

**HARMONY  
COMMUNITY DEVELOPMENT DISTRICT**

**MAY 25, 2017**

**AGENDA PACKAGE**

## Harmony Community Development District

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

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

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May 17, 2017

Board of Supervisors  
Harmony Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Harmony Community Development District will be held **Thursday, May 25, 2017 at 6:00 p.m.** at the Harmony Golf Preserve Clubhouse located at 7251 Five Oaks Drive, Harmony, Florida. Following is the advance agenda for the meeting:

- 1. Roll Call**
- 2. Audience Comments**
- 3. Approval of the Minutes of the April 27, 2017 Meeting**
- 4. Subcontractor Reports**
  - A. Landscaping
    - i. Davey Tree Monthly Landscape Report
    - ii. Tree Update and Assessment
- 5. Developer's Report**
- 6. Staff Reports**
  - A. Engineer
  - B. Attorney
    - i. Consideration of Deed of Dedication from Birchwood Acres Limited Partnership
  - C. Field Manager
    - i. Facilities Maintenance
    - ii. Facilities Usage
    - iii. Facebook Report
    - iv. Pond Report
    - v. Repair of Sidewalk on Butterfly Drive
    - vi. Replacement of Shuffleboard Court with Ping Pong Table
- 7. District Manager's Report**
  - A. Financial Statements for April 30, 2017
  - B. Invoice Approval #205, Check Register and Debit Invoices
  - C. Report on Number of Registered Voters (1,265)
  - D. Distribution of the Proposed Fiscal Year 2018 Budget and Consideration of Resolution 2017-03 Approving the Budget and Setting the Public Hearing
- 8. Topical Subject Discussion**
- 9. Supervisors' Requests**
- 10. Adjournment**

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

Sincerely,

*Gary L. Moyer*

Gary L. Moyer  
District Manager

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

[www.harmonycdd.org](http://www.harmonycdd.org)

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

## **Third Order of Business**

# **MINUTES OF MEETING**

## **HARMONY COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Harmony Community Development District was held Thursday, April 27, 2017, at 6:00 p.m. at Harmony Golf Preserve Clubhouse, 7251 Five Oaks Drive, Harmony, Florida.

Present and constituting a quorum were:

Steve Berube	Chairman
Ray Walls	Vice Chairman
Bill Bokunic	Assistant Secretary
David Farnsworth ( <i>by phone</i> )	Assistant Secretary
Kerul Kassel	Assistant Secretary

Also present were:

Gary Moyer	Manager: Moyer Management Group
Tim Qualls ( <i>by phone</i> )	Attorney: Young Qualls, P.A.
Steve Boyd	Engineer: Boyd Civil Engineering
Bob Glantz	Harmony Development Company
Rick Mansfield	Davey Commercial Grounds
Ashley Roberts	Davey Commercial Grounds
Gerhard van der Snel	Harmony District Staff
Residents and Members of the Public	

### **FIRST ORDER OF BUSINESS**

#### **Roll Call**

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

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

### **SECOND ORDER OF BUSINESS**

#### **Audience Comments**

There being none, the next order of business followed.

### **THIRD ORDER OF BUSINESS**

#### **Approval of the Minutes of the March 30, 2017, Meeting**

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

Ms. Kassel provided a correction to the minutes that will be incorporated.

On MOTION by Ms. Kassel, seconded by Mr. Walls, with all in favor, unanimous approval was given to the minutes of the March 30, 2017, meeting, as amended.
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#### **FOURTH ORDER OF BUSINESS**

#### **Subcontractor Reports**

##### **A. Landscaping: Davey Tree**

##### **i. Monthly Highlight Report**

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

##### **ii. Warranty Item Replacements**

Ms. Kassel stated Ms. Roberts and I met, and we are working things out. We will have more information in another week or two.

##### **iii. Sod Testing**

Ms. Roberts stated we did some testing on the sod at the area in front of the dog park and east Five Oaks Drive. I sent off the samples, and I will let you know when I have the results.

Mr. Berube asked how long does that normally take?

Ms. Roberts stated it depends on how backed up they are.

Mr. Mansfield stated we will have the results within a week of them receiving the samples. The results are then emailed.

##### **iv. Trees**

Mr. Berube stated in rereading the minutes before the meeting, I had asked for more details regarding work on tree maintenance due to the recommendations made in prior months.

Ms. Roberts stated tree root excavation.

Ms. Kassel stated it is in the report this month.

Mr. Berube stated yes. It says you are going to handle root girdling by doing some tree root excavation. I thought there were more details, or is that the major thing you have a concern with?

Ms. Roberts stated the major thing is what I included in the report. The trees total 111 in H-1 and H-2. They have all been planted way too low. We need to excavate the roots to promote more growth and for them to survive.

Mr. Berube stated I took some of the commentary that we have seen in recent months and the landscape design to Mr. Kent Foreman. We are getting some pushback that they are planted too low and are not supported properly. I suspect Mr. Foreman will need to come to the site and meet with Davey. You are saying they are too low, and he is saying that is how they want them planted. The magnolias are very low. I am hearing the intent was to plant them low and let them fill in because it is a buffer tree along U.S. Hwy 192

to cut the noise. That is what I think is coming as far as bringing the developer to the table and handling it. I expect it will happen in the next week or two. I want to be sure we do not wait six or eight months and people say that we waited and did not do anything with the trees. I want to make sure we cover all the bases with trees because we have a lot of trees, and they are expensive to replace when they die. We do not want to replace any more trees.

Mr. Mansfield asked is that a meeting you are setting up?

Mr. Berube stated it has not happened yet. I talked with the developer today, and I thought he would be at tonight's meeting. We had that conversation in general, and I wanted to be prepared as to their side. Emails sometimes lose things in translation. He is saying they are fine, and Davey is saying they are not. We need to come together and decide.

#### **v. Annuals**

Mr. Berube stated there is some conjecture in the counts of annuals that are being planted. How many were planted this last time?

Ms. Roberts stated we went with one-gallon instead of four-inch annuals. If we go with four-inch annuals, they come in trays, and you get 1,600 of them. It takes about two-and-a-half of the four-inch pots to equal a one-gallon plant, so it cuts the plant count in half. It is the same cost, but it reduces the number of plants. They are bigger plants that fill in the beds.

Mr. Berube stated the contract says 1,600 plants, and there is a specific planting size and grade that is supposed to happen. I am not arguing with what you just said, but we need to be careful when we deviate from the contract. I am not complaining that the beds do not look good. I am not saying we have to stick with the contract all the time, but for the most part, we do. Apparently, there was a conversation about how many plants were installed. How many did you plant this time?

Mr. Roberts stated over 800.

Mr. Mansfield stated last time when we planted four-inch plants, we installed over 2,200, not 1,600. By getting the bigger plants, we have much better coverage than we have had previously. We will do whatever you prefer, but we have had to install up to 2,200 to make it look reasonable the past two plantings.

Ms. Kassel stated it depends on the plant material you get in. If you are getting them in four-inch pots, they can fill out in the tray. If you are getting them in flats, they are

closer together. They have a tendency to be a bit smaller because they do not have the space between pots to get bigger. What is installed looks good. The bigger advantage I can see of using them, although I understand it is not pursuant to the contract which is an issue, is that the larger plants have more developed root systems. Particularly in drought conditions, that is important for the health of the plants and their ability to withstand the weather.

Mr. Berube stated contracts are written for a reason. I think we have demonstrated a certain amount of trust on both sides. If you are going to deviate, we need to know. I am asking the Board to decide if we want it to look good and give them some leeway, or do we want to stick with what the contract says? The contract specifically says 1,600 plants, four-inch Grade A, planted 10 inches on center, and planted 10 inches from the edges. There is no doubt that the plantings look good. The end result is nice.

Mr. Walls stated as Ms. Kassel said, aesthetically, it looks good. If Davey thinks that is the way to go, I am not necessarily opposed to it.

Mr. Mansfield stated the issue with the begonias is the animals, like deer. We want more mature plants that are stronger to deter them.

Mr. Walls stated the point is, if you want to do that, just come and tell us.

Ms. Kassel stated yes.

Mr. Walls stated do it before you install them, and I think we will be fine with it. We just want it on the record so that someone does not come to us in the future and point out what the contract says versus what was planted.

Mr. Berube stated Mr. van der Snel knows what is going on, but he is the enforcement arm. I do not think he wants it on his shoulders to say it is fine to plant 840 plants no matter how good it looks. That is why we have the conversation. The end result looks good, but once you start deviating from a contract, then it becomes normal to move far away from that contract. When something goes wrong, someone will say that you deviated from the contract for a year and no one said anything.

Ms. Roberts stated I understand. If we decide to do this again, I will send an email to Mr. van der Snel and copy the Board so that everyone knows.

Mr. Walls stated as Ms. Kassel mentioned, depending on the plant material, it may not make sense to do that. It might make sense to put in 1,600 plants.

Mr. Farnsworth stated you can simply put in a change notice to the contract so that both parties are covered.

Mr. Berube stated we already modified a couple things in the contract with tree heights and a few other things. We are a work in progress. We are coming up on the contract renewal in a few months, so maybe we will add some language to address that. The bottom line is and I want to commend you that the planter beds looked better the past several months than they ever have. It is working, and I think everyone on the Board will agree with that. The plant choices are nice, and they seem to last, for the most part, until the deer get them.

**vi. Miscellaneous**

Mr. Bokunic stated I see you working hard in the field.

Mr. Berube asked are you getting the missing crew member back?

Ms. Roberts stated we actually lost two, and we are working on hiring for those positions.

Mr. Mansfield stated we have ads out as well as on our website. Four or five people have applied, and we are working through them. Unfortunately, people say they can do the work, but when it is 90 and 97 degrees, all of a sudden, it becomes an issue.

Mr. Berube stated we understand. We go through people, too.

Mr. Mansfield stated Ms. Roberts is not letting them waste our time so she will have to rehire and retrain.

Ms. Roberts stated I would like to go to four 10-hour days. We work five eight-hour days on property. If we go to four 10-hour days, if we get rained out again, we have some extra days to allow us to get the work done, or if we have to do safety training or other training programs such as CPR or first aid, we have that extra day to be out here versus forcing everything to be done on a Saturday.

Ms. Kassel stated we can try it and see how it works.

Mr. Berube asked would that be 7:00 a.m. to 5:00 p.m.?

Ms. Roberts stated yes.

Mr. Mansfield stated that is generally what we have done at Davey throughout the whole country.

Mr. Berube stated I think we have said before that we do not care when you do the work or how many people you use to do it. We are sensitive to some of these factors lately, but I think you have demonstrated over the past few months that things are



improving steadily. I do not see any problem working four 10-hour days a week. We are still getting 40 hours' worth of work. If you can manage the entire property with one person, who are we to say that does not work.

*There was consensus from the Board to allow four 10-hour work days.*

Mr. Mansfield stated I am getting ready to use a product in Celebration called Cutless Granular. It is an edgeless product you can use on your grass, and it inhibits the grass from growing as much. This is a great product that goes on shrubs and other plant material. It does an excellent job of curtailing the growth so there is not as much labor. Because you are not trimming as much, then all the flowering shrubs fill in and get a lot of growth and color. I am going to leave this with Ms. Roberts. I would like her to review this with Mr. van der Snel. She used this in Miami for one of our clients. We are going to use it in Celebration. It just makes the whole thing look better and fuller. Because it has an inhibitor, it helps all the weeds in the beds from growing. So it has multiple uses. I will see how it works in Celebration and let you know.

Mr. Berube stated you are not doing this yet but will see how it fares in Celebration.

Mr. Mansfield stated yes. The first application in Celebration is going down next week.

#### **vii. Damaged Shuffleboard Court**

Mr. van der Snel stated I sent the Board an email with information about the ping pong ball table project. We had a shuffleboard court in Lakeshore Park that was damaged. I discussed it with Mr. Mansfield, and he said he could put \$1,000 into a ping pong ball table, which I think is a great asset to Lakeshore Park. I found one online that is for outdoor use and can be bolted to the concrete. It has an aluminum net which was shown on the picture. The cost of the table is \$1,699. I wanted to get the Board's opinion on it if you will allow me to purchase it.

Ms. Kassel asked of all the things we could install there, why this table?

Mr. van der Snel stated that is what I thought of. We have a lot of teenagers, and the only thing they really have is basketball and volleyball. A ping pong ball table usually draws a lot of teenagers to play. They can bring their own paddles and balls to have access to it.

Mr. Bokunic asked this is to replace the shuffleboard court?

Mr. van der Snel stated yes.

Mr. Bokunic asked the shuffleboard court was damaged by Davey?

Mr. Berube stated yes. For those who may not remember, we had a shuffleboard court installed on that concrete pad by the basketball court. It was used by some of the 55+ residents who used to live in the community. A number of those residents disappeared, and it sat there for a while with occasional use. By a haphazard accident, one of Davey's tractors ran over it and damaged it. Davey was kind enough to provide money toward a replacement of it or something else. We looked at a ping pong ball table, which costs \$1,699, and they said they would pay \$1,000 toward it. This is a discussion for the Board to have. I do not see any reason not to get it because it is durable.

Ms. Kassel stated I am worried about vandalism.

Mr. Walls stated yes. I need more time. It sounds like a cool idea. I do not know how much it will get used, but I do not think it will be used very much. When I was a kid, I did not carry around paddles and ping pong balls. You would need to bring those with you. I want more time to think about something that could go there. I just got this email a couple days ago, and I have been mulling it over.

Mr. Berube stated to that end, we have a gear box that was used for the shuffleboard equipment, and we still have that box. It could go right back on the concrete pad and have the paddles and balls in it.

Ms. Kassel stated they will disappear.

Mr. Berube stated they may. We have to manage everything.

Mr. Bokunic stated it is another level.

Mr. Berube stated we manage boats, basketball nets, soccer nets, and others.

Ms. Kassel stated I like the innovation and the thought behind it. My only concerns are, people will not have paddles and balls, and it will be used for other things and vandalized.

Mr. van der Snel stated it is just a suggestion.

Mr. Berube stated we can table this for a month and discuss it next month.

Mr. Bokunic asked what is the value for the shuffleboard court they damaged?

A Resident stated the shuffleboard court is not on CDD property, as a point of information, just so you understand about a capital expenditure going on property you do not own.

Mr. van der Snel stated I talked with Ms. Amber Sambuca about it, and she had no problem with it.

Mr. Berube stated Mr. van der Snel looked up a shuffleboard court of similar size and quality, and it is about \$3,500 for a brand new one. What we had was not new. We had care and custody of it, and so far, we have not had to pursue people for damages to the court. At some point, that could happen, and that is the reason for getting something to replace it. If a new one is \$3,500, perhaps a used one is half, or \$1,750. That is the best idea of value you can put on it. A ping pong ball table got to that value.

Mr. Bokunic stated I am trying to understand why we should pay any money if we did not damage it.

Mr. Berube stated that is why we brought it to the Board, to get everyone's thoughts.

Mr. Farnsworth stated I am not opposed to either one. A quick comment opposing is you can decide not to go with the table but use the repair costs to put the shuffleboard court back to a usable condition.

Mr. Berube stated it is not practical to do that.

Mr. van der Snel stated it was a big unit that shredded the court.

Mr. Berube stated it is plastic panels that fit together, and three or four of them were run over by a lawn mower.

Mr. Farnsworth asked is it not concrete?

Mr. Berube stated no, it is plastic. We will table this for a month.

Mr. Mansfield stated most of those pieces are available through playground equipment vendors.

## **FIFTH ORDER OF BUSINESS**

### **Developer's Report**

Mr. Glantz stated Ms. Sambuca had another engagement tonight and since I was here today, I wanted to attend your meeting. Ms. Sambuca has been talking about the next new community to start as well as parcel J, which will be known as East Lake with approximately 96 homes. The Lakes of Harmony will be South Lake, East Lake, North Lake, and West Lake. This is parcel M.

Mr. Berube asked will it be Marigold?

Mr. Glantz stated that is a conversation to have with Ms. Sambuca.

Mr. Berube stated you need to keep the letters the same. Rosewood and Cherry Hill do not correspond to the parcel letter, and it is hard to remember which one it is.

Mr. Bokunic asked what is going on in the Estates? Is a new builder coming in?

Mr. Glantz stated not that I am aware of.

Mr. Bokunic asked you are just going to sell lots individually?

Mr. Glantz stated yes, we are selling lots. I believe Richmond American still owns two home sites in the Estates.

Mr. Bokunic stated people talk and rumors get spread.

Ms. Kassel stated I heard some lots were taken away from Richmond American.

Mr. Glantz stated no, that is not the case. We have 32 home sites still remaining in the Estates, and a couple different builders are interested in that section. Richmond American has two more of the original nine they purchased. As an overview, we are currently finishing up in Hawthorne. Lennar has completed all their homes, and Richmond American has a few homes that have been started but have to be completed. Upon completion of their homes, we will assist the builders in tidying up a few things. The builders build to the edge of their property lines, so if they go one foot beyond the property line, it is not their area and they do not touch it. We need to make sure the transition is complete between the edge of the builder's lot and the property beyond, which in most cases is CDD property. I know that is one item on the list we need to deal with, including some areas in Cherry Hill. It is the dry season now, and we will have some areas where the builders have used parks and other grass areas for staging. Hopefully those will all come back. Mr. Foreman was out inspecting some lists that were provided by Mr. van der Snel today, and he will have a written response on those. Lennar continues to build cottage homes in Rosewood. As they complete the homes, all the various park areas and common areas will need to be tidied up and freshened up. As Mr. Boyd can confirm, the County requires certain areas to be landscaped in advance of the homes being built. In many cases, it does not make any sense, but that is what we are required to do. We will landscape them and then re-landscape them or freshen them up once the construction is complete. If we could do it our way, we would build the homes and then put the streets in, but it does not work that way. Work continues in Cherry Hill. Both Lennar and Richmond American have a few home still to complete. Mr. Boyd is completing a couple items that were redesigned in there. We will continue to monitor it through the rainy season and beyond. In South Lake, CalAtlantic is buying lots and building 20 per quarter, or about seven per month. They are building homes at a slower pace than that, so they are quickly becoming the largest lot owner in South Lake, with us being second and home owners collectively being third. That will tip pretty soon with us

going into third place. We are going to start development in all likelihood around July. In East Lake – parcel J – the CalAtlantic contract requires us to have sites ready for them in December. The work there will go a lot faster, since the Lakes have already been excavated, and the earthwork has been completed, including grading and fill. Typically, it is a six-month process with two months of earth work and then we start with roads. The first two months have already been completed, so we can start right away. It should be a four-month cycle with work being completed in November and the County punchlist completed for delivery of home sites in December. Behind that is going to be parcel M. It currently has a large stockpile of dirt that came from parcel O – Waterside. That will start development probably in August, maybe the latter part of August, with completion in January and deliveries in January or February. We have several builders who are interested in purchasing all of them from us once it is complete. They will have similar homes to what you see in Waterside. Parcel M on the CDD assessment sheet for fiscal year 2017 is listed as 7+ acres. We are going to take a portion of the Town Center, about 10 acres of it, and add it to M so the Town Center will become smaller and parcel M will become larger. We will have the acreage match so that we have exactly the same payment within pennies for parcel M before and parcel M after adding the 10 acres.

Mr. Berube stated when you refer to Town Center, you mean the east side of the road that exists there now. We know Town Center as the buildings with restaurants and stores.

Mr. Glantz stated Town Center is the land that surrounds Town Square. The eastern portion of Town Center will be converted from Town Center designation to single-family designation. We completed that when we did the PD rezoning and map last year. The horse barn is included, but not the corral that sits behind it. The eastern portion of Town Center over a year ago had a TC zoning designation. When we amended the PD, we moved the line over to incorporate more non-TC land into our plan. We reduced the amount of TC land. The number of units within the PD rezoning has not changed. The TC zoning designation means any home for sale must be attached.

Mr. Boyd stated that is correct; they must be townhomes or apartments.

Mr. Glantz stated townhomes, duplexes, apartments, or other attached housing. When you look at the chart for the payment per parcel, we did a little combining of several parcels. A-2 has a TC designation for attached housing, and A-2 and M are joined together to show 58 units with 28 in A-2 and 30 in M. Parcel M is being expanded by 10

acres, and it will ultimately be 65 units. I will be working with Ms. Elizabeth Langston, whom I have already contacted as well as with Mr. Boyd to make sure the acreage we are adding to parcel M and taking away from Town Center result in the same per-unit assessment for operation and maintenance (O&M) and for debt.

Ms. Kassel asked are these all front-load homes?

Mr. Glantz stated yes.

Ms. Kassel asked what happened to traditional neighborhood design?

Mr. Glantz stated they will all be front-load homes.

Ms. Kassel stated meaning traditional neighborhood design is no longer in terms of development.

Mr. Glantz stated the definition of traditional neighborhood design means more than just an alley-loaded home. It includes walkability, pocket parks, and quite a few other things.

Ms. Kassel stated porches within eight feet of the sidewalk.

Mr. Glantz stated the homes we are putting in that area will be similar to the homes in Waterside.

Mr. Berube stated when you say the same assessment, you mean these units will not have the same existing CDD assessments as some existing land but the net revenue to the CDD will be the same as it would have been whether you had 58 lots or now you have 65. Our net revenue on that total area will be the same.

Mr. Glantz stated perhaps we should table this conversation so Ms. Langston can confirm it and it can come from Severn Trent.

Mr. Berube stated but that is your aim.

Mr. Glantz stated that is what will happen. We have the ability to manipulate the amount of acreage in new parcel M because it is per acre, not per unit. We can put the correct amount of acreage into the revised parcel M that results in the same per-unit assessment. We carefully did that.

Mr. Berube stated when you said "same," I did not know if you were trying to match O or I or some other neighborhood. What you are doing is attempting to be sure that whatever M was worth in assessments to the CDD will be the same, regardless of the lot count.

Mr. Glantz stated I will word it differently. The 10 acres, a little more than 10 acres, that are coming out of the Town Center parcel and the 7+ acres coming out of M combined will be the same revenue before and after.

Ms. Kassel asked where will the neighborhood park be?

Mr. Glantz stated a park was already built there. A dog park is adjacent to it. There are also some common areas that we can discuss.

Mr. Bokunic stated so the dog park is staying the same.

Ms. Kassel stated yes, but there will be no additional park area.

Mr. Berube stated shrink the dog park.

Ms. Kassel stated no, it is already small.

Mr. Berube asked how many people use it?

Ms. Kassel stated a lot of people use it.

Mr. Berube stated we will figure it out.

Mr. Glantz stated I will review the plan I distributed. It will include 65 homes sites. It will have access across from a waste bunker on hole #10, so it will be in close proximity to the CDD pool directly across the street. When talking about this particular group of home sites, they will have proximity to the existing dog park and the existing CDD swimming pool facility. This particular piece of land has been paying O&M assessments forever. It adds more people stress, but it is already paying its fair share since assessments have been levied. The first question everyone asks is, what is going to happen to the horse barn. Many years ago, the senior executive of Starwood visited this community, saw the empty fields in front, and made the decision to build two things to enhance the front: this barn and the commercial center. So the commercial center with the market was built in advance of there being demand, as well as the barn. The barn is considered to be temporary but to serve the purpose of creating activity here. Over the years, we have eliminated the temporary commercial uses, such as trailers and construction staging areas. At one time, I understand predating me, there used to be a staging area up front for construction, which I saw on the aerial photographs. The entrance has been cleaned up. The barn will not be removed immediately. This particular community will not interfere with the barn. It goes through the corral between the barn and Central Bark. At some point, that barn will go away. The person who is using the facility now will be leaving at the end of June or the end of July. They do not want to be

using the facility with the land development happening adjacent to it, and they have another location to go to. Heavy landscaping will be installed along the back on a berm from lots 1 through 13 in a tract that will be off parcel M and on the TC parcel.

Ms. Kassel asked will that become CDD land?

Mr. Glantz stated it will be a CDD parcel that segregates the commercial designation TC from the residential designation. It will be a buffer.

Mr. Berube asked the berm will go between lots 1 through 13 and Five Oaks Drive?

Mr. Glantz stated it will start somewhere around the southern lot line of lot 13, maybe a little farther south of there, and it will stretch north to Five Oaks Drive and will have a similar feel running parallel to Five Oaks Drive with a front entry. It has not been fully designed yet.

Mr. Berube stated the berms we already have are proving to be difficult to maintain. I suspect over their life, they will prove to be a maintenance problem. When this berm is designed, I ask that we have less of a slope to make it easier for weekly mowings and to keep the sod from running down the hill.

Mr. Glantz stated your point is well taken. There are similar berms of this nature all over the State of Florida, and there are different ways to treat them. You can have less grass on the slope. The advantage of having the grass is when you mulch under the plants, it has somewhere to stop versus just running down. We can look at some alternative plantings. Notwithstanding, when you look at the site plan, there are a couple small common areas. I want to point out a couple things on this plan that Mr. Boyd can elaborate. There is an existing utility easement that runs behind 14 heading south. It picks up underneath the gray tracts that leads to U.S. Hwy 192. There will be a lift station on the site in tract M300, which will be owned by Toho Water Authority once it is completed. The land around it will be designated and turned over to the CDD. Osceola County has a limitation on lengths of cul-de-sacs. Similar to what we did in Waterside – parcel O – we will have a grassed path for emergency vehicles. If you go to Waterside now, you cannot tell there is an emergency vehicle lane between the two cul-de-sacs, but it is a requirement. We went ahead and designed it with the same type of path that will go on or behind the lake bank.

Mr. Boyd stated it will go between the lake bank and the backs of those lots.



Mr. Glantz stated unlike parcel J where the earthwork has been completed, this has piles of dirt that need to be placed and compacted. I believe we have some excess dirt. After we build our less-sloping or redesigned berm, whatever we have leftover will go on some lower land adjacent to parcel TC in the southern portion.

Mr. Berube asked will there be any new ponds?

Mr. Glantz stated no. This area was designed a while ago, and the ponds were excavated to support all the development in M and TC parcels. In keeping with some of the other communities, our designs try to avoid back-to-back lots. Where we have that condition, we try to have a tract behind it with extra landscaping. Lots 27, 28, and 38 through 40 have tracts behind them to eliminate that condition. We have done that in the recently designed communities.

Ms. Kassel asked does the developer own the area between lot 13 and lots 29 and 30?

Mr. Glantz stated that is a lake, on tract M125.

Mr. Boyd stated there are two existing ponds east of Town Center. They are on both sides of that cul-de-sac.

Ms. Kassel asked what is the size of the CDD parcel next to lot 13?

Mr. Glantz stated it is the length of the lot, about 120 feet, and it looks to be about 15 or 20 feet wide.

Mr. Boyd stated it is a utility tract for a future line. A future gravity stub-out is there for future commercial development. Tract M125 is a utility tract.

Ms. Kassel asked what about M235?

Mr. Boyd stated it is a common area tract to provide access to the common area tract behind the lots and that utility easement.

Ms. Kassel stated I am not seeing where the utility easement is.

Mr. Boyd stated if you look at tract M170, the utility easement is within that tract, behind lot 21, and it continues south. Lots 16 and 17 have the label for the utility easement in faint text.

Ms. Kassel stated I am talking about the other side, south of lot 13, next to the backyards of lots 29 and 30.

Mr. Glantz stated that is a common area parcel to be landscaped.

Ms. Kassel asked is it possible to have a park there?

Mr. Glantz stated it is very small and is in people's backyards.

Mr. Berube stated we have other parks that are very small and are in people's backyards now.

Ms. Kassel stated at least it is accessible via the roadway.

Mr. Berube stated when you talk about a park, we are talking about a small piece of land capable of supporting similar to what you did in Waterside. One has a swing set and one has climbing rings. The third one has another piece of equipment. Even 100 feet by 100 feet is enough, and it gives people a place to call theirs. What happens when a neighborhood goes in and they do not have anything, they will say all the others have something. This is something to think about.

Mr. Glantz stated I will take it under advisement.

Mr. Walls stated I will say what Mr. Mark LeMenager used to always say, that we need parks. People come here and they want playgrounds. It cost us \$20,000 to put in a playground. I understand they paid O&M assessments on this property for a long time, but the developer spent all the capital funds long before we got here. I do not think the CDD should have to put that in for each neighborhood.

Ms. Kassel stated you are saying the developer should put them in.

Mr. Walls stated yes. I view it like a road. The developer spent the money a long time ago, right or wrong, and we have no more capital funds.

Mr. Glantz stated fortunately, the way a CDD works is that you cannot blow your money. It has to be a qualified expense, and your comments are going down the wrong path.

Mr. Walls stated I am telling you that the capital funds are gone; they do not exist anymore.

Mr. Glantz stated the District engineer is here, and he is not allowed to blow money.

Mr. Walls stated I am not saying that.

Mr. Glantz stated it has to be bid out with three bids, it has to be a qualified expense for infrastructure, and certain things are not allowed by a District when doing improvements. You have to be careful in your spending.

Mr. Boyd stated the recreation areas are front loaded in Lakeshore Park, so there was a large investment in recreation areas.

Ms. Kassel stated but every neighborhood was built with some kind of park.

Mr. Walls stated there is nothing on this side of the neighborhood.

Mr. Berube stated what we are trying to say is, we are learning from experience. For a number of years, we sat here and nothing happened. Mr. Glantz's predecessors faced a dead real estate market. What happened then is not what we are dealing with. We are dealing with what has happened since you have arrived. We know from going full throttle in setting up new neighborhoods that we have to react fairly quickly. Residents look around and will note that one neighborhood has a playground. That is where we got caught up on this. It is like we learned with the berm, which has turned out to be a problem. I would like to solve the maintenance issue with the berm early on. We know people like parks, and they like some equipment in them. We asked for one in Waterside, and you responded with some nice play areas. If you can do that here, we will be happy.

Mr. Glantz stated Cherry Hill is built adjacent to the lakefront park. That was not isolated; it is right next to a park. This particular parcel is directly across the street from the swim park and has a dog park adjacent to it. I will take under advisement that you would like to see an additional park. We cannot remove any lots because that will throw our CDD costs out of balance. Then you will run into the other situation where a home owner here will be paying more O&M than another home owner with the same sized lot, which is what we are trying to avoid.

Mr. Berube stated we tend to agree with you. What we hear from the residents in Cherry Hill is, they have a fancy neighborhood and are paying more in CDD assessments than they should because of blending. That bad vibe never disappears. Then they say they are paying \$300 extra every year than what they should, and they do not even have a park. We hear these discussions, and they spread. We understand. If you can find a little space and put in a little park area, then this neighborhood will have a small park with a playset on it or something. That would be great, and it will solve our need. The bigger and more expensive it is, the happier we and the residents will be.

Mr. Walls stated I personally believe if someone buys a lot with no playground, that is on them. You saw it when you moved here and bought the house. In reality though, they come here, and we have to deal with it, which ends up costing us money. We do not have any capital dollars left to meet those demands.

Mr. Berube stated it would be nice to tell them to talk with the developer, but that is not the professional thing to do. Will we see you at the HROA meeting next week?

Mr. Glantz stated no, Mr. Bill Kouwenhoven will be attending.

## **SIXTH ORDER OF BUSINESS**

## **Staff Reports**

### **A. Engineer**

#### **i. Sidewalk for the Park on Butterfly Drive**

Mr. Berube stated last month, we finally got all our permitting done at the County and were ready to go. We contacted Mr. Justin Ferrell, who is our contractor for this project. He and his father have gone out of the construction business and have gone to work for a private contractor somewhere else. That happened a week ago. So we lost our contractor to do the sidewalk. We scrambled and Mr. Boyd provided a recommendation. Mr. Ferrell also provided a recommendation, who is the subcontractor he was going to use for most of the work. Mr. van der Snel talked with Mr. Randy Palmer from Florida Site & Seed, Mr. Boyd's recommendation. He has the paperwork and will provide us with a price. The subcontractor recommended by Mr. Ferrell did not show up to the meeting. We have prices for trees and the permits, but we do not have a contractor. I hope by the next meeting, we will have a new presentation to provide before our building permit expires.

Mr. Walls stated I imagine his prices will be pretty serious. I go back to what I have said at the past several meetings in terms of total cost. Is it worth that total cost? I tend to believe it is not, especially not if it is going to be \$60,000 to \$80,000 for a sidewalk that goes nowhere.

Mr. Berube stated we do not know what we are going to get for a price. It is conceivable they will come in less than what we were going to pay, which takes some of the sting out of the tree cost. I agree the trees are too expensive. We are not there yet. The step is to find a contractor and determine the price. Hopefully we will know that next week.

Mr. Boyd stated he told me he thought he could get it priced Monday or Tuesday.

Mr. Berube stated once we know that, we can decide at next month's meeting. Maybe we will get another price from someone. For this amount of money, we do not need to advertise.

Mr. Moyer stated no.

Mr. Berube stated we have a budgeted amount and an approved amount we have to stay under. We amended the approved amount to include the additional trees. We need to stay within the original and the amended amounts.

#### **ii. Neighborhood F Swale**

Mr. Boyd stated Jr. Davis has been here for a little over a week to work on the neighborhood F – Cherry Hill – swale that need some reworking to improve the drainage.

I looked at them prior to the meeting tonight. They need a little more work done in those areas, but it has progressed substantially.

**iii. Dock**

Mr. Boyd stated I reached out to Bio-Tech Environmental again. Unfortunately, it is their opinion that we still need to hold off on any repairs at the moment because of the position the Army Corps of Engineers (ACOE) has taken on issues they are reviewing. Everything has been provided to them, and we are waiting for a response. One of the things that has come out of that is all the signs on the conservation areas. We have done everything they asked. We are just waiting for them to respond that we can proceed. At that point, we can repair the dock. When the neighborhood was originally planned and permitted in 2000, the ACOE as well as the South Florida Water Management District (SFWMD) review wetland impacts. The map put in the ACOE permit was very conceptual, a very early map of Harmony. In a couple places, the lines were slightly different on that map than the final line that was approved by SFWMD. That is the map construction was based on. Recently, they did an aerial overlay and determined that what they thought they approved was slightly different. We worked through updating that permit so we can say what has been built is now in accordance with the permit modification. We are waiting for them to issue the permit modification. They wanted to roll the dock into it, too. They really never looked at the dock, although according to Bio-Tech, they really did not need to. The ACOE made the determination that they wanted to look at it.

Mr. Walls asked what is Bio-Tech's role?

Mr. Boyd stated they are the environmental consultant.

Mr. Berube stated they were here last week. Were they spraying the blue matter on the lake?

Mr. Boyd stated I am not certain what they were doing.

Mr. Berube asked has the lake improved? Has anything been sprayed?

Mr. van der Snel stated it is a little better. Ms. Sambuca indicated they worked on it.

Ms. Kassel stated a lot of what we were seeing is seasonal. In the springtime, everything comes up and it takes a month or two to dissipate.

Mr. Berube stated we never had it before.

Ms. Kassel stated because we also had a drought and nothing has been treated.

**iv. Pond Outfalls**

Mr. Berube stated they were going to drill some holes in the outfalls. Is that still scheduled?

Mr. Boyd stated yes, they still have to come back and finish on Long Pond at Lakeshore Park.

**B. Attorney**

**i. OUC Buyout**

Mr. Qualls stated the Board asked me to investigate more on the buyout. It appears we were dealing with some incomplete information. I had a good discussion today with Mr. Dan Seabrook at OUC. For D-2 and E, the lease mentions an amount of \$3,264 that you will pay per month. That full amount is broken into three separate components. The largest is the asset component, which is essentially the equipment: poles and lights. That amount is \$2,712.80 per month. If you want to buy it out early, they provided it in the spreadsheet. OUC calculates the total remaining payments and multiplies it by \$2,712.80. Then OUC will apply a 7.8% discount, which based on the time value of money, would save the District about \$119,000. The chart prepared by Mr. Farnsworth said the payout amount was \$233,986. The number provided by OUC is \$241,045.75. There is a little discrepancy, but the difference of \$7,000 is not that large. What I believe the Board needs to decide is if this buyout is worth doing to save \$119,000 over the life of the lease. The 7.8% discount for early payment is the same methodology used by OUC among all its CDD and other customers. That will be constant, and you can apply that to the other lease agreements to decide what the prepayment amount will be. You need to remember you do not take the total amount in the lease; you only take the capital component or the investment component, which is for the asset. The other components are the maintenance and electricity. You will still receive bills for that. I hope that makes sense.

Ms. Kassel asked what kind of savings was that?

Mr. Berube stated what happened is, the chart Mr. Farnsworth put together has different numbers on it than what OUC has. We were dealing with what we referred to as loan #9 at \$232,105. For OUC, loan #9 was a different one at \$260,000 to pay it off. When we asked to pay off loan #9, they quoted \$260,466, and we said that is way off. That is where all this stopped. The reality is, we are trying to pay off what OUC knows as contract #10. When we do that, it is \$241,045 against our number of \$232,105. As Mr. Qualls indicated, we have a little bit of a difference.

Ms. Kassel asked what does Mr. Farnsworth's document show as savings versus this \$119,000?

Mr. Berube stated his chart shows \$123,272, and they say \$119,756. It is very close. It is hard to figure all this math.

Mr. Qualls stated if you are looking at Mr. Farnsworth's chart, loan #9 is D-2. He says the realized savings will be \$126,816. OUC says the real savings will be \$119,756. You are about \$7,000 off.

Mr. Berube stated it depends on the payoff date because it changes.

Mr. Qualls stated yes.

Mr. Walls asked where did they come up with the 7.8% discount rate?

Mr. Qualls stated that is not in the lease. They said this number is in all the new contracts and is the methodology that is consistent among all their other customers that have been approved by the Public Service Commission. That number was not in the lease and there was no way we would have known it, but you can use it going forward to calculate future savings.

Mr. Farnsworth asked if it was not in our original contract, do they have the authority to change a contract on us?

Mr. Qualls stated they did not change anything. This has always been the constant. You could argue that it is not in the lease, nor is it included in the lease to potentially make a prepayment. You have to give and take, but the point is you will save 7.8% and I do not think you will have to pay the 10.5% interest. It is 10.5% interest, not 10%, for the chart.

Mr. Farnsworth stated I realized I did that. It rounded off at 10%.

Mr. Berube stated all we need to do is amend our previous agreement to buyout loan #9 for D-2 and E from our previously approved maximum of \$232,105 to some number not to exceed \$241,045.75. That number will drop as the months go along.

On MOTION by Ms. Kassel, seconded by Mr. Bokunic, with all in favor, unanimous approval was given to the OUC street light buyout of loan #9 for D-2 and E, in an amount not to exceed \$241,045.75.
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Mr. Berube stated this started because the numbers got off somehow, and that is what raised the red flag when it increased \$30,000.

Mr. Farnsworth stated I would like a written copy of what they provided to you.

Mr. Berube stated yes, I will ask Mr. Qualls to forward it to everyone.

Mr. Qualls stated this is the same thing we sent last month. When this is finalized, you will sign a contract. That contract will come before you. If you told me to get it signed tomorrow, it will take 30 extra days. That is how OUC works.

**ii. Employee Policy**

Mr. Qualls stated a lot was said last month about an employee policy. After some further reflection and thought, I wanted to lay the framework for the issue as I see it, for your consideration. As no surprise, when you are dealing with labor laws and have employees, you have to follow Florida and Federal laws. Florida law says in Section 190.007(1), Florida Statutes, “The board shall employ, and fix the compensation of, a district manager. The district manager shall have charge and supervision of the works of the district and shall be responsible for preserving and maintaining any improvement or facility constructed or erected pursuant to the provisions of this act, for maintaining and operating the equipment owned by the district, and for performing such other duties as may be prescribed by the board...The district manager may hire or otherwise employ and terminate the employment of such other persons, including, without limitation, professional, supervisory, and clerical employees, as may be necessary and authorized by the board. The compensation and other conditions of employment of the officers and employees of the district shall be as provided by the board.” I went back through my emails and read everything I could find. Whatever was circulated last month in writing was never adopted by the Board. It was never presented to the Board before last month. That is not saying you do not have a policy, but whatever your policy is, was not reflected in what was distributed last month. You must have a policy. I have never been involved in a Board meeting at any level – County, legislature, CDD – where the Board took it upon itself to iron out all the nitty-gritty details of Florida or Federal labor laws. My suggestion is to have your professional, the District manager as charged by the legislature, look at this and bring back some recommendations. I would urge you not to decide to hash it out at your public meetings. We say this all the time, but you have only one duty and one responsibility under the law: to manage and maintain the infrastructure within your District. I hope that helps provide a framework from which you can view the way you go about developing these things. I wanted to make it very clear in the record those things I just stated.



Mr. Berube stated I suggest we have Mr. Moyer take all the information that was made part of the record last month, which is effectively the policy we have, and clean it up so it makes sense. I heard two concerns last month. One was from Ms. Kassel.

Ms. Kassel stated it was an inquiry.

Mr. Berube stated it was the opportunity to have an exit interview. You cannot force an employee to speak if he does not want to, but we can include some language to be sure an employee can have an exit interview if he quits or is terminated or otherwise leaves, such interview to be with the District manager. The second concern was from Mr. Walls about requiring employees to be here five minutes early. I discussed this with Mr. Qualls, and that could be something that stands out. Instead of a five-minute requirement, perhaps we make a recommendation that employees arrive in adequate time so they will be ready to start work at their appointed start time.

Ms. Kassel stated Mr. Qualls was just pointing out that we should leave this to our District manager to compose and work out with Mr. van der Snel, then present it to us.

Mr. Berube stated we will let Mr. Moyer take care of it, but we are going to get a policy that we will review and need to approve. We will cover Ms. Kassel's request for an exit interview. We will address Mr. Walls's concern about requiring employees to arrive five minutes early. We will also incorporate whatever else the manager decides should be in our policy.

Mr. Walls stated Severn Trent has a policy they use.

Mr. Moyer stated yes, and I emailed that to everyone.

Mr. Walls stated yes. We also have what Mr. van der Snel prepared. I think the task is making sure that the things we are doing comply with the law, which should be fairly simple. The sheet I distributed last month had things that the Severn Trent policy probably covers. I am not saying we have to use the Severn Trent policy, but it probably includes most of the things we need. I agree with Mr. Qualls. We have had discussions on rules in the past that lasted a year, and I do not think we should hash that out here. It would be much faster if we take something that is existing, modify it to include what Mr. van der Snel needs, and then we can review it and make any minor tweaks needed.

Mr. Qualls stated what your Board has a right to demand is that your professionals put together a policy for employees that meet the muster of State and Federal laws. That is the key from the Board's perspective. That is the extent to which the Board should be

involved. The Board can discuss whatever it wants, and I serve at the pleasure of the Board. Remember, your main job is to manage the works of the District. This Board can simply say you want a policy that meets the requirements of Florida and Federal laws.

Mr. Moyer stated then you will get 45 pages. It will not be streamlined.

Mr. Berube stated we already have 25.

Mr. Qualls stated the District cannot have a policy that does not comply with Florida and Federal laws.

Mr. Moyer stated that is fine.

Mr. Walls stated it needs to meet our needs. When I say the Board can make tweaks to the policy, we set the budget, and part of that is how much we pay our contracted staff. Policies include payroll. The Board needs to approve certain things that fit with what we are doing here. I do not think we can take the exact document that exists from Severn Trent. Certain things need to match what we are doing here.

Mr. Moyer stated I hear you, but I am not going to come to this Board and say that I prepared a document that meets Federal employment laws.

Mr. Walls stated Mr. Qualls needs to have a part in this, as well.

Mr. Farnsworth asked are we the first Board that has ever run into this? What about Celebration or any other Board that you work with?

Mr. Moyer stated yes. Most of the time, the people who service the District are employees of Severn Trent. In this case, our staff members are employees of an employment company, and we are the ones who come up with policies on how we treat those employees.

Mr. Farnsworth stated this is different from anything else you have run into.

Mr. Moyer stated that is correct.

Mr. Berube stated Mr. Moyer has heard the direction of the Board, and you have heard the two additions from two members of the Board. I tend to agree with them.

### **iii. Neighborhood O-1**

Mr. Qualls stated I received an email from Mr. David Evans who represents the developer. Neighborhood O-1 was platted at the end of last year, so they have a copy of the plat dedication. There are some tracts that are being dedicated to the CDD that were not dedicated in the plat. They prepared a deed of dedication. Presuming the dedication meets legal muster, which I believe it does at first glance, I will ask the Board to approve

this dedication. It is normal. These are tracts that are used for District responsibilities, such as stormwater and drainage. I will distribute it to everyone for your information.

Mr. Walls stated I would like to wait and at least see it. I do not like approving things that I have not seen.

Mr. Qualls stated it is very short and I can read it to you.

Mr. Walls stated tell them that you need to provide it to us in advance of the next meeting.

Mr. Qualls stated I just received it yesterday. It is a standard document you have approved previously, and it can be subject to final review by legal counsel. I will add this to the agenda for next month.

Ms. Kassel stated tell them if they want something approved, they need to give us enough time.

Mr. Qualls stated I understand and I am not defending them. This is just when it came up. I think he figured the Board would consider it tonight. I think they understand the realities that this Board is very thorough. That is not a problem at all.

### **C. Field Manager**

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

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

#### **ii. Facilities Usage** (*Boats and Others*)

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

#### **iii. Facebook Report**

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

#### **iv. Pond Report**

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

Ms. Kassel stated several ponds were marked level 3 and have not been treated. I wondered why they were level 3 but had not received treatment.

Mr. van der Snel stated we just received chemicals today for it.

**v. Quotes for Replacement of Rescue Boat Motor**

Mr. van der Snel stated I provided three quotes for a rescue boat motor. It is quite old, about 10 years old. It is an Evinrude. I brought it to Advanced Marine. They provided a quote for the repair in the amount of \$1,200. This has been the second repair within two years. The other repair was also for service in the amount of \$800. The motor is 55 hp, which is pretty heavy for a boat like the rescue boat. That brought me to the conclusion to get quotes for a new outboard motor.

Mr. Berube stated anyone who has been around boats, motors, and lakes knows that water gets in it, and it corrodes. Motors are expensive to repair. If we fix this motor, we will have spent \$2,000 over the past two years. We can replace the motor for \$2,600. The repairs will continue to be an issue, not to mention that the motor is so heavy and powerful for that little boat that he has bags of sand in the front to keep the front down.

Ms. Kassel asked why is Yamaha Central Florida's bid so much lower than everyone else's?

Mr. van der Snel stated it is government pricing. Advanced Marine does not carry Yamaha. They have Mercury, Suzuki, and Evinrude. The other quote is for a Yamaha.

Mr. Berube stated Central Florida Marine is where we bought the red Suntracker boat. We got a pretty good deal from them. We have purchased parts from them on occasion. They are offering governmental pricing. When we bought the small 9.9 hp Yamaha motor from Marina Mike's on the State contract, they were really low. But now the State contract has disappeared, so Marina Mike's has jumped up in price. Central Florida Marine is still honoring the governmental contract price.

<p>Ms. Kassel made a MOTION to approve the proposal from Central Florida Marina to purchase a motor for the rescue boat in the amount of \$2,693.32.</p> <p>Mr. Bokunic seconded the motion.</p>
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Mr. Walls asked what is the maintenance schedule? Do the guys crank the motor periodically?

Mr. van der Snel stated we take it out every week.

Mr. Walls stated being a boat owner, I understand it costs a lot of money to maintain the engine. Are they using ethanol-free fuel?

Mr. van der Snel stated we add a stabilizer.

Mr. Walls stated ethanol-free fuel will make a world of difference.

Mr. Boyd stated you can go online to find where it is sold.

Mr. Berube stated we can get it at Wawa. Also remember we are buying a 4-stroke engine instead of 2-stroke this time. That is a different maintenance schedule. We will not have to mix the gasoline and the oil. I have seen a few receipts from Wawa for fuel.

Mr. Walls stated keep some on hand. It will make a huge difference.

Upon VOICE VOTE, with all in favor, unanimous approval was given to proposal from Central Florida Marina to purchase a motor for the rescue boat in the amount of \$2,693.32.

#### **vi. Quotes for Replacement of Pool Lights**

Mr. Berube stated we have two estimates. The first one is for \$1,412 to convert pool lights from incandescent or fluorescent to LED at both pools, for a total of eight lights. The second one is for complete fixture replacement of one fixture. It says incandescent with a 100-foot cord for \$702. The reason for the replacement is, water is entering the light fixtures through the cord connection. That is why it fills up with water and we burn out the bulbs. We need a housing because it leaks. If we agree to the conversion for all eight lights, do we still need to buy one housing to stop the leak?

Mr. van der Snel stated the housing has been repaired. I think they are saying that when you have a complete conversion of one housing, it is \$700 each. Eight lights will be \$5,600. At home, if you use a normal fitting and install an LED bulb, the conversion is in the fitting. Eight bulbs would be \$1,400, which is less than \$200 per bulb.

Mr. Berube stated the leak has been fixed, so we do not need the second quote.

Mr. van der Snel stated it is to give the Board the option to replace all the housings because they are old. We have replaced the rubber at the housings a couple times. You can do the complete housing for eight lights or just convert the light bulbs.

Ms. Kassel stated the LED estimate does not say anything about a 100-foot light cord.

Mr. Berube stated no, because you are not replacing the housing.

Mr. van der Snel stated it is like putting in a new LED light bulb with the conversion already in the fitting. If you transform the housing completely, you need a new cord going to the transformer.

Mr. Berube stated the \$1,412 proposal takes us away from incandescent or whatever is in there now to be LED bulbs, which last much longer. We have replaced them a couple time from recent memory, and it is about \$250 every time they come to replace

one. The LED bulbs should last virtually forever. They have a 30,000-hour life span. We will also save a little in electricity.

Ms. Kassel stated what I understand is, rather than replacing the fixture in the incandescent estimate, we are replacing bulbs and gaskets in the LED estimate.

Mr. van der Snel stated yes.

Ms. Kassel asked why would we not have done that with the one incandescent housing? The housing is not shot but has been repaired at this point.

Mr. van der Snel stated yes, but we have eight lights. With that number of lights, more repairs will be coming. I wanted to give the Board an option to replace them all or just the light bulbs.

Mr. Berube stated if you replace the whole assembly, it is \$700 each, which multiplied by eight is \$5,600. If we just replace the bulbs, it will cost \$1,412.

Ms. Kassel stated it seems to me if there was a leak, it was a gasket issue.

Mr. Farnsworth stated no, the leak is where the wiring comes into the back of the housing rather than the gasket in the front.

Mr. Bokunic asked does the \$5,600 includes the bulbs?

Mr. van der Snel stated yes.

Mr. Berube stated it is the whole thing.

Ms. Kassel asked if we go with the LED estimate, will we still have the same issue with leakage around the back of the housing?

Mr. Farnsworth stated it is entirely possible. If it is still the original installation and all you do is change the type of bulb, then any wear and age that has accrued to the existing housing, the potential is there.

Mr. Moyer stated then we can deal with them one at a time when that happens.

Mr. Farnsworth stated yes, that is what you would do.

Mr. van der Snel stated if you convert the light bulbs in your house to LED, you either do them all at the same time or one at a time.

Mr. Walls stated I think there is probably consensus to go to LED at some point. Maybe the next time one breaks, we make the switch. We do not need to do it now because they are all working. When one breaks, make the switch. If we need to replace the housing, then we replace the housing.

Ms. Kassel asked how did you repair the existing housing without replacing it?

Mr. van der Snel stated we do not perform repairs. Pool Works did.

Ms. Kassel stated so they were able to repair the housing. Essentially, the incandescent proposal is off the table because they repaired it.

Mr. Berube stated yes. I have seen them doing these repairs. They do it in the water. It has screws in the front. They shut off the power, remove the screws, remove the entire housing, and bring it to the deck. Essentially, you are looking at a metal housing with a glass front and a bulb in it, and the wires come in the back. The wire is water proof, and there is a water-proof crimp connector. I am sure they pulled the wire through and got rid of the damaged wire, put a new crimp fitting on it, and put it back in to stop the leak. They put a new gasket on it and a new bulb. All we are going to do now is give Mr. van der Snel the authorization to convert to LED as the bulbs burn out. If we need a housing, he can change the housing or fix the wires. It makes sense to do. The fluorescent ones burn out when water gets on them, but the LED lights will not have that problem.

#### **vii. Miscellaneous**

Ms. Kassel stated some families came in and I am not sure if they wanted to talk or not. Perhaps if anyone else comes in, we can give them a speaking request form. It is beyond the time for audience comments. To be gracious, we can let them know audience comments is at the beginning of the meeting, but if they have something they really want to discuss, they should complete a speaking form.

Mr. Walls stated I think they needed to leave for coming in and acting like that.

Mr. Berube stated I was getting a little perturbed.

Mr. van der Snel stated I can let the Board know what happened with this family this afternoon.

Mr. Berube stated I saw them in the pool.

Mr. van der Snel stated there was alcohol abuse by all of them. Stella Artois beer bottles were on the table and they were visible. A resident complained about it, so I went over to address it. This is the second time this family had abused alcohol in the pool area. I approached them and identified myself. One had a beer in one hand and a baby in the other. I kindly asked them to remove the beer from the pool area in order to be able to stay. He claimed it was apple juice, and I asked him to remove the apple juice. Since this is his second offense, I said that he will probably have a revocation on all the cards for this. That is all that happened. I did not argue with them. The woman wanted to argue with me, but I did not engage.

Mr. Berube stated I was there about 1:00 when I noticed them, and it was noisy then.

Mr. van der Snel stated I did an access card check for everyone so they could not say that I targeted just them. I stated to the resident that he needs to follow the rules, which are also stated on the sign.

Mr. Berube stated that is exactly right. My guess is, the effects of the alcohol were still showing when they were sitting here tonight.

Mr. van der Snel stated I cannot comment on that, but they had several beers at the pool this afternoon.

Mr. Bokunic stated they are related to me, so I need to stay out of this.

Mr. Walls stated if it happens again, I think we should revoke their cards.

Mr. Berube stated rules are rules.

Mr. van der Snel stated my normal protocol is to send an email to Mr. Moyer with an explanation of what happened. Then it is up to Mr. Moyer to give them another chance or revoke the card. I do keep written records.

Mr. Walls stated they came to our meeting and acted inconsiderately.

Mr. Berube stated I can understand why a resident would have complained. I was there for almost an hour. They were in the far corner, and it was fairly noisy then. I did not notice the alcohol, but it does not surprise me based on what I saw.

Mr. van der Snel stated it was based on a complaint from a resident who texted me. I was there within five minutes. I acted as I should.

Ms. Kassel stated we do not know what they were going to say.

Mr. Bokunic stated he came in and filmed us first. He took a video of all of us and then walked out.

Mr. van der Snel stated it is a public meeting. I will still write down what happened and send it to Mr. Moyer.

Mr. Berube stated policy is policy. Keep doing what you have been doing. No one is treated differently: good, bad, or otherwise. Everyone is treated the same.

## **SEVENTH ORDER OF BUSINESS**

### **District Manager's Report**

#### **A. Financial Statements for January 31, 2017**

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



Mr. Berube stated electricity and water are both over budget. We discussed this in general before, but it is mainly because irrigation is running a lot.

Ms. Kassel stated we are in a drought.

Mr. Berube stated we are getting a pretty fair amount of pushback from Toho Water Authority about water running a lot. If we back off on irrigating, we will have brown sod all over. We have to irrigate because Davey just applied fertilizer. I am letting the Board know we are not on the two-days-per-week plan they keep pushing. Considering how much water we are using to keep the grass green, being \$6,500 over budget so far is not really bad.

Ms. Kassel stated it is about \$1,000 per month.

Mr. van der Snel stated we will catch up when the rainy season starts.

Mr. Berube stated I was in North Carolina this week, and they got seven inches of rain Monday night. The opposite effect is, they are flooded.

Mr. Moyer stated we have collected 76% of our non-ad valorem assessments through the end of March. We expect to receive the balance of our assessments in April. Historically, the developer waits until the last minute to pay their assessments. Even being over budget on the categories Mr. Berube identified, we are still \$111,000 under budget through the first six months of the fiscal year.

**B. Invoice Approval #204, Check Register, and Debit Invoices**

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

On MOTION by Ms. Kassel, seconded by Mr. Walls, with all in favor, unanimous approval was given to invoice approval #204, check register, and debit invoices, as presented.
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**C. Discussion of Boat Damage, Request for Reimbursement, and Possible Suspension of Privileges**

Mr. Moyer stated Mr. van der Snel informed me that one of the boat users appears to have damaged an engine. The backup material is included in the agenda package. In the normal course, we would have simply contacted that individual, told him what our determination was, given him the invoices, and requested that he make payment. The reason it is coming before the Board is, we had a similar situation almost two years ago

where there was damage and the Board decided that goes with the territory, and we did not follow that procedure. If they do not pay the invoice, then we terminate their access privileges.

Mr. Berube stated it was less than \$200 and may not be worth the aggravation. The major concern is, this could have been really bad because it was the torquedo. It is the very motor that we just had fixed. However, they changed the design of the face to prevent fishing line damage from getting through the seal. Apparently, the design change worked because there was a substantial amount of fishing line damage, if you noticed in looking at the pictures. We spent some money and got an update to the motor, which saved us from buying another motor. However, that is not really the bottom line. Do we want to request reimbursement from the owner, or do we just fix it and move on?

Mr. Walls stated I fish all the time and have never done this before. You have to be fairly negligent to get that amount of line into your motor. I think we need to send a message that if you are going to use the boats, then you need to take care of them. They need to watch what they are doing. We will allow people to take out the boats, but they need to take care of them when they do. If we tell them it is okay now, it will continue.

Ms. Kassel stated I did not vote for the sailboat situation. They said it was different and supposedly it was a freak accident. That was a very significant amount of money to lose that boat. This is a little bit of money. I think we should be consistent in the way we treat people who use our assets. If we let him go with not even a slap on the hand, to be rougher on this individual is unfair. We could say the next time this happens or any damage happens to the boats during their reservation, they will be held responsible for the costs.

Mr. Farnsworth stated I agree with you, and I think I voted with you. I was opposed to letting the last accident go. I am opposed to letting this one go, too. Just because we made a mistake before does not mean we should repeat the mistake. There is a penalty involved, and it should be imposed.

Mr. Berube stated this person has a history with the boats.

Mr. Farnsworth stated I do not care if he does or not. The rule is there if they damage the boat.

Ms. Kassel stated the history was that it was alcohol related. That is not about damage to the boats. That was years ago.

Mr. Walls stated if you look at the picture of what was left in the motor, you have to wonder about the mental state of the person at the time they are driving the boat. You know you broke that off in the motor.

Mr. Berube stated he dropped it off at the dock and indicated it was in perfect condition, but no one was at the dock when he returned. He brought it back and left.

Ms. Kassel stated that probably happens a lot.

Mr. Walls stated I think we need to proceed with the billing the resident for the damages.

Mr. Berube asked do we want to have payment due in 30 days or else the cards are revoked?

Mr. Walls stated I do not know if we speak to that in the rules.

Mr. Moyer stated yes, we do.

On MOTION by Mr. Walls, seconded by Mr. Berube, with all in favor except Ms. Kassel, approval was given to submit an invoice to Mr. Alan Santacruz for damage to the suntracker boat in the amount of \$149.98, with payment due in 30 days from the date of the invoice, pursuant to the appropriate sections in the rules.

#### **EIGHTH ORDER OF BUSINESS**

#### **Topical Subject Discussion**

Ms. Kassel stated this appears to now be a standard item, different from Supervisor requests.

Mr. Moyer stated they may seem to be the same thing, but they are different.

Mr. Berube stated it makes the agenda look more professional in case you have any topics to discuss.

#### **NINTH ORDER OF BUSINESS**

#### **Supervisor Requests**

Ms. Kassel asked can we get a doggie pot somewhere in Cherry Hill?

Mr. van der Snel stated yes.

Ms. Kassel stated maybe at the far end of Dark Sky, the west side where the mailboxes are.

Mr. van der Snel stated it was scheduled to be done with the sidewalk, but we can put one in now. I have one we can install.

Mr. Berube stated that is supposed to be done by the developer: benches, trash cans, doggie pots. I will talk with the developer about the new neighborhoods.

Mr. van der Snel stated they put them in South Lake and Waterside.

Mr. Walls stated I apologize for my earlier comments, but my issue tonight was, Mr. Glantz came in here acting as though they are not going to do any of that anymore.

Ms. Kassel stated yes, he did.

Mr. Walls stated to me, that is completely unacceptable.

Ms. Kassel stated I agree.

Mr. Walls stated as I told him, I will not vote to accept this land if that kind of thing is not included.

Ms. Kassel stated I agree.

Mr. Walls stated they should know by now that is part of the deal.

Mr. Bokunic stated I have never had to deal with him before, but he seemed extremely argumentative.

Mr. Walls stated yes.

Mr. Berube stated he gets it. I approached the berm issue and some other things. You make a request, and it settles in. They try to get away with as little as possible. I mentioned the learning curve. We have a lot of neighborhoods, and we got caught on the first couple. We will get the doggie pots, benches, trash cans, parks, equipment, and other items because we will not accept it without them. He will do the right thing.

Mr. Walls stated he did not do the right thing by coming here and acting like they are. I am not as accepting of that. I will be respectful to you if you are respectful to us.

Mr. Berube stated you are right. It should all be a plan.

Mr. Walls stated you are much easier going than I am. If I were dealing with him, he would probably hate us.

Ms. Kassel stated he already hates us.

Mr. Berube stated they hate CDDs and HOAs. That is why I asked if he was going to be at the HROA meeting next week; they do not want to deal with it.

#### **TENTH ORDER OF BUSINESS**

#### **Adjournment**

The next meeting is scheduled for Thursday, May 25, 2017, at 6:00 p.m.

On MOTION by Mr. Berube, seconded by Ms. Kassel, with all in favor, the meeting was adjourned at 7:50 p.m.

## **Fourth Order of Business**

**4Ai.**

# **HARMONY**

## **MONTHLY LANDSCAPE REPORT**

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

**PROJECT MANAGER COMMENTS** – Same as last month, the overall the property is looking good from a service standpoint. We are working through the continuing drought as it makes it difficult to keep turf and plants truly green & healthy.

**STAFFING** – we are experiencing turnover. Joel, Mike and Christian continue to be the main core nucleus of the team. We have our positions posted on the Davey web site and on-line. We are temporarily utilizing temporary workers and approved over time for the Davey employees to complete all tasks.

**TREE INSPECTION & TREATMENT** - found secondary adult insect bores in pine trees, Catbrier along golf course side and the tunnel area to school. The bores attack trees in stress quickly and are extremely hard to detect. In drought conditions with limited water to share in a group setting of pine trees is enough to cause this type of activity. The trees (60 in total) were sprayed quickly with Bifine XTS an oil treatment to encase existing bores. This spray will help keep the bores from spreading and is the best possible way to stop additional damage to the trees. Now that the trees have been sprayed, damaged trees can be removed as client desires. There is a very small window of a couple of days, that infant larva can be seen on the trees, so to help the crew spot this activity as much as possible I went through additional hands on training. It is impossible to spot all conditions that may lead to stress, but if the training can help save at least one tree it was worth it.

**DECLINING TREES IN ECDD NOT IN DAVEY SERVICE AREA** – Gerhard asked me and Mr. Mansfield to look at a list of trees with concern. There were too many items to outline in this report since it is not Davey Tree maintained property, but I did review the details with Gerhard.

**TREE ROOT EXCAVATION** – The price for Root Excavation for the trees is \$65.00 each. This is for trees that are planted to low in the H1 & H2 neighborhoods and appears it is an ongoing issue because the “O” also appears to be plated low also. To help with this item, I am recommending root collar excavation for H1 which has a total of 72 trees (9 Sycamores, 44 Magnolia, 19 Elms) & H2 which has a total of 39 trees (38 Pines, 1 Magnolia).

**TURF MAINTENANCE ITEMS** – Soccer Field was aerated and top dressed with green divot sand instead of standard sand. This. sand has additives and fertilizer to help the sod grow and helps limit weed growth

**BAHIA TURF INSTALLATION** – The Bahia sod replacement for the playground in H1 is still on hold due to the drought.

**MULCH** – there is reports of thin mulch and declining mulch especially at Lakeside and the estates.

**WARRANTY WORK**– On hold due to continuing drought conditions. After drought we will install 200 Variegated Jasmine in place of the swamp ferns in beds along Catbrier.

**ANNUAL FLOWERS** – Annual Flowers were fertilized for a 2<sup>nd</sup> time since planting.

**Thank you, Ashley!**



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

Notes:

1. includes section I except for mulch

2. YELLOW IS COMPLETED 3. RED NOT COMPLETED, MOVED TO ANOTHER DATE IN BLUE 4. GREEN ADDED ADI

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

DITIONAL ITEM 5. NN IS NOT NECESSARY

31-Jul	7-Aug	14-Aug	21-Aug	28-Aug	4-Sep	11-Sep	18-Sep	25-Sep
X	X	X	X	X	X	X	X	X
X	X	X	X	X	X	X	X	X
X	X	X	X	X	X	X	X	X
X	X	X	X	X	X	X	X	X
X	X	X	X		X	X	X	X
X	X	X	X	X	X	X	X	X
X	X	X	X	X	X	X	X	X
X	X	X	X	X	X	X	X	X
X	X	X	X	X	X	X	X	X
X				X				X
				X				
				X				
							X	
							X	

**4Aii.**



PROPOSAL TO:

SERVICE ADDRESS:

**Harmony CDD**

# Enhancement Services

## **PURCHASE/INSTALL 35 LIVE OAK TREES PROPOSED FOR BUTTERFLY PARK**

- IN ADDITION TO PURCHASE/INSTALLATION, TREES WILL BE STAKED AS NECESSARY, TREE RINGS WILL BE INSTALLED TO THE DRIP LINE OF THE TREES AND MULCHED WITH TWO (2") INCHES OF MULCH TO MATCH THE PROPERTIES EXISTING MULCH.

### **PRICING FOR EACH SIZE TREE REQUESTED**

#### **COST PER 6" CALIPER TREE: \$1,389.00**

- COST PER TREE INCLUDING TAX: \$695.00
- SHIPPING: \$95.00 PER TREE
- INSTALLATION PER TREE: \$600.00

**TOTAL FOR 35 LIVE OAK TREES AT 6" CALIPER: \$48,615.00**

#### **COST PER 4" CALIPER TREE: \$**

- COST PER TREE INCLUDING TAX: \$425.00
- SHIPPING PER TREE: \$82.00
- INSTALLATION PER TREE: \$400.00

**TOTAL FOR 35 LIVE OAK TREES AT 4" CALIPER: \$31,745.00**

#### **COST PER 3" CALIPER TREE: \$587.00**

- COST PER TREE INCLUDING TAX: \$225.00
- SHIPPING PER TREE: \$62.00
- INSTALLATION PER TREE: \$300.00

**TOTAL FOR 35 LIVE OAKS AT 3" CALIPER: \$20,545.00**

#### **COST PER 2" CALIPER TREE: \$351.00**

- COST PER TREE INCLUDING TAX: \$105.00
- SHIPPING PER TREE: \$46.00
- INSTALLATION PER TREE: 200.00

**TOTAL FOR 35 LIVE OAKS AT 2" CALIPER: \$12,285.00**





**AUTHORIZATION**

We, the undersigned client, have read the proposal and agree to contract with Davey for the grounds management services outlined in this proposal under the terms and conditions outlined in this proposal. Davey is authorized to proceed pursuant to this proposal/contract.

Proposed by:  
**The Davey Tree Expert Company**

Accepted by:  
**Company Name Here**

_____	_____	_____	_____
Authorized Signature	Date	Authorized Signature	Date

_____	_____	_____	_____
Printed Name	Title	Printed Name	Title





**Notes:**

1. Proposal is based upon the design submitted by Davey in this proposal.
2. Proposal prices are firm for 60 days.
3. Proposal prices are based on a 2016 installation.
4. Davey requires at least two (2) weeks notice prior to commencing work.
5. Proposal is based on work being completed in one (1) mobilization.
6. Proposal is based on access to all areas by machine, i.e., backhoe, and/or skid steer loader, etc. Davey is not responsible for damage to sidewalks, driveways, landscaping or other structures that cannot be reasonably avoided or if client declines to pay for precautionary measures including, but not limited to, planking or other protective covering.
7. Proposal based on condition that job site is substantially ready for Davey mobilization.
8. Proposal is based on all planting and/or turf areas being free of construction materials and debris prior to commencement of this scope of work.
9. Proposal is based on the following conditions related to utilities: Davey will contact “Miss Utility” prior to commencement of work to mark major utility lines. Client or client’s authorized agent is responsible for marking and/or providing “As Built” drawings for other miscellaneous site utilities and structures, i.e., site lighting, irrigation system, etc. Davey shall not be liable for damage to or resulting from subsurface utilities and/or structure not properly identified or disclosed. In addition, any hand digging as required due to these utility obstructions will be at an additional charge.
10. Proposal is based on condition that there are no major subsurface obstructions, including by not limited to, rock, hardpan, clay pan, water, contaminated soil and/or other miscellaneous construction debris, which would interfere with the performance of Davey’s scope of work. If said obstructions are encountered, removal and or disposal of same, if required, will be at an additional charge.
11. Proposal does not include removal and/or hauling of miscellaneous site debris other than material generated by Davey operations.
12. Davey is not responsible for loss or damage to existing structures and/or other site features by actions and/or conditions beyond our control, including, but not limited to, Acts of God, weather, vandalism, etc. during construction.





### **Grading**

1. Proposal does include furnishing and spreading of topsoil as per client specifications attached.
2. Proposal does not include drainage.
3. Proposal does not include turf.

### **Plantings**

1. Proposal is based on actual plant count quantities per plans in lieu of plant quantities listed on the plant list.
2. Plant installation shall be per LCA specifications.
3. Proposal includes initial watering only of all newly installed plant material. Watering after initial watering is the responsibility of the client. Watering is available at an additional cost.
4. Proposal includes a one (1) year limited warranty of all plants, excluding annuals, from date of substantial completion, with a one time replacement policy, with plants of same size as installed initially. Davey warranty is limited to materials and workmanship and does not cover loss or damage by actions and/or conditions that are the responsibility of another party or are beyond Davey's control. To qualify for the limited warranty, plantings must be maintained properly by owner, including proper watering.
5. Proposal based on planting being performed during normal planting season. Proposal does not include summer dig or overwintering charges, if required.
6. Proposal does not include plant maintenance.

### **Terms**

1. Upon acceptance, Davey's proposal shall be incorporated in and made part of this contract.
2. Payment is net 30 days with 1.5%/month interest charge on all past due invoices.
3. Due to escalating petroleum costs which have affected our fertilizer and fuel costs, a fuel surcharge will be added to the invoiced amount. Currently that surcharge is set at 1.6% and will be adjusted – up or down- based on the national average cost of gas
4. Along with your signed authorization, Davey requires a deposit of \$0 prior to the commencement of this project.

**Tree assessment Harmony Inside corridor**

**05/15/2017**

**3332 Bracken Fern Sycamore tree- needs fertilizer has shallow root system (roots growing on surface or upwards towards surface.**

**Pines on Clay brick Rd and along Catbrier (golf course side)- Pine trees are not receiving enough light due to being planted in groups as they are. Roots are growing along surface searching for water. Pines were planted too high (6"). Pines have girdling roots and too much soil over the root collar, which should have been removed when planted. 1 pine at tunnel needs to be removed and four pines on Catbrier golf course side.**

**6929 Cupseed Ln – Laurel Oak Tree is rotten from root to core. Plan of action would be to fertilize which would get 50-50 chance of survival. My advice is to remove and replace.**

**6854 Sundrop- Oak tree has been planted 6 inches too high. Straps were never removed they are cutting through roots. Incorrect planting has occurred . Wire basket was also never removed when planted. Needs root collar excavation and all straps and wire basket dug out.**

**7019 Buttonbush loop- Sycamore Tree needs to be De mossed and also needs a tree ring. Forming mold around root collar and rotting.**

**7041 Buttonbush loop- Sycamore Tree is planted 6 inches too low. Remove and replace.**

**6832 Butterfly drive-Live Oak remove and replace. Planted incorrectly. This is the reason for the tree to be dying.**

**Ashley Roberts Davey Tree**

## **Sixth Order of Business**

**6B.i.**

This instrument prepared by  
and should be returned to:

David L. Evans, Jr., Esq.  
BAKER & HOSTETLER LLP  
SunTrust Center, Suite 2300  
200 South Orange Avenue  
Orlando, Florida 32801  
(407) 649-4000

**DEED OF DEDICATION**

**State of Florida**

**Osceola County**

(O-1 Plat)

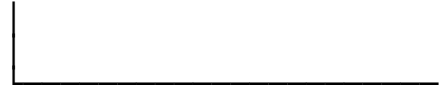
THIS DEED OF DEDICATION, made and given this \_\_\_\_ day of \_\_\_\_\_, 2017, by **BIRCHWOOD ACRES LIMITED PARTNERSHIP, LLLP**, a Florida limited liability limited partnership, whose post office address is c/o Starwood Land Ventures, LLC, 6310 Capital Drive, Suite 130, Lakewood Ranch, Florida 34202 (hereinafter called the "Grantor") to **HARMONY COMMUNITY DEVELOPMENT DISTRICT**, a limited special and single purpose local government created by Chapter 190, Florida Statutes, and established by County Ordinance, being situated in Osceola County, and whose address is 313 Campus Street, Celebration, Florida 34747 ("Grantee").

(Whenever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**WITNESSETH:**

That the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, hereby further evidences the dedication to the perpetual use of Grantee for the proper uses and purposes of Grantee and does hereby confirm the remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, described as follows, as originally set forth in that certain Plat entitled **HARMONY NEIGHBORHOOD O-1** recorded in Plat Book 25 at Pages 76-82 of the Public Records of Osceola County Florida:

Tract O-100, Tract O-300, Tract O-400 and Tract O-600 as described in that certain Plat entitled **HARMONY NEIGHBORHOOD O-1** (the "Plat") recorded in Plat Book 25 at Pages 76-82 of the Public Records of Osceola County Florida (the "Property").



The conveyance, dedication and acceptance of the Property is made subject to all of the terms and conditions of the Plat, including, but not limited to, the rights and easements reserved by and granted to the Grantor, its grantees, successors and assigns, pursuant to the Plat.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining to the proper use, benefit and behoof of the said Grantee forever.

[Remainder of Page Intentionally Left Blank; Signature Page to Follow.]

\_\_\_\_\_

“Grantor”

By: VII GP Harmony, L.L.C., a  
Delaware limited liability company  
as its sole General Partner

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Its: Authorized Agent

State of Florida )  
 )ss.  
County of \_\_\_\_\_)

(Notary Signature)

(Notary Name Printed)  
NOTARY PUBLIC  
Commission No. \_\_\_\_\_

**6Ci.**



## **April/May 2017**

### **Facility / Park Maintenance Activities**

- Routine cleaning activities – Including restrooms, trash and doggie potty removal.
- Inspected facilities for cleanliness and/or damage after each scheduled event
- Ongoing refurbishment park bench frames
- Repaired vandalized Swing bench at Boardwalk viewpoint Buck Lake
- Routine check on Play areas for Wasp nests.
- Added dog waste station on Butterfly Dr
- Repaired Back alley asphalt behind Schoolhouse Rd
- Routine Trash cleaning on ponds and conservation areas Construction sites H1 H2 Cherry hill South Lakes. Waterside.
- Intervened with Park square homes for Sidewalk repair Gold flower Darksky Dr

### **Ponds**

- Water level is very low due to drought.

### **Irrigation**

- All Clocks inspected & adjusted as needed.
- Continually inspection of dry areas and repairs.
- Added 15 Rotors to several areas.

### **Pools Operations**

- Pools checked, chemically balanced and cleaned daily.
- Replaced light in Swim Club pool with LED.
- Minor repair done by Symbiont Thermal Heater at Swim Club.
- Crack in wall located in Swim Club pool. Refurbishment advised Winter 2017.

- Painting the fence of Swim Club in needed areas.

#### **Boat Maintenance**

- All propellers weekly checked and cleaned.
- Kayak Dock repair still pending.
- Sun Tracker repaired. Claim made with resident by District manager
- Rescue boat new outboard motor installed. Waiting for lettering.

#### **Buck Lake Activities**

- Boat Orientation held at the Dock, 12 attended.

#### **Access Cards**

- Approximately 40 ID cards have been made this month.

End of report

**6C.ii.**

**HARMONY CDD****Gerhard van der Snel**

Date	Resident	Time	M W Th	F S	Total Pass	20' Pont	16' Pont	16' SunTrk	18' Bass	Canoe	Kayak	Comments
4/15/2017	ADRIANE SHEPHERD	7:30 - 10:30 AM			4		X					
4/15/2017	Tami Keene	7:30 - 10:30 AM			2	X						
4/15/2017	Cathy Kimura	8:30 - 11:30 AM			2				X			
4/15/2017	Jason Fritzsche	9:00 - 12:00 PM			4			X				
4/15/2017	Shawn Camner	2:00 - 4:00 PM			5			X				
4/15/2017	Shawn Camner	2:00 - 4:00 PM			5	X						
4/16/2017	Donald Rice	7:30 - 10:30 AM		X	2		X					
4/16/2017	Mark Williams	8:00 - 11:00 AM		X	4			X				
4/16/2017	Adam Dein	9:00 - 12:00 PM		X	1						X	
4/16/2017	Adam Dein	9:00 - 12:00 PM		X	1						X	
4/16/2017	Adam Dein	9:00 - 12:00 PM		X	1						X	
4/16/2017	Adam Dein	9:30 - 11:30 AM		X	1						X	
4/16/2017	Adam Dein	9:30 - 11:30 AM		X	1						X	
4/16/2017	Adam Dein	9:30 - 11:30 AM		X	1						X	
4/16/2017	Maria Doitteau	11:00 - 2:00 PM		X	4	X						
4/16/2017	Daniel Leet	1:00 - 4:00 PM		X	4			X				
4/16/2017	Daniel Leet	1:00 - 4:00 PM		X	4		X					
4/17/2017	Adam Dein	10:00 - 12:00 PM	X		5			X				
4/19/2017	Donald Rice	7:30 - 10:30 AM			2		X					
4/19/2017	Paul O'Leary	8:30 - 10:00 AM			1						X	
4/21/2017	Robert Wood	7:30 - 10:30 AM			1		X					
4/21/2017	Aaron Green	1:00 - 4:00 PM			5	X						
4/22/2017	Aaron Green	7:30 - 10:30 AM			4		X					
4/22/2017	Ralph Tesoriero	7:30 - 10:30 AM			2				X			
4/22/2017	Tami Keene	8:00 - 10:00 AM			3	X						
4/22/2017	Bill Digman	10:00 - 12:30 PM			4	X						
4/22/2017	Tonyia Fulghum	12:00 - 2:00 PM			5	X						
4/23/2017	Donald Rice	7:30 - 10:30 AM		X	2		X					
4/23/2017	Derek Knappins	9:00 - 11:30 AM		X	4			X				
4/23/2017	Paul O'Leary	10:00 - 12:00 PM		X	1						X	
4/23/2017	Bill Digman	11:00 - 1:00 PM		X	4	X						
			4	27	196	17	16	17	4	0	13	
			<b>Total</b>									
			<b>Passengers: 196</b>									
			<b>Total Trips: 67</b>									

Date	Resident	Time	M W Th	F S	Total Pass	20' Pont	16' Pont	16' SunTrk	18' Bass	Canoe	Kayak	Comments
4/26/2017	Donald Rice	7:30 - 10:30 AM			2		X					
4/26/2017	Robert Wood	7:30 - 10:30 AM			1	X						
4/26/2017	D Rachel Garwood	7:30 - 10:30 AM			3				X			
4/26/2017	Paul O'Leary	10:00 - 12:00 PM			1						X	
4/27/2017	Robert Wood	7:30 - 10:30 AM			1	X						
4/28/2017	Nichole Hotkowski	11:30 - 2:30 PM			3	X						
4/29/2017	Ralph Tesoriero	7:30 - 10:30 AM			2				X			
4/29/2017	Samuel Malave	1:30 - 4:00 PM			3		X					
4/30/2017	Donald Rice	7:30 - 10:30 AM		X	2		X					
4/30/2017	Robert Wood	8:00 - 11:00 AM		X	2			X				
4/30/2017	Lester McNeely	8:00 - 11:00 AM		X	4	X						
4/30/2017	David Buck	1:30 - 3:30 PM		X	5			X				
4/30/2017	Sandra Nofal	2:00 - 4:00 PM		X	4	X						
5/3/2017	Robert Wood	7:30 - 10:30 AM			1	X						
5/3/2017	D Rachel Garwood	7:30 - 10:30 AM			3		X					
5/3/2017	bryan mitchell	11:00 - 2:00 PM			2			X				
5/4/2017	Stacy Tiedeman	11:00 - 1:00 PM			1						X	
5/5/2017	Adam Dein	1:00 - 3:00 PM			3			X				
5/5/2017	Adam Dein	2:00 - 4:00 PM			3			X				
5/6/2017	Aidsha Vazquez	7:30 - 10:30 AM			4		X					
5/6/2017	ADRIANE SHEPHERD	8:00 - 11:00 AM			4			X				
5/6/2017	Ralph Marrero	1:00 - 4:00 PM			6			X				
5/6/2017	Brandon Dixon	1:00 - 4:00 PM			8	X						
5/7/2017	Aidsha Vazquez	7:30 - 11:00 AM		X	1						X	
5/7/2017	Tami Keene	7:30 - 10:30 AM		X	3			X				
5/7/2017	Aidsha Vazquez	7:30 - 11:00 AM		X	1						X	
5/7/2017	Jesus Vazquez	7:30 - 11:30 AM		X	1						X	
5/7/2017	Donald Rice	7:30 - 10:30 AM		X	2		X					
5/7/2017	Mark Williams	8:00 - 11:00 AM		X	4	X						
5/7/2017	Bryan Caicedo	12:30 - 3:30 PM		X	4			X				
5/8/2017	Lester McNeely	7:30 - 10:30 AM	X		4			X				
5/8/2017	Susan Valiunas	11:00 - 2:00 PM	X		4		X					
5/8/2017	Milba Lagares	2:00 - 3:30 PM	X		8	X						
5/10/2017	D Rachel Garwood	7:30 - 10:30 AM			3		X					
			4	27	196	17	16	17	4	0	13	
			<b>Total</b>									
			<b>Passengers: 196</b>									
			<b>Total Trips: 67</b>									

Date	Resident	Time	M W Th	F S	Total Pass	20' Pont	16' Pont	16' SunTrk	18' Bass	Canoe	Kayak	Comments
5/10/2017	Richard Young	7:30 - 10:30 AM			3			X				
5/11/2017	Robert Wood	7:30 - 10:30 AM			1		X					
			4	27	196	17	16	17	4	0	13	
<b>Total</b>												
<b>Passengers: 196</b>												
<b>Total Trips: 67</b>												

**6C.iii.**

## Facebook report April/ May 2017

- Overall concern about several Tree health on several locations ( 6 Facebook messages) Davey will have a report and advise available this meeting.
- On April 15 a resident had a concern on Ant pile in the play area on Blazing Star. Staff resolved issue
- On April 20<sup>th</sup> a resident had a concern on construction debris in The Estates. Followed up with Amber Sambuca.
- On April 20<sup>th</sup> a resident had a concern on a back alley asphalt pothole. Issue resolved same day.
- On April 27<sup>th</sup> a resident had a concern about the timing of the irrigation clock at the dogpark. Resolved same day.
- On April 29<sup>th</sup> a resident had a concern on the sprinklers in the dogpark. Also dogs made holes in the park. Resolved by CDD staff.
- On May 2<sup>nd</sup> the activity committee made me aware, they are going to use Pool ID cards as identification for events.
- On May 2<sup>nd</sup> a resident asked referral for the RV parking area. Redirected to Info center.
- On May 3<sup>rd</sup> a resident notified me Ants where present at bench of Picket ball court. CDD staff sprayed.

End of Report



**6C.iv.**

## Harmony CDD Monthly Pond Report

Pond #	Name	Acres	Duckweed	Algae	Cattail	Pennywort	Grasses	Spatterdock	Remarks	Treatment Plan
Map Quickview, click here. Internet access not required Map links below require internet			SEVERITY: L1=minimal L2=moderate L3=significant L4=extreme - Blank indicates non issue.							Treated, current month  Treatment Needed
1	H-1	1.4								
2	H-1	1	L2	L1						
3	H-1	2.3								
4	H-2	3.7	L2			L2				
5	Cherry Hill	2.8	L2						Floating algae + hydrilla	Copper/Diquat trial-75gal.
6	S. Long Pond	3.1				L2				
7	N. Long Pond	3.1				L2				
8	Dog Park Tr.	3.5	L1							
9	Dog Park Tr.	1								
10	Dog Park	3								
11	Estates N.	1.8	L2						Floating algae + sub	Copper/Diquat trial-75gal.
12	Estates S.	1.7	L1						Floating algae + sub	Copper/Diquat trial-50gal.
13	Golf Course	1.5	L2							
14	Golf Course	1.5	L2							
15	Golf Course	4	L2							
16	Golf Course	3.4	L2						Algae	Se Clear (04/19) – 275gal.
17	Golf Course	1.4	L2						Algae	
18	Golf Course	2	L2						Algae	Se Clear (04/18) – 125gal.
19	Golf Course	5.3	L2						Algae	
20	Golf Course	3.5								
21	Golf Course	2.3	L2						Algae	Se Clear (04/17) – 25gal.
22	Golf Course	3.2	L3							
23	Golf Course	2	L3							
24	Golf Course	2	L3							
25	Golf Course	0.5	L1							
26	Golf Course	0.7								
27	Golf Course	0.7								
28	Golf Course	1.3								
29	Golf Course	1.2	L2						Algae	Se Clear (04/16) – 25gal.
30	Golf Course	2.3								
31	Golf Course	1.1								
32	Golf Course	2								
33	W. Lake	1.3	L2			L2				
34	W. Lake	0							Future pond, not active	
35	W. Lake	0							Future pond, not active	
36	N. Lake	0							Future pond, not active	
37	E. Lake	3							No treatment required	New pond
38	E. Lake	0.5							No treatment required	New pond
39	S. Lake	3.3							No treatment required	New pond
40	S. Lake	1.4							No treatment required	New pond
41	S. Lake	2.3							No treatment required	New pond
42	S. Lake	5.2							No treatment required	New pond
43	Waterside	3							No treatment required	New pond
44	DOT	6								
45	DOT	3.6								
46	DOT	2	L3				L2		Spatterdock + Algae	Se Clear (04/16) – 150gal.
47	Maintenance	0.4								
TOTAL ACRES		102.3	Total size (in acres) of all ponds combined							
AVG. TREATED ACRES		20.46	Average treated pond area is roughly 20%							

Additional Notes:

**6C.v.**

Florida Site & Seed, Inc

2755 Zuni Road  
FL 34771

# Estimate

Date	Estimate #
5/3/2017	1071

Name / Address
Harmony Butterfly Drive Sidewalk

			Project
Description	Qty	Rate	Total
Survey	1	1,800.00	1,800.00
Mobilization	1	400.00	400.00
4' Walk 4" thick and three Bench Pads SF	6,195	3.65	22,611.75
Strip and remove From Site SY	1,032	3.25	3,354.00
Finish Grade Around Sidewalk for Sod	1	1,250.00	1,250.00
Bahia Sod SF	4,650	0.35	1,627.50
1.5" Irrigation Line w/Bubblers SF	1,530	3.76	5,752.80
Notes:			
Irrigation is priced to connect to existing control valve and timer at west end of job.			
No electrical work or valves included			
No Asbuilts included			
Will need a CAD file of project if awarded to be able to lay out			
Sidewalk is to be 3000 PSI, no fiber or reinforcement			
Harmony to be responsible for relocating any irrigation in the way or damaged irrigation			
No wet taps included for irrigation, connect to existing service			
Thank you for the opportunity to bid!		<b>Total</b>	\$36,796.05

**6C.vi.**



**All Prices Include Shipping!!!**  
Click here for more details

eau 510M Outdoor Stationary Gray Table Tennis Table

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## Cornilleau 510M Outdoor Stationary Gray Table Tennis Table



The Cornilleau 510M Outdoor is an extremely sturdy stationary table for heavy-duty use by parks, resorts, prisons, camps, and the discriminating homeowner. The table can be bolted to the ground to prevent tampering. It features the same quality and material used in all Cornilleau tables including galvanized steel to provide many years of trouble-free play. In addition, the Cornilleau 510M Outdoor stationary table features:

17%

Playing Surface: 7mm resin laminate top provides a hard, dense playing surface which meets ITTF bounce standards  
Frame: 2 1/4" structural galvanized steel frame to support the playing surface  
Patented MATTOP® finish provides an anti-glare finish and proper ball adherence  
Permanent tamper-proof steel net (Conversion to traditional net available call 800-869-5248 for details)

Table Weight: 169 lbs  
10 years warranty on materials and workmanship  
This table requires assembly  
Made in France

### Details

SKU	125617
Manufacturer	Cornilleau
UPC	3222761256176

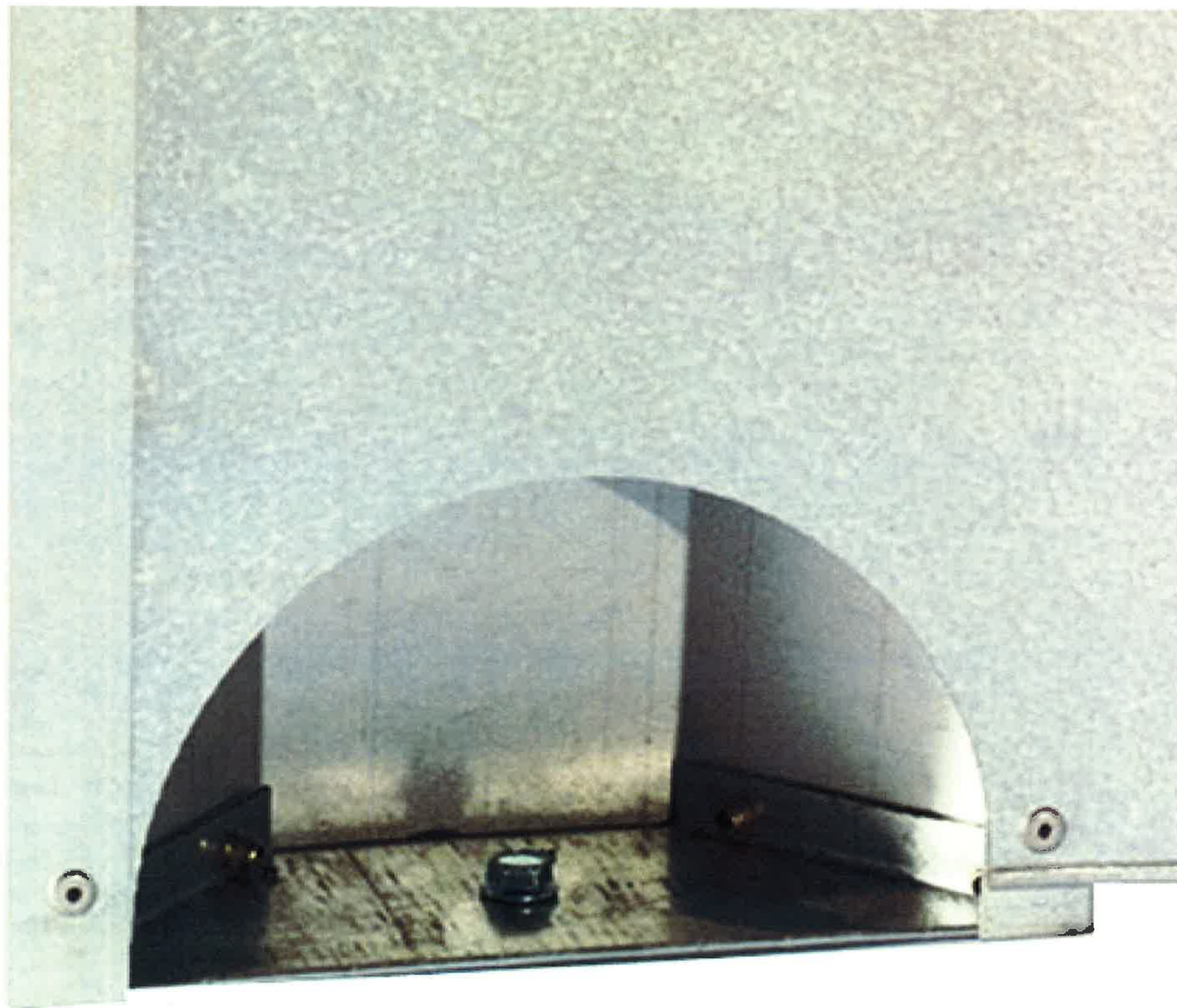
Market price:	\$2039.99
<b>Our price:</b>	<b>\$1699.99</b>

### Options

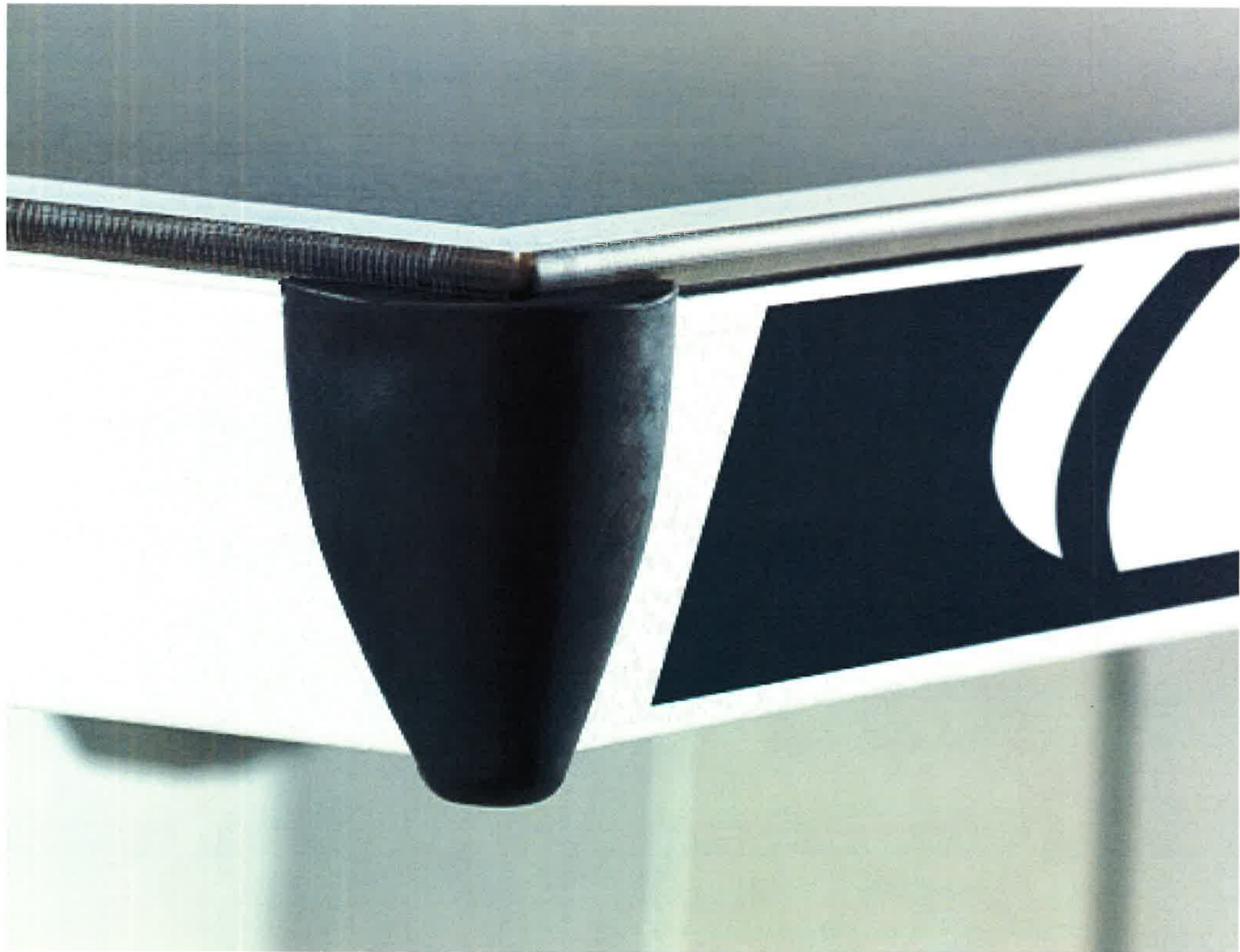
Quantity

1

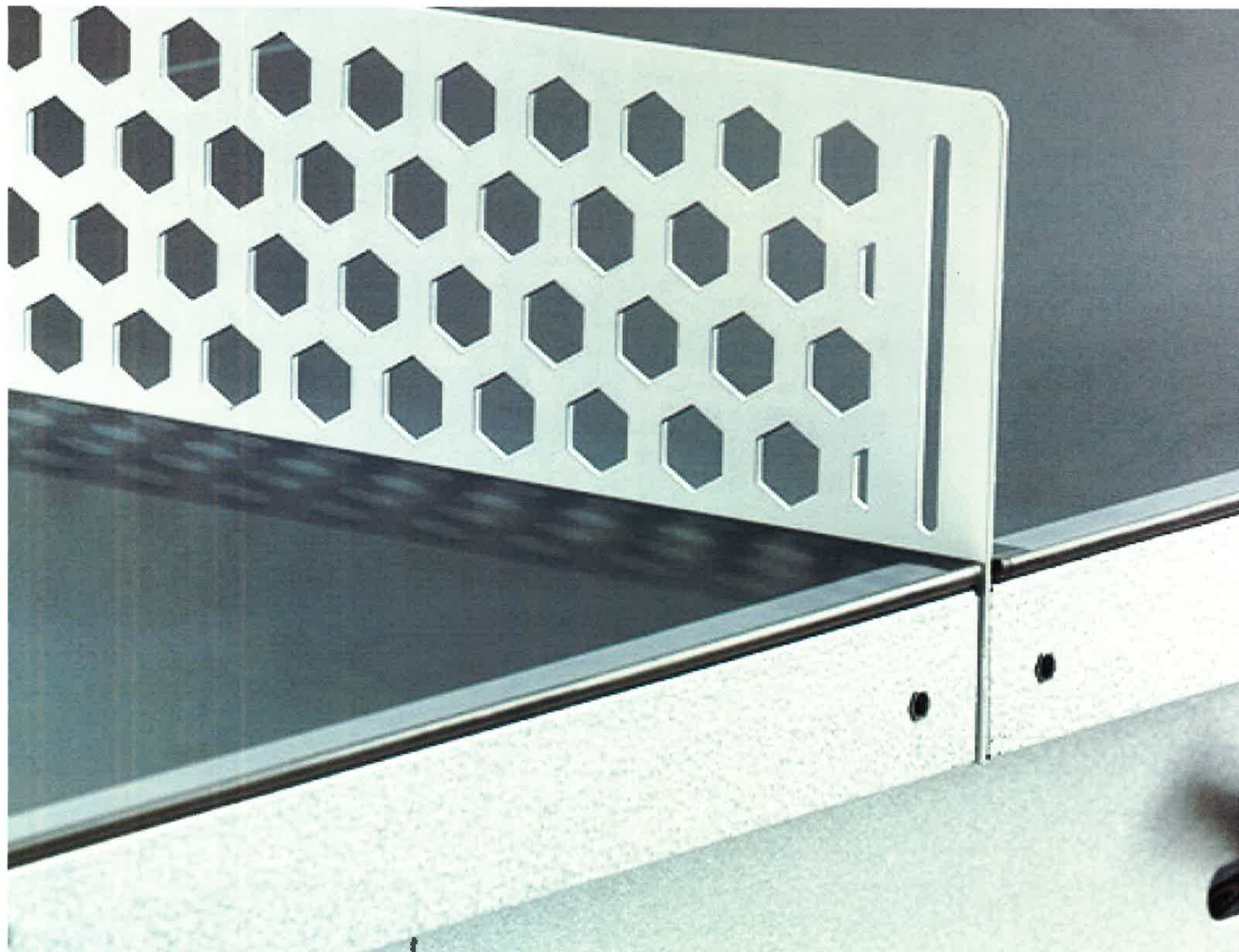
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## **Seventh Order of Business**

**7A.**

## MEMORANDUM



**TO:** Board of Supervisors  
**FROM:** Tiziana Cessna, District Accountant  
**CC:** Gary Moyer, District Manager / Stephen Bloom, Finance Director  
**DATE:** May 8, 2017  
**SUBJECT:** April Financial Report

---

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

### **General Fund**

- Total Revenue through April was approximately 102% of the YTD budget due to Neighborhood O-1 prorated interest till October 1st.
  - ▶ Miscellaneous revenue includes TOHO refund and iPhone upgrade reimbursement.
  - ▶ Non Ad Valorem Assessments Tax Collector collections are at 98% compared to 97% last year at the same time.
  - ▶ Non Ad Valorem Assessments CDD collected are collected in monthly installments. As of April, the collection were at 66% of the YTD budget. Over budget due to prorated interest for Lot 105 H1 and 67 lots for O-1.
- Total Expenditures through April were at a favorable 86% of the YTD budget.
  - ▶ Administrative
    - ProfServ-Engineering includes Butterfly Park sidewalk matter.
  - ▶ Utilities
    - Utility - Water & Sewer - Usage compared to last year has an increase of approximately 200% due to draught.
  - ▶ Operation & Maintenance
    - R&M-Pond represents seclear algaecide turf for pond.
    - R&M-Vehicles includes a body repair for GMC truck.
    - R&M-Equipment Boats includes a repair to suntracker motor.

### **Debt Service Series 2014**

- Total Revenue through April were at a favorable 99% of the year-to-date budget.
  - ▶ Non Ad Valorem Assessments Tax Collector collections are at 98% compared to 97% last year at the same time.
  - ▶ Non Ad Valorem Assessments CDD collected as at 102% of the annual budget. Over budget due to prorated interest for Lot 105 H1.



**Debt Service Series 2015**

- Total Revenue through April were at 102% of the year-to-date budget due to prorated interest for 67 lots for Neighborhood O-1.
  - ▶ Non Ad Valorem Assessments Tax Collector collections are at 98% compared to 97% last year at the same time.
  - ▶ Non Ad Valorem Assessments CDD collected as at 104% of the annual budget. Over budget due to prorated interest for Neighborhood O.

**HARMONY**  
**Community Development District**

*Financial Report*

*April 30, 2017*

**Prepared by**



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**Harmony  
Community Development District**

**Financial Statements**

**(Unaudited)**

**April 30, 2017**

## Balance Sheet

April 30, 2017

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2014 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	SERIES 2015 CAPITAL PROJECTS FUND	TOTAL
<b>ASSETS</b>					
Cash - Checking Account	\$ 640,263	\$ -	\$ -	\$ -	\$ 640,263
Acct Receivable-Returned Items	60	-	-	-	60
Assessments Receivable	47,664	-	-	-	47,664
Investments:					
Certificates of Deposit - 12 Months	101,615	-	-	-	101,615
Money Market Account	854,729	-	-	-	854,729
Construction Fund	-	-	-	29,549	29,549
Interest Account	-	-	27,607	-	27,607
Reserve Fund	-	604,410	340,000	-	944,410
Revenue Fund	-	1,352,721	793,589	-	2,146,310
<b>TOTAL ASSETS</b>	<b>\$ 1,644,331</b>	<b>\$ 1,957,131</b>	<b>\$ 1,161,196</b>	<b>\$ 29,549</b>	<b>\$ 4,792,207</b>
<b>LIABILITIES</b>					
Accounts Payable	\$ 70,973	\$ -	\$ -	\$ -	\$ 70,973
Accrued Expenses	32,863	-	-	-	32,863
Accrued Taxes Payable	122	-	-	-	122
Deferred Revenue	1,750	2,147	-	-	3,897
<b>TOTAL LIABILITIES</b>	<b>105,708</b>	<b>2,147</b>	<b>-</b>	<b>-</b>	<b>107,855</b>
<b>FUND BALANCES</b>					
<b>Restricted for:</b>					
Debt Service	-	1,954,984	1,161,196	-	3,116,180
Capital Projects	-	-	-	29,549	29,549
<b>Assigned to:</b>					
Operating Reserves	250,000	-	-	-	250,000
Reserves-Renewal & Replacement	99,188	-	-	-	99,188
Reserves - Self Insurance	50,000	-	-	-	50,000
Reserves - Sidewalks & Alleyways	165,000	-	-	-	165,000
<b>Unassigned:</b>	974,435	-	-	-	974,435
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,538,623</b>	<b>\$ 1,954,984</b>	<b>\$ 1,161,196</b>	<b>\$ 29,549</b>	<b>\$ 4,684,352</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,644,331</b>	<b>\$ 1,957,131</b>	<b>\$ 1,161,196</b>	<b>\$ 29,549</b>	<b>\$ 4,792,207</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2017

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 2,500	\$ 1,458	\$ 2,354	\$ 896
Interest - Tax Collector	-	-	68	68
Special Assmnts- Tax Collector	1,252,768	1,252,768	1,223,460	(29,308)
Special Assmnts- CDD Collected	672,447	392,260	444,250	51,990
Special Assmnts- Discounts	(50,111)	(50,111)	(35,464)	14,647
Other Miscellaneous Revenues	-	-	2,583	2,583
Access Cards	1,200	700	540	(160)
Facility Revenue	-	-	370	370
Facility Membership Fee	4,000	2,750	1,200	(1,550)
<b>TOTAL REVENUES</b>	<b>1,882,804</b>	<b>1,599,825</b>	<b>1,639,361</b>	<b>39,536</b>

**EXPENDITURES****Administration**

P/R-Board of Supervisors	11,200	5,600	5,400	200
FICA Taxes	857	429	413	16
ProfServ-Arbitrage Rebate	1,200	-	-	-
ProfServ-Dissemination Agent	1,500	1,500	1,500	-
ProfServ-Engineering	8,000	4,667	6,565	(1,898)
ProfServ-Legal Services	40,000	23,333	10,027	13,306
ProfServ-Mgmt Consulting Serv	55,984	32,657	32,657	-
ProfServ-Property Appraiser	779	779	450	329
ProfServ-Special Assessment	8,822	8,822	8,822	-
ProfServ-Trustee Fees	10,024	-	-	-
Auditing Services	5,100	5,100	4,355	745
Postage and Freight	750	437	403	34
Insurance - General Liability	29,435	29,435	27,726	1,709
Printing and Binding	2,500	1,458	714	744
Legal Advertising	900	525	97	428
Misc-Records Storage	150	87	-	87
Misc-Assessmnt Collection Cost	25,055	25,055	23,760	1,295
Misc-Contingency	2,600	1,517	851	666
Office Supplies	300	175	39	136
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>205,331</b>	<b>141,751</b>	<b>123,954</b>	<b>17,797</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2017

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>Field</u></b>				
ProfServ-Field Management	230,000	134,165	115,064	19,101
<b>Total Field</b>	<b>230,000</b>	<b>134,165</b>	<b>115,064</b>	<b>19,101</b>
<b><u>Landscape Services</u></b>				
Contracts-Mulch	61,981	61,981	46,625	15,356
Contracts - Landscape	395,753	230,856	224,340	6,516
Cntrs-Shrub/Grnd Cover Annual Svc	21,432	10,136	10,136	-
R&M-Irrigation	10,000	5,833	3,401	2,432
R&M-Trees and Trimming	20,000	11,667	-	11,667
Miscellaneous Services	25,000	14,583	55	14,528
<b>Total Landscape Services</b>	<b>534,166</b>	<b>335,056</b>	<b>284,557</b>	<b>50,499</b>
<b><u>Utilities</u></b>				
Electricity - General	32,000	18,667	20,202	(1,535)
Electricity - Streetlighting	90,000	52,500	45,370	7,130
Utility - Water & Sewer	105,000	61,250	88,746	(27,496)
Lease - Street Light	181,187	105,693	90,740	14,953
Cap Outlay - Streetlights	330,000	-	-	-
<b>Total Utilities</b>	<b>738,187</b>	<b>238,110</b>	<b>245,058</b>	<b>(6,948)</b>
<b><u>Operation &amp; Maintenance</u></b>				
Communication - Telephone	3,720	2,170	2,148	22
Utility - Refuse Removal	3,000	1,750	1,957	(207)
R&M-Ponds	10,000	5,833	7,385	(1,552)
R&M-Pools	20,000	11,667	6,215	5,452
R&M-Roads & Alleyways	65,000	37,917	282	37,635
R&M-Sidewalks	5,000	2,917	714	2,203
R&M-Vehicles	5,000	2,917	4,701	(1,784)
R&M-Equipment Boats	7,500	4,375	5,380	(1,005)
R&M-Parks & Facilities	37,000	21,583	13,732	7,851
Miscellaneous Services	2,400	1,400	875	525
Misc-Access Cards&Equipment	2,500	1,458	-	1,458
Misc-Contingency	8,000	4,667	3,085	1,582
Misc-Security Enhancements	2,500	1,458	1,361	97
Op Supplies - Fuel, Oil	3,500	2,042	1,357	685
<b>Total Operation &amp; Maintenance</b>	<b>175,120</b>	<b>102,154</b>	<b>49,192</b>	<b>52,962</b>
<b>TOTAL EXPENDITURES</b>	<b>1,882,804</b>	<b>951,236</b>	<b>817,825</b>	<b>133,411</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2017

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Excess (deficiency) of revenues				
Over (under) expenditures	-	648,589	821,536	172,947
Net change in fund balance	\$ -	\$ 648,589	\$ 821,536	\$ 172,947
<b>FUND BALANCE, BEGINNING (OCT 1, 2016)</b>	<b>717,087</b>	<b>717,087</b>	<b>717,087</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 717,087</b>	<b>\$ 1,365,676</b>	<b>\$ 1,538,623</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2017

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 1,000	\$ 583	\$ 906	\$ 323
Special Assmnts- Tax Collector	1,176,227	1,176,227	1,143,433	(32,794)
Special Assmnts- CDD Collected	86,844	86,844	88,991	2,147
Special Assmnts- Discounts	(47,049)	(47,049)	(33,144)	13,905
<b>TOTAL REVENUES</b>	<b>1,217,022</b>	<b>1,216,605</b>	<b>1,200,186</b>	<b>(16,419)</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessmnt Collection Cost	23,525	23,525	22,206	1,319
<b>Total Administration</b>	<b>23,525</b>	<b>23,525</b>	<b>22,206</b>	<b>1,319</b>
<b>Debt Service</b>				
Principal Debt Retirement	535,000	-	-	-
Principal Prepayments	-	-	40,000	(40,000)
Interest Expense	662,125	331,062	331,063	(1)
<b>Total Debt Service</b>	<b>1,197,125</b>	<b>331,062</b>	<b>371,063</b>	<b>(40,001)</b>
<b>TOTAL EXPENDITURES</b>	<b>1,220,650</b>	<b>354,587</b>	<b>393,269</b>	<b>(38,682)</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(3,628)	862,018	806,917	(55,101)
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	(3,628)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(3,628)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (3,628)	\$ 862,018	\$ 806,917	\$ (55,101)
<b>FUND BALANCE, BEGINNING (OCT 1, 2016)</b>	<b>1,148,067</b>	<b>1,148,067</b>	<b>1,148,067</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,144,439</b>	<b>\$ 2,010,085</b>	<b>\$ 1,954,984</b>	

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2017

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 300	\$ 175	\$ 372	\$ 197
Special Assmnts- Tax Collector	360,345	360,345	352,407	(7,938)
Special Assmnts- CDD Collected	725,220	725,220	752,325	27,105
Special Assmnts- Discounts	(14,414)	(14,414)	(10,215)	4,199
<b>TOTAL REVENUES</b>	<b>1,071,451</b>	<b>1,071,326</b>	<b>1,094,889</b>	<b>23,563</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessmnt Collection Cost	7,207	7,207	6,844	363
<b>Total Administration</b>	<b>7,207</b>	<b>7,207</b>	<b>6,844</b>	<b>363</b>
<b>Debt Service</b>				
Principal Debt Retirement	410,000	-	-	-
Interest Expense	648,481	324,240	324,241	(1)
<b>Total Debt Service</b>	<b>1,058,481</b>	<b>324,240</b>	<b>324,241</b>	<b>(1)</b>
<b>TOTAL EXPENDITURES</b>	<b>1,065,688</b>	<b>331,447</b>	<b>331,085</b>	<b>362</b>
Excess (deficiency) of revenues				
Over (under) expenditures	5,763	739,879	763,804	23,925
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	5,763	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>5,763</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 5,763	\$ 739,879	\$ 763,804	\$ 23,925
<b>FUND BALANCE, BEGINNING (OCT 1, 2016)</b>	<b>397,392</b>	<b>397,392</b>	<b>397,392</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 403,155</b>	<b>\$ 1,137,271</b>	<b>\$ 1,161,196</b>	

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2017

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ -	\$ 34	\$ 34
<b>TOTAL REVENUES</b>	<b>-</b>	<b>-</b>	<b>34</b>	<b>34</b>
<b>EXPENDITURES</b>				
<b>Construction In Progress</b>				
Construction in Progress	-	-	34,000	(34,000)
<b>Total Construction In Progress</b>	<b>-</b>	<b>-</b>	<b>34,000</b>	<b>(34,000)</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>34,000</b>	<b>(34,000)</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	(33,966)	(33,966)
Net change in fund balance	\$ -	\$ -	\$ (33,966)	\$ (33,966)
<b>FUND BALANCE, BEGINNING (OCT 1, 2016)</b>	<b>-</b>	<b>-</b>	<b>63,515</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 29,549</b>	



**Harmony**  
**Community Development District**

Supporting Schedules

April 30, 2017

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

					Allocation by Fund		
Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	General Fund	Series 2014 Debt Service Fund	Series 2015 Debt Service Fund
<b>ASSESSMENTS LEVIED FY 2017</b>					(1)	(1)	
					\$ 1,251,018	\$ 1,169,188	\$ 360,345
Allocation %					44.99%	42.05%	12.96%
11/25/16	\$ 137,248	\$ 5,835	\$ 2,801	\$ 145,885	\$ 65,636	\$ 61,343	\$ 18,906
11/29/16	3,366	146	69	3,581	1,611	1,506	464
12/06/16	1,365,406	58,053	27,865	1,451,324	652,976	610,264	188,084
12/20/16	70,229	2,811	1,433	74,474	33,507	31,315	9,651
01/10/17	1,289	41	26	1,355	610	570	176
01/10/17	306,431	9,671	6,254	322,355	145,033	135,547	41,776
02/08/17	94,036	2,054	1,919	98,010	44,096	41,212	12,702
03/08/17	20,628	213	421	21,262	9,566	8,940	2,755
04/07/17	585,673	-	11,953	597,625	268,882	251,294	77,449
04/07/17	3,362	-	69	3,430	1,543	1,442	445
<b>TOTAL</b>	<b>\$ 2,587,668</b>	<b>\$ 78,823</b>	<b>\$ 52,810</b>	<b>\$ 2,719,301</b>	<b>\$ 1,223,460</b>	<b>\$ 1,143,433</b>	<b>\$ 352,407</b>
Collected in %					98%	98%	98%
<b>TOTAL OUTSTANDING</b>					<b>\$ 61,250</b>	<b>\$ 27,557</b>	<b>\$ 7,937.68</b>

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

**HARMONY**

Community Development District

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

		Net Amount Amount Received	Allocation by Fund		
Date Received			General Fund	Series 2014 Debt Service Fund	Series 2015 Debt Service Fund
<b>ASSESSMENTS LEVIED FY 2017</b>		\$ 1,523,886	\$ 682,570	\$ 88,991	\$ 752,325
Allocation %		100%	45%	6%	49%
10/31/16	O&M October	\$ 56,037	\$ 56,037	\$ -	\$ -
10/01/16	Lennar Homes-Lot 105-H1	3,897	1,750	2,147	-
11/01/16	Debt Service 1st installment	324,826	-	34,738	290,088
11/30/16	O&M November	53,538	53,538	-	-
12/31/16	O&M December	56,337	56,337	-	-
11/30/16	Neighborhood I	2,200	2,200	-	-
01/18/17	Neighborhood O-1 Interest Dec 16 - Sept 17	83,732	83,732	-	-
01/31/17	O&M January	47,664	47,664	-	-
01/27/17	Neighborhood O-1 Interest May 17 - Oct 17	27,106	-	-	27,106
01/27/17	Neighborhood O-1 Interest Nov 16 - April 17	72,493	-	-	72,493
02/28/17	O&M February	47,664	47,664	-	-
03/31/17	O&M March	47,664	47,664	-	-
04/30/17	O&M April	47,664	47,664	-	-
04/25/17	Debt Service 2nd installment	414,745	-	52,107	362,639
<b>TOTAL</b>		<b>\$ 1,285,567</b>	<b>\$ 444,250</b>	<b>\$ 88,991</b>	<b>\$ 752,325</b>
<b>% COLLECTED</b>		<b>84%</b>	<b>65%</b>	<b>100%</b>	<b>100%</b>
<b>TOTAL OUTSTANDING</b>		<b>\$ 238,319</b>	<b>\$ 238,320</b>	<b>\$ -</b>	<b>\$ -</b>

**Cash and Investment Report**  
*April 30, 2017*

**General Fund**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account- Operating	CenterState Bank	Interest Bearing Account	n/a	0.05%	\$630,953
Checking Account	CenterState Bank	Business Checking Account	n/a	0.05%	\$9,310
				<b>Subtotal</b>	<b>\$640,263</b>
Certificate of Deposit	BankUnited	12 month CD	2/10/2018	1.015%	\$101,615
Money Market Account	CenterState Bank	Money Market Account	n/a	0.10%	\$8,992
Money Market Account	Stonegate Bank	Money Market Account	n/a	0.40%	\$355,987
Money Market Account	BankUnited	Money Market Account	n/a	0.77%	\$489,750
				<b>Subtotal</b>	<b>\$854,729</b>

**Debt Service and Capital Projects Funds**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2014 Reserve Fund	US Bank	US Bank Governmental Obligation Fund	n/a	0.05%	\$604,410
Series 2014 Revenue Fund	US Bank	US Bank Governmental Obligation Fund	n/a	0.05%	\$1,352,721
Series 2015 Interest Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.05%	\$27,607
Series 2015 Reserve Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.05%	\$340,000
Series 2015 Revenue Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.05%	\$793,589
Series 2015 Construction Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.05%	\$29,549
				<b>Subtotal</b>	<b>\$3,147,875</b>
				<b>Total</b>	<b>\$4,744,481</b>

**Construction Report**  
**Series 2015 Bonds**

**Recap of Capital Project Fund Activity Through April 30, 2017**

<b>Source of Funds:</b>	<b>Amount</b>
Opening Balance in Construction Account	\$ 200,000
Opening Balance in Cost of Issuance account	145,130
Interest Earned	
Construction Account	\$ 145
Cost of Issuance Account	4
Transferred to Revenue Account (includes balance of Cost of Issuance)	(1,905)
	<u>\$ (1,756)</u>
 <b>Total Source of Funds:</b>	 <b><u>\$ 343,374</u></b>
 <b>Use of Funds:</b>	
Disbursements:	
Cost of Issuance	\$ 143,229
Streetlights Buy Down	100,000
Capital Outlay - Vehicle	15,240
Improvement - Park	55,355
<b>Total Use of Funds:</b>	<b><u>\$ 313,824</u></b>
 <b>Available Balance in Construction Account at April 30, 2017</b>	 <b><u>\$ 29,549</u></b>

**7B.**

## Invoice Approval Report # 205

May 15, 2017

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
ADVANCED MARINE SERVICES	87949	R	\$ 51.00
	86731	R	\$ 285.98
	87142	R	\$ 261.98
	Vendor Total		\$ 598.96
AMERITAS LIFE INSURANCE CORP.	2017-04-14	R	\$ 182.36
		Vendor Total	\$ 182.36
A-Z BACKFLOW INC.	17-305	R	\$ 300.00
		Vendor Total	\$ 300.00
BOYD CIVIL ENGINEERING	1539	A	\$ 639.59
		Vendor Total	\$ 639.59
BRIGHT HOUSE NETWORKS	028483501042317	R	\$ 54.25
	028483401050117	R	\$ 109.29
	Vendor Total		\$ 163.54
BROWARD COUNTY TAX COLLECTOR	2017	R	\$ 19.60
		Vendor Total	\$ 19.60
CYNTHIA PHELAN	042117	R	\$ 10.00
		Vendor Total	\$ 10.00
DAVEY TREE EXPERT COMPANY	911102226	R	\$ 5,068.00
	911202503	R	\$ 31,194.33
	911201735	R	\$ 1,168.00
	911201734	R	\$ 1,308.00
	910943030	R	\$ 6,000.00
	910893133	R	\$ 5,068.00
	910885603	R	\$ 6,000.00
	Vendor Total		\$ 55,806.33
FEDEX	5-766-16890	R	\$ 11.35
	5-773-44418	R	\$ 19.63
	5-781-55807	R	\$ 34.32
	Vendor Total		\$ 65.30
FLORIDA BLUE	72768570	R	\$ 1,811.00
		Vendor Total	\$ 1,811.00
FLORIDA RESOURCE MGT LLC-ACH	45316	R	\$ 6,824.44
	45776	R	\$ 6,599.29
	46225	R	\$ 144.26
	46241	R	\$ 6,197.65
	Vendor Total		\$ 19,765.64

## Invoice Approval Report # 205

May 15, 2017

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
HOWARD FERTILIZER & CHEMICAL CO., INC.	CIN-000079089	R	\$ 750.00
	CIN-000080508	R	\$ 997.50
	Vendor Total		\$ 1,747.50
KINCAID INC	1516	R	\$ 125.00
	Vendor Total		\$ 125.00
NORTH SOUTH SUPPLY, INC.	3094800	R	\$ 182.72
	3098461	R	\$ 397.20
	3099618	R	\$ 75.63
	Vendor Total		\$ 655.55
ORLANDO UTILITIES COMMISSION-ACH	MARCH-17	R	\$ 22,476.05
	Vendor Total		\$ 22,476.05
POOLSURE	101295568123	R	\$ 337.50
	101295568302	R	\$ 60.00
	Vendor Total		\$ 397.50
POOLWORKS	117536	R	\$ 397.00
	Vendor Total		\$ 397.00
PROPET DISTRIBUTORS INC.	116400	R	\$ 1,680.00
	Vendor Total		\$ 1,680.00
SPRINT SOLUTIONS, INC.	244553043-045	R	\$ 192.73
	Vendor Total		\$ 192.73
SSPS INC.	71796	R	\$ 367.71
	Vendor Total		\$ 367.71
TOHO WATER AUTHORITY-ACH	58389-040117	R	\$ 1,731.23
	8389. 040117	R	\$ 129.03
	April-17 3400	R	\$ 2,017.31
	APRIL-17	R	\$ 26,591.26
	Vendor Total		\$ 30,468.83
WASTE CONNECTIONS OF FLORIDA	001084573	R	\$ 309.36
	Vendor Total		\$ 309.36
YOUNG QUALLS, P.A.	15136	A	\$ 2,042.50
	Vendor Total		\$ 2,042.50
Total			\$ 140,222.05
Total Invoices			\$ 140,222.05



**HARMONY**  
**Community Development District**

[Check Register](#)

[April 1 - April 30, 2017](#)

# HARMONY COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Bank Account

For the Period from 4/1/17 to 4/30/17

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CENTERSTATE BANK - GF - (ACCT# XXXXX2933)</b>									
Check	54449	04/07/17	Vendor	BRIGHT HOUSE NETWORKS	028483501032317	0050284835-01 3/28-4/27	Misc-Security Enhancements	001-549911-53910	\$54.25
Check	54449	04/07/17	Vendor	BRIGHT HOUSE NETWORKS	028483401040117	0050284834-01 04/06-05/05	Misc-Security Enhancements	001-549911-53910	\$109.29
Check	54450	04/07/17	Vendor	FEDEX	5-751-87486	SVCS THRU 3/28/17	Postage and Freight	001-541006-51301	\$11.41
Check	54451	04/07/17	Vendor	FLORIDA BLUE	72720593	#B7539 THRU APRIL 2017	ProfServ-Field Management	001-531016-53901	\$1,228.35
Check	54452	04/07/17	Vendor	NORTH SOUTH SUPPLY, INC.	3091405	IRRIGATION SUPPLIES	R&M-Irrigation	001-546041-53902	\$264.61
Check	54453	04/07/17	Vendor	POOLWORKS	117226	REPAIR ASHLEY PARK POOL	R&M-Pools	001-546074-53910	\$550.50
Check	54454	04/07/17	Vendor	SPRINT SOLUTIONS, INC.	244553043-044	244553043 2/26-3/25/17	IPHONE SS GRAY 32GB SGL REIMBURSEMENT	001-549900-53910	(\$188.79)
Check	54454	04/07/17	Vendor	SPRINT SOLUTIONS, INC.	244553043-044	244553043 2/26-3/25/17	Communication - Telephone	001-541003-53910	\$310.16
Check	54455	04/07/17	Vendor	TEM SYSTEMS, INC.	15368	SRVC CALL TO REPAIR TCP/IP	Misc-Security Enhancements	001-549911-53910	\$203.50
Check	54456	04/11/17	Vendor	DAVEY TREE EXPERT COMPANY	911076386	MNTHLY MAINT NGHBD I - 1/17	NEIGHBORHOOD I	001-534171-53902	\$1,168.00
Check	54456	04/11/17	Vendor	DAVEY TREE EXPERT COMPANY	911076387	MNTHLY MAINT NGHBRD I - FEB	Cntrs-Landscape/Irrigation Maint	001-534171-53902	\$1,168.00
Check	54456	04/11/17	Vendor	DAVEY TREE EXPERT COMPANY	911074301	MNTHLY MAINT NEIGH I - 3/17	NEIGHBORHOOD I	001-534171-53902	\$1,168.00
Check	54456	04/11/17	Vendor	DAVEY TREE EXPERT COMPANY	911080089	MNTHLY MNT APRIL - NGHBOOD O	Cntrs-Landscape/Irrigation Maint	001-534171-53902	\$1,308.00
Check	54456	04/11/17	Vendor	DAVEY TREE EXPERT COMPANY	911080104	MNTHLY MNT APRIL NGHBOOD I	Cntrs-Landscape/Irrigation Maint	001-534171-53902	\$1,168.00
Check	54456	04/11/17	Vendor	DAVEY TREE EXPERT COMPANY	911086611	MNTHLY MAINT APRIL	Cntrs-Landscape/Irrigation Maint	001-534171-53902	\$31,194.33
Check	54457	04/11/17	Vendor	FEDEX	5-758-75232	SVCS THRU 4/4/17	Postage and Freight	001-541006-51301	\$22.49
Check	54458	04/11/17	Vendor	HOWARD FERTILIZER & CHEMICAL CO., INC.	CIN-000065333	SECLEAR G	R&M-Ponds	001-546073-53910	\$1,675.00
Check	54459	04/11/17	Vendor	KINCAID INC	1439	APRIL HOLDING TANK	Miscellaneous Services	001-549001-53910	\$125.00
Check	54460	04/11/17	Vendor	NORTH SOUTH SUPPLY, INC.	3087778	IRRIGATION SUPPLIES	R&M-Irrigation	001-546041-53902	\$32.95
Check	54461	04/11/17	Vendor	RENTAL WORLD OF ST CLOUD	76964	SUBMERSIBLE PUMP	R&M-Pools	001-546074-53910	\$25.00
Check	54462	04/11/17	Vendor	WASTE CONNECTIONS OF FLORIDA	0001079146	WASTE 4/1 - 4/30/17	Utility - Refuse Removal	001-543020-53910	\$280.82
Check	54463	04/11/17	Vendor	HARMONY CDD C/O U.S. BANK	RMONY-031717	Transfer Tax Coll. Series 2014	Due to other Funds	131000	\$8,673.80
Check	54464	04/11/17	Vendor	HARMONY CDD C/O U.S. BANK	70417 9001	TRNSFR TAX COLLECT SERIES 2014	Due to other Funds	131000	\$247,681.89
Check	54465	04/11/17	Vendor	HARMONY CDD C/O U.S. BANK	170317 7001	TRNFR TAX COLLECT SERIES 2015	Due to other Funds	131000	\$76,335.76
Check	54466	04/20/17	Vendor	A-Z BACKFLOW INC.	17-305	ANNUAL BACKFLOW PREV. TEST	Misc-Contingency	001-549900-53902	\$300.00
Check	54467	04/20/17	Vendor	FEDEX	5-766-16890	SVCS THRU 4/11/17	Postage and Freight	001-541006-51301	\$11.35
Check	54468	04/20/17	Vendor	NORTH SOUTH SUPPLY, INC.	3094800	IRRIGATION SUPPLIES	R&M-Irrigation	001-546041-53902	\$182.72
Check	54469	04/20/17	Vendor	SSPS INC.	71796	FLAIL-IT REBUILD KIT	R&M-Sidewalks	001-546084-53910	\$367.71
Check	54470	04/28/17	Employee	STEVEN P. BERUBE	PAYROLL	April 28, 2017 Payroll Posting			\$184.70
Check	54471	04/28/17	Employee	RAYMOND D. WALLS, III	PAYROLL	April 28, 2017 Payroll Posting			\$184.70
Check	54472	04/28/17	Employee	DAVID L. FARNSWORTH	PAYROLL	April 28, 2017 Payroll Posting			\$184.70
Check	54473	04/28/17	Employee	WILLIAM BOKUNIC	PAYROLL	April 28, 2017 Payroll Posting			\$184.70
ACH	DD137	04/14/17	Vendor	TOHO WATER AUTHORITY-ACH	MARCH-16	WATER 2/16-3/16/17	Utility - Water & Sewer	001-543021-53903	\$10,374.39
ACH	DD138	04/13/17	Vendor	FLORIDA RESOURCE MGT LLC-ACH	45316	PAYROLL THRU PE 4/9/17	ProfServ-Field Management	001-531016-53901	\$6,824.44
ACH	DD139	04/27/17	Vendor	FLORIDA RESOURCE MGT LLC-ACH	45776	PAYROLL P/E 4/23/17	ProfServ-Field Management	001-531016-53901	\$6,599.29
ACH	DD140	04/24/17	Vendor	TOHO WATER AUTHORITY-ACH	58389-040117	3400 FTHER DR BLK EVN 3/1-4/1	Utility - Water & Sewer	001-543021-53903	\$1,731.23
ACH	DD141	04/24/17	Vendor	TOHO WATER AUTHORITY-ACH	8389. 040117	LATE FEE DEVELOPER IS REIMBURS	Utility - Water & Sewer	001-543021-53903	\$129.03

Account Total **\$401,829.28**

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 4/1/17 to 4/30/17

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
--------------	--------------------	------	---------------	-------	-------------	---------------------	--------------------------	---------------	----------------

Total Amount Paid	\$401,829.28
-------------------	--------------

Total Amount Paid - Breakdown by Fund	
Fund	Amount
General Fund Fund - 001	69,137.83
Series 2014 Debt Service Fund Fund - 203	256,355.69
Series 2015 Debt Service Fund Fund - 204	76,335.76
Total	401,829.28

**HARMONY**  
**Community Development District**

Debit Card invoices

April 1 - April 30, 2017

**HARMONY**

Community Development District

**Monthly Debit Card Purchases****April 30, 2017**

<b>Date</b>	<b>Vendor</b>	<b>Description</b>	<b>Amount</b>
4/3/17	Amazon	Diaphragm Pump Backpack Sprayer	101.69
4/3/17	Bobcat of Orlando	Bobcat of Orlando-Taillight	84.29
4/3/17	Amazon	Indoor/Outdoor Waste Receptacle	295.39
4/3/17	Amazon	South Bend Fishing Landing Net	67.28
4/3/17	Amazon	Chlorine and Liquid pool water Test Kit	53.25
4/3/17	Sunoco	Sunoco Fuel	30.62
4/4/17	Amazon	Folded Towels	94.74
4/5/17	Amazon	Motor Oil	72.63
4/6/17	Amazon	Engine Oil Filter	5.79
4/6/17	Amazon	Jabra Stones Bluetooth Headset	(64.20)
4/7/17	Amazon	Vehicle Car Truck emergency Hazard Warning Flash Light	33.66
4/10/17	Amazon	Lotion Skin cleanser	49.08
4/10/17	Sunoco	Sunoco Fuel	34.87
4/10/17	Harmony Town Square Market	Harmony Town Square Market- water for staff	22.74
4/10/17	iTunes	iTunes-50 GB Storage Plan	0.99
4/13/17	Amazon	Drawer Plastic Parts Storage Hardware cabinet	19.06
4/17/17	Amazon	MinnKotea MK 220D On Board	(196.93)
4/17/17	Sunoco	Sunoco Fuel	34.75
4/24/17	Torqueedo Inc Crystal Lake	Torqueedo Inc Crystal Lake-spare propeller/skeg for cruise	159.73
4/24/17	Sunoco	Sunoco Fuel	50.00
4/24/17	Sunoco	Sunoco Fuel	34.61
4/24/17	UPS	Return defective Item	10.21
4/26/17	Amazon	Trash Can Liner	79.86
4/28/17	Amazon	Throttle Cable	44.61
4/28/17	Amazon	Paper letter size	34.02
<b>Total</b>			<b>1,152.74</b>

**G/L Coding**

R&M - Parks & Facilities	546225.53910.5000	594.42
R&M - Pools	546074.53910.5000	53.25
R&M - Vehicle	546104.53910.5000	290.06
R&M - Contingency	549900.53910.5000	(29.19)
OP Supplies - Fuel, Oil	552030.53910.5000	184.85
R&M-Road&Alleyways	546081.53910.5000	-
R&M - Equipment Boats	546223.53910.5000	40.29
R&M-Pond	546073.53910.5000	-
R&M - Irrigation	546041.53902.5000	\$ 19.06
		<u><u>1,152.74</u></u>

**Final Details for Order #111-3859757-8332204**[Print this page for your records.](#)**Order Placed:** April 3, 2017**Amazon.com order number:** 111-3859757-8332204**Order Total:** \$101.69**Shipped on April 3, 2017****Items Ordered**

1 of: *Solo 475-B Professional Diaphragm Pump Backpack Sprayer, 4-Gallon* \$101.69  
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: \$101.69  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$101.69  
Sales Tax: \$0.00  
-----

**Total for This Shipment: \$101.69**  
-----**Shipping Speed:**

Two-Day Shipping

**Payment information****Payment Method:**

Debit Card | Last digits: [REDACTED]

Item(s) Subtotal: \$101.69  
Shipping & Handling: \$0.00  
-----

**Billing address**

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

Total before tax: \$101.69  
Estimated tax to be collected: \$0.00  
-----

**Grand Total: \$101.69**To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2017, Amazon.com, Inc. or its affiliates*Approved G v/d Snel 05/01/2017*

**PLEASE REMIT TO**

Synergy Equipment  
 Mail Code: 5640  
 P.O. Box 105046  
 Atlanta, GA 30348-5046



# Bobcat® of Orlando

**Bobcat of Orlando**

8151 N Orange Blossom Trail  
 Orlando, FL 32810  
 407-273-7383 • 800-899-7383  
 Fax: 407-658-1071

**Bobcat of Tampa**

813-626-3470 • 800-685-2987

**Bobcat of Miami**

305-362-6632 • 888-544-6615

**Bobcat of Fort Myers**

239-334-4987 • 800-282-5275

Ship To:

HARMONY COMMUNITY  
 DEVELOPMENT DISTRICT  
 3500 HARMONY SQUARE DR W  
 HARMONY, FLORIDA 34773

Invoice To:

HARMONY COMMUNITY  
 DEVELOPMENT DISTRICT  
 210 N UNIVERSITY DR #702  
 CORAL SPRINGS FL 33071

Branch ORLANDO			CNYYYY		
Date 03/30/17	Time 10:52:36 (O)		Page 01		
Account No. HAR415	Phone No.		Invoice No. P86287		
Ship Via		Purchase Order			
Sales Tax License No. CERT 5/2020		Federal Exemption No.			
				Salesperson RS	

**PLEASE VISIT US AT: [www.synergiequip.com](http://www.synergiequip.com)**

ORDER#: 190305

\*\*\* ALL TCM PARTS ARE NON-RETURNABLE \*\*\*

Part#	Description	Bin	ORD	ISS	SHP	B/O	UTTTT	Price	Amount
7016069	TAILLIGHT, LH	SO	1	1	1			69.29	69.29
FRT	SHIP/HANDLING	S/H	1	1	1			15.00	15.00
9784745 XXXXXXXXXXXXX								TOTAL CREDIT CARD	84.29
TOTAL WEIGHT=> .80									

*Approved G v/d Snel 03/30/2017*

*Phone only*  
 HARMONY COMMUNITY

**Important:**

Genuine Bobcat parts installed by a factory authorized Bobcat dealer carry a 6 month factory parts and labor warranty. Labor warranty is not applicable on parts installed by an unauthorized technician, and if installed incorrectly, the parts warranty will also be void.

**\*\* THIS IS YOUR INVOICE. PLEASE PAY WITHIN TERMS. \*\***

**Terms:** Net due 30 days. 1.5% service charge per month after 30 days. Original invoice required for all returns. No return on electrical or special order parts. No return after 30 days. There is a 20% restocking fee on all returned merchandise.

Received By:

Signature

Printed Name

**Final Details for Order #111-0586604-8549036**[Print this page for your records.](#)**Order Placed:** April 3, 2017**Amazon.com order number:** 111-0586604-8549036**Order Total:** \$295.39**Shipped on April 3, 2017****Items Ordered**

1 of: *Safco Products 9485BL Canmeleon Indoor/Outdoor Waste Receptacle, Pentagon, 30-Gallon, Black* **Price** \$78.53  
Sold by: Warehouse Deals, Inc

Condition: Used - Like New

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: \$78.53

Shipping &amp; Handling: \$0.00

Total before tax: \$78.53

Sales Tax: \$0.00

**Total for This Shipment: \$78.53****Shipping Speed:**

Standard Shipping

**Shipped on April 4, 2017****Items Ordered**

1 of: *Safco Products 9485BL Canmeleon Indoor/Outdoor Waste Receptacle, Pentagon, 30-Gallon, Black* **Price** \$108.43  
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: \$108.43

Shipping &amp; Handling: \$0.00

Total before tax: \$108.43

Sales Tax: \$0.00

**Total for This Shipment: \$108.43****Shipping Speed:**

Standard Shipping

**Shipped on April 4, 2017***Approved G v/d Snel 05/01/2017*



**Items Ordered**

1 of: *Safco Products 9485BL Canmeleon Indoor/Outdoor Waste Receptacle, Pentagon, 30-Gallon, Black* \$108.43  
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: \$108.43  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$108.43  
Sales Tax: \$0.00  
-----

**Total for This Shipment: \$108.43**  
-----**Shipping Speed:**

Standard Shipping

**Payment information****Payment Method:**

Debit Card | Last digits: [REDACTED]

Item(s) Subtotal: \$295.39  
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: \$295.39  
Estimated tax to be collected: \$0.00  
-----

**Grand Total: \$295.39**To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2017, Amazon.com, Inc. or its affiliates*Approved G v/d Snel 05/01/2017*

**Final Details for Order #114-1781164-7871437**[Print this page for your records.](#)**Order Placed:** April 3, 2017**Amazon.com order number:** 114-1781164-7871437**Order Total:** \$67.28**Shipped on April 3, 2017****Items Ordered**4 of: *South Bend Fishing Landing Net 18 Handle 24 Deep Net*

Sold by: Amazon.com LLC

**Price**

\$16.82

Condition: New

**Shipping Address:**

Gerhard van der Snel

7360 Five Oaks Dr

Office trailer

HARMONY, FLORIDA 34773-6047

United States

Item(s) Subtotal: \$67.28

Shipping &amp; Handling: \$0.00

-----

Total before tax: \$67.28

Sales Tax: \$0.00

-----

**Total for This Shipment: \$67.28**

-----

**Shipping Speed:**

Two-Day Shipping

**Payment information****Payment Method:**

Debit Card | Last digits: [REDACTED]

Item(s) Subtotal: \$67.28

Shipping &amp; Handling: \$0.00

-----

Total before tax: \$67.28

Estimated tax to be collected: \$0.00

-----

**Grand Total: \$67.28****Billing address**

GERHARD VAN DER SNEL HARMONY CDD

210 N UNIVERSITY DR STE 702

CORAL SPRINGS, FL 33071-7320

United States

**Credit Card transactions**

MasterCard ending in [REDACTED] April 3, 2017: \$67.28

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**Final Details for Order #111-4593513-9080227**[Print this page for your records.](#)**Order Placed:** April 3, 2017**Amazon.com order number:** 111-4593513-9080227**Order Total:** \$53.25**Shipped on April 3, 2017****Items Ordered**

2 of: LAMOTTE COMPANY P-6741-G CHLORINE DPD 1B 30ML

**Price**

\$8.70

Sold by: eSeasonGear ([seller profile](#))

Condition: New

New Fresh Stock! Exp. 01/2018 or later

3 of: LaMotte ColorQ Pro 7 Liquid Pool Water Test Kit pH Reagent - 30 mL

\$11.95

Sold by: eSeasonGear ([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: \$53.25

Shipping &amp; Handling: \$0.00

-----

Total before tax: \$53.25

Sales Tax: \$0.00

-----

**Total for This Shipment: \$53.25**

-----

**Shipping Speed:**

Standard Shipping

**Payment information****Payment Method:**

Debit Card | Last digits: [REDACTED]

Item(s) Subtotal: \$53.25

Shipping &amp; Handling: \$0.00

-----

Total before tax: \$53.25

Estimated tax to be collected: \$0.00

-----

**Grand Total: \$53.25****Billing address**

GERHARD VAN DER SNEL HARMONY CDD

210 N UNIVERSITY DR STE 702

CORAL SPRINGS, FL 33071-7320

United States

**Credit Card transactions**

MasterCard ending in [REDACTED]: April 3, 2017: \$53.25

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Approved G v/d Snel 05/01/2017



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

Trans #: 142270  
Grade: Regular (87)  
Pump Number: 09  
Gallons: 13.553  
Price: \$2.259  
Total Fuel: \$30.62  
Total Sale: \$30.62

Term: JD12417328001

Appr: 015274

Seq#: 064104

MasterCard  
Capture  
XXXXXXXXXXXX

03/31/2017 07:23:50  
-----

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

Enter Store code :  
0067-6718-00  
@ www.tellSunoco.com  
or call  
1-844-TELLSUN

-----  
Thank You For  
Shopping Sunoco  
RED. Code: \_\_\_\_\_

Approved G v/d Snel 03/31/2017



**Final Details for Order #111-3914379-3557006**[Print this page for your records.](#)**Order Placed:** April 3, 2017**Amazon.com order number:** 111-3914379-3557006**Order Total:** \$94.74**Shipped on April 3, 2017****Items Ordered**

3 of: *Boardwalk Green Folded Towels, Multi-Fold, Natural, 9 1/8W x 9 1/2L, 250/Pack, 16/Carton* **Price** \$29.38  
Sold by: Shoplet ([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: \$88.14  
Shipping & Handling: \$0.00

-----  
Total before tax: \$88.14  
Sales Tax: \$6.60  
-----

**Shipping Speed:**  
Standard Shipping

**Total for This Shipment: \$94.74**  
-----**Payment information****Payment Method:**

Debit Card | Last digits: [REDACTED]

Item(s) Subtotal: \$88.14  
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: \$88.14  
Estimated tax to be collected: \$6.60  
-----

**Grand Total: \$94.74****Credit Card transactions**

MasterCard ending in 4354: April 3, 2017: \$94.74

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**Final Details for Order #112-5102299-6620214**[Print this page for your records.](#)**Order Placed:** April 4, 2017**Amazon.com order number:** 112-5102299-6620214**Order Total:** \$78.42**Shipped on April 5, 2017****Items Ordered**1 of: *ACDelco PF63E Professional Engine Oil Filter*  
Sold by: Amazon.com LLC

Condition: New

**Price**

\$5.79

**Shipping Address:**Gerhard van der Snel  
7360 Five Oaks Dr  
Office trailer  
HARMONY, FLORIDA 34773-6047  
United StatesItem(s) Subtotal: \$5.79  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$5.79  
Sales Tax: \$0.00  
-----**Total for This Shipment: \$5.79**  
-----**Shipping Speed:**

Two-Day Shipping

**Shipped on April 5, 2017****Items Ordered**1 of: *Mobil 1 (120762) 10W-30 Motor Oil, 5 Quart, Pack of 3*  
Sold by: Amazon.com LLC

Condition: New

**Price**

\$72.63

**Shipping Address:**Gerhard van der Snel  
7360 Five Oaks Dr  
Office trailer  
HARMONY, FLORIDA 34773-6047  
United StatesItem(s) Subtotal: \$72.63  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$72.63  
Sales Tax: \$0.00  
-----**Total for This Shipment: \$72.63**  
-----**Shipping Speed:**

Two-Day Shipping

**Payment information****Payment Method:**

Debit Card | Last digits: [REDACTED]

Item(s) Subtotal: \$78.42  
Shipping & Handling: \$0.00  
-----**Billing address***Approved G v/d Snel 05/01/2017*



Gerhard van der snel &lt;gerhardharmony@gmail.com&gt;

**Your refund for Jabra STONE3 Bluetooth Headset ...**

1 message

return@amazon.com <return@amazon.com>  
To: gerhardharmony@gmail.com

Thu, Apr 6, 2017 at 9:47 AM

**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](#)

Jabra STONE3 Bluetooth Headset ...

**Refund total: \$64.20\***

Refund will appear on your Master Card in 3-5 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.

*Approved G v/d Snel 05/01/2017*



**Final Details for Order #111-4262627-9353057**[Print this page for your records.](#)**Order Placed:** April 4, 2017**Amazon.com order number:** 111-4262627-9353057**Order Total:** \$33.66**Shipped on April 6, 2017****Items Ordered**

1 of: Lumcrissy Vehicle Car Truck Emergency Hazard Warning 240 LED Mini Bar Strobe Flash Light Car Truck Construction Car Vehicle Safety (Amber&White) \$28.68  
Sold by: Lumcrissy Direct ([seller profile](#))

Condition: New

**Shipping Address:**

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

Item(s) Subtotal: \$28.68  
Shipping & Handling: \$4.98  
-----  
Total before tax: \$33.66  
Sales Tax: \$0.00  
-----

**Shipping Speed:**

Standard Shipping

**Total for This Shipment: \$33.66**  
-----**Payment information****Payment Method:**

Debit Card | Last digits: [REDACTED]

Item(s) Subtotal: \$28.68  
Shipping & Handling: \$4.98  
-----

**Billing address**

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

Total before tax: \$33.66  
Estimated tax to be collected: \$0.00  
-----

**Grand Total: \$33.66****Credit Card transactions**

MasterCard ending in [REDACTED] April 6, 2017: \$33.66

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**Final Details for Order #111-4460676-1183454**[Print this page for your records.](#)**Order Placed:** April 10, 2017**Amazon.com order number:** 111-4460676-1183454**Order Total:** \$49.08**Shipped on April 10, 2017****Items Ordered**1 of: *GOJO 9112-12 Lotion Skin Cleanser, 800 mL Refill (Pack of 12)*

Sold by: Amazon.com LLC

Condition: New

**Price**

\$49.08

**Shipping Address:**

Gerhard van der Snel

7360 Five Oaks Dr

Office trailer

HARMONY, FLORIDA 34773-6047

United States

Item(s) Subtotal: \$49.08

Shipping &amp; Handling: \$0.00

-----

Total before tax: \$49.08

Sales Tax: \$0.00

-----

**Total for This Shipment: \$49.08**

-----

**Shipping Speed:**

Two-Day Shipping

**Payment information****Payment Method:**

Debit Card | Last digits: [REDACTED]

Item(s) Subtotal: \$49.08

Shipping &amp; Handling: \$0.00

-----

Total before tax: \$49.08

Estimated tax to be collected: \$0.00

-----

**Grand Total: \$49.08****Credit Card transactions**

MasterCard ending in [REDACTED] April 10, 2017: \$49.08

To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2017, Amazon.com, Inc. or its affiliates*Approved G v/d Snel 05/01/2017**Ullrich*



**APlus**

0067-6718-00

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

4/7/2017 , 2:08:14 PM

Transaction #: 1436519

Register #: 100

Pay at Pump Sale

Pump12Regular (87)

14.534 Gallons @ \$2.399/Gal \$34.87

Sub. Total: \$34.87

Tax: \$0.00

Total: \$34.87

Discount Total: \$0.00

MasterCard: \$34.87

Change \$0.00

Join Our Loyalty Program And Save

Term: JD12417328001

Appr: 074506

Seq#: 002721

MasterCard

Capture

XXXXXXXXXX

Approved G v/d Snel 04/07/2017

04/07/2017 14:07:57

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](http://www.tellAPlus.com)  
or call 1-845-58APLUS

**Thank You For  
Shopping APlus**

Redemption Code:\_\_\_\_\_

4/7/2017 2:21 PM  
Store 1

Sales Receipt #112009

Customer Copy

**Harmony Town Square Market**

7250 Harmony Square Drive South

Harmony, FL 34773

David Buck - Store Manager

(407) 892-0148

www.facebook.com/townsquaremarket

Cashier:

Item #	Qty	Price	Ext Price
695	6	\$3.79	\$22.74
WATER SILVER SP			
Subtotal			\$22.74
Local Sales Tax			0 % Tax + \$0.00
<b>RECEIPT TOTAL:</b>			<b>\$22.74</b>

Credit Card \$22.74 XXXX [REDACTED]

MasterCard

Reference # 1000053089 Auth=016919

Entry Swiped Merchant # \*\*\*55613

*Approved G v/d Snel 04/07/2017*

Signature \_\_\_\_\_

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



www.HarmonyFL.com



112009



# Receipt

APPLE ID  
[gerhardvandersnel@hotmail.com](mailto:gerhardvandersnel@hotmail.com)

DATE  
Apr 8, 2017

ORDER ID  
**MX48Q4JFSF**

DOCUMENT NO  
**114158322701**

BILLED TO  
MasterCard .... 4354  
Gerhard Van der snel  
210 N University dr  
Suite 702  
Coral Springs, FL 33071-7320  
USA

TOTAL  
**\$0.99**

iCloud



iCloud: 50 GB Storage Plan  
Monthly | May 8, 2017

TYPE

PURCHASED  
FROM

PRICE

iCloud  
Storage

**\$0.99**

Subtotal **\$0.99**

Tax **\$0.00**

TOTAL

**\$0.99**

*Approved G v/d Snel 04/10/2017*

**Final Details for Order #111-7522992-4137806**[Print this page for your records.](#)**Order Placed:** April 13, 2017**Amazon.com order number:** 111-7522992-4137806**Order Total: \$19.06****Shipped on April 15, 2017****Items Ordered**

1 of: *Akro-Mils 10126 26 Drawer Plastic Parts Storage Hardware and Craft Cabinet, 20-Inch by 10-1/4-Inch by 6-3/8-Inch, Black* **Price**  
Sold by: Amazon.com LLC \$19.06

Condition: New

**Shipping Address:**

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

Item(s) Subtotal: \$19.06  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$19.06  
Sales Tax: \$0.00  
-----

**Shipping Speed:**

Two-Day Shipping

**Total for This Shipment: \$19.06**  
-----**Payment information****Payment Method:**

Debit Card | Last digits: [REDACTED]

Item(s) Subtotal: \$19.06  
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: \$19.06  
Estimated tax to be collected: \$0.00  
-----

**Grand Total: \$19.06****Credit Card transactions**

MasterCard ending in [REDACTED] April 15, 2017: \$19.06

To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2017, Amazon.com, Inc. or its affiliates*Approved G v/d Snel 05/01/2017**Gerigatwan*





Gerhard van der snel &lt;gerhardharmony@gmail.com&gt;

**Your refund for MinnKota MK 220D On-Board...**

1 message

return@amazon.com <return@amazon.com>  
To: gerhardharmony@gmail.com

Sat, Apr 15, 2017 at 4:00 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](#)[MinnKota MK 220D On-Board...](#)**Refund total: \$196.93\*\***

Refund will appear on your Master Card in 3-5 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.

*Approved G v/d Snel 05/01/2017*



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

Trans #: 144883  
Grade: Regular (87)  
Pump Number: 12  
Gallons: 14.545  
Price: \$2.389  
Total Fuel: \$34.75  
Total Sale: \$34.75

Term: JD12417328001

Appr: 079144

Seq#: 005926

MasterCard  
Capture  
XXXXXXXXXXXX

04/14/2017 07:24:19

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

Enter Store code :  
0067-6718-00  
@ [www.tellSunoco.com](http://www.tellSunoco.com)  
or call  
1-844-TELLSUN

Thank You For  
Shopping Sunoco  
RED. Code: \_\_\_\_\_

Approved G v/d Snel 04/14/2017



Harmony Community  
Development District  
210 N University Dr  
STE 702  
Coral Springs, FL 33071  
USA

Torqeedo Inc.  
171 Erick Street, Unit A - 1  
Crystal Lake, IL 60014  
U.S.A.

T +1 (815) 444 8806  
F +1 (815) 444 8807

**Shipped to:**  
**Harmony Community**  
**Development District**  
**210 N University Dr**  
**STE 702**  
**Coral Springs, FL 33071**  
**USA**

Customer No. 15714  
Salesperson Patty Luchsinger  
Date 04/13/17  
Buyers contact Gerhard

### Invoice No. IN016906

for order confirmation CO014034  
Your Order No. WS0037702C NOTAX

Pos.	Qty	UOM	Item No.	Cust. Item No.	Description	Unit Price US \$	Amount US \$
1	1	EA	1916-00		Spare propeller v19/p4000	99.99	99.99
2	1	EA	9234-00		Skeg for Cruise	29.99	29.99
3	1				Shipping	20.00	20.00
Total US \$							149.98

*Approved G v/d Snel 05/02/2017*

*Paid. This is the damage connected with Resident Claim*





Torqeedo Inc.  
171 Erick Street, Unit A - 1  
Crystal Lake, IL 60014  
U.S.A.

T +1 (815) 444 8806  
F +1 (815) 444 8807

Payment Terms	Payment with credit card
Shipment Method	DDU with freight charge from TQ
Freight terms	Standard

Please indicate your invoice and customer number at payment.

Post your checks made payable to Torqeedo Inc. to the address above.

For bank transfer please use the following bank details: Fifth Third Bank, ABA 071923909, Account 7234523301.

A Finance charge of 1 1/2% per month (18% annually) will be added to balances unpaid 30 days after Billing Date.

TORQEEDO IS NOT REQUIRED TO CHARGE SALES TAX FOR CUSTOMERS LOCATED IN ANY OF THE 50 STATES, EXCEPT FOR CT, FL, IL, GA, TX, LA, MD AND RI. IF YOU ARE NOT IN ONE OF THE EXCEPTION STATES, PLEASE SELF-ASSESS USE TAX ON THIS PURCHASE.

Thank you very much for your order.

*Paid. This is the damage connected with Resident Claim*



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

Trans #: 146153  
Grade: Regular (87)  
Pump Number: 12  
Gallons: 14.074  
Price: \$2.459  
Total Fuel: \$34.61  
Total Sale: \$34.61

Term: JD12417328001

Appr: 043265

Seq#: 009153

MasterCard  
Capture

XXXXXXXXXXXX

04/21/2017 07:52:06  
-----

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

Enter Store code :  
0067-6718-00  
@ www.tellsunoco.com  
or call  
1-844-TELLSUN

-----  
Thank You For  
Shopping Sunoco  
RED. Code: \_\_\_\_\_

Approved G v/d Snel 04/21/2017



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

Trans #: 146215  
Grade: Regular (87)  
Pump Number: 12  
Gallons: 20.333  
Price: \$2.459  
Total Fuel: \$50.00  
Total Sale: \$50.00

Term: JD12417328001

Appr: 015463

Seq#: 009324

MasterCard

Capture

XXXXXXXXXXXX

04/21/2017 13:29:59  
-----

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

Enter Store code :  
0067-6718-00  
@ www.tellSunoco.com  
or call  
1-844-TELLSUN

-----  
Thank You For  
Shopping Sunoco  
RED. Code: \_\_\_\_\_

TRUCK

Approved G v/d Snel 04/21/2017

**Final Details for Order #111-8852802-1599436**[Print this page for your records.](#)**Order Placed:** April 26, 2017**Amazon.com order number:** 111-8852802-1599436**Order Total:** \$79.86**Shipped on April 26, 2017****Items Ordered**

2 of: *Spectrum CP404812N HDPE Institutional Trash Can Liner, 40-45 gallon Capacity, 48" Length x 40" Width x 12 micron Thick, Natural (Case of 250)* \$26.62  
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: \$53.24  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$53.24  
Sales Tax: \$0.00  
-----

**Shipping Speed:**  
Two-Day Shipping

**Total for This Shipment: \$53.24**  
-----  
*parks***Shipped on April 27, 2017****Items Ordered**

1 of: *Spectrum CP404812N HDPE Institutional Trash Can Liner, 40-45 gallon Capacity, 48" Length x 40" Width x 12 micron Thick, Natural (Case of 250)* \$26.62  
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: \$26.62  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$26.62  
Sales Tax: \$0.00  
-----

**Shipping Speed:**  
Two-Day Shipping

**Total for This Shipment: \$26.62**  
-----  
*parks**Approved G v/d Snel 05/01/2017***Payment information****Payment Method:**Debit Card | Last digits: [REDACTED] *1 of 1*

Item(s) Subtotal: \$79.86

**Billing address**

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

Shipping &amp; Handling: \$0.00

Total before tax: \$79.86

Estimated tax to be collected: \$0.00

**Grand Total: \$79.86****Credit Card transactions**

MasterCard ending in [REDACTED]: April 27, 2017: \$53.24

MasterCard ending in [REDACTED]: April 27, 2017: \$26.62

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2 of 1

Approved G v/d Snel 05/01/2017



**Details for Order #113-2986308-3000256**[Print this page for your records.](#)**Order Placed:** April 27, 2017**Amazon.com order number:** 113-2986308-3000256**Order Total: \$44.61****Preparing for Shipment****Items Ordered**

1 of: *Kawasaki Mule 600 & 610 Throttle Cable NEW OEM 54012-0127*  
Sold by: ATVWorks ([seller profile](#))

**Price**

\$39.48

Condition: New

**Shipping Address:**

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

Item(s) Subtotal: \$39.48

Shipping &amp; Handling: \$5.13

-----

Total before tax: \$44.61

Sales Tax: \$0.00

-----

**Total for This Shipment: \$44.61**

-----

**Shipping Speed:**

Standard Shipping

**Payment information****Payment Method:**

Debit Card | Last digits: [REDACTED]

Item(s) Subtotal: \$39.48

Shipping &amp; Handling: \$5.13

-----

Total before tax: \$44.61

Estimated tax to be collected: \$0.00

**Billing address**

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

**Grand Total: \$44.61****Credit Card transactions**

MasterCard ending in [REDACTED] April 27, 2017: \$0.00

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**Details for Order #111-4885576-1804242**[Print this page for your records.](#)**Order Placed:** April 28, 2017**Amazon.com order number:** 111-4885576-1804242**Order Total:** \$34.02**Not Yet Shipped****Items Ordered**

1 of: *Double A 22 lb. Premium Paper, Letter Size, 5 Reams, 2500 Total Sheets (AA 22# 5RM CART)*  
Sold by: Amazon.com LLC

**Price**

\$34.02

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: \$34.02

Shipping &amp; 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: \$34.02

Estimated tax to be collected: \$0.00

**Grand Total: \$34.02**To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2017, Amazon.com, Inc. or its affiliates*Misc Contingency**Approved G v/d Snel 05/01/2017*

**7C.**





MARY JANE ARRINGTON  
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

---

April 18, 2017

Ms. Sandra H. Demarco  
Assistant Recording Department Manager  
Severn Trent Services  
210 N. University Drive  
Suite 702  
Coral Springs, FL 33071

RE: Harmony Community Development District – Registered Voters

Dear Ms. Demarco:

Thank you for your letter of April 5, 2017 requesting confirmation of the number of registered voters within the Harmony Community Development District as of April 15, 2017.

The number of registered voters within the Harmony CDD is 1,265 as of April 15, 2017.

If I can be of further assistance please contact me at 407.742.6000.

Respectfully yours,

A handwritten signature in blue ink that reads "Mary Jane Arrington".

Mary Jane Arrington  
Supervisor of Elections

Vote  
Osceola

**7D.**

# **HARMONY**

Community Development District

## ***Annual Operating and Debt Service Budget***

**Fiscal Year 2018**

Version 1 - Proposed Budget:  
(Printed on 5/15/17)

Prepared by:



# HARMONY

## Community Development District

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# **Harmony**

Community Development District

## **Operating Budget**

Fiscal Year 2018

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2018 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU APR-2017	PROJECTED MAY - SEP-2017	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
<b>REVENUES</b>						
Interest - Investments	\$ 3,103	\$ 2,500	\$ 2,354	\$ 1,681	\$ 4,035	\$ 3,000
Interest - Tax Collector	56	-	68	-	68	-
Special Assmnts- Tax Collector	1,017,932	1,252,768	1,223,460	27,558	1,252,768	1,359,659
Special Assmnts- CDD Collected	893,202	672,447	444,250	238,320	672,447	571,967
Special Assmnts- Discounts	(29,481)	(50,111)	(35,464)	-	(35,464)	(54,386)
Settlements	7,864	-	-	-	-	-
Other Miscellaneous Revenues	2,500	-	2,583	-	2,583	-
Access Cards	2,230	1,200	540	386	926	1,200
Facility Revenue	3,420	-	370	-	370	300
Facility Membership Fee	1,000	4,000	1,200	-	1,200	4,000
<b>TOTAL REVENUES</b>	<b>1,901,826</b>	<b>1,882,804</b>	<b>1,639,361</b>	<b>267,945</b>	<b>1,898,933</b>	<b>1,885,740</b>
<b>EXPENDITURES</b>						
<i><b>Administrative</b></i>						
P/R-Board of Supervisors	11,200	11,200	5,400	4,000	9,400	11,200
FICA Taxes	857	857	413	306	719	857
ProfServ-Arbitrage Rebate	1,800	1,200	-	1,200	1,200	1,200
ProfServ-Dissemination Agent	1,500	1,500	1,500	-	1,500	1,500
ProfServ-Engineering	10,206	8,000	6,565	1,435	8,000	8,000
ProfServ-Legal Services	48,819	40,000	10,027	29,973	40,000	40,000
ProfServ-Mgmt Consulting Serv	55,984	55,984	32,657	23,327	55,984	55,984
ProfServ-Property Appraiser	406	779	450	-	450	779
ProfServ-Special Assessment	8,822	8,822	8,822	-	8,822	8,822
ProfServ-Trustee Fees	10,127	10,024	-	10,024	10,024	10,024
Auditing Services	4,900	5,100	4,355	-	4,355	4,600
Postage and Freight	619	750	403	288	691	750
Insurance - General Liability	26,759	29,435	27,726	-	27,726	30,499
Printing and Binding	1,901	2,500	714	510	1,224	2,500
Legal Advertising	3,314	900	97	803	900	900
Misc-Records Storage	-	150	-	-	-	150
Misc-Assessmnt Collection Cost	14,609	25,055	23,760	551	24,311	27,193
Misc-Contingency	136	2,600	851	608	1,459	2,600
Office Supplies	50	300	39	28	67	300
Annual District Filing Fee	175	175	175	-	175	175
<b>Total Administrative</b>	<b>202,184</b>	<b>205,331</b>	<b>123,954</b>	<b>73,053</b>	<b>197,007</b>	<b>208,033</b>
<i><b>Field</b></i>						
ProfServ-Field Management	181,046	230,000	115,064	115,064	230,128	230,000
<b>Total Field</b>	<b>181,046</b>	<b>230,000</b>	<b>115,064</b>	<b>115,064</b>	<b>230,128</b>	<b>230,000</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2018 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU APR-2017	PROJECTED MAY - SEP-2017	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
<b>Landscape Services</b>						
Contracts-Mulch	-	61,981	46,625	-	46,625	61,981
Contracts-Trees & Trimming	20,692	-	-	-	-	-
Contracts-Shrub Care	121,738	-	-	-	-	-
Contracts-Ground	40,652	-	-	-	-	-
Contracts-Turf Care	264,063	-	-	-	-	-
Contracts - Landscape	-	395,753	224,340	168,352	392,692	395,753
Cntrs-Shrub/Grnd Cover Annual Svc	-	21,432	10,136	10,136	20,272	21,432
R&M-Irrigation	11,031	10,000	3,401	6,599	10,000	10,000
R&M-Trees and Trimming	19,562	20,000	-	20,000	20,000	20,000
Miscellaneous Services	26,774	25,000	55	24,945	25,000	25,000
<b>Total Landscape Services</b>	<b>504,512</b>	<b>534,166</b>	<b>284,557</b>	<b>230,032</b>	<b>514,589</b>	<b>534,166</b>
<b>Utilities</b>						
Electricity - General	30,620	32,000	20,202	14,430	34,632	35,000
Electricity - Streetlighting	73,957	90,000	45,370	32,407	77,777	90,000
Utility - Water & Sewer	95,280	105,000	88,746	50,000	138,746	120,000
Lease - Street Light	195,239	181,187	90,740	64,814	155,554	155,554
Cap Outlay - Streetlights	365,610	330,000	-	330,000	330,000	337,495
<b>Total Utilities</b>	<b>760,706</b>	<b>738,187</b>	<b>245,058</b>	<b>491,651</b>	<b>736,709</b>	<b>738,049</b>
<b>Operation &amp; Maintenance</b>						
Contracts-Lake and Wetland	2,616	-	-	-	-	-
Communication - Telephone	3,451	3,720	2,148	1,560	3,708	3,720
Utility - Refuse Removal	3,061	3,000	1,957	1,405	3,362	3,372
R&M-Ponds	4,112	10,000	7,385	5,275	12,660	10,000
R&M-Pools	18,227	20,000	6,215	13,785	20,000	20,000
R&M-Roads & Alleyways	168	65,000	282	5,000	5,282	65,000
R&M-Sidewalks	4,885	5,000	714	4,286	5,000	5,000
R&M-Vehicles	8,995	5,000	4,701	3,358	8,059	5,000
R&M-Equipment Boats	2,586	7,500	5,380	3,843	9,223	7,500
R&M-Parks & Facilities	31,108	37,000	13,732	9,809	23,541	37,000
Miscellaneous Services	1,500	2,400	875	625	1,500	2,400
Misc-Access Cards&Equipment	1,426	2,500	-	2,500	2,500	2,500
Misc-Contingency	3,389	8,000	3,085	2,204	5,289	8,000
Misc-Security Enhancements	4,484	2,500	1,361	972	2,333	2,500
Op Supplies - Fuel, Oil	2,438	3,500	1,357	969	2,326	3,500
Cap Outlay - Other	2,252	-	-	-	-	-
Cap Outlay - Vehicles	24,033	-	-	-	-	-
<b>Total Operation &amp; Maintenance</b>	<b>118,731</b>	<b>175,120</b>	<b>49,192</b>	<b>55,590</b>	<b>104,782</b>	<b>175,492</b>
<b>TOTAL EXPENDITURES</b>	<b>1,767,179</b>	<b>1,882,804</b>	<b>817,825</b>	<b>965,390</b>	<b>1,783,215</b>	<b>1,885,740</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2018 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU APR-2017	PROJECTED MAY - SEP-2017	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
Excess (deficiency) of revenues						
Over (under) expenditures	134,647	-	821,536	(697,445)	115,719	-
Net change in fund balance	134,647	-	821,536	(697,445)	115,719	-
<b>FUND BALANCE, BEGINNING</b>	582,440	717,087	717,087	-	717,087	832,806
<b>FUND BALANCE, ENDING</b>	<b>\$ 717,087</b>	<b>\$ 717,087</b>	<b>\$ 1,538,623</b>	<b>\$ (697,445)</b>	<b>\$ 832,806</b>	<b>\$ 832,806</b>



# HARMONY

## Community Development District

---

### Exhibit "A" Allocation of Fund Balances

#### **AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2018	\$ 832,806
Net Change in Fund Balance - Fiscal Year 2018	-
Reserves - Fiscal Year 2018 Additions	-
<b>Total Funds Available (Estimated) - 9/30/2018</b>	<b>832,806</b>

#### **ALLOCATION OF AVAILABLE FUNDS**

##### ***Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital	387,061 <sup>(1)</sup>
Reserves - Insurance	50,000
Reserves - Renewal & Replacement	99,188
Reserves - Sidewalk and Alleyways	165,000

Subtotal	<u>536,249</u>
----------	----------------

<b>Total Allocation of Available Funds</b>	<b>536,249</b>
--	----------------

<b>Total Unassigned (undesignated) Cash</b>	<b><u>\$ 296,556</u></b>
---	--------------------------

#### **Notes**

(1) Represents approximately 3 months of operating expenditures

**Budget Narrative**  
Fiscal Year 2018**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.

**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 2018**EXPENDITURES****Administrative** (continued)**Professional Services-Engineering**

The District's engineer, Boyd Civil Engineering, Inc., will be providing general engineering services to the District, i.e., attendance and preparation for monthly Board meetings, review of invoices, preparation of requisitions., etc.

**Professional Services-Legal Services**

The District's general counsel, Young, Van Assenderp & Qualls, P.A., retained by the District Board, is responsible for attending and preparing for Board meetings and rendering advice, counsel, recommendations, and representation as determined appropriate or as directed by the Board directly or as relayed by the manager.

**Professional Services-Management Consulting Services**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with 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 FY2018.

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 Berger, Toombs, Elam, Gaines & Frank.

**Postage and Freight**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**Rental-Meeting Room**

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 2018

<b>EXPENDITURES</b>
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**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****\$230,000**

Project Manager will provide onsite field operations management and supervisory services, including oversight of all District contractors providing services including landscape, hardscape, stormwater/ponds, etc. Field services provided for within this scope include community boat operations, facility and common area maintenance and irrigation.

**Landscape Services****Contracts-Mulch****\$61,981**

Contract with Davey Tree Services. Scope of work: Pine nugget bark mulch shall be installed one time a year between November 1<sup>st</sup> and January 31<sup>st</sup> at a minimum depth of 2 inches in all plant beds and tree rings. Landscape beds beneath natural pine stands shall be mulched with pine straw at a minimum depth of 2 inches. (Lake Shore Park, dog park swing and lay area, Green neighborhood play area and Rosewood swing). Includes contingency for additional Neighborhoods.

**Budget Narrative**  
Fiscal Year 2018

**EXPENDITURES**

**Landscape Services** (continued)

**Contracts- Landscape**

**\$395,753**

Scheduled maintenance consists of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf within the District. Includes contingency for additional Neighborhoods.

**Contracts- Shrubs/Ground Cover Annual Service**

**\$21,432**

Contractor shall be responsible for installation of 1,600 annuals per quarter (6,400 annuals per year) for each of the four quarterly rotations in spring, summer, fall and winter at various plant beds located throughout the District. Includes contingency for additional Neighborhoods.

Contract (Davey Tree) Planting	\$2,208 per quarter
Contract (Davey Tree) Dead heading	\$715 per quarter
Contract (Davey Tree) Pruning	\$715 per quarter
Contract (Davey Tree) Pest/disease control	\$715 pre-quarter
Contract (Davey Tree) Fertilization	\$715 per quarter

**R&M-Irrigation**

**\$10,000**

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	\$5,600

**R&M-Trees Trimming Services (Canopy)**

**\$20,000**

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**

**\$35,000**

Electricity for accounts with Orlando Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

**Electricity-Streetlighting**

**\$90,000**

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

**Utility-Water & Sewer**

**\$120,000**

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

**Budget Narrative**  
Fiscal Year 2018**EXPENDITURES****Utilities (continued)****Lease-Street Lights****\$155,554**

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****\$337,495**

This line item is for future buy out of the streetlights contracts obligation of the District.  
And repair/replacement of existing, as necessary.

**Operation & Maintenance****Communication-Telephone****\$3,720**

Telephone expenses for the dockmaster and assistant.

**Utility-Refuse Removal****\$3,372**

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

**R&M-Ponds****\$10,000**

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

**R&M-Pools****\$20,000**

This includes pool any repairs and maintenance for the Swim Club Ashley Park pools and Lakeshore Park Splash Pad that may be incurred during the year by the District, including repair and replacement of pool furniture, shades, safety equipment, etc. Various pool licenses and permits required for the pools are based on historical expenses.

Repair /replace	\$2,000
Supplies	\$9,840
Licenses	\$1,050
Unscheduled Maintenance	\$7,110

**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 areas, replacement of broken sidewalk, and pressure washing.

**R&M-Vehicles****\$5,000**

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

Vehicles, tires and parts	\$3,000
Repairs and maintenance	\$1,500
Miscellaneous	\$500

**Budget Narrative**  
Fiscal Year 2018**EXPENDITURES****Operation & Maintenance** (continued)**R&M-Equipment Boats** **\$7,500**

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

Boat tools and generator	\$4,000
Repairs and maintenance	\$3,000
Miscellaneous	\$500

**R&M-Parks and Facilities** **\$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.

## **Harmony**

Community Development District

### **Debt Service Budgets**

Fiscal Year 2018



**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2018 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU APR-2017	PROJECTED MAY - SEP-2017	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
<b>REVENUES</b>						
Interest - Investments	\$ 1,325	\$ 1,000	\$ 906	\$ 394	\$ 1,300	\$ 1,000
Special Assmnts- Tax Collector	1,201,012	1,176,227	1,143,433	25,755	1,171,335	1,171,335
Special Assmnts- Prepayment	49,300	-	-	-	-	-
Special Assmnts- CDD Collected	114,564	86,844	88,991	-	88,991	86,844
Special Assmnts- Discounts	(34,783)	(47,049)	(33,144)	-	(33,144)	(46,853)
<b>TOTAL REVENUES</b>	<b>1,331,418</b>	<b>1,217,022</b>	<b>1,200,186</b>	<b>26,149</b>	<b>1,228,482</b>	<b>1,212,326</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	17,206	23,525	17,151	515	17,666	23,427
<b>Total Administrative</b>	<b>17,206</b>	<b>23,525</b>	<b>17,151</b>	<b>515</b>	<b>17,666</b>	<b>23,427</b>
<i>Debt Service</i>						
Principal Debt Retirement	520,000	535,000	-	535,000	535,000	565,000
Principal Prepayments	85,000	-	40,000	-	40,000	-
Interest Expense	690,700	662,125	331,063	330,031	661,094	633,313
<b>Total Debt Service</b>	<b>1,295,700</b>	<b>1,197,125</b>	<b>371,063</b>	<b>865,031</b>	<b>1,236,094</b>	<b>1,198,313</b>
<b>TOTAL EXPENDITURES</b>	<b>1,312,906</b>	<b>1,220,650</b>	<b>388,214</b>	<b>865,546</b>	<b>1,253,760</b>	<b>1,221,739</b>
Excess (deficiency) of revenues						
Over (under) expenditures	18,512	(3,628)	811,972	(839,397)	(25,278)	(9,413)
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	-	(3,628)	-	-	-	(9,413)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>(3,628)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(9,413)</b>
Net change in fund balance	18,512	(3,628)	811,972	(839,397)	(25,278)	(9,413)
<b>FUND BALANCE, BEGINNING</b>	<b>1,129,555</b>	<b>1,148,067</b>	<b>1,148,067</b>	<b>-</b>	<b>1,148,067</b>	<b>1,122,789</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,148,067</b>	<b>\$ 1,144,439</b>	<b>\$ 1,960,039</b>	<b>\$ (839,397)</b>	<b>\$ 1,122,789</b>	<b>\$ 1,113,376</b>

AMORTIZATION SCHEDULE

Period Ending	Outstanding Balance	Principal	Coupon Rate	Interest	Annual Debt Service
11/1/2017	\$12,320,000			316,656	
5/1/2018	\$12,320,000	565,000	5.000%	316,656	\$1,200,375
11/1/2018	\$11,755,000			302,531	
5/1/2019	\$11,755,000	590,000	5.000%	302,531	\$1,197,125
11/1/2019	\$11,165,000			287,781	
5/1/2020	\$11,165,000	620,000	5.000%	287,781	\$1,202,625
11/1/2020	\$10,545,000			272,281	
5/1/2021	\$10,545,000	655,000	5.000%	272,281	\$1,201,375
11/1/2021	\$9,890,000			255,906	
5/1/2022	\$9,890,000	685,000	5.000%	255,906	\$1,203,625
11/1/2022	\$9,205,000			238,781	
5/1/2023	\$9,205,000	720,000	5.000%	238,781	\$1,204,125
11/1/2023	\$8,485,000			220,781	
5/1/2024	\$8,485,000	760,000	5.000%	220,781	\$1,202,875
11/1/2024	\$7,725,000			201,781	
5/1/2025	\$7,725,000	800,000	5.000%	201,781	\$1,204,875
11/1/2025	\$6,925,000			181,781	
5/1/2026	\$6,925,000	840,000	5.250%	181,781	\$1,209,875
11/1/2026	\$6,085,000			159,731	
5/1/2027	\$6,085,000	885,000	5.250%	159,731	\$1,210,513
11/1/2027	\$5,200,000			136,500	
5/1/2028	\$5,200,000	935,000	5.250%	136,500	\$1,208,788
11/1/2028	\$4,265,000			111,956	
5/1/2029	\$4,265,000	985,000	5.250%	111,956	\$1,214,700
11/1/2029	\$3,280,000			86,100	
5/1/2030	\$3,280,000	1,035,000	5.250%	86,100	\$1,212,725
11/1/2030	\$2,245,000			58,931	
5/1/2031	\$2,245,000	1,095,000	5.250%	58,931	\$1,213,125
11/1/2031	\$1,150,000			30,188	
5/1/2032	\$1,150,000	1,150,000	5.250%	30,188	\$1,215,638
		\$12,320,000		\$5,723,375	\$18,102,363

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2018 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU APR-2017	PROJECTED MAY - SEP-2017	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
<b>REVENUES</b>						
Interest - Investments	\$ 376	\$ 300	\$ 372	\$ 128	\$ 500	\$ 300
Special Assmnts- Tax Collector	54,166	360,345	352,407	7,938	360,345	488,878
Special Assmnts- CDD Collected	1,045,516	725,220	752,325	-	752,325	604,398
Special Assmnts- Discounts	-	(14,414)	(10,215)	-	(10,215)	(19,555)
<b>TOTAL REVENUES</b>	<b>1,100,058</b>	<b>1,071,451</b>	<b>1,094,889</b>	<b>8,066</b>	<b>1,102,955</b>	<b>1,074,021</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	808	7,207	6,844	159	7,003	9,778
<b>Total Administrative</b>	<b>808</b>	<b>7,207</b>	<b>6,844</b>	<b>159</b>	<b>7,003</b>	<b>9,778</b>
<i>Debt Service</i>						
Principal Debt Retirement	390,000	410,000	-	410,000	410,000	425,000
Interest Expense	668,632	648,481	324,241	324,241	648,482	633,106
<b>Total Debt Service</b>	<b>1,058,632</b>	<b>1,058,481</b>	<b>324,241</b>	<b>734,241</b>	<b>1,058,482</b>	<b>1,058,106</b>
<b>TOTAL EXPENDITURES</b>	<b>1,059,440</b>	<b>1,065,688</b>	<b>331,085</b>	<b>734,399</b>	<b>1,065,484</b>	<b>1,067,884</b>
Excess (deficiency) of revenues Over (under) expenditures	40,618	5,763	763,804	(726,333)	37,471	6,138
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	-	5,763	-	-	-	6,138
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>5,763</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>6,138</b>
Net change in fund balance	40,618	5,763	763,804	(726,333)	37,471	6,138
<b>FUND BALANCE, BEGINNING</b>	<b>356,774</b>	<b>397,392</b>	<b>397,392</b>	<b>-</b>	<b>397,392</b>	<b>434,863</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 397,392</b>	<b>\$ 403,155</b>	<b>\$ 1,161,196</b>	<b>\$ (726,333)</b>	<b>\$ 434,863</b>	<b>\$ 441,000</b>

**AMORTIZATION SCHEDULE**

<b>Period Ending</b>	<b>Outstanding Balance</b>	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Annual Debt Service</b>
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
<b>Total</b>		<b>\$12,730,000</b>		<b>\$7,373,063</b>	<b>\$20,103,063</b>

**Budget Narrative**  
Fiscal Year 2018**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 2018

**HARMONY**

Community Development District

**2018-2017 Non-Ad Valorem Assessment Summary**  
**Summary of Assessment Rates**

Platted			O & M			Series 2014 Debt Service			Series 2015 Debt Service			Total			FY 2018 Par Per Unit/Acre**	Units	Acres
Neighborhood	Width		FY 2018 O & M	FY 2017 O & M	% Change (Decrease)/ Increase	FY 2018 Debt Service	FY 2017 Debt Service	% Change (Decrease)/ Increase	FY 2018 Debt Service	FY 2017 Debt Service	% Change (Decrease)/ Increase	FY 2018 Total	FY 2017 Total	% Change (Decrease)/ Increase			
A-1	A-1	n/a	\$ 486.65	\$ 486.65	0.00%	\$ 605.71	\$ 605.71	0.00%	\$ -	\$ -	N/A	\$ 1,092.36	\$ 1,092.36	0.00%	\$ 5,579.89	186	
B	SF	80	\$ 1,538.44	\$ 1,538.45	0.00%	\$ 1,914.87	\$ 1,914.87	0.00%	\$ -	\$ -	N/A	\$ 3,453.31	\$ 3,453.32	0.00%	\$ 17,639.80	9	
	SF	65	\$ 1,249.99	\$ 1,249.99	0.00%	\$ 1,555.83	\$ 1,555.83	0.00%	\$ -	\$ -	N/A	\$ 2,805.82	\$ 2,805.82	0.00%	\$ 14,332.34	25	
	SF	52	\$ 999.99	\$ 999.99	0.00%	\$ 1,244.66	\$ 1,244.66	0.00%	\$ -	\$ -	N/A	\$ 2,244.65	\$ 2,244.65	0.00%	\$ 11,465.87	35	
	SF	42	\$ 807.68	\$ 807.68	0.00%	\$ 1,005.31	\$ 1,005.31	0.00%	\$ -	\$ -	N/A	\$ 1,812.99	\$ 1,812.99	0.00%	\$ 9,260.89	22	
	SF	35	\$ 673.07	\$ 673.07	0.00%	\$ 837.75	\$ 837.75	0.00%	\$ -	\$ -	N/A	\$ 1,510.82	\$ 1,510.82	0.00%	\$ 7,717.41	15	
C-1	SF	80	\$ 1,513.17	\$ 1,513.17	0.00%	\$ 1,883.40	\$ 1,883.40	0.00%	\$ -	\$ -	N/A	\$ 3,396.57	\$ 3,396.57	0.00%	\$ 17,349.96	10	
	SF	65	\$ 1,229.45	\$ 1,229.45	0.00%	\$ 1,530.26	\$ 1,530.26	0.00%	\$ -	\$ -	N/A	\$ 2,759.71	\$ 2,759.71	0.00%	\$ 14,096.84	30	
	SF	52	\$ 983.56	\$ 983.56	0.00%	\$ 1,224.21	\$ 1,224.21	0.00%	\$ -	\$ -	N/A	\$ 2,207.77	\$ 2,207.77	0.00%	\$ 11,277.47	35	
	SF	42	\$ 794.41	\$ 794.41	0.00%	\$ 988.78	\$ 988.78	0.00%	\$ -	\$ -	N/A	\$ 1,783.19	\$ 1,783.19	0.00%	\$ 9,108.73	30	
	SF	35	\$ 662.01	\$ 662.01	0.00%	\$ 823.98	\$ 823.98	0.00%	\$ -	\$ -	N/A	\$ 1,485.99	\$ 1,485.99	0.00%	\$ 7,590.61	12	
C-2	SF	80	\$ 1,573.48	\$ 1,573.48	0.00%	\$ 1,958.47	\$ 1,958.47	0.00%	\$ -	\$ -	N/A	\$ 3,531.95	\$ 3,531.95	0.00%	\$ 18,041.49	4	
	SF	65	\$ 1,278.45	\$ 1,278.45	0.00%	\$ 1,591.26	\$ 1,591.26	0.00%	\$ -	\$ -	N/A	\$ 2,869.71	\$ 2,869.71	0.00%	\$ 14,658.71	14	
	SF	52	\$ 1,022.76	\$ 1,022.76	0.00%	\$ 1,273.01	\$ 1,273.01	0.00%	\$ -	\$ -	N/A	\$ 2,295.77	\$ 2,295.77	0.00%	\$ 11,726.97	13	
	SF	42	\$ 826.08	\$ 826.08	0.00%	\$ 1,028.20	\$ 1,028.20	0.00%	\$ -	\$ -	N/A	\$ 1,854.28	\$ 1,854.28	0.00%	\$ 9,471.78	31	
	SF	35	\$ 688.40	\$ 688.40	0.00%	\$ 856.83	\$ 856.83	0.00%	\$ -	\$ -	N/A	\$ 1,545.23	\$ 1,545.23	0.00%	\$ 7,893.15	25	
D-1	SF	80	\$ 1,625.63	\$ 1,625.63	0.00%	\$ 2,023.39	\$ 2,023.39	0.00%	\$ -	\$ -	N/A	\$ 3,649.02	\$ 3,649.02	0.00%	\$ 18,639.49	9	
	SF	65	\$ 1,320.83	\$ 1,320.83	0.00%	\$ 1,644.00	\$ 1,644.00	0.00%	\$ -	\$ -	N/A	\$ 2,964.83	\$ 2,964.83	0.00%	\$ 15,144.59	20	
	SF	52	\$ 1,056.66	\$ 1,056.66	0.00%	\$ 1,315.20	\$ 1,315.20	0.00%	\$ -	\$ -	N/A	\$ 2,371.86	\$ 2,371.86	0.00%	\$ 12,115.67	6	
D-2	SF	n/a	\$ 965.64	\$ 965.64	0.00%	\$ 1,201.91	\$ 1,201.91	0.00%	\$ -	\$ -	N/A	\$ 2,167.55	\$ 2,167.55	0.00%	\$ 11,072.04	11	
E	SF	n/a	\$ 2,576.51	\$ 2,576.51	0.00%	\$ 3,206.92	\$ 3,206.92	0.00%	\$ -	\$ -	N/A	\$ 5,783.43	\$ 5,783.43	0.00%	\$ 29,542.28	51	
G	SF	52	\$ 1,163.12	\$ 1,163.12	0.00%	\$ 1,447.71	\$ 1,447.71	0.00%	\$ -	\$ -	N/A	\$ 2,610.83	\$ 2,610.83	0.00%	\$ 13,336.32	62	
	SF	42	\$ 939.44	\$ 939.44	0.00%	\$ 1,169.30	\$ 1,169.30	0.00%	\$ -	\$ -	N/A	\$ 2,108.74	\$ 2,108.74	0.00%	\$ 10,771.64	85	
	SF	35	\$ 782.87	\$ 782.87	0.00%	\$ 974.41	\$ 974.41	0.00%	\$ -	\$ -	N/A	\$ 1,757.28	\$ 1,757.28	0.00%	\$ 8,976.37	39	
H-1	SF	35	\$ 875.01	\$ 875.01	0.00%	\$ 1,073.54	\$ 1,073.54	0.00%	\$ -	\$ -	N/A	\$ 1,948.55	\$ 1,948.55	0.00%	\$ 9,889.65	39	
	SF	40	\$ 1,000.01	\$ 1,000.01	0.00%	\$ 1,288.25	\$ 1,288.25	0.00%	\$ -	\$ -	N/A	\$ 2,288.26	\$ 2,288.26	0.00%	\$ 11,867.58	14	
	SF	50	\$ 1,250.01	\$ 1,250.02	0.00%	\$ 1,594.98	\$ 1,594.98	0.00%	\$ -	\$ -	N/A	\$ 2,844.99	\$ 2,844.99	0.00%	\$ 14,693.20	13	
	TH	25	\$ 625.01	\$ 625.01	0.00%	\$ 766.82	\$ 766.82	0.00%	\$ -	\$ -	N/A	\$ 1,391.82	\$ 1,391.82	0.00%	\$ 7,064.04	46	
H-2/F		50	\$ 1,271.92	\$ 1,271.92	0.00%	\$ 1,592.89	\$ 1,592.89	0.00%	\$ -	\$ -	N/A	\$ 2,864.81	\$ 2,864.81	0.00%	\$ 14,584.07	106	
I/O		40	\$ 1,276.32	\$ 1,276.33	0.00%	\$ -	\$ -	N/A	\$ 1,534.73	\$ 1,534.73	0.00%	\$ 2,811.06	\$ 2,811.06	0.00%	\$ 16,684.88	84	
		50	\$ 1,595.41	\$ 1,595.41	0.00%	\$ -	\$ -	N/A	\$ 1,918.41	\$ 1,918.41	0.00%	\$ 3,513.82	\$ 3,513.82	0.00%	\$ 20,856.11	133	
		60	\$ 1,914.49	\$ 1,914.49	0.00%	\$ -	\$ -	N/A	\$ 2,302.10	\$ 2,302.10	0.00%	\$ 4,216.58	\$ 4,216.59	0.00%	\$ 25,027.33	22	
Office			\$ 1,281.97	\$ 1,281.97	0.00%	\$ -	\$ -	N/A	\$ 1,541.52	\$ 1,541.52	0.00%	\$ 2,823.49	\$ 2,823.50	0.00%	\$ 59,852.52		
GC			\$ -	\$ -	N/A	\$ -	\$ -	N/A	\$ 52,624.28	\$ 52,624.28	0.00%	\$ 52,624.28	\$ 52,624.28	0.00%	\$ 572,106.57		

# HARMONY

## Community Development District

Platted		O & M			Series 2014 Debt Service			Series 2015 Debt Service			Total					
		FY 2018	FY 2017	% Change	FY 2018	FY 2017	% Change	FY 2018	FY 2017	% Change	FY 2018	FY 2017	% Change			
Neighborhood	Width	O & M	O & M	(Decrease)/ Increase	Debt Service	Debt Service	(Decrease)/ Increase	Debt Service	Debt Service	(Decrease)/ Increase	Total	Total	(Decrease)/ Increase	FY 2018 Par Per Unit/Acre**	Units	Acres
Unplatted																
A-2/M		\$ 1,195.41	\$ 1,195.41	0.00%	\$ 1,497.32	\$ 1,497.32	0.00%	\$ -	\$ -	N/A	\$ 2,692.72	\$ 2,692.72	0.00%	\$ 14,584.07	58	
J/K/L	40	\$ 1,199.74	\$ 1,199.75	0.00%	\$ -	\$ -	N/A	\$ 1,442.65	\$ 1,442.65	0.00%	\$ 2,642.39	\$ 2,642.39	0.00%	\$ 16,684.88	102	
	50	\$ 1,499.68	\$ 1,499.68	0.00%	\$ -	\$ -	N/A	\$ 1,803.31	\$ 1,803.31	0.00%	\$ 3,302.99	\$ 3,302.99	0.00%	\$ 20,856.11	87	
	60	\$ 1,799.62	\$ 1,799.62	0.00%	\$ -	\$ -	N/A	\$ 2,163.97	\$ 2,163.97	0.00%	\$ 3,963.59	\$ 3,963.59	0.00%	\$ 25,027.33	49	
TC-M	50	\$ 1,240.71	\$ -	N/A	\$ -	\$ -	N/A	\$ 1,491.91	\$ -	N/A	\$ 2,732.62	\$ -	N/A	\$ 17,254.63	35	10.09
TC		\$ 4,303.76	\$ 4,303.77	0.00%	\$ -	\$ -	N/A	\$ 5,175.11	\$ 5,175.11	0.00%	\$ 9,478.87	\$ 9,478.88	0.00%	\$ 59,852.52		19.88
Comm		\$ 4,303.76	\$ 4,303.77	0.00%	\$ -	\$ -	N/A	\$ 5,175.11	\$ 5,175.11	0.00%	\$ 9,478.87	\$ 9,478.88	0.00%	\$ 59,852.52		7.58
Total															1,532.00	37.55
* Prior assessments not reflected in table as these parcels have been combined, therefore prior assessments are no longer applicable																

\* Prior assessments not reflected in table as these parcels have been combined, therefore prior assessments are no longer applicable

\*\* Par Balances take into account the payment of the 2017 tax bill. Please note this is not an official payoff, as payoffs must be obtained via estoppel from STS



**RESOLUTION 2017-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF  
THE HARMONY COMMUNITY DEVELOPMENT  
DISTRICT APPROVING THE BUDGET FOR FISCAL  
YEAR 2018 AND SETTING A PUBLIC HEARING  
THEREON PURSUANT TO FLORIDA LAW**

WHEREAS, the District Manager has heretofore prepared and submitted to the Board a Proposed Operating and/or Debt Service Budget for Fiscal Year 2018; a copy of which is attached hereto, and

WHEREAS, the Board of Supervisors has considered said Proposed Budget and desires to set the required Public Hearing thereon;

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

1. The Budget proposed by the District Manager for Fiscal Year 2018 is hereby approved as the basis for conducting a Public Hearing to adopt said budget.
2. A Public Hearing on said approved Budget is hereby declared and set for the following date, hour and location:

Date: Thursday, August 31, 2017

Hour: 6:00 p.m.

Place: Harmony Golf Preserve Clubhouse  
7251 Five Oaks Drive  
Harmony, Florida 34773

3. Notice of this Public Hearing shall be published in the manner prescribed in Florida Law.
4. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post this Proposed Budget on the District's website at least two days before the Budget Hearing date, as set forth in Section 2.

**Adopted this 25<sup>th</sup> day of May, 2017.**

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Steven Berube  
Chairman

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Gary L. Moyer  
Secretary