A DISTANCE OF 17.50 FEET; THENCE S36°08'15"E, A DISTANCE OF 665.85 FEET; THENCE S10°16'01"W, A DISTANCE OF 57.90 FEET; THENCE S29°04'26"E, A DISTANCE OF 122.22 FEET; THENCE S46°21'17"E, A DISTANCE OF 144.45 FEET; THENCE S38°46'51"E, A DISTANCE OF 50.82 FEET; THENCE S13°55'49"E, A DISTANCE OF 107.05 FEET; THENCE S53°53'59"E, A DISTANCE OF 56.28 FEET; THENCE S23°36'16"E, A DISTANCE OF 67.37 FEET; THENCE S19°13'09"W, A DISTANCE OF 58.26 FEET; THENCE S03°41'20"E, A DISTANCE OF 8.82 FEET; THENCE S74°20'49"W, A DISTANCE OF 243.35 FEET; THENCE N41°54'01"W, A DISTANCE OF 16.81 FEET; THENCE N72°19'55"W, A DISTANCE OF 39.77 FEET; THENCE N79°48'26"W, A DISTANCE OF 36.89 FEET; THENCE S79°05'32"W, A DISTANCE OF 109.08 FEET; THENCE N70°21'00"W, A DISTANCE OF 15.64 FEET; THENCE N47°06'33"W, A DISTANCE OF 100.89 FEET; THENCE N65°39'47"W, A DISTANCE OF 130.19 FEET; THENCE S27°00'58"W, A DISTANCE OF 66.80 FEET; THENCE S28°46'58"W, A DISTANCE OF 46.67 FEET; THENCE S37°42'24"W, A DISTANCE OF 34.41 FEET; THENCE S54°34'46"W, A DISTANCE OF 49.93 FEET; THENCE S12°18'42"E, A DISTANCE OF 63.33 FEET; THENCE S22°47'19"W, A DISTANCE OF 23.06 FEET; THENCE S27°32'41"W, A DISTANCE OF 44.39 FEET; THENCE S02°03'37"W, A DISTANCE OF 70.07 FEET; THENCE S35°03'37"E, A DISTANCE OF 68.11 FEET; THENCE N85°18'39"E, A DISTANCE OF 86.45 FEET; THENCE N89°41'49"E, A DISTANCE OF 165.73 FEET; THENCE N88°08'32"E, A DISTANCE OF 47.24 FEET; THENCE S50°17'14"E, A DISTANCE OF 50.92 FEET; THENCE S62°29'20"E, A DISTANCE OF 68.64 FEET; THENCE S58°13'27"E, A DISTANCE OF 15.82 FEET; THENCE S01°13'25"E, A DISTANCE OF 76.62 FEET; THENCE S38°26'32"W, A DISTANCE OF 17.13 FEET; THENCE S82°27'25"W, A DISTANCE OF 56.28 FEET; THENCE N75°54'23"W, A DISTANCE OF 141.85 FEET; THENCE S64°05'32"W, A DISTANCE OF 139.84 FEET; THENCE N83°23'27"W, A DISTANCE OF 62.83 FEET; THENCE N65°47'25"W, A DISTANCE OF 62.46 FEET; THENCE S14°00'44"W, A DISTANCE OF 78.12 FEET; THENCE S28°19'08"E, A DISTANCE OF 61.62 FEET; THENCE S09°16'16"E, A DISTANCE OF 80.25 FEET; THENCE S33°58'17"E, A DISTANCE OF 66.15 FEET; THENCE S47°06'46"W, A DISTANCE OF 46.24 FEET; THENCE S60°14'54"W, A DISTANCE OF 82.18 FEET; THENCE S62°34'35"W, A DISTANCE OF 83.81 FEET; THENCE S73°01'43"W, A DISTANCE OF 86.77 FEET; THENCE N85°51'13"W, A DISTANCE OF 31.26 FEET; THENCE N01°33'32"E, A DISTANCE OF 18.49 FEET; THENCE N58°04'01"E, A DISTANCE OF 24.05 FEET; THENCE N76°59'18"E, A DISTANCE OF 51.51 FEET; THENCE N77°06'25"E, A DISTANCE OF 66.43 FEET; THENCE N32°56'33"E, A DISTANCE OF 130.10 FEET; THENCE N19°14'19"W, A DISTANCE OF 17.28 FEET; THENCE N08°46'34"W, A DISTANCE OF 51.94 FEET; THENCE N56°29'32"W, A DISTANCE OF 121.23 FEET; THENCE N81°18'01"W, A DISTANCE OF 53.19 FEET; THENCE S17°44'16"W, A DISTANCE OF 68.15 FEET; THENCE S11°51'05"W, A DISTANCE OF 61.22 FEET; THENCE N47°56'14"W, A DISTANCE OF 98.94 FEET; THENCE N28°09'40"W, A DISTANCE OF 34.69 FEET; THENCE N32°24'48"W, A DISTANCE OF 59.13 FEET; THENCE N16°32'17"W, A DISTANCE OF 44.54 FEET; THENCE N36°56'11"W, A DISTANCE OF 105.20 FEET; THENCE N29°41'14"W, A DISTANCE OF 45.54 FEET; THENCE N17°07'40"W, A DISTANCE OF 35.94 FEET; THENCE N08°12'01"E, A DISTANCE OF 64.11 FEET; THENCE N06°19'02"W, A DISTANCE OF 40.88 FEET; THENCE N10°44'56"E, A DISTANCE OF 77.39 FEET; THENCE N53°28'47"W, A DISTANCE OF 50.32 FEET; THENCE N09°37'09"E, A DISTANCE OF 35.08 FEET; THENCE N36°00'30"E, A DISTANCE OF 33.16 FEET; THENCE N39°15'41"W, A DISTANCE OF 72.29 FEET; THENCE N64°18'47"W, A DISTANCE OF 70.42 FEET; THENCE S49°11'49"W, A DISTANCE OF 55.21 FEET; THENCE N56°54'06"W, A DISTANCE OF 1.13 FEET; THENCE N34°28'04"E, A DISTANCE OF 56.42 FEET; THENCE S55°33'53"E, A DISTANCE OF 8.00 FEET; THENCE N34°28'03"E, A DISTANCE OF 147.83 FEET; THENCE N55°31'56"W, A DISTANCE OF 14.50 FEET; THENCE N34°28'03"E, A DISTANCE OF 50.00 FEET; THENCE S55°31'56"E, A DISTANCE OF 14.50 FEET; THENCE N34°28'03"E, A DISTANCE OF 252.29 FEET, TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,579.00 FEET AND A CENTRAL ANGLE OF 05°28'48"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 151.02 FEET; THENCE N28°59'15"E, A DISTANCE OF 387.45 FEET; THENCE N61°00'45"W, A DISTANCE OF 14.50 FEET; THENCE N28°59'15"E, A DISTANCE OF 50.00 FEET; THENCE S61°00'45"E, A DISTANCE OF 14.50 FEET; THENCE N28°59'15"E, A DISTANCE OF 92.29 FEET, TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,500.00 FEET AND A CENTRAL ANGLE OF 05°55'12"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 154.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 26.33 ACRES, MORE OR LESS.



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

THIS PLAT, AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HERIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLAT BOOK PAGE

DEDICATION HARMONY NEIGHBORHOOD O-1

KNOW ALL BY THESE PRESENTS, that Birchwood Acres Limited Partnership, L.L.P., a Florida limited liability partnership, 1/3/3 Birchwood Acres Limited Partnership, a Florida limited partnership (the "Partnership"); and the Harmony Community Development District, a limited special and single purpose local government according to Chapter 190, Florida Statutes (the "HCDD"), each being the owner in fee simple of a portion of the lands described in the foregoing caption to this plat and together owning all of such land hereby dedicate the said lands and plot for the uses and purposes herein expressed; dedicate the named streets (but only to the extent of the specific named portion of the right-of-way widths set forth herein) to the perpetual use of the public; dedicate the easements that are given herein to Osceola County, Florida ("County") (as grantees) to the perpetual use of the public; dedicate the easements that are given herein to the HCDD or the Partnership (as grantees) to the proper uses and purposes of the HCDD and Partnership; dedicate Tract O-100, Tract O-300 and Tract O-600 to the perpetual use of the HCDD for open space and landscaping uses and purposes of the HCDD; and dedicate Tract O-400 to the perpetual use of the HCDD for stormwater, drainage and open space uses and purposes of the HCDD. All other lands, tracts, road shoulders or easements shown on this plat are not dedicated to the public nor for any other public use or benefit.

ADDRESS: Birchwood Acres Limited Partnership, L.L.P., a Florida limited liability partnership, 1/3/3 Birchwood Acres Limited Partnership, a Florida limited partnership
3500 Harmony Square Drive West, Harmony, Florida 34773

By: WI GP Harmony, L.L.C., a Delaware limited liability company, as its general partner

[CORPORATE SEAL] Name: Michael Moser Title: Authorized Agent

Signed and sealed in the presence of: Attest:

(Signature) Name: Robert Glantz

(Print Name) Title: Authorized Agent

(Signature)

(Print Name)

STATE OF FLORIDA COUNTY OF OSCEOLA

I, HEREBY CERTIFY that on this _____ day of _____, 20____, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared Michael Moser and Robert Glantz, who are personally known to me, each as an Authorized Agent of WI GP Harmony L.L.C., a Delaware limited liability company, the general partner of Birchwood Acres Limited Partnership, L.L.P., a Florida limited liability partnership (1/3/3 Birchwood Acres Limited Partnership, a Florida limited partnership), who executed the foregoing Dedication and severally acknowledged the execution thereof to be of their free act and deed as such officers or authorized agents thereunto duly authorized; that the official seal of WI GP Harmony L.L.C., a Delaware limited liability company, is duly affixed thereto and that said Dedication is the act and deed of the Partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

NOTARY PUBLIC

(Signature) (Print Name)

(Commission Number) (My Commission Expires) 20____

HARMONY COMMUNITY DEVELOPMENT DISTRICT, A LIMITED SPECIAL AND SINGLE PURPOSE LOCAL GOVERNMENT CREATED BY CHAPTER 190, FLORIDA STATUTES AND ESTABLISHED BY COUNTY ORDINANCE

Signed and sealed in the presence of: (Signature)

(Signature) (Print Name)

(Print Name) (Title)

(Signature) Attest:

(Print Name) (Signature)

(Print Name) (Signature)

STATE OF _____ COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ of the Harmony Community Development District, a limited special and single purpose local government created by Chapter 190, Florida Statutes and established by County ordinance. He/She is personally known to me or has produced _____ as identification.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

NOTARY PUBLIC

(Signature) (Print Name)

(Commission Number) (My Commission Expires) 20____

**CERTIFICATE OF APPROVAL
BY COUNTY ENGINEER**

Examined and Approved: _____ County Engineer Date _____

**CERTIFICATE OF APPROVAL BY
BOARD OF COUNTY COMMISSIONERS**
THIS IS TO CERTIFY, That on _____ the foregoing plat was approved by the Board of County Commissioners of Osceola County, Florida

Chairman of the Board _____ Clerk of the Board _____ in and for Osceola County, Florida BY _____ D.C.

CERTIFICATE OF SURVEYOR
KNOW ALL BY THESE PRESENTS, That the undersigned, being a licensed surveyor registered in the State of Florida, does hereby certify that on _____ he completed the survey of the lands as shown in the fore-going plat; that said plat is a correct representation of the lands therein described and platted or subdivided; that permanent reference monuments have been placed as shown thereon as required by Osceola County requirements and regulations, the survey was prepared under the undersigned responsible direction and supervision and that the survey data complies with all requirements of Chapter 177, F.S.; that permanent control points will be placed as required by CH. 177 F.S.; and that said land is located in Section 29, Township 26 South, Range 32 East, Osceola County, Florida.

Richard D. Brown, P.S.M.
Dated _____ Registration No. 5700
Professional Surveying Certificate of Authorization No. L.B. 966
JOHNSTON'S SURVEYING INC
900 Shady Lane, Kissimmee, Florida 34744-8695
Tel. (407) 847-2179 Fax (407) 847-6140

**CERTIFICATE OF REVIEW
BY COUNTY SURVEYOR**
Upon a review: This Plat conforms to Chapter 177 F.S.

(SIGNATURE) _____
(PRINTED NAME) _____
Dated _____ Registration No. _____
Florida Professional Surveyor and Mapper representing Osceola County, Florida.

CERTIFICATE OF COUNTY CLERK
I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of the Osceola County Land Development Code, and was filed for record on _____ at _____ File No. _____
Clerk of the Circuit Court in and for Osceola County, Florida BY _____ D.C.

HARMONY NEIGHBORHOOD O-1

SECTION 29, TOWNSHIP 26 SOUTH, RANGE 32 EAST,
OSCEOLA COUNTY, FLORIDA
BEING A REPLAT OF TRACT M AND A PORTION OF TRACT
L/U-2, HARMONY PHASE THREE, AS FILED AND RECORDED
IN PLAT BOOK 20, PAGES 120 THRU 128 OF THE PUBLIC
RECORDS OF OSCEOLA COUNTY, FLORIDA.

PLAT NOTES:

1. Bearings are based on the north line of Tract M, Harmony Phase Three, as filed and recorded in Plat Book 20, Pages 120 thru 128, Public Records of Osceola County, Florida, being S53°04'04E (AS SHOWN).
2. This plat, as recorded in its graphical form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat.
3. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
4. All lot lines are radial unless otherwise noted with (N.R. or Non-Radial).
5. This property is subject to the following items:
 - A. Drainage Easement between Birchwood Acres Limited Partnership and Harmony Community Development District recorded October 10, 2002, in Official Records Book 2125, Page 2078; First Amendment recorded October 10, 2002, in Official Records Book 2125, Page 2090; Second Amendment recorded November 25, 2003, in Official Records Book 2390, Page 1459; Third Amendment recorded November 1, 2004, in Official Records Book 2629, Page 288; Fourth Amendment recorded November 1, 2004, in Official Records Book 2629, Page 291; Fifth Amendment of Drainage Easement recorded June 24, 2005, in Official Records Book 2822, Page 1694 ; Sixth Amendment of Drainage Easement recorded October 27, 2006 in Official Records Book 3316, Page 2502 and Seventh Amendment of Drainage Easement recorded February 23, 2009, in Book 3801, Page 2420, Public Records of Osceola County, Florida.
 - B. Amended and Restated Easement and Development Agreement recorded January 17, 2006, in Official Records Book 3033, Page 967, Public Records of Osceola County, Florida.
 - C. Oil, Gas and Mineral Reservations, in favor of Consolidated Naval Stores Company set forth in that certain Deed recorded June 6, 1950, in Deed Book 131, Page 203; Conveyance of Interest in favor of Consolidated-Tomoka Land Co. set forth in that certain Warranty Deed recorded October 6, 1969, in Official Records Book 194, Page 132; Notice Pursuant to Section 704.05 and 712, Florida Statutes recorded August 19, 1975, in Official Records Book 314, Page 644 and Release of Surface Entry Rights with Respect to Oil, Gas and Mineral Interest recorded November 3, 1983, in Official Records Book 690, Page 452, Public Records of Osceola County, Florida.
 - D. Notice of Establishment of the Harmony Community Development District recorded March 24, 2000, in Official Records Book 1717, Page 1764; Amended Notice recorded May 8, 2000, in Official Records Book 1734, Page 1712, Second Amended Notice recorded October 12, 2001, in Official Records Book 1943, Page 1779, and Sixth Amended and Restated Development Order (June 15, 2015) recorded June 18, 2015 in Official Records Book 4795, Page 1970, Public Records of Osceola County, Florida.
 - E. Final Judgment recorded August 8, 2000, in Official Records Book 1766, Page 148 and Re-recorded August 17, 2000, in Official Records Book 1771, Page 893, Public Records of Osceola County, Florida.
 - F. Final Judgment recorded August 10, 2000, in Official Records Book 1767, Page 457 and Re-recorded August 29, 2000, in Official Records Book 1775, Page 952, Public Records of Osceola County, Florida.
 - G. Project Improvement Acquisition Agreement between Birchwood Acres Limited Partnership and Harmony Community Development District recorded April 6, 2001, in Official Records Book 1856, Page 656 and 1st Modification recorded October 12, 2001, in Official Records Book 1943, Page 1775, Public Records of Osceola County, Florida.
 - H. Interlocal Agreement Between Harmony Community Development District and Osceola County Pertaining to District Infrastructure Construction and Maintenance recorded August 2, 2001, in Official Records Book 1911, Page 2203 and Re-recorded in Official Records Book 1922, Page 649, Public Records of Osceola County, Florida.
 - I. Declaration of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessments recorded October 9, 2001, in Official Records Book 1941, Page 2463 and Amended and Restated Declaration recorded October 23, 2002, in Official Records Book 2133, Page 915, Public Records of Osceola County, Florida.
 - J. Harmony Transition Interlocal Agreement recorded April 18, 2003, in Official Records Book 2233, Page 1582, Public Records of Osceola County, Florida.
 - K. DRI Transportation Proportionate Share Agreements recorded February 14, 2005, in Official Records Book 2703, Page 552 and recorded February 22, 2005, in Official Records Book 2708, Page 1412; First Amendment recorded February 5, 2007, in Official Records Book 3400, Page 765, Public Records of Osceola County, Florida.
 - L. Declaration of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessments recorded April 1, 2005, in Official Records Book 2744, Page 1669, Public Records of Osceola County, Florida.
 - M. Board of Supervisors Harmony Community Development District Resolution 2006-1 recorded January 5, 2006, in Official Records Book 3021, Page 573, Public Records of Osceola County, Florida.
 - N. Restated Veterinary Restriction Agreement recorded January 17, 2006, in Official Records Book 3033, Page 926, Public Records of Osceola County, Florida.
 - O. Service Agreement for Lighting Service (Phase 3 Roadway) recorded June 19, 2006, in Official Records Book 3190, Page 1474, Public Records of Osceola County, Florida.
 - P. South Florida Water Management District Notice of Environmental Resource or Surface Water Management Permit recorded October 24, 2012, in Book 4340, Page 1420, Public Records of Osceola County, Florida.
 - Q. Agreement to Use Alternative Calculation Approach For Determining Capital Shortfall Amounts Between Birchwood Acres Limited Partnership, LLLP and Tohopekaliga Water Authority recorded September 6, 2013, in Book 4498, Page 1168, Public Records of Osceola County, Florida.
 - R. Declaration of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessments recorded April 30, 2015, in Official Records Book 4772, Page 1646, Public Records of Osceola County, Florida.
 - S. Assessment Acknowledgement and True Up Agreement recorded April 30, 2015, in Official Records Book 4772, Page 1654, Public Records of Osceola County, Florida.
 - T. Sixth Amended and Restated Development Order (June 15, 2015) recorded June 18, 2015 in Official Records Book 4795, Page 1970, Public Records of Osceola County, Florida.
 - U. Harmony Residential Properties Declaration of Covenants, Conditions and Restrictions recorded October 10, 2002, in Official Records Book 2125, Page 2093; First Amendment to the Declaration recorded May 1, 2003, in Official Records Book 2241, Page 2904; Amendment No. 1 to the By-Laws recorded September 10, 2003, in Official Records Book 2335, Page 962; Amendment No. 2 to the By-Laws recorded November 21, 2003, in Official Records Book 2388, Page 2263; First Supplemental Declaration recorded November 1, 2004, in Official Records Book 2629, Page 245; Second Supplemental Declaration recorded in Official Records Book 2629, Page 249; Third Amendment to the By-Laws recorded December 27, 2004, in Official Records Book 2661, Page 2378; Third Supplemental Declaration recorded April 22, 2005, in Official Records Book 2763, Page 865; Second Amendment to the Declaration recorded June 1, 2006, in Official Records Book 3174, Page 2640; Fourth Supplemental Declaration recorded October 27, 2006, in Official Records Book 3316, Page 2499; Third Amendment to the Declaration recorded March 8, 2010, in Official Records Book 3957, Page 1974; Fifth Supplemental Declaration recorded March 8, 2010, in Official Records Book 3957, Page 1988, Public Records of Osceola County, Florida; Sixth Supplemental Declaration recorded October 2, 2014, in Official Records Book 4674, Page 1904, Public Records of Osceola County, Florida; Seventh Supplemental Declaration recorded August 4, 2015, in Official Records Book 4820, Page 1319, Public Records of Osceola County, Florida; and Eighth Supplemental Declaration recorded August 4, 2015, in Official Records Book 4820, Page 1322, Public Records of Osceola County, Florida.

PLAT NOTES & EASEMENTS:

The Partnership and the HCDD further grant by means of this plat the following non-exclusive private or public easements shown hereon for the uses set forth below:

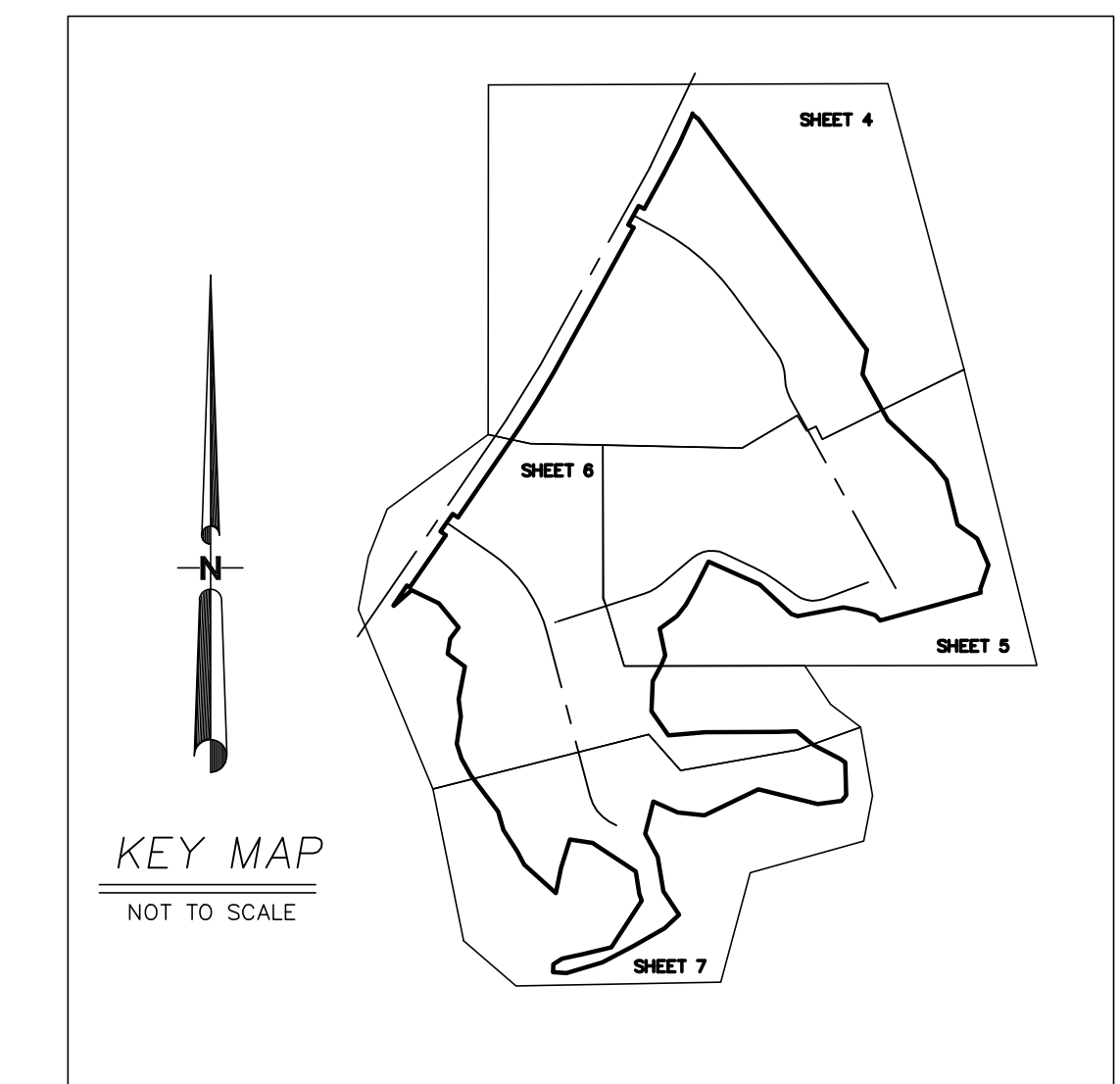
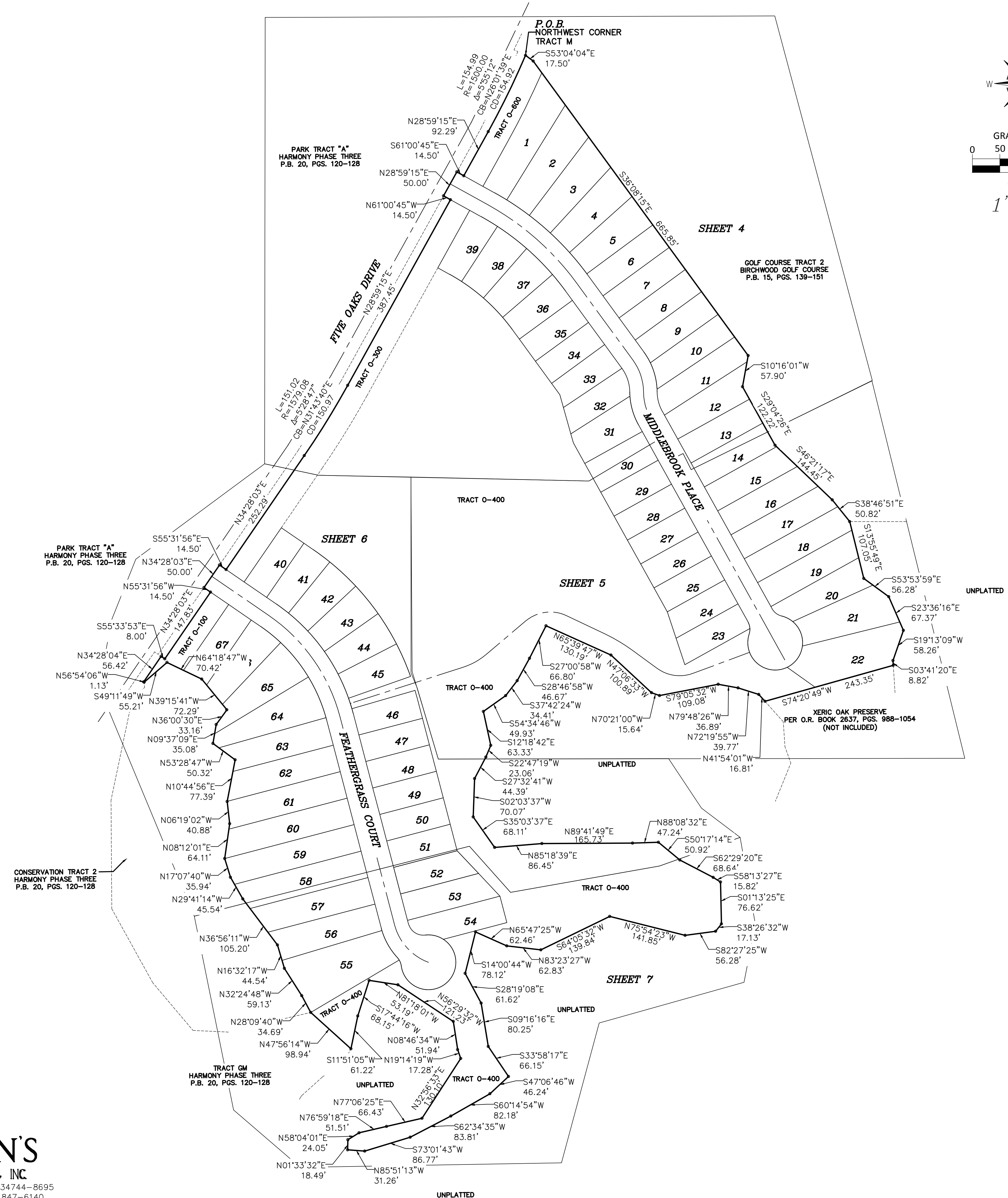
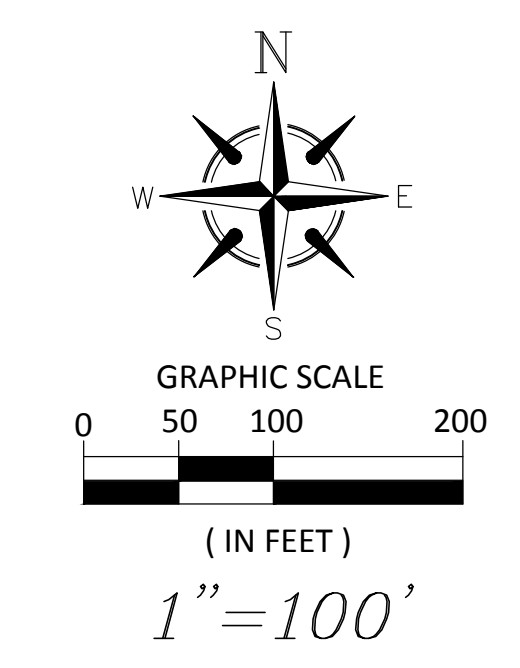
- A. Unless expressly and specifically provided otherwise, all easements described on this plat are private non-exclusive easements. With respect to all easements described in or reserved by this plat, (unless expressly and specifically provided otherwise), the right is hereby reserved to the Partnership and the HCDD (with respect to the HCDD, if specifically authorized by the plat, instrument of grant or assignment) to: (i) assign the same to others, (ii) grant a part or all of said easements to others, and (iii) grant and empower the assignees or grantees thereof to grant such additional easements over any part or all of such easements as the Partnership or the HCDD may deem necessary or appropriate; provided, none of the grants or additional easements shall impair or detract from the use of the easements depicted on this plat for the uses herein expressed and provided that said grant or additional easements shall not be deemed a public dedication of said easements.
- B. The Partnership hereby reserves to itself (and to its grantees and assignees, if specifically authorized by the plat, instrument of grant or assignment) the exclusive right and privilege to determine the location of any improvements, equipment, driveways, curb cuts, paved areas or facilities to be placed within, on or beneath the surface of all easements granted by, described in or reserved by this plat and the Partnership retains (for itself and its grantees or assigns) the right of access and use over and across all said easements for improvement, construction and maintenance purposes and to grant or assign such rights to others.
- C. Unless specifically provided otherwise on this plat, successors in interest to the Partnership shall not succeed to rights reserved by the Partnership on this plat unless a recorded instrument makes reference to the right or rights reserved by the Partnership and assigns such right or rights to said successors in interest.
- D. All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility.
- E. This Plat does not contain a Tract O-200 or Tract O-500.

1. [Easement #1]. Partnership and the HCDD (as grantor) hereby grant and convey and reserve, by this plat to the Partnership and the HCDD (as grantee) a perpetual non-exclusive easement on, over and under all publicly dedicated portions of the streets in this plat for the purpose of: drainage; utilities; water; sanitary sewer; irrigation; parking; the right, but not the obligation, to perform road maintenance and maintenance of crosswalks; the right, but not the obligation, to maintain brick pavers from time to time; access on, over, to and from any and all driveways and curb cuts in or abutting said streets; and the right, but not the obligation to, perform landscape maintenance in unpaved areas.
2. [Easement #2]. Partnership and the HCDD (as grantor) hereby grant and convey to the Partnership (as grantee) and the Partnership reserves for itself, its successors and assigns, a private perpetual non-exclusive easement on, over and under Tract O-100, Tract O-300, Tract O-400 and Tract O-600 for: road drainage; utilities; cable television; irrigation; parking; the right, but not the obligation, to perform road maintenance and maintenance of crosswalks; the right, but not the obligation, to pave and construct driveways and curb cuts subject to and in accordance with the rights of the Partnership as set forth in Plat Note B; access to the contiguous publicly dedicated portion of the rights-of-way dedicated by this plat (and the Plat of HARMONY PHASE THREE, recorded in Plat Book 20, Pages 128-129, of the Public Records of Osceola County, Florida) via the driveways and curb cuts now or in the future constructed thereon in accordance with and subject to the rights of the Partnership as set forth in Plat Note B; encroachments of structures, structural overhangs, foundations, footers, and maintenance of those structures; the right, but not the obligation to, perform landscaping maintenance; and the right, but not the obligation to, install and maintain signage, lighting, utilities, mailboxes, decorative improvements, including, but not limited to, fencing and entry features.
3. [Easement #3]. Partnership and the HCDD (as grantor) each (i) hereby reserves for itself and grant to each other and their successors and assigns a perpetual non-exclusive access easement over the 20' Wide Stabilized and Graded Emergency Access Easement for their respective purposes, and (ii) hereby dedicate on this plat to Osceola County (as grantee) a perpetual non-exclusive emergency access easement over the 20' Wide Stabilized and Graded Emergency Access Easement solely for emergency (police, fire, medical, natural disaster) access purposes. The HCDD shall be responsible for maintaining the 20' Wide Stabilized and Graded Emergency Access Easement.
4. [Easement #4]. Partnership and the HCDD (as grantor) each hereby reserves for itself and grant to each other and their successors and assigns a temporary non-exclusive access and construction easement over the publicly dedicated portions of the rights-of-way dedicated by this plat for the purpose of construction of such rights-of-way. Such temporary non-exclusive access and construction easement shall automatically expire upon issuance by Osceola County, Florida of a certificate of completion for such rights-of-way.
5. [Easement #5]. Partnership and the HCDD (as grantor) hereby grant and convey to Osceola County, Florida a perpetual non-exclusive easement over the "10.0' Utility Easements" and "10' U.E." for purposes of: the installation, maintenance, repair and replacement of utility facilities.
6. [Easement #6]. Partnership (as grantor) hereby reserves for itself and grants and conveys to the HCDD a perpetual non-exclusive easement over the "20' Drainage Easement" for purposes of: drainage and installation, maintenance, repair and replacement of drainage facilities.
7. [Easement #7]. Partnership and the HCDD (as grantor) hereby grant and convey to the Partnership (as grantee) and the Partnership reserves for itself, its successors and assigns, a private perpetual non-exclusive easement on and over Tract O-400 for purposes of access, ingress and egress to and from conservation areas adjacent to Tract O-400, including, but not limited to, the xeric oak preserve, which shall include, but not be limited to, the right to install, construct and maintain access facilities on Tract O-400 for such purposes.
8. All landscaping elements within this development including trees in Public Right of Ways as required by the Osceola Land Development Code shall be maintained by the HCDD.
9. All street lights are to be owned and maintained by the HCDD and/or the Utility Provider, which ever apply.

LEGEND:	
○ DENOTES FOUND 1/2" IRON ROD (LB 7048), REPLACED WITH PRM 5/8" IRON ROD W/CAP (LB 966)	
□ DENOTES FOUND IRON ROD (AS NOTED)	
● DENOTES SET 5/8" IRON ROD W/CAP (LB 966)	PRM = PERMANENT REFERENCE MONUMENT
▲ DENOTES NAIL AND DISK FOUND (AS NOTED)	PCP = PERMANENT CONTROL POINT
▲ DENOTES SET PCP NAIL AND DISK (LB 966)	P.C. = POINT OF CURVE
CHD. = CHORD DISTANCE	P.T. = POINT OF TANGENT
R = RADIUS	P.R.C. = POINT OF REVERSE CURVE
Δ = CENTRAL ANGLE	P.O.B. = POINT OF BEGINNING
L = ARC LENGTH	P.O.C. = POINT OF COMMENCEMENT
C.B.=CHORD BEARING	L.B. = LICENSED BUSINESS
C.R. = COUNTY ROAD	I.D. = IDENTIFICATION
(RAD)=RADIAL LOT LINE	O/L = CENTERLINE
	PCP = PERMANENT REFERENCE MONUMENT
	P.C. = POINT OF CURVE
	P.T. = POINT OF TANGENT
	P.R.C. = POINT OF REVERSE CURVE
	P.O.B. = POINT OF BEGINNING
	P.O.C. = POINT OF COMMENCEMENT
	FD. = FOUND
	P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
	HCDD = HARMONY COMMUNITY DEVELOPMENT DISTRICT
	L/U. = LANDSCAPE & UTILITY
	TWP. = TOWNSHIP
	ROE = RANGE
	(N.R.) = NON-RADIAL LOT LINE
	D.E. = DRAINAGE EASEMENT
	U.E. = UTILITY EASEMENT
	D.U.E.= DRAINAGE/UTILITY EASEMENT
	PB. = PLAT BOOK

HARMONY NEIGHBORHOOD O-1

SECTION 29, TOWNSHIP 26 SOUTH, RANGE 32 EAST,
OSCEOLA COUNTY, FLORIDA
BEING A REPLAT OF TRACT M AND A PORTION OF TRACT
L/U-2, HARMONY PHASE THREE, AS FILED AND RECORDED
IN PLAT BOOK 20, PAGES 120 THRU 128 OF THE PUBLIC
RECORDS OF OSCEOLA COUNTY, FLORIDA.



NOTE: SEE SHEETS 1 AND 2 FOR LEGAL DESCRIPTION, NOTES & EASEMENTS

LEGEND:

○ DENOTES FOUND 1/2" IRON ROD (LB 7048), REPLACED WITH PRM 5/8" IRON ROD W/CAP (LB 966)	PRM = PERMANENT REFERENCE MONUMENT	L/U = LANDSCAPE & UTILITY
□ DENOTES FOUND IRON ROD (AS NOTED)	PCP = PERMANENT CONTROL POINT	TWP. = TOWNSHIP
● DENOTES SET 5/8" IRON ROD W/CAP (LB 966)	P.C. = POINT OF CURVE	RGE = RANGE
▲ DENOTES NAIL AND DISK FOUND (AS NOTED)	P.T. = POINT OF TANGENT	(N.R.) = NON-RADIAL LOT LINE
▲ DENOTES SET PCP NAIL AND DISK (LB 966)	P.R.C. = POINT OF REVERSE CURVE	D.E. = DRAINAGE EASEMENT
CHD. = CHORD DISTANCE	P.O.B. = POINT OF BEGINNING	U.E. = UTILITY EASEMENT
R = RADIUS	P.O.C. = POINT OF COMMENCEMENT	D.U.E. = DRAINAGE/UTILITY EASEMENT
∠ = CENTRAL ANGLE	L.B. = LICENSED BUSINESS	FD. = FOUND
L = ARC LENGTH	I.D. = IDENTIFICATION	P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
CB = CHORD BEARING	C.R. = COUNTY ROAD	HCCD = HARMONY COMMUNITY DEVELOPMENT DISTRICT
C.R. = COUNTY ROAD	C/L = CENTERLINE	FB. = PLAT BOOK

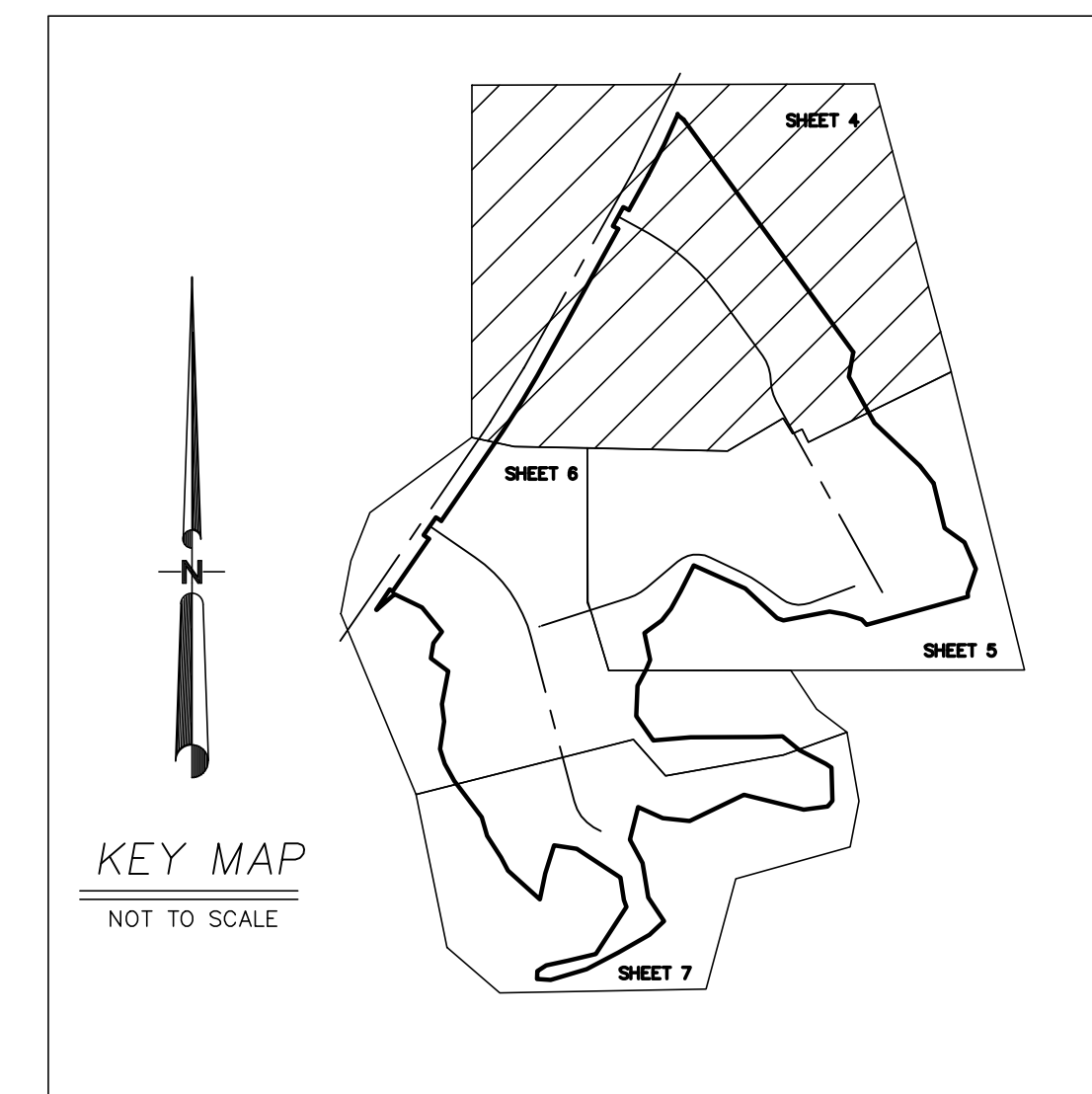
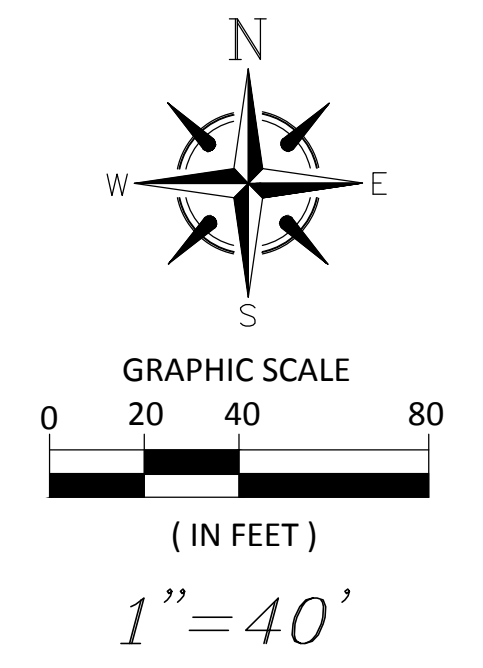
JOHNSTON'S SURVEYING INC.
 900 Shady Lane, Kissimmee, Florida 34744-8695
 Tel. (407) 847-2179 Fax (407) 847-6140

HARMONY NEIGHBORHOOD O-1

SECTION 29, TOWNSHIP 26 SOUTH, RANGE 32 EAST,
OSCEOLA COUNTY, FLORIDA
BEING A REPLAT OF TRACT M AND A PORTION OF TRACT
L/U-2, HARMONY PHASE THREE, AS FILED AND RECORDED
IN PLAT BOOK 20, PAGES 120 THRU 128 OF THE PUBLIC
RECORDS OF OSCEOLA COUNTY, FLORIDA.

SHEET 4 OF 7

PLAT BOOK	PAGE



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHD. BEARING
C1	25.25	525.00	002°45'22"	25.25	N59°38'04"W
C2	141.27	1540.00	005°15'22"	141.22	N26°21'34"E
C3	50.01	525.00	005°27'28"	49.99	N55°31'39"W
C4	50.03	525.00	005°27'37"	50.01	N50°04'07"W
C5	50.03	525.00	005°27'37"	50.01	N44°36'30"W
C6	50.02	525.00	005°27'30"	50.00	N39°08'56"W
C7	2.59	525.00	000°16'56"	2.59	N36°16'42"W
C8	22.71	125.00	010°24'33"	22.68	N30°55'58"W
C9	50.00	125.00	022°55'06"	49.67	N14°16'08"W
C10	4.95	125.00	002°16'14"	4.95	N01°40'29"W
C11	62.13	100.00	035°35'52"	61.14	N18°20'18"W
C12	37.35	75.00	028°32'04"	36.97	S14°48'24"E
C13	49.80	100.00	028°32'04"	49.29	S14°48'24"E
C14	22.73	27.50	047°21'28"	22.09	S52°45'10"E
C15	22.68	50.00	025°59'25"	22.49	N63°26'12"W
C16	50.00	50.00	057°17'45"	47.94	N21°47'37"W
C17	50.00	50.00	057°17'45"	47.94	N35°30'08"E
C21	54.90	125.00	025°09'47"	54.46	S16°29'33"E
C22	7.36	125.00	003°22'17"	7.35	S02°13'30"E
C23	46.60	75.00	035°35'52"	45.85	N18°20'18"W
C24	38.61	475.00	004°39'27"	38.60	N38°27'58"W
C25	66.90	475.00	008°04'11"	66.85	N44°49'46"W
C26	66.90	475.00	008°04'11"	66.85	N52°53'58"W
C27	33.81	475.00	004°04'41"	33.80	N58°58'24"W
C28	25.27	355.00	004°04'41"	25.26	N58°58'24"W
C29	50.00	355.00	008°04'11"	49.96	N52°53'58"W
C30	50.00	355.00	008°04'11"	49.96	N44°49'46"W
C31	28.86	355.00	004°39'27"	28.85	N38°27'58"W
C32	37.09	470.00	004°31'19"	37.08	N53°16'17"W
C33	64.74	470.00	007°53'31"	64.69	N47°03'52"W
C34	64.74	470.00	007°53'31"	64.69	N39°10'21"W
C35	64.74	470.00	007°53'31"	64.69	N31°16'49"W
C36	64.74	470.00	007°53'31"	64.69	N23°23'18"W
C37	12.06	470.00	001°28'11"	12.06	N15°25'59"W
C38	34.84	50.00	039°55'44"	34.14	N77°11'31"W
C39	36.65	27.50	076°20'59"	33.99	S58°58'53"E
C40	8.00	75.00	006°06'30"	7.99	S17°45'09"E
C41	95.94	100.00	054°58'07"	92.30	S42°10'57"E
C42	8.98	350.00	001°28'11"	8.98	N15°25'59"W
C43	48.21	350.00	007°53'31"	48.17	N23°23'18"W
C44	48.21	350.00	007°53'31"	48.17	N31°16'49"W
C45	48.21	350.00	007°53'31"	48.17	N39°10'21"W
C46	48.21	350.00	007°53'31"	48.17	N47°03'52"W
C47	27.62	350.00	004°31'19"	27.62	N53°16'17"W
C48	46.46	300.00	008°52'23"	46.41	N51°05'45"W
C49	81.08	300.00	015°29'07"	80.83	N38°55'00"W
C50	81.08	300.00	015°29'07"	80.83	N23°25'53"W
C51	5.19	300.00	000°59'25"	5.19	N15°11'37"W
C52	4.20	125.00	001°55'30"	4.20	S15°39'39"E
C53	57.49	125.00	026°21'10"	56.99	S29°47'59"E
C54	5.41	27.50	011°15'43"	5.40	S37°20'42"W
C55	11.60	27.50	024°09'34"	11.51	N19°38'04"E
C56	200.43	50.00	229°40'22"	90.75	N57°36'32"E
C57	227.93	525.00	024°52'30"	226.14	N48°34'29"W
C58	77.66	125.00	035°35'52"	76.42	N18°20'18"W
C59	117.05	50.00	134°08'01"	92.10	S48°46'59"E
C60	239.73	50.00	274°42'55"	67.74	N60°55'34"E
C61	10.45	27.50	021°46'57"	10.39	N07°23'33"E
C62	12.28	27.50	025°34'30"	12.17	N16°17'11"W
C63	22.73	27.50	047°21'28"	22.09	N05°23'42"W
C64	62.25	125.00	028°32'04"	61.61	S14°48'24"E
C65	206.22	475.00	024°52'30"	204.61	N48°34'29"W
C66	154.12	355.00	024°52'30"	152.92	N48°34'29"W
C67	296.05	470.00	036°05'24"	291.18	N37°29'15"W
C68	249.44	350.00	040°50'02"	244.20	N35°06'55"W
C70	235.27	50.00	269°36'05"	70.96	N37°38'40"E
C71	17.00	27.50	035°25'17"	16.73	N25°15'56"W
C72	61.69	125.00	028°16'40"	61.07	S28°50'14"E
C73	213.81	300.00	040°50'02"	209.31	N35°06'55"W
C74	217.08	500.00	024°52'30"	215.38	N48°34'29"W
C75	69.15	70.00	056°35'59"	66.37	S82°08'15"E
C76	80.39	70.00	065°47'47"	76.04	S82°33'58"W
C77	49.15	125.00	022°31'36"	48.83	N60°55'53"E
C78	231.62	325.00	040°50'02"	226.75	N35°06'55"W
C79	10.00	350.00	001°38'14"	10.00	N18°37'26"W
C80	10.00	350.00	001°38'14"	10.00	N16°59'12"W
C81	33.79	50.00	038°43'16"	33.15	S01°04'36"E

PARK TRACT "A"
HARMONY PHASE THREE
P.B. 20, PGS. 120-128

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

JOHNSTON'S
SURVEYING INC.
900 Shady Lane, Kissimmee, Florida 34744-8695
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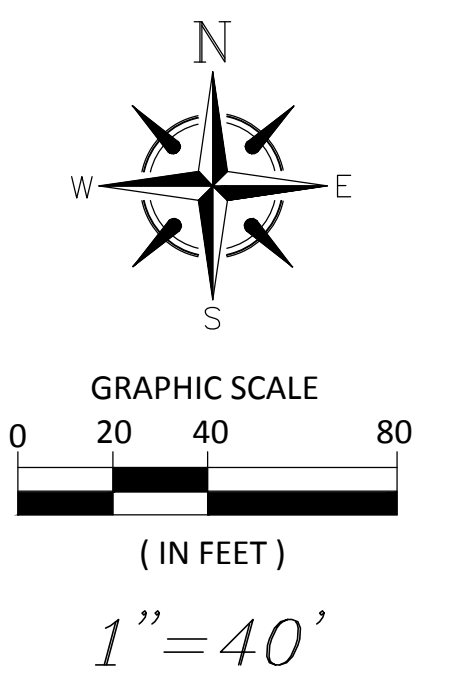
SEE SHEET 6 OF 7

SEE SHEET 5 OF 7

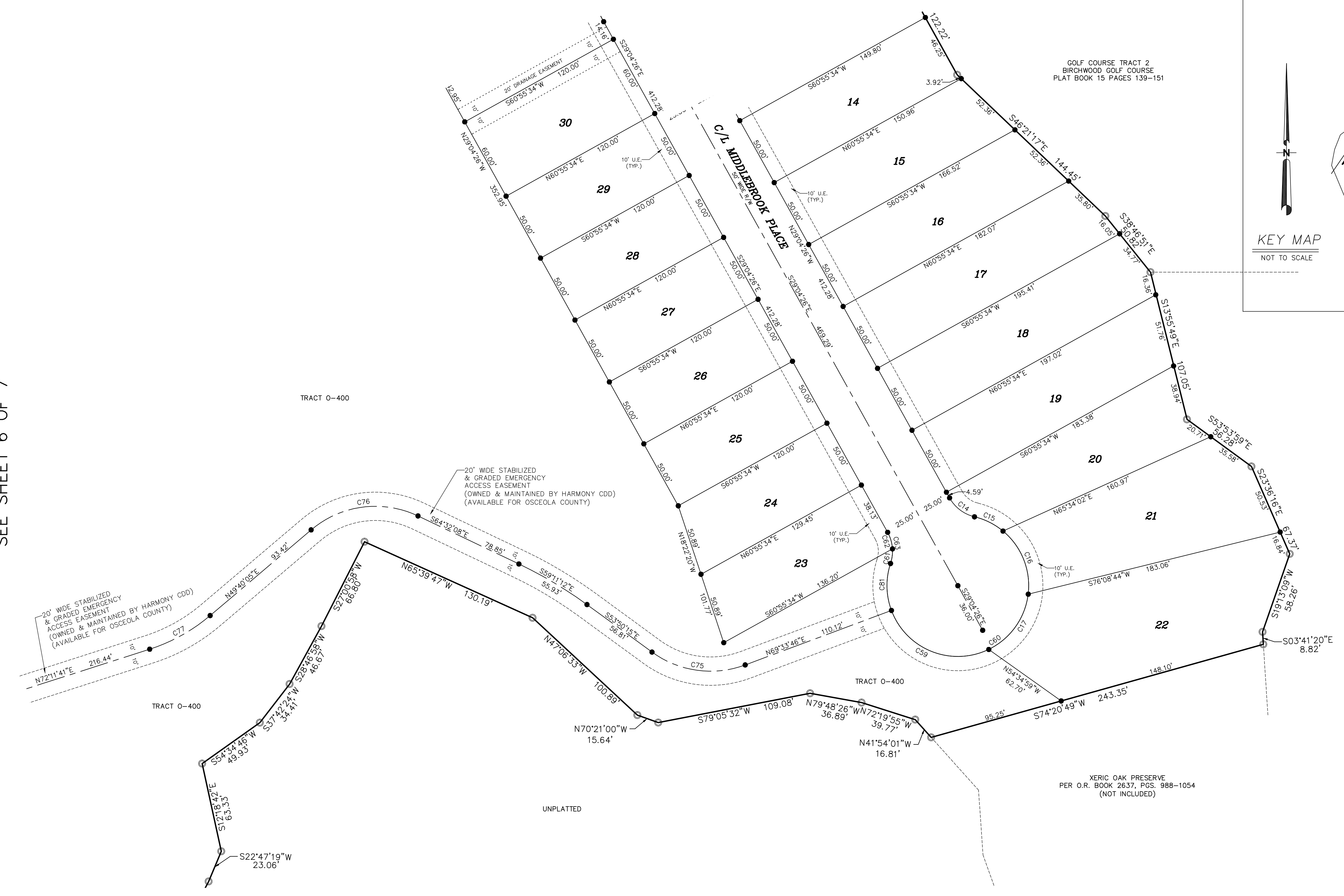
NOTE: SEE SHEETS 1-3 FOR LEGAL DESCRIPTION, NOTES, EASEMENTS & LEGEND

HARMONY NEIGHBORHOOD O-1

SECTION 29, TOWNSHIP 26 SOUTH, RANGE 32 EAST,
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SEE SHEET 4 OF 7



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHD. BEARING
C1	25.25	525.00	002°45'22"	25.25	N59°38'04"W
C2	141.27	1540.00	005°15'22"	141.22	N26°21'34"E
C3	50.01	525.00	005°27'28"	49.99	N55°31'39"W
C4	50.03	525.00	005°27'37"	50.01	N50°04'07"W
C5	50.03	525.00	005°27'37"	50.01	N44°36'30"W
C6	50.02	525.00	005°27'30"	50.00	N39°08'56"W
C7	2.59	525.00	000°16'56"	2.59	N36°16'42"W
C8	22.71	125.00	010°24'33"	22.68	N30°55'58"W
C9	50.00	125.00	022°55'06"	49.67	N14°16'08"W
C10	4.95	125.00	002°16'14"	4.95	N01°40'29"W
C11	62.13	100.00	035°35'52"	61.14	N18°20'18"W
C12	37.35	75.00	028°32'04"	36.97	S14°48'24"E
C13	49.80	100.00	028°32'04"	49.29	S14°48'24"E
C14	22.73	27.50	047°21'28"	22.09	S52°45'10"E
C15	22.68	50.00	025°59'25"	22.49	N63°26'12"W
C16	50.00	50.00	057°17'45"	47.94	N21°47'37"W
C17	50.00	50.00	057°17'45"	47.94	N35°30'08"E
C21	54.90	125.00	025°09'47"	54.46	S16°29'33"E
C22	7.36	125.00	003°22'17"	7.35	S02°13'30"E
C23	46.60	75.00	035°35'52"	45.85	N18°20'18"W
C24	38.61	475.00	004°39'27"	38.60	N38°27'58"W
C25	66.90	475.00	008°04'11"	66.85	N44°49'46"W
C26	66.90	475.00	008°04'11"	66.85	N52°53'58"W
C27	33.81	475.00	004°04'41"	33.80	N58°58'24"W
C28	25.27	355.00	004°04'41"	25.26	N58°58'24"W
C29	50.00	355.00	008°04'11"	49.96	N52°53'58"W
C30	50.00	355.00	008°04'11"	49.96	N44°49'46"W
C31	28.86	355.00	004°39'27"	28.85	N38°27'58"W
C32	37.09	470.00	004°31'19"	37.08	N53°16'17"W
C33	64.74	470.00	007°53'31"	64.69	N47°03'52"W
C34	64.74	470.00	007°53'31"	64.69	N39°10'21"W
C35	64.74	470.00	007°53'31"	64.69	N31°16'49"W
C36	64.74	470.00	007°53'31"	64.69	N23°23'18"W
C37	12.06	470.00	001°28'11"	12.06	N15°25'59"W
C38	34.84	50.00	039°55'44"	34.14	N77°11'31"W
C39	36.65	27.50	076°20'59"	33.99	S58°58'53"E
C40	8.00	75.00	006°06'30"	7.99	S17°45'09"E
C41	95.94	100.00	054°58'07"	92.30	S42°10'57"E
C42	8.98	350.00	001°28'11"	8.98	N15°25'59"W
C43	48.21	350.00	007°53'31"	48.17	N23°23'18"W
C44	48.21	350.00	007°53'31"	48.17	N31°16'49"W
C45	48.21	350.00	007°53'31"	48.17	N39°10'21"W
C46	48.21	350.00	007°53'31"	48.17	N47°03'52"W
C47	27.62	350.00	004°31'19"	27.62	N53°16'17"W
C48	46.46	300.00	008°52'23"	46.41	N51°05'45"W
C49	81.08	300.00	015°29'07"	80.83	N38°55'00"W
C50	81.08	300.00	015°29'07"	80.83	N23°25'53"W
C51	5.19	300.00	000°59'25"	5.19	N15°11'37"W
C52	4.20	125.00	001°55'30"	4.20	S15°39'39"E
C53	57.49	125.00	026°21'10"	56.99	S29°47'59"E
C54	5.41	27.50	011°15'43"	5.40	N37°20'42"W
C55	11.60	27.50	024°09'34"	11.51	N19°38'04"W
C56	200.43	50.00	229°40'22"	90.75	N57°36'32"E
C57	227.93	525.00	024°52'30"	226.14	N48°34'29"W
C58	77.66	125.00	035°35'52"	76.42	N18°20'18"W
C59	117.05	50.00	134°08'01"	92.10	S48°46'59"E
C60	239.73	50.00	274°42'55"	67.74	N60°55'34"E
C61	10.45	27.50	021°46'57"	10.39	N07°23'33"E
C62	12.28	27.50	025°34'30"	12.17	N16°17'11"W
C63	22.73	27.50	047°21'28"	22.09	N05°23'42"W
C64	62.25	125.00	028°32'04"	61.61	S14°48'24"E
C65	206.22	475.00	024°52'30"	204.61	N48°34'29"W
C66	154.12	355.00	024°52'30"	152.92	N48°34'29"W
C67	296.05	470.00	036°05'24"	291.18	N37°29'15"W
C68	249.44	350.00	040°50'02"	244.20	N35°06'55"W
C70	235.27	50.00	269°36'05"	70.96	N37°38'40"E
C71	17.00	27.50	035°25'17"	16.73	N25°15'56"W
C72	61.69	125.00	028°16'40"	61.07	S28°50'14"E
C73	213.81	300.00	040°50'02"	209.31	N35°06'55"W
C74	217.08	500.00	024°52'30"	215.38	N48°34'29"W
C75	69.15	70.00	056°35'59"	66.37	S82°08'15"E
C76	80.39	70.00	065°47'47"	76.04	S82°33'58"W
C77	49.15	125.00	022°31'36"	48.83	N60°55'53"E
C78	231.62	325.00	040°50'02"	226.75	N35°06'55"W
C79	10.00	350.00	001°38'14"	10.00	N18°37'26"W
C80	10.00	350.00	001°38'14"	10.00	N16°59'12"W
C81	33.79	50.00	038°43'16"	33.15	S01°04'36"E

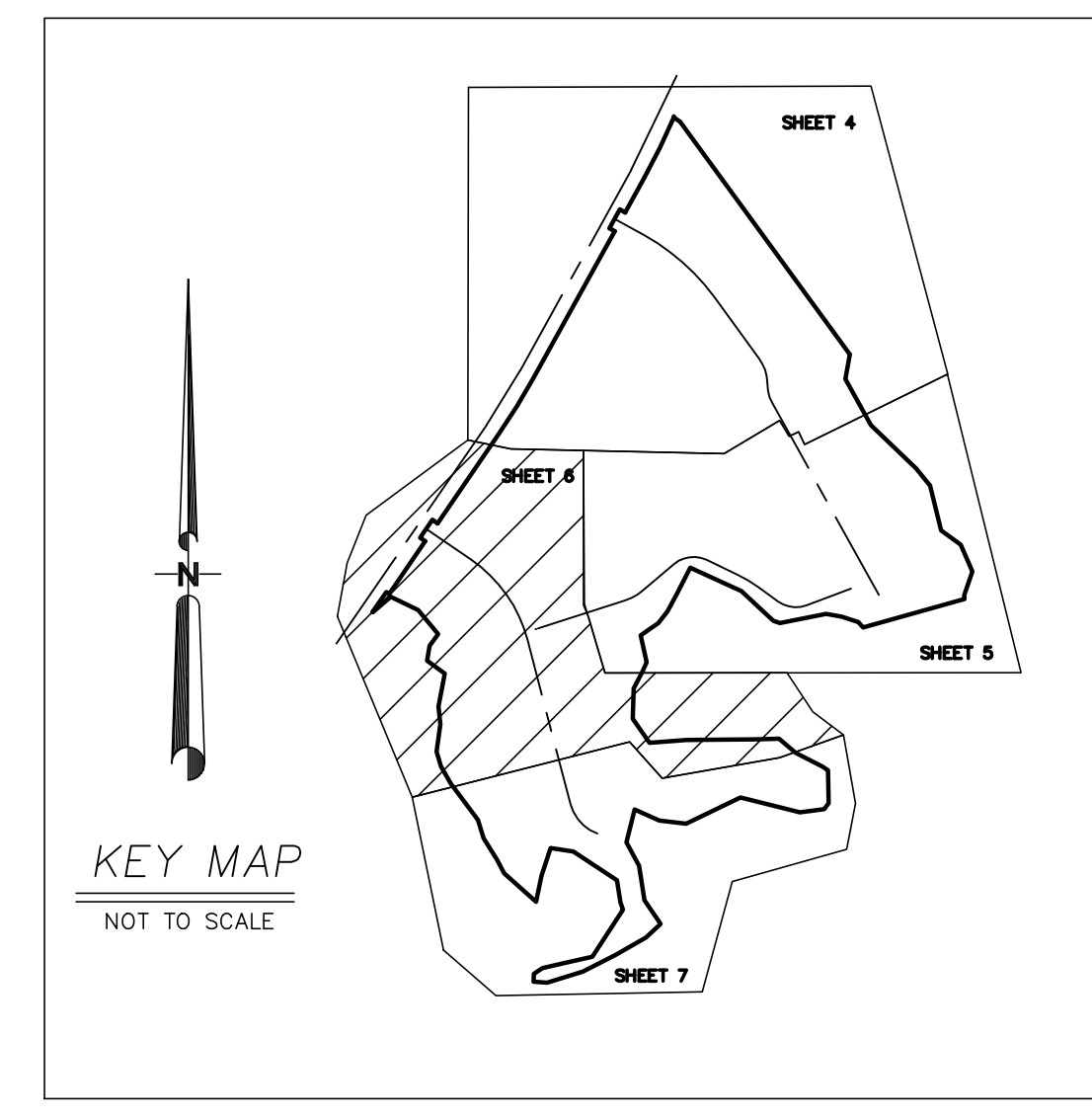
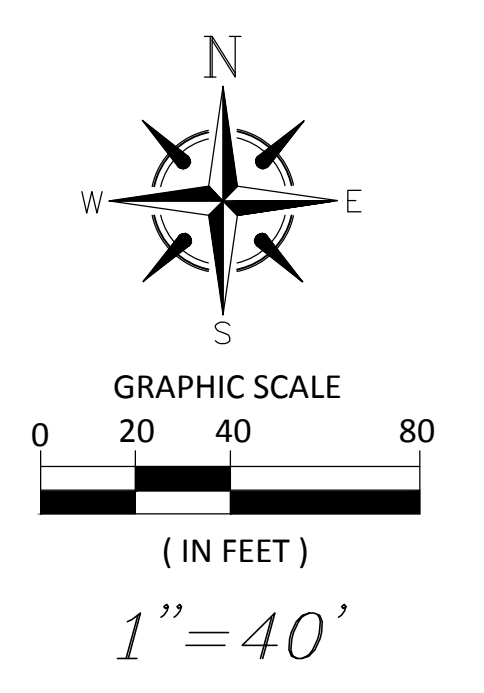
SEE SHEET 6 OF 7

SEE SHEET 6 OF 7

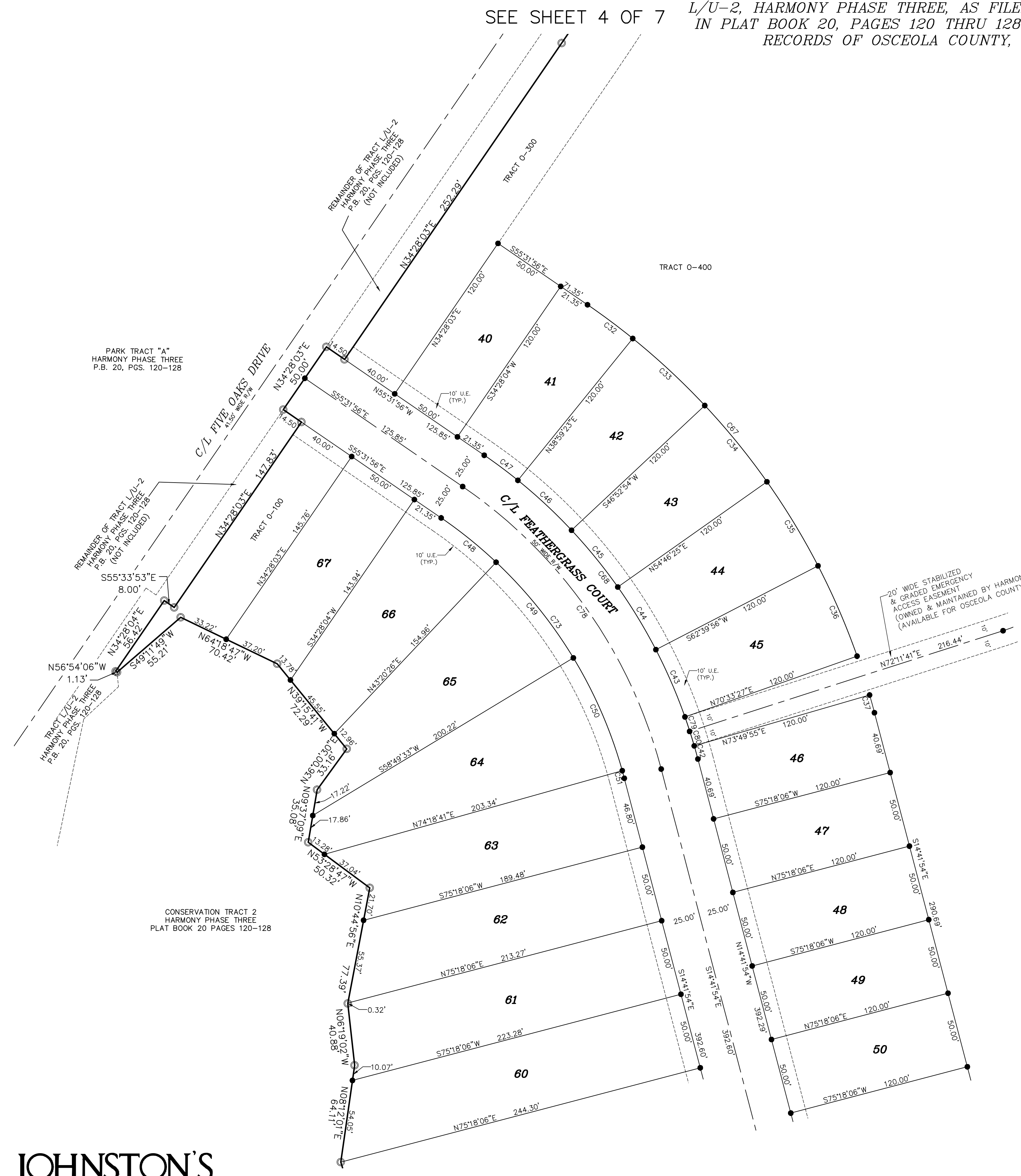
JOHNSTON'S SURVEYING INC.
900 Shady Lane, Kissimmee, Florida 34744-8695
Tel. (407) 847-2179 Fax (407) 847-6140

HARMONY NEIGHBORHOOD O-1

SECTION 29, TOWNSHIP 26 SOUTH, RANGE 32 EAST,
OSCEOLA COUNTY, FLORIDA
BEING A REPLAT OF TRACT M AND A PORTION OF TRACT
L/U-2, HARMONY PHASE THREE, AS FILED AND RECORDED
IN PLAT BOOK 20, PAGES 120 THRU 128 OF THE PUBLIC
RECORDS OF OSCEOLA COUNTY, FLORIDA.



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHD. BEARING
C1	25.25	525.00	002°45'22"	25.25	N59°38'04"W
C2	141.27	1540.00	005°15'22"	141.22	N26°21'34"E
C3	50.01	525.00	005°27'28"	49.99	N55°31'39"W
C4	50.03	525.00	005°27'37"	50.01	N50°04'07"W
C5	50.03	525.00	005°27'37"	50.01	N44°36'30"W
C6	50.02	525.00	005°27'30"	50.00	N39°08'56"W
C7	2.59	525.00	000°16'56"	2.59	N36°16'42"W
C8	22.71	125.00	010°24'33"	22.68	N30°55'58"W
C9	50.00	125.00	022°55'06"	49.67	N14°16'08"W
C10	4.95	125.00	002°16'14"	4.95	N01°40'29"W
C11	62.13	100.00	035°35'52"	61.14	N18°20'18"W
C12	37.35	75.00	028°32'04"	36.97	S14°48'24"E
C13	49.80	100.00	028°32'04"	49.29	S14°48'24"E
C14	22.73	27.50	047°21'28"	22.09	S52°45'10"E
C15	22.68	50.00	025°59'25"	22.49	N63°26'12"W
C16	50.00	50.00	057°17'45"	47.94	N21°47'37"W
C17	50.00	50.00	057°17'45"	47.94	N35°30'08"E
C21	54.90	125.00	025°09'47"	54.46	S16°29'33"E
C22	7.36	125.00	003°22'17"	7.35	S02°13'30"E
C23	46.60	75.00	035°35'52"	45.85	N18°20'18"W
C24	38.61	475.00	004°39'27"	38.60	N38°27'58"W
C25	66.90	475.00	008°04'11"	66.85	N44°49'46"W
C26	66.90	475.00	008°04'11"	66.85	N52°53'58"W
C27	33.81	475.00	004°04'41"	33.80	N58°58'24"W
C28	25.27	355.00	004°04'41"	25.26	N58°58'24"W
C29	50.00	355.00	008°04'11"	49.96	N52°53'58"W
C30	50.00	355.00	008°04'11"	49.96	N44°49'46"W
C31	28.86	355.00	004°39'27"	28.85	N38°27'58"W
C32	37.09	470.00	004°31'19"	37.08	N53°16'17"W
C33	64.74	470.00	007°53'31"	64.69	N47°03'52"W
C34	64.74	470.00	007°53'31"	64.69	N39°10'21"W
C35	64.74	470.00	007°53'31"	64.69	N31°16'49"W
C36	64.74	470.00	007°53'31"	64.69	N23°23'18"W
C37	12.06	470.00	001°28'11"	12.06	N15°25'59"W
C38	34.84	50.00	039°55'44"	34.14	N77°11'31"W
C39	36.65	27.50	076°20'59"	33.99	S58°58'53"E
C40	8.00	75.00	006°06'30"	7.99	S17°45'09"E
C41	95.94	100.00	054°58'07"	92.30	S42°10'57"E
C42	8.98	350.00	001°28'11"	8.98	N15°25'59"W
C43	48.21	350.00	007°53'31"	48.17	N23°23'18"W
C44	48.21	350.00	007°53'31"	48.17	N31°16'49"W
C45	48.21	350.00	007°53'31"	48.17	N39°10'21"W
C46	48.21	350.00	007°53'31"	48.17	N47°03'52"W
C47	27.62	350.00	004°31'19"	27.62	N53°16'17"W
C48	46.46	300.00	008°52'23"	46.41	N51°05'45"W
C49	81.08	300.00	015°29'07"	80.83	N38°55'00"W
C50	81.08	300.00	015°29'07"	80.83	N23°25'53"W
C51	5.19	300.00	000°59'25"	5.19	N15°11'37"W
C52	4.20	125.00	001°55'30"	4.20	S15°39'39"E
C53	57.49	125.00	026°21'10"	56.99	S29°47'59"E
C54	5.41	27.50	011°15'43"	5.40	N37°20'42"W
C55	11.60	27.50	024°09'34"	11.51	N19°38'04"W
C56	200.43	50.00	229°40'22"	90.75	N57°36'32"E
C57	227.93	525.00	024°52'30"	226.14	N48°34'29"W
C58	77.66	125.00	035°35'52"	76.42	N18°20'18"W
C59	117.05	50.00	134°08'01"	92.10	S48°46'59"E
C60	239.73	50.00	274°42'55"	67.74	N60°55'34"E
C61	10.45	27.50	021°46'57"	10.39	N07°23'33"E
C62	12.28	27.50	025°34'30"	12.17	N16°17'11"W
C63	22.73	27.50	047°21'28"	22.09	N05°23'42"W
C64	62.25	125.00	028°32'04"	61.61	S14°48'24"E
C65	206.22	475.00	024°52'30"	204.61	N48°34'29"W
C66	154.12	355.00	024°52'30"	152.92	N48°34'29"W
C67	296.05	470.00	036°05'24"	291.18	N37°29'15"W
C68	249.44	350.00	040°50'02"	244.20	N35°06'55"W
C70	235.27	50.00	269°36'05"	70.96	N37°38'40"E
C71	17.00	27.50	035°25'17"	16.73	N25°15'56"W
C72	61.69	125.00	028°16'40"	61.07	S28°50'14"E
C73	213.81	300.00	040°50'02"	209.31	N35°06'55"W
C74	217.08	500.00	024°52'30"	215.38	N48°34'29"W
C75	69.15	70.00	056°35'59"	66.37	S82°08'15"E
C76	80.39	70.00	065°47'47"	76.04	S82°33'58"W
C77	49.15	125.00	022°31'36"	48.83	N60°55'53"E
C78	231.62	325.00	040°50'02"	226.75	N35°06'55"W
C79	10.00	350.00	001°38'14"	10.00	N18°37'26"W
C80	10.00	350.00	001°38'14"	10.00	N16°59'12"W
C81	33.79	50.00	038°43'16"	33.15	S01°04'36"E



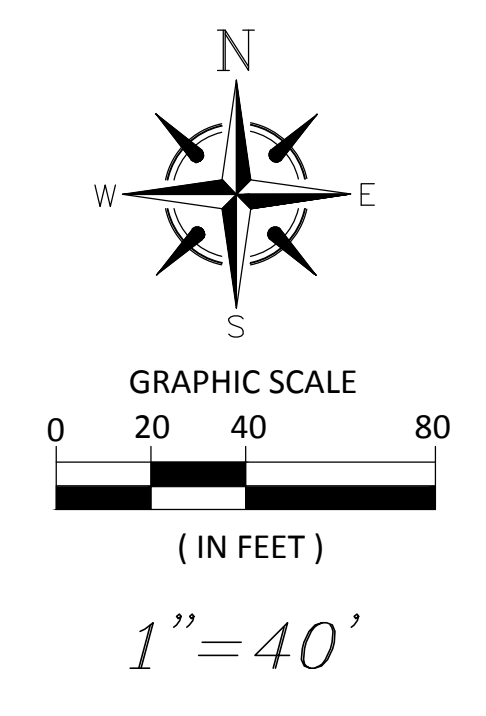
JOHNSTON'S SURVEYING INC.
900 Shady Lane, Kissimmee, Florida 34744-8695
Tel. (407) 847-2179 Fax (407) 847-6140

NOTE: SEE SHEETS 1-3 FOR LEGAL DESCRIPTION, NOTES, EASEMENTS & LEGEND

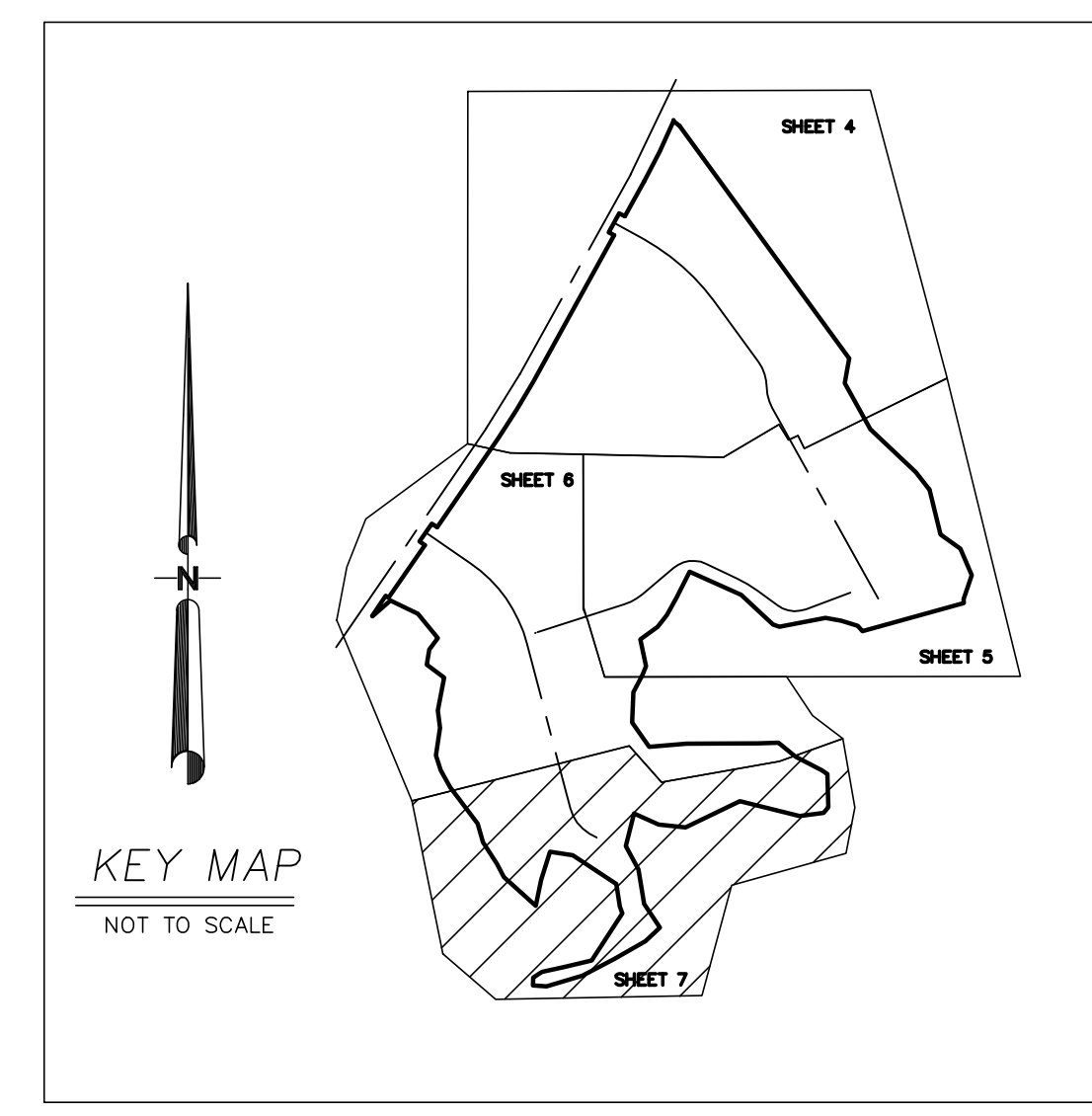
PLAT BOOK	PAGE
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HARMONY NEIGHBORHOOD O-1

SECTION 29, TOWNSHIP 26 SOUTH, RANGE 32 EAST,
OSCEOLA COUNTY, FLORIDA
BEING A REPLAT OF TRACT M AND A PORTION OF TRACT
L/U-2, HARMONY PHASE THREE, AS FILED AND RECORDED
IN PLAT BOOK 20, PAGES 120 THRU 128 OF THE PUBLIC
RECORDS OF OSCEOLA COUNTY, FLORIDA.



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHD. BEARING
C1	25.25	525.00	002°45'22"	25.25	N59°38'04"W
C2	141.27	1540.00	005°15'22"	141.22	N26°21'34"E
C3	50.01	525.00	005°27'28"	49.99	N55°31'39"W
C4	50.03	525.00	005°27'37"	50.01	N50°04'07"W
C5	50.03	525.00	005°27'37"	50.01	N44°36'30"W
C6	50.02	525.00	005°27'30"	50.00	N39°08'56"W
C7	2.59	525.00	000°16'56"	2.59	N36°16'42"W
C8	22.71	125.00	010°24'33"	22.68	N30°55'58"W
C9	50.00	125.00	022°55'06"	49.67	N14°16'08"W
C10	4.95	125.00	002°16'14"	4.95	N01°40'29"W
C11	62.13	100.00	035°35'52"	61.14	N18°20'18"W
C12	37.35	75.00	028°32'04"	36.97	S14°48'24"E
C13	49.80	100.00	028°32'04"	49.29	S14°48'24"E
C14	22.73	27.50	047°21'28"	22.09	S52°45'10"E
C15	22.68	50.00	025°59'25"	22.49	N63°26'12"W
C16	50.00	50.00	057°17'45"	47.94	N21°47'37"W
C17	50.00	50.00	057°17'45"	47.94	N35°30'08"E
C21	54.90	125.00	025°09'47"	54.46	S16°29'33"E
C22	7.36	125.00	003°22'17"	7.35	S02°13'30"E
C23	46.60	75.00	035°35'52"	45.85	N18°20'18"W
C24	38.61	475.00	004°39'27"	38.60	N38°27'58"W
C25	66.90	475.00	008°04'11"	66.85	N44°49'46"W
C26	66.90	475.00	008°04'11"	66.85	N52°53'58"W
C27	33.81	475.00	004°04'41"	33.80	N58°58'24"W
C28	25.27	355.00	004°04'41"	25.26	N58°58'24"W
C29	50.00	355.00	008°04'11"	49.96	N52°53'58"W
C30	50.00	355.00	008°04'11"	49.96	N44°49'46"W
C31	28.86	355.00	004°39'27"	28.85	N38°27'58"W
C32	37.09	470.00	004°31'19"	37.08	N53°16'17"W
C33	64.74	470.00	007°53'31"	64.69	N47°03'52"W
C34	64.74	470.00	007°53'31"	64.69	N39°10'21"W
C35	64.74	470.00	007°53'31"	64.69	N31°16'49"W
C36	64.74	470.00	007°53'31"	64.69	N23°23'18"W
C37	12.06	470.00	001°28'11"	12.06	N15°25'59"W
C38	34.84	50.00	039°55'44"	34.14	N77°11'31"W
C39	36.65	27.50	076°20'59"	33.99	S58°58'53"E
C40	8.00	75.00	006°06'30"	7.99	S17°45'09"E
C41	95.94	100.00	054°58'07"	92.30	S42°10'57"E
C42	8.98	350.00	001°28'11"	8.98	N15°25'59"W
C43	48.21	350.00	007°53'31"	48.17	N23°23'18"W
C44	48.21	350.00	007°53'31"	48.17	N31°16'49"W
C45	48.21	350.00	007°53'31"	48.17	N39°10'21"W
C46	48.21	350.00	007°53'31"	48.17	N47°03'52"W
C47	27.62	350.00	004°31'19"	27.62	N53°16'17"W
C48	46.46	300.00	008°52'23"	46.41	N51°05'45"W
C49	81.08	300.00	015°29'07"	80.83	N38°55'00"W
C50	81.08	300.00	015°29'07"	80.83	N23°25'53"W
C51	5.19	300.00	000°59'25"	5.19	N15°11'37"W
C52	4.20	125.00	001°55'30"	4.20	S15°39'39"E
C53	57.49	125.00	026°21'10"	56.99	S29°47'59"E
C54	5.41	27.50	011°15'43"	5.40	N37°20'42"W
C55	11.60	27.50	024°09'34"	11.51	N19°38'04"W
C56	200.43	50.00	229°40'22"	90.75	N57°36'32"E
C57	227.93	525.00	024°52'30"	226.14	N48°34'29"W
C58	77.66	125.00	035°35'52"	76.42	N18°20'18"W
C59	117.05	50.00	134°08'01"	92.10	S48°46'59"E
C60	239.73	50.00	274°42'55"	67.74	N60°55'34"E
C61	10.45	27.50	021°46'57"	10.39	N07°23'33"E
C62	12.28	27.50	025°34'30"	12.17	N16°17'11"W
C63	22.73	27.50	047°21'28"	22.09	N05°23'42"W
C64	62.25	125.00	028°32'04"	61.61	S14°48'24"E
C65	206.22	475.00	024°52'30"	204.61	N48°34'29"W
C66	154.12	355.00	024°52'30"	152.92	N48°34'29"W
C67	296.05	470.00	036°05'24"	291.18	N37°29'15"W
C68	249.44	350.00	040°50'02"	244.20	N35°06'55"W
C70	235.27	50.00	269°36'05"	70.96	N37°38'40"E
C71	17.00	27.50	035°25'17"	16.73	N25°15'56"W
C72	61.69	125.00	028°16'40"	61.07	S28°50'14"E
C73	213.81	300.00	040°50'02"	209.31	N35°06'55"W
C74	217.08	500.00	024°52'30"	215.38	N48°34'29"W
C75	69.15	70.00	056°35'59"	66.37	S82°08'15"E
C76	80.39	70.00	065°47'47"	76.04	S82°33'58"W
C77	49.15	125.00	022°31'36"	48.83	N60°55'53"E
C78	231.62	325.00	040°50'02"	226.75	N35°06'55"W
C79	10.00	350.00	001°38'14"	10.00	N18°37'26"W
C80	10.00	350.00	001°38'14"	10.00	N16°59'12"W
C81	33.79	50.00	038°43'16"	33.15	S01°04'36"E



JOHNSTON'S
SURVEYING INC.
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NOTE: SEE SHEETS 1-3 FOR LEGAL DESCRIPTION, NOTES, EASEMENTS & LEGEND