

**HARMONY
COMMUNITY DEVELOPMENT DISTRICT
JULY 28, 2016 MEETING
AGENDA PACKAGE**

Harmony Community Development District

Agenda Page 2

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

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

July 18, 2016

Board of Supervisors
Harmony Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Harmony Community Development District will be held **Thursday, July 28, 2016 at 6:00 p.m.** at the Harmony Golf Preserve Clubhouse located at 7251 Five Oaks Drive, Harmony, Florida. Following is the advance agenda for the meeting:

1. **Roll Call**
2. **Audience Comments**
3. **Approval of Minutes**
 - A. **June 30, 2016 Workshop**
 - B. **June 30, 2016 Meeting**
4. **Public Hearing for Adoption of the Fiscal Year 2017 Budget**
 - A. Fiscal Year 2017 Budget
 - B. Consideration of Resolution 2016-04 Adopting the Fiscal Year 2017 Budget
 - C. Consideration of Resolution 2016-05 Levying the Assessments for the Fiscal Year 2017 Budget
 - D. Hearing Notice Ltr.
5. **Subcontractor Reports**
 - A. Landscaping
 - i. Davey Tree Monthly Highlight Report [No Review Material Provided]
6. **Developer's Report**
7. **Staff Reports**
 - A. Engineer
 - i. Facilities Inventory for Budgeting Revisions
 - ii. Community Graphics
 - B. Attorney
 - i. Discussion of Davey Contract Renewal [Streetlight Buyout Status]
 - C. Field Manager
 - i. Facilities Maintenance
 - ii. Facilities Usage
 - iii. Facebook Activities
 - iv. Pond Report
 - v. Purchase of Hippo Weed Skimmer [Website & Video]
 - vi. H1 and H2 Optional Game Structures
 - vii. Quote for Repairs to the Dog Park

- 8. District Manager's Report**
 - A. Financial Statements for June 30, 2016
 - B. Invoice Approval #195, Check Register and Debit Invoices
 - C. Fiscal Year 2017 Meeting Schedule
 - D. Discussion of Audit RFP Process [\[Verbal Presentation \]](#)
- 9. Approval of Facility Usage Applications**
 - A. Harmony Community Soccer Club
 - B. Harmony Community Church Movie Night
 - C. Swim Classes
- 10. Topical Subject Discussions**
 - A. HomeServe Presentation
 - B. Discussion of Recycling Opportunities in Common Areas
 - C. Discussion of Sidewalk Tripping Hazards
 - D. Discussion of Solar Sculptures
- 11. Supervisors' Requests**
- 12. 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

Third Order of Business

3A.

MINUTES OF WORKSHOP HARMONY COMMUNITY DEVELOPMENT DISTRICT

The budget workshop of the Board of Supervisors of the Harmony Community Development District was held Thursday, June 30, 2016, at 4:00 p.m. at Harmony Golf Preserve Clubhouse, 7251 Five Oaks Drive, Harmony, Florida.

Present from the Board were:

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

Also present were:

Gary Moyer	Manager: Moyer Management Group
Tim Qualls	Attorney: Young, van Assenderp & Qualls, P.A.
Peter Brill	Severn Trent Services, Accounting Manager
Elizabeth Moore	Severn Trent Services, Assessments
Gerhard van der Snel	District Staff
Residents and members of the public	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Berube called the workshop to order at 4:00 p.m.

SECOND ORDER OF BUSINESS

Roll Call

Mr. Berube called the roll.

THIRD ORDER OF BUSINESS

Discussion of Fiscal Year 2017 Budget

Mr. Moyer introduced the staff from Severn Trent and suggested the Board discuss assessments as part of the budget discussion.

Mr. Moyer stated the issue I need to deal with, on your behalf, is if we change the methodology or the assessments, that pushes the process back at least 20 days but more realistically 30 days because I have to send out letters that notify all the residents of what the new assessment will be or what the changes will be to the methodology. That is the reason I requested Mr. Brill and Ms. Moore attend this meeting to discuss with you. They will advise you that they have retained the services of an assessment expert to go back through every assessment document that we have, much in the way of a forensic audit. He is available to meet the Board if he finds anything that would require a meeting on July 19 or 20, in preparation for the July 28 public hearing. I am trying to at least get us

positioned so that if there are issues and things need to be changed, that we do not run out of time in order for us to get our assessments on the tax bill.

Mr. Berube stated we have had discussions on the methodology, and I will listen to what they have to say. I did not sense that we wanted to make a change to assessments that will affect this budget year.

Mr. Walls stated the only way I would entertain that is if the consultant found anything that needed to be changed. Other than that, I am happy where we have them.

Ms. Kassel stated at this point, we would probably be too late for that anyway, even if he found something. Tomorrow is July 1, so it is probably too late to entertain a change for fiscal year 2017.

Mr. Moyer stated I am not advocating that, but I wanted to present as much information before the Board as I can. I am concerned that if we have to send out letters to every single property owner in this community, there will be a lot of questions. I do not want to set this Board up to be in a meeting where you are getting a lot of questions without any answers.

Mr. Berube stated we appreciate that. As I understand it, Severn Trent has retained someone to look back at what we have done from the beginning up through now to make sure that everything is in line.

Ms. Moore stated yes.

Mr. Berube stated it goes back to the question that we have always done fair and equitable assessments across the board, and some outside expert is looking at that now and verifying it.

Ms. Moore stated yes.

Mr. Berube stated I think we will let that report come forward and make some decisions based on that, but I am confident that we are in good shape. How long does Ms. Moore need for her presentation?

Ms. Moore stated we were brought here to answer any questions you have. I understand some concerns were raised about the combining of parcels F and H-2, and also with I, J, K, L, and O.

Ms. Kassel stated no, I think it was just H-1 and F with A-2 and M and not with I, J, K, L, and O.

Ms. Moore stated I, J, K, L, and O are in a different bond series, the Series 2015 bonds. F and H-2 are presently on the tax roll, and A-2 and M are currently unplatted. We wanted to make sure if there were any questions pertaining to the allocation that we were here to answer those. We want this transition to be as easy as possible for all of our residents.

Mr. LeMenager stated we received an email late today. Was that a change to the previous budget?

Mr. Moyer stated there was a change in the budget to allocate fund balance surplus. In prior years, we had \$250,000 for our working capital reserve to get us through the first three months and \$105,000 in street light reserves. The budget that was authored previously increased the working capital to \$388,000, which would be one-quarter of our fiscal year expenditures and did away altogether with the street light reserve. I told them to put it back the way it was. That is the only change to the budget that I am aware of except for a few minor descriptions that were changed that I received comments on. The numbers have not changed.

Mr. Farnsworth stated it did affect the bottom-line number for the reserve.

Mr. Moyer stated yes.

A. Revenues

1. Interest—Investments: *No change on this line item.*
 2. Soccer Fees: *No change on this line item.*
 3. Interest—Tax Collector: *No change on this line item.*
 4. Special Assessments—Tax Collector: *No change on this line item.*
 5. Special Assessments—CDD Collected: *No change on this line item.*
 6. Special Assessments—Discounts: *No change on this line item.*
 7. Sale of Surplus Equipment: *No change on this line item.*
 8. Settlements: *No change on this line item.*
 9. Other Miscellaneous Revenues: *No change on this line item.*
 10. Access Cards: *No change on this line item.*
 11. Facility Revenue: *No change on this line item.*
- Mr. Farnsworth asked if there was any guarantee of this revenue since it has not existed in the budget previously. Mr. Walls indicated this is the amount that people are paying to use the facilities. Ms. Kassel pointed out the reason it had not

existed in previous budgets is because the District never charged for use of the facilities until this fiscal year. The projected revenues are believed to be \$4,000. Mr. Berube agreed that if the trend continues, the District will collect \$4,000 in the next fiscal year.

12. Facility Membership Fee: *This line item will be deleted.*

- Mr. Berube indicated that someone paid the membership fee this year, but we have no idea if someone will pay it next fiscal year. Mr. LeMenager agreed that this line item should be removed.

B. Administrative Expenditures

1. Payroll—Board of Supervisors: *No change on this line item.*

- Mr. Farnsworth asked why the assumption was made that one Supervisor would be missing at every meeting. Ms. Kassel indicated that she does not accept payment for serving in this role, and never has.

2. FICA Taxes: *No change on this line item.*

3. Professional Services—Arbitrage Rebate: *No change on this line item.*

4. Professional Services—Dissemination Agent: *No change on this line item.*

5. Professional Services—Engineering: *No change on this line item.*

6. Professional Services—Legal Services: *Increased to \$40,000.*

- Ms. Kassel pointed out that the projected expense for this year is \$45,000, and actuals for fiscal year 2015 were over \$47,000, so the budget should be \$45,000 for fiscal year 2017. Mr. Farnsworth agreed with Ms. Kassel that legal fees have consistently been more than \$35,000. Mr. Walls indicated the big issue was the assessments for new neighborhoods that the developer reimbursed the District. If that amount is deducted, we are back at \$35,000. The amount the developer reimbursed the District is shown in revenues for settlements. Ms. Kassel would still like the budget amount to be \$40,000, anticipating there may be more push back on assessments.

7. Professional Services—Management Consulting Services: *No change on this line item.*

8. Professional Services—Property Appraiser: *No change on this line item.*

9. Professional Services—Special Assessments: *No change on this line item.*

10. Professional Services—Trustee: *No change on this line item.*

11. Auditing Services: *Increase to \$5,100 as provided in the engagement letter to increase \$200 every fiscal year.*
12. Postage and Freight: *No change on this line item.*
13. Rental—Meeting Room: *Reduce this amount to zero.*
- Mr. Berube indicated use of the meeting room will continue to be free as a *quid pro quo* for golf course maintenance, so this can be reduced to zero.
14. Record Storage: *No change on this line item.*
15. Insurance—General Liability: *No change on this line item.*
16. Printing and Binding: *No change to this line item.*
- Mr. Berube and Ms. Kassel indicated this amount seems excessive. The Board members are using tablets to keep the printing costs down. Ms. Kassel asked why this amount is so high. Mr. Berube pointed out the details are shown on each monthly invoice, at about 500 copies per month. Every piece of information, including utility bills and all invoices, that is scanned is a printed copy first, which goes into the monthly bill. Mr. Moyer will research the information. Mr. Berube agreed it is a lot of money for pushing paperwork. Mr. LeMenager confirmed in the narrative that it includes copies made for agenda packages as well as required mailings. The agenda is sent electronically, but it is still put together on paper first. Counting the pages in the agenda plus the invoices, that is 400 pages a month. The District has only spent \$1,200 in seven months and is projected to spend \$1,800 by the end of the fiscal year, so it could be lowered. Mr. Moyer pointed out the projected amount is driven by a proration formula, and it is what we expect to spend for the balance of the fiscal year if we keep doing what we are doing today. Mr. LeMenager suggested reducing this to \$2,000, and Ms. Kassel indicated \$500 is not a big deal.
17. Legal Advertising: *No change on this line item.*
18. Miscellaneous—Records Storage: *No change on this line item.*
19. Miscellaneous—Assessment Collection Cost: *No change on this line item.*
20. Miscellaneous—Contingency: *No change on this line item.*
21. Office Supplies: *No change on this line item.*
22. Annual District Filing Fee: *No change on this line item.*

C. Field Expenditures

1. Professional Services—Field Management: *Increased to \$230,000.*

- Mr. Berube suggested the budget amount be increased to \$230,000 because Mr. van der Snel has requested a fifth employee be added next fiscal year, the major driver being for irrigation. Mr. Jeff Borieo is out at least once a week digging up a big hole due to a mainline break or a lateral line break, which are time and labor intensive. Mr. Borieo has a hard time getting all the normal irrigation maintenance done because of time spend on broken lines. We also added various other things since starting this contract with four employees: additional pool duties, pond maintenance, and irrigation. Mr. van der Snel is counting on hiring a younger bulwark type of person to mainly help with the digging and the manual labor, as well as filling in with the rest of the staff.
- Mr. van der Snel confirmed two employees are on property every day to provide the most coverage as possible seven days a week from 7:00 a.m. to 7:00 p.m. Irrigation is getting very labor intensive because Harmony is getting older. Unfortunately, all the mainlines are located under trees, which we found out on Cat Brier, Five Oaks, and the main roads. If we have a mainline break, it takes Mr. Borieo about two days just to recover the line because there are so many roots, and we do not want to kill the tree. So staff has to work around it, sometimes making a u-shape just to save the tree. That is one example of how labor intensive it could be. They are on a monthly rotating schedule on all the clocks. We have 20 clocks, and we try to check at least one clock every month. If we check clock 1 and it is the end of the month, then the rotation circles back to clock 1. If clock 1 has a problem, then the fourth or fifth day after that, he has to come back and fix it so the whole cycle stagnates. If he has to repair a mainline break, then he is off that schedule for at least two days. We are also dealing with construction on east Five Oaks, which is very intensive for irrigation. Things like that add up a lot.
- Mr. Berube pointed out that in addition to construction and the mainline breaks, the area where we are managing the irrigation is expanding in a big way, all the way down Five Oaks. As each new neighborhood opens, we are taking on more and more irrigation. Neighborhood I is on board now. We have not taken it over

- yet, but it will be coming on board in the next three months, and O will be next. All those areas are irrigated. This is a lot to ask one person to do and keep it up.
- Mr. Walls asked if it would be a full-time employee, and Mr. van der Snel confirmed it would. Due to the quality of water coming from Toho Water Authority, all the sprinkler heads are getting clogged. For instance at the little park on Buck Lane, we have to open the sprinkler heads every two days because they get clogged with fine grit, rocks, and debris like sesame seeds. We are also on a rotor replacement cycle because all the rotors that are there now are 10 to 12 years old.
 - Ms. Kassel asked if we are using reclaimed water or potable water for irrigation. Mr. Berube replied it is reclaimed water. Ms. Kassel pointed out that we were on potable for many years. Mr. LeMenager commented that it is neither, that we are using untreated. Mr. Boyd clarified that it is a combination of raw water and wastewater effluent. It is not potable water. The raw water wells charge the irrigation system. Mr. Berube indicated the water that comes out of the ground has a high level of total dissolved solids in it, along with other stuff, which is part of the problem. There are snails in some of the heads. That is the reason for the request. With the fifth employee, we will not need a fifth vehicle this year because two golf carts are still operating. One is getting to be a parts cart, so the new employee does not need a vehicle assigned to him. The golf cart is available, so the real added expense for the fifth employee is simply the salary portion of it. Mr. Walls is fine with that.
 - Ms. Kassel asked if other CDDs are having the same kind of problems with irrigation and what are they doing about it. Mr. Moyer responded that in terms of clogged heads, Celebration CDD uses Toho Water Authority reuse water, and that is a problem. Ms. Kassel asked if Celebration CDD had to hire an additional employee, and Mr. Moyer indicated Celebration CDD is pretty well staffed with far more people. Mr. Berube reminded the Board that one person is assigned to irrigation, with others who can back him up, but everyone else has a primary job, as well. It can certainly be handled by one person, but staying ahead of this is key so that it does not become a major problem. Irrigation keeps the community looking green. Ms. Kassel indicated she was not disputing that but just inquiring

of the expertise of Mr. Moyer, who replied that irrigation is expensive to maintain. Mr. Berube confirmed that labor is the primary expense because the parts are rather inexpensive if you look at the invoices from North South Supply. The District gets a great deal on all the supplies, but the labor and time involved are the main expense.

- Ms. Kassel asked about the longevity of the u-shaped sections, understanding staff is trying to avoid dealing with the tree. Mr. van der Snel indicated staff has only done one, but it was very labor intensive because the pressure pushes it out and staff had to create a whip to save the tree. If a large root is in the way, you cannot cut it but you can the smaller roots. That was a big live oak, and you do not want to damage it too much. The roots are centered under the tree. Mr. Berube indicated everyone puts everything in the same canal: trees, electricity, and water.
- Mr. LeMenager asked if that is still being done in new neighborhoods, understanding we cannot do anything about the existing neighborhoods, but if a new neighborhood comes online and has the same design, then in 10 years, it is really our fault. Mr. Walls indicated we can tell where the easement is and where they are putting the trees, which are in the middle of the easement. There is nowhere else to put it. Mr. Berube indicated it is mainly a problem on Cat Brier because of the way the houses are on one side of the street and open space is on the other side. The trees have a different offset, and the easements come closer to the road where the pipes are. Cat Brier is a unique situation, which is proving itself since we do not see this elsewhere. Five Oaks has a similar problem with houses on one side of the street and open space on the other, as does Schoolhouse Road. Mr. van der Snel confirmed that we have had no issues there yet. Mr. Berube indicated the live oaks are not too root-intensive and are starting to show that. The other thing being considered is that small digging machines are available that would save some time and labor of digging. We have not gotten to that point yet, but the first step is hiring an additional person.

2. Capital Outlay—Other: *No change on this line item.*

D. Landscape Expenditures

1. Contracts—Trees and Trimming: *No change on this line item.*
2. Contracts—Shrub Care: *No change on this line item.*

3. Contracts—Ground: *No change on this line item.*
 4. Contracts—Turf Care: *Increased to \$290,000.*
- Mr. Walls indicated the proposed budget has the projected dollar amount, and Mr. Berube pointed out that it cannot stay the same. Turf care has to increase about \$25,000 in Mr. Berube's estimation because of neighborhood I coming online soon, and neighborhood O will follow. Including \$25,000 in the fiscal year 2017 budget should be a good number considering that neither neighborhood will be online at the beginning of the fiscal year. Ms. Kassel pointed out it equals about 10% of the total. Mr. Berube confirmed that we added about \$25,000 for neighborhoods F and H-2, or \$2,200 per month. Without knowing where I and O will come in, the acreage is similar. Whatever the case, something needs to be plugged in for turf care, and \$25,000 has been suggested. Some of that may spread into the other line items based on trees and groundcover. Mr. Berube suggesting increasing this line item from \$264,063 to \$290,000. Mr. Farnsworth asked if that was based on some calculation, and Mr. Berube responded it was not because we do not know what the proposal will be yet or when it will start.
5. Repair and Maintenance—Irrigation: *Reduced to \$10,000.*
- Mr. Walls noted that we have spent only \$4,000 this year and asked if we anticipate spending a lot. Even if the amount was doubled, we would be at \$8,000. Ms. Kassel pointed out that actuals in fiscal year 2015 were almost \$8,600. Mr. Berube suggested reducing this line item to \$10,000, with agreement from Mr. Walls and Ms. Kassel. Mr. Berube indicated we will be putting a control board in the Maxicom computer, which will be \$2,500 and will happen this year. Mr. Walls indicated if we continue on the current pace, it should be fine at the reduced amount. Mr. Berube pointed out that the big issue with irrigation will be if something goes wrong with Maxicom.
6. Repair and Maintenance—Tree Trimming Services (Canopy): *Increased to \$20,000.*
- Mr. Berube pointed out we go over this line item every year, and he anticipates doing another tree trimming this year. Mr. Berube and Ms. Kassel suggested this line item be \$20,000.
7. Miscellaneous Services: *No change on this line item.*

- Mr. Berube indicated this line item includes landscaping and asked if Mr. van der Snel had anything open that will be billed. Davey's billing has been a little slow lately for some of their services. Mr. van der Snel indicated the bills should not have any surprises. Nothing has been started but is on hold. The Board tabled the Town Square project, which was fluffed up and came out pretty well.
- Ms. Kassel pointed out many areas need to be refurbished. Mr. Berube agreed and anticipates spending \$25,000 in total in fiscal year 2016 for miscellaneous projects, some of which may still be to come.

E. Utilities Expenditures

1. Electricity—General: *No change on this line item.*
 2. Electricity—Street Lighting: *No change on this line item.*
 3. Utility—Water and Sewer: *No change on this line item.*
 4. Lease—Street Lights: *No change on this line item.*
- Mr. Berube indicated the budget amount includes paying off phase 2 and A-1 next month, which saves \$4,400 monthly and \$52,800 annually. The ultimate spending will be about \$160,000 for the street light contracts that have not been bought out. Mr. Walls suggested reducing it somewhat since we know it will be below \$200,000. Mr. Berube suggested waiting to discuss other line items before deciding on any changes.
 - Ms. Kassel asked if the increase was because street lights are being put in various neighborhoods, and Mr. Berube and Mr. LeMenager confirmed that was the case. We have already signed the contracts for neighborhoods I and O. Mr. LeMenager indicated it also includes neighborhood F, which is not included in the \$48,000 for the first eight months of the fiscal year.
5. Capital Outlay—Street Lights: *Reduce by \$26,287 to \$182,180.*
- Mr. Farnsworth asked what the buyout is going to be for this year that has been negotiated with OUC because it is not the \$276,000 as reflected in the proposed budget. Mr. Berube replied it will be \$365,000. Mr. Farnsworth commented that the correct number should not be \$276,000 because it affects fund balance, which Mr. Moyer confirmed it does. Mr. Moyer also confirmed that we have sufficient fund balance that the change in fund balance will not necessarily affect the budget. It will affect the balance sheet but not the budget. When all the line items

have been discussed, we will adjust fund balance or the reserves. Mr. Farnsworth contended that \$365,000 needed to be plugged into the budget for this line item. Ms. Kassel asked why since the buyout will be made this year, and the budget is for fiscal year 2017. Mr. Farnsworth replied since it affects fund balance for the next fiscal year. Mr. Moyer indicated the \$276,000 figure will be \$365,000 for the projected to be spent in the current fiscal year because it does affect the bottom line. Mr. Berube confirmed that the actual this current fiscal year will be about \$365,000. Has this number been confirmed or negotiated with OUC? Mr. Qualls responded that it had not yet. He is working with Mr. Dan Seabrook, and they were calculating the final number. July will be the final payment, and everything will be ready to go, but they are still crunching the numbers. It sounded like the ones crunching the numbers were out of the office. Mr. Farnsworth commented that it will not be ready to go on July 1, and Mr. Qualls indicated it would not be ready for tomorrow, but the last payment the District will make will be the July payment.

- Mr. Berube recommended the budget amount for fiscal year 2017 of \$330,000 stand because that amount was communicated for this buyout every year. Mr. LeMenager confirmed the amount should remain \$330,000, which is why previous assessments were increased. Mr. Walls suggested looking at if we are close on the back end. Then the Board can decide whether to pursue operational activities or to pay off more contracts.
- Following the discussion under Repair and Maintenance—Roads and Alleys to use monies from that line item and shift to this line item, Ms. Kassel suggested keeping roads and alleys as proposed and taking whatever is needed from Capital Outlay—Street Lights, knowing that with the balance we will likely have at the end of this fiscal year, we might be able to add to reserves so that we can spend more for street light buyouts in fiscal year 2017. Mr. LeMenager and Mr. Berube disagreed.
- Mr. Berube suggesting waiting to negotiate this line item until after the rest of the budget has been discussed, after Mr. Moyer has added up all the changes.

F. Operation and Maintenance Expenditures

1. Contracts—Lake and Wetland: *No change on this line item.*

2. Communication—Telephone: *No change on this line item.*
3. Utility—Refuse Removal: *No change on this line item.*
4. Repair and Maintenance—Ponds: *Reduced to \$10,000.*
 - Mr. Berube indicated with the change to staff maintaining ponds in-house, the line item for the pond maintenance contract disappeared, which used to be \$20,000. The name was changed from contracts to maintenance.
 - Ms. Kassel clarified that any repair items, chemicals, or equipment used for pond maintenance would be included in this line item, and Mr. Berube confirmed that was so. The District is now maintaining golf course ponds, as well. Mr. Berube believes \$20,000 is a high number. Ms. Kassel suggested reducing it to \$10,000 or \$7,500. Mr. Berube indicated the Bio-Tech contract was \$1,300 per month. Mr. Walls suggested \$10,000 is the maximum amount for this line item. Ms. Kassel asked if \$7,500 would be sufficient, and Mr. van der Snel suggested keeping it at \$15,000 because this is the first year of performing maintenance in-house.
 - Ms. Kassel indicated we have not received any invoices from Ms. Jennifer Dwyer, who is a real asset, and the Board may want to extend her contract if things are going well. Mr. van der Snel commented that Ms. Dwyer was here in May, and he had to remind her last week that she needed to come back to continue her work, which she agreed to do. Mr. van der Snel is looking at a skimmer for duckweed. As of now, she has only made one visit, which was in the morning. Mr. van der Snel cannot comment if it would be wise to extend her contract. Ms. Kassel indicated that last month, everything was going well. Mr. Berube suggested that she does not seem to want to come to work. Ms. Kassel will meet with Ms. Dwyer to find out what is going on. Mr. Walls commented that in any event, it is not a lot of money. The total spent on this line item should not exceed \$10,000. Mr. LeMenager and Ms. Kassel agreed, understanding monies can be shifted if necessary.
5. Repair and Maintenance—Pools: *Reduced to \$20,000.*
 - Mr. LeMenager commented that only \$13,000 has been spent in eight months, noting the project amount is a plug to get the total to equal the adopted budget. Ms. Kassel pointed out the District spent \$25,000 last year, and the pools are not young. Mr. Berube agreed. Mr. LeMenager estimates the District will spend less

than \$25,000 this current fiscal year. Mr. Berube explained the reason the cost for pools is down because the District is no longer under contract for pool maintenance, which is exactly Mr. LeMenager's point that by increasing Field Services to \$230,000, one of the activities staff performs in-house is maintenance of the pools. Mr. LeMenager suggested reducing this line item.

- Mr. Berube suggested reducing it to \$20,000, and Ms. Kassel agreed with that amount.
- Mr. van der Snel indicated the bottom of the pool surface at the Swim Club might need some resurfacing in the future at a cost of about \$20,000 to \$25,000, which Mr. Berube noted would be spent from reserves. Mr. LeMenager pointed out we have \$100,000 in reserves for renewal and replacement. Mr. Berube believes we are fine because a refurbishment project like that will come from reserves.
- Ms. Kassel asked for an updated reserve schedule, and Mr. Boyd does not yet have an update.

6. Repair and Maintenance—Roads and Alleys: *No change on this line item.*

- Mr. Berube indicated the current fiscal year budget included \$65,000, and the Board has only spent \$168, so the rest will end up in fund balance. We are projecting another \$65,000 for fiscal year 2017. Mr. Berube suggesting making this line item zero, which will cover virtually all the additions made to the budget.
- Mr. Walls suggested making this line item \$130,000 for fiscal year 2017 and actually pave some alleys. If we get too far behind, it will end up costing several hundred thousand dollars. Mr. Boyd agreed that the Board has not engaged in the paving program for this year but suggested trying to do it incrementally, which will be better in the long run than having to do a lot at one time. On the other hand, paving a large quantity at one time can result in a better price, as long as the money is put into the alley paving reserves and you are holding onto it with that in mind. Ms. Kassel indicated that is what we are proposing. Mr. Walls commented that we are either setting it aside or spending it in increments, but we need to put money aside for this specific work program.
- Ms. Kassel indicated the Board asked Mr. Boyd to look at the alleys last month to see what kind of attention they might need, either right now or within the next fiscal year. Mr. Boyd did not see anything imminent that has to be done within the

- next 12 months. Mr. Walls remembered the report that was provided a year or two ago regarding the suggested paving program. Mr. Boyd confirmed there is a paving program that we follow.
- Mr. Berube indicated the one issue we had a problem with was a sinkhole on one of the alleys. Mr. van der Snel patched it with some cold patch 10 months ago, and it is still level with the top of the ground. So the sinkhole has not gotten any worse. Mr. Berube asked if it was correct to think we had a leak under there and it was causing the sinkhole, and Mr. Boyd indicated he did not think it was a leak but just some loose soil. Mr. Berube pointed out that the rest of the alleys after the last patch job had several structural deficiencies where the structures on the drain grates had fallen away, there were potholes, and two radii had to be repaired to keep the trucks off them. All the structural deficiencies were addressed with the last paving effort. We still have some ponding, but structurally, all the alleys look good. The bigger concern is on the ones that were patched since a lot of cracking is coming through the new pavement because we did not get the grinding that was specified. There is cracking in the pavement below and cracking in the new lift. Two or three months ago, resident complained about speeding in the alleys. If we paved all the alleys and made them smooth with fresh blacktop and white arrows that we will get more complaints about speeding in the alleys.
 - Mr. Walls pointed out that he does not want to drive his vehicle down a bad alley, and most people feel the same way. Over time, that asphalt will deteriorate. If you wait too long, it will be very expensive, speaking as someone who budgets a lot of money for paving all the time for Orange County. It is something you need to stay on top of, and if you do not, it is expensive.
 - Ms. Kassel suggested leaving the budgeted number as is, as mentioned in the above budget line item.
 - Mr. Berube indicated the alleys have light cracking in places, they are lightly faded, and they need paint. He asked Mr. Boyd's estimate of doing a nice job of seal coating virtually all that have not had work done on them in a while to try to stretch the life of the pavement, to seal up the cracks, to stop some of the leak-through, and to restripe them to look fresh. Mr. Boyd indicated seal coating will extend the life of the surface for a few years because it puts oils back into the

- surface. It does not do anything to improve the drivability of the surface. Mr. Boyd's opinion is that would be more an aesthetic improvement than anything else and would advise against seal coating and to wait to perform the full renovation. An argument could be made for seal coating because it looks better and will extend the life of the pavement a few years. Mr. Farnsworth asked if the life extension is worth the cost. Ms. Kassel asked if the District would see a return on the investment to seal coat. Mr. Farnsworth pointed out that even if you are not spending more doing that versus waiting, the result is null. Mr. Boyd indicated you are not substantially extending the life of the pavement by doing a seal coat. Mr. Walls indicated that is the same assessment he has gotten from Orange County engineers because they asked the same question to try to reduce this cost, but it is basically worthless. It makes the pavement look nice, but it will not fix structural problems and will not do what you want it to do.
- Mr. Moyer asked Mr. Boyd's opinion on chip sealing. Mr. Boyd has not had any experience with it. Mr. Moyer explained that it is resurfacing in a very thin layer of asphalt, which would extend the life about five to seven years. Ms. Kassel indicated that if issues underneath are causing problems on top, a chip seal does not sound like it would really do anything to ameliorate that, and Mr. Moyer agreed.
 - Mr. Berube has reviewed every alley on a bicycle, and the alleys are not very bad. We are not getting complaints from residents that they have problems. Some people speed down them, so they cannot be terribly rough. Ashley Park has had a couple potholes, and Mr. van der Snel put in a cold patch. Mr. Berube does not expect spending very much money on alleys right now. Mr. Walls pointed out that they may be good now, but at some point, we are going to have to fix them. If you wait, then you will end up paying \$500,000 to \$700,000 rather than setting aside that money now and taking care of it.
 - Ms. Kassel suggested reducing this line item by \$35,000, bringing it to \$30,000.
 - Mr. Walls asked what the last alley pavement project cost, and Mr. Berube replied it was about \$65,000, which is the reason for the proposed line item at \$65,000. Mr. Walls pointed out that we will not be able to do anything for \$30,000. Mr. Berube agreed but pointed out that we are carrying over \$65,000 from the current

fiscal year into fund balance. Ms. Kassel reasoned that if we are not spending \$65,000 in the current fiscal year budget, and since Mr. Boyd said nothing really needs attention now, by putting \$30,000 for this line item for fiscal year 2017, the other \$35,000 originally proposed in this line can be applied elsewhere in the budget. Mr. Walls asked what was going to be done with \$35,000, and Mr. Berube suggested it would be added to the \$65,000. Mr. Walls pointed out that means you are suggesting \$95,000, not \$35,000, and Ms. Kassel is suggesting making it \$30,000. Mr. LeMenager does not think we are that far off anyway. The \$208,470 is \$50,000 too high, and we are running \$60,000 ahead based on changes we have discussed.

- Mr. Berube suggesting waiting to negotiate this line item until after the rest of the budget has been discussed, after Mr. Moyer has added up all the changes.
- Mr. LeMenager indicated since the Board has not spent all the budgeted amount for this line item, the difference should go to reserves.

7. Repair and Maintenance—Sidewalks: *No change on this line item.*

8. Repair and Maintenance—Vehicles: *No change on this line item.*

9. Repair and Maintenance—Equipment, Boats: *No change on this line item.*

10. Repair and Maintenance—Equipment, Vehicles: *No change on this line item.*

11. Repair and Maintenance—Parks and Facilities: *No change on this line item.*

12. Repair and Maintenance—Hardscape Cleaning: *This line item is to be deleted.*

13. Miscellaneous Services: *No change on this line item.*

14. Miscellaneous—Property Taxes: *No change on this line item.*

15. Miscellaneous—Access Cards and Equipment: *No change on this line item.*

16. Miscellaneous—Contingency: *No change on this line item.*

17. Miscellaneous—Security Enhancements: *No change on this line item.*

18. Operations Supplies—Fuel, Oil: *No change on this line item.*

19. Capital Outlay—Other: *Reduced to zero.*

- Mr. Berube suggesting reducing this line item to zero since no capital outlays are projected. Spent to date in this line item is \$2,252, and the narrative indicates it is for existing equipment, new equipment, and boats. Ms. Kassel pointed out that we purchased a boat for the ponds. Mr. Berube indicated it was the motor for an existing boat. Mr. LeMenager asked what line item the new boat came from, and

Mr. Berube indicated it was from the \$100,000 received from the bond issue, the recreational portion of the total of \$200,000 received. Mr. Berube reminded the Board that \$100,000 was for parks and recreation, and \$100,000 was for street lights.

- Mr. LeMenager indicated that if we need a new motor for a boat, this is the line item it would come from. Mr. Berube advised taking it from the boat line item.
- Ms. Kassel suggested leaving \$2,500 in this line item, to retain the line item and to have monies available if necessary. Mr. Walls agreed.
- Mr. Brill indicated this line item is an asset that you are bringing on, which is set at \$5,000. If you were to lower this line item to \$2,500, that is fine, but it will not be added to your asset list in the audit. You usually use this line item for when you are adding to your fixed asset schedule. If you end up spending money less than \$5,000, it might not be included on that asset list. Mr. Walls suggested zeroing out this line item, and if the District needs something, it will come from reserves.

20. Capital Outlay—Vehicle: *Reduced to zero.*

- Mr. Berube suggesting reducing this line item to zero since no vehicles are projected to be purchased in fiscal year 2017.
- Ms. Kassel suggested leaving \$2,500 in this line item, to retain the line item and to have monies available if necessary. Mr. Walls agreed. Mr. Berube indicated for a vehicle, you cannot do anything for \$2,500. Mr. LeMenager agreed with Mr. Berube to reduce this line item to zero. Ms. Kassel suggested that since the third golf cart is being used for parts, the District might need to buy a new one.
- Mr. Walls suggested zeroing out this line item, and if the District needs something, it will come from reserves.

Discussion of Net Budget Changes:

- Mr. Farnsworth indicated the total of the changes, except for street light leases and alleys, was to add \$27,000, which would increase the assessments if the budget total is increased. Mr. LeMenager suggested reducing street lights by \$27,000 to come up with the same original proposed total. Mr. Walls commented that unassigned fund balance is more than \$27,000. Mr. Berube suggested reducing the line item for alleys by \$27,000, but Ms. Kassel disagreed.

- Mr. LeMenager indicated that as soon as the street light payment is made to OUC in July, the total of \$208,470 becomes \$160,000 for next year. Ms. Kassel asked why it would not be reduced. Mr. Berube commented that the budget needs a little flexibility in it somewhere.
- Mr. LeMenager suggested another alternative is to lower assessments.
- Mr. Walls indicated that would mean assessments would have to be increased in a future year.
- Mr. Berube indicated that once the street light leases are all bought out, that may be a possibility. Mr. LeMenager confirmed assessments would be able to be lowered.
- Mr. Walls indicated money is available to pay the \$330,000 for the next two street light contracts and recalled another \$100,000 was included in reserves for street light buyouts. Mr. Moyer confirmed that was the case. Mr. Walls asked why that was going to be done, and Mr. Moyer responded the difference between \$330,000 this year and what the actual number ends up being will come out of the \$105,000. Mr. Walls pointed out if that money is put back into unassigned fund balance, you will have more money to use for these budget changes if another \$100,000 is not set aside for street lights. Mr. Berube commented the \$100,000 is not reflected in these columns but in fund balance. Mr. LeMenager indicated it should not say Reserves—Street Lights because we have no reserves for street lights. That was for the first year, so \$105,000 should not be reserved for street lights. This was pursuant to the latest email. Mr. Berube indicated it should plug in somewhere in the top portion of the budget, and Mr. LeMenager confirmed that was correct.
- Mr. Moyer indicated his total of the changes came to an addition of \$26,287. The total increases were \$66,137, and total decreases were \$39,850. Mr. LeMenager and Mr. Walls suggested reducing street light leases by that amount, reducing that line item from \$208,467 to \$182,180.
- Mr. Farnsworth indicated his spreadsheet has a loop that goes to the assessments and comes back, and encouraged Mr. Moyer to be careful with using a straight number.

- Mr. LeMenager indicated the street light lease line item becomes the plug number so that the budget total remains the same. We are quite comfortable that the amount will be \$160,000 or \$165,000. Mr. Walls reiterated that we need to confirm that for sure since we want the exact number.
- Mr. Farnsworth asked if no changes were being made to roads and alleys, and Mr. Berube confirmed that was the case.
- Mr. LeMenager reiterated for the benefit of the audience that one line item number is always the plug.

G. Other Financing Sources

1. Interfund—Transfer In: *No change on this line item.*
 2. Contribution To (Use Of) Fund Balance: *No change on this line item.*
- Mr. Berube indicated we cannot do much with these line items yet because we do not know what the changes are that were discussed.

H. Reserves

1. Reserves—Insurance: *No change on this line item.*
 2. Reserves—Renewal and Replacement: *No change on this line item.*
 3. Reserves—Sidewalks: *Correct name to Reserves—Sidewalks and Alleys, amount increased to \$165,000.*
- Mr. LeMenager pointed out the name of this budget line item should be for sidewalks and alleys. This was decided at a meeting.
 - 4. Reserves—Street Lights: *This dollar amount to be moved to Reserves—Sidewalks and Alleys.*
 - Mr. Berube asked if this reserve line item should roll up into the reserves for sidewalks and alleys. Mr. LeMenager indicated this line item does not exist. It can just be unallocated. With \$135,000 in undesignated cash, having \$240,000 in unallocated cash is not a bad idea.
 - Mr. Walls indicated the Board can always change these. Mr. Walls proposed taking this reserve and including it with sidewalks and alleys.
 - Mr. Moyer indicated the Board is currently operating with operating reserves of \$250,000, which is less than the first-quarter operating expenses. The reason we did that was because the District receives guaranteed income that is not on the tax roll, so we do not need \$388,000. The reserve for street lights was \$105,000.

- Mr. Berube pointed out this reserve is still sitting out there, and Mr. Moyer confirmed that is the case as of today. Mr. Walls recommended moving the amount to sidewalks and alleys since money was already included in the budget for the street light buyouts. Mr. LeMenager confirmed that is true. Mr. Berube asked why the reserves for street lights were not moved to the reserves for sidewalks and alleys at the time when that reserve name was changed. Mr. LeMenager commented that was not the topic at the time.
- Ms. Kassel indicated it is fine to merge street light reserves into reserves for sidewalks and alleys, pending Mr. Boyd's reserve report. Mr. Berube did not think his report would affect what the Board will do with street lights but it will affect what is done with roads and alleys. Ms. Kassel indicated it will affect the reserves.
- Mr. LeMenager indicated the amount budgeted for roads and alleys of \$65,000 will be zero for the fiscal year. Our available funds at the end of the fiscal year will not be \$700,000 but will be \$765,000. Undesignated cash has \$135,000, and Mr. LeMenager would like that to be more in case of a hurricane, which is bound to happen one of these days. Ms. Kassel commented that it is nice to have more funds in unrestricted and agreed with Mr. LeMenager that if we are going to change the reserve schedule, add it to undesignated to give the Board more flexibility. Plus, we are keeping \$65,000 in the budget for streets and alleys and budgeting \$5,000 for sidewalks. Mr. Walls indicated \$65,000 will do one alley. The reserves are not limited to what is assigned to them. If an emergency comes up, money gets moved around so something can be fixed. Mr. Walls recommended setting money aside for alleys and doing as Mr. Boyd suggested in doing a big job to get a good contractor who will do several alleys at once, which may be two or three years in the future but the Board is setting aside some of that money now.
- Ms. Kassel pointed out that once the Board receives the updated reserve report, all this may change.
- Mr. LeMenager appreciates what Mr. Walls said, that if an emergency comes up, the Board has the ability to do whatever it wants and needs to do.

I. Debt Service Budgets

- Mr. Berube commented that we really have no say in these budgets.

J. Assessments

- Mr. Berube commented that assessments for neighborhoods I, J, K, and L were all the same for the 40-, 50-, and 60-foot lots. When looking at neighborhoods I, J, K, L, and O, each of them is somewhat different. Mr. LeMenager indicated the reason is because the platted lots are grossed up 6%. Mr. Berube asked why they were grossed up, and Mr. Moyer replied because they are on the tax roll. Mr. LeMenager commented they include not only the fee to the property appraiser but also the 4% early payment discount. Even though H-2, F, A-2, and M are together, they are slightly different. Mr. LeMenager asked the question previously, and the response was because they are not grossed up. Having this information available and on the website will let everyone know how it is done and what the numbers are.
- Ms. Kassel indicated because A-2, J, K, L, M, and O are not yet platted, the assessments will not be grossed up because the assessments will be collected directly from the developer, and that will be the case until they are developed.

K. Conclusion

L. Capital Fund

FOURTH ORDER OF BUSINESS

Supervisors' Requests and Comments

Mr. Farnsworth stated I have some things I would like corrected in the budget narrative.

Mr. Moyer stated send me the changes.

FIFTH ORDER OF BUSINESS

Audience Comments

Ms. Eva Horner stated I am concerned about field services expansion. If the workload is there and another person is needed, my concern is that when additional functions were added previously, it was actually a cost reduction. We are looking to the new fiscal year of adding manpower because the activities we took in-house are requiring more manpower.

Mr. Walls stated the difference is that we are adding new space to take care of. We had a cost before that figured in x amount of space to take care of, and we are adding to that and expanding their duties.

Ms. Kassel stated we have more assets: new ponds, new landscaping, new irrigation.

Ms. Horner stated it just seems that the group is getting bigger and bigger.

Mr. Berube stated what you cannot see is the prior year. We had field services, but they were managed either by Harmony Development Company or Severn Trent. In those years, we were paying more and getting less than what we are getting now. You have base wages and all the costs that go into that, and there is always a premium or a markup. The way we set it up with FRM as the employer, our immediate costs for labor went down. We are still below, with more staff doing more work, what we were paying for field labor going back to 2013 or 2014. I realize it looks like a steadily increasing line item, but you have to look back at prior years to see that trend. It decreased dramatically and now it is slowly increasing.

Ms. Horner stated I still maintain that some things cannot come in-house. We cannot be the experts on everything. I caution you with that. Along the same lines in terms of service contracts, the pool heater at the Swim Club had some issues at one point over the winter, and the comment was that you do not do service contracts. I want to know why because it is pretty expensive equipment to not have someone regularly maintaining and monitoring it to make sure everything is fine. I know it seems like you are throwing away money, but I think it keeps that kind of equipment in good order. I am curious about that.

Mr. van der Snel stated we do not have a service contract with Symbiont, but we do have them come every year for service at a steady fee. It eliminates the idea of having a contract, but it is annual maintenance that we do. They go through the whole system, including the pool heater, and assess it.

Ms. Horner stated my understanding is that it is something that typically needs to be done more frequently. It is big, expensive equipment to replace.

Mr. Berube stated our history with that has been the coils are the big expense, at about \$17,000. They go out about six or eight months out of the five-year warranty. So under the warranty, we effectively have a service contract during that time period. The last time, we bought a platinum or titanium one, which carries a longer warranty, lifetime if I remember correctly. The rest of the service on it is very minor. We probably have one or two service calls annually. Whether or not you have a contract does not affect the warranty on the coil, which is the big-dollar item. The amount of maintenance that we have to do to these every year does not even show up. When Symbiont comes out, the

average call is \$300 or \$400, usually for a failed relay. I understand what you are saying, that it is a big piece of expensive equipment, but so far, the value of a contract has not been demonstrated to be a savings over what we have to spend in real dollars. If that changes, then we will look at it. The coils are the big items, and we have two. One is under warranty that will probably end soon.

Ms. Kassel stated I think her point is that maybe these coils could last longer if they had more regular servicing.

Ms. Horner stated yes.

Mr. LeMenager stated my understanding is that we have a different kind of coil.

Mr. Berube stated that is correct. The coil itself sits in the water all the time. It is not like an air conditioner coil that needs to be cleaned. This sits in water and exchanges temperature. Our very acidic water eats it up, which we all know by living here in Harmony with our water heaters and other equipment. That is what fails in the coils.

Mr. Walls stated there is nothing you can do about that.

Mr. Berube stated that is why we spent the extra money last time and bought the longer warranty.

Mr. van der Snel stated it does get serviced every year.

Mr. Berube stated we are not ignoring it.

Ms. Horner stated it is the concept of kicking the can down the road. I just wanted to make sure we were not eliminating service on it.

Mr. Berube stated the other thing we do is, when they come in, they also do a safety check. You are in water with electricity, and they are licensed to check that. We do the same thing with Pool Works, which used to be done by Spies. When they are here at some point during the year, they review everything including the grounding, ground fault circuit interrupters, and so on. We had an electrician here to do all the boat docks because it had been a while, and they also looked at Town Square.

Mr. van der Snel stated that is correct; it was a mess since no certified electricians were used.

Ms. Horner stated I remember that from Christmas.

Mr. van der Snel stated now it is all GFCI certified. We spent about \$900 on that, but it was worth it. Now it is safe to use Town Square and safe to be on the docks.

Mr. Berube stated I read a story from somewhere about someone who went into the water at a dock or a pool and was electrocuted. It dawned on me that I could not recall the last time we had ours looked at, so we took care of that. I think the docks passed with flying colors.

Mr. van der Snel stated yes, though it had some minor things.

Mr. Berube stated Town Square was a different story, but it was important with the docks since they are on the water. We are mindful of that. Thank you for bringing it up.

Mr. van der Snel stated all the contractors I hire now are certified. The pool manager is never tampering with any electrical equipment.

Mr. Berube stated there are limits to what our staff does. When it comes to electricity, they are not involved.

Mr. Farnsworth asked regarding the allocation of fund balance of available funds, are we going back to the way it was, or are we staying with \$215,105 for street light reserves?

Mr. Berube stated the reserve for street lights is moving into the reserve for sidewalks and alleys. The reserve for street lights will be eliminated and will be added to the one above it, which will be named sidewalks and alleys.

Mr. Farnsworth asked does it have \$165,000?

Mr. Berube stated yes, as of right now. It will probably change at some point.

Mr. Moyer stated if we reduce the operating reserve to \$250,000, that money then falls down to unallocated.

Mr. Walls asked do we want to reduce the first-quarter operating expenses to \$250,000? I am fine either way.

Mr. LeMenager stated yes.

SIXTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. LeMenager, seconded by Mr. Walls, with all in favor, the workshop was adjourned at 5:20 p.m.

3B.

MINUTES OF MEETING HARMONY COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Harmony Community Development District was held Thursday, June 30, 2016, at 6:00 p.m. at Harmony Golf Preserve Clubhouse, 7251 Five Oaks Drive, Harmony, Florida.

Present and constituting a quorum were:

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

Also present were:

Gary Moyer	Manager: Moyer Management Group
Tim Qualls	Attorney: Young, van Assenderp & Qualls, P.A.
Steve Boyd	Engineer: Boyd Civil Engineering
Justin Kramer	OUC, Renewal Energy Project Manager
Rick Mansfield	Davey Commercial Grounds
Billy Newell	Davey Commercial Grounds
John Rukkila	Davey Commercial Grounds
Amber Sambuca	Harmony Development Company
Sam Troy	OUC, Renewable Energy Manager
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 31, 2016, Meeting

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

On MOTION by Ms. Kassel, seconded by Mr. Farnsworth, with all in favor, unanimous approval was given to the minutes of May 26, 2016, meeting.

FOURTH ORDER OF BUSINESS**Subcontractor Reports****A. Landscaping****i. Davey Tree Monthly Highlight Report**

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

Mr. Mansfield introduced Mr. Newell, the project manager for Harmony who will run the day-to-day operations.

Mr. Mansfield stated at last month's meeting, I mentioned that I was going to investigate what was happening at Davey and will go through everything we have in an attempt to reorganize and make it a long-term operation. Regardless of whether I am here or Mr. Newell or Mr. Garth Rinard or Mr. Rukkila, the property will run smoothly. That was my biggest task and has turned into a good challenge. In doing so, I noticed that the operation of this property needed some internal perspective because the numbers we were anticipating to get did not come close on our behalf. I have been here quite often, trying to find out exactly what is going on and reorganizing everything. We are rolling all our policies and procedures from across the country into this area now. I was here on Tuesday, and I wrote out procedures for staff at this site, which we will continue to do. I was working with the crews to make sure they know how to pull weeds correctly and get as many as they can. When you first take over, things go downhill for a little bit until you reorganize, and now we are at a point where the reorganization is over and are starting to come up. This week, I saw much improvement in the operations, and I am happy to see that and to know we are on the right path to get back to where we feel like you need to be. Without us babysitting anyone, we can make this work for you every day and every month.

Mr. LeMenager stated I live across from the soccer field, and it has been looking pretty poor. It was mowed today, but the middle of the field especially has not been looking very good. In fact, someone commented on Facebook about why the soccer field looks so terrible. Is this part of the problem getting back into it? Are we mowing it enough?

Mr. Mansfield stated it is soccer season, and we just had a fertilization technician here for three straight weeks taking care of some of that. You will start to see some of those things improve dramatically. We will be back taking care of some of the loose grass and other things that are in the field. We have to attack those weeds, and they are different

types of weeds. We are killing any weeds that are there, which can leave big, bare areas. We attack each type of weed individually and remove it, so over a three- to four-week period, we can get rid of all the weeds, versus having the field being bare. Some areas are also over used and are bare from the soccer matches and activities where we will have to install new sod.

Ms. Kassel stated some sod is meant for a fair amount of wear. We had plans for Blazing Star Park. We removed the firecracker plant and installed a lot of sod, but it is not looking so well.

Mr. Mansfield stated we addressed all the sod areas. We finished on Tuesday with the last round of treatments, so I will be here this weekend and will check everything again. I will update you through the period and let you know how it is progressing.

Ms. Kassel stated the other day, I was out talking with Travis about what you are doing around town and more specifically what you are doing with trees in Town Square. I was in the process of making a list of things to give to Mr. van der Snel for him to discuss with you and to bring to your attention.

Mr. Berube stated I have been hearing and seeing some issues. We sent some pictures earlier this week. I think one of the things we have had some difficulties on is the communication among the Board members. We sent you some pictures the other night. Mr. van der Snel has been a little more aggressive with his concerns toward some of the lack of detailing that has been happening. Mr. Mansfield and I have had conversations, as have Mr. Newell and I. We are very tolerant of the fact that a change has been made at Davey with personnel, and we went through the growing and the wet seasons. I hear what you are saying about being on property. We are tolerant of the need for reorganization, but it has to get better than what it has been for the last couple months. I am seeing baby steps toward getting there.

Mr. Mansfield stated we definitely have. I was here three weeks ago and would put it at 8 out of 10. Two weeks ago, it probably went up to 8.25 and to 8.5 this week. Mr. van der Snel and I came to the same conclusion that it is 8.5 out of 10, and we need to get it back to 9. Based on everything we have on our list of things to do, we should be maintaining it right at 9. That little bit of difference that you see is what you are getting. We need to correct it to get it back to a 9.

Mr. van der Snel stated that is right. It is mainly the smaller detail items, such as weeding and checking after a mow cycle is done. That really needs to change. It is more of an evaluation of work that needs to be done. I want to give kudos to Mr. Newell; he is working really hard to get the 8.5 to a 9. We work really well together to get it where it should be, but we are not there yet. I support that it needs to go to a 9 or better.

Mr. Berube stated it is interesting about the details. He and I were out looking for drainage grates today, and one person was mowing along Five Oaks. He had just mowed on the other side at the Five Oaks Rotary. He pointed out that three Publix bags had been run over by the mower and shredded. I just happened to look at the person doing the mowing, and he has a nice, shiny, new trash picker sitting on the side, yet I found bags 20 or 30 feet apart that had been shredded through the mower. It is not a big deal, but it is one of the details.

Mr. Mansfield stated unfortunately, at the level we have, we do not have perfect people. But at the same time, one thing on the agenda for Mr. Newell and me is that I have scheduled some interviews for him for this week because we need to make a few changes internally. We are addressing that.

Mr. Berube stated that is fine and we understand that. We have always had the ability to speak to the people at Davey and let you know our concerns, and we have always received a reaction. I am seeing a reaction, so we are okay with it, but we ask you to move quickly if you could.

Ms. Kassel stated I met with Mr. van der Snel a couple weeks ago regarding the fences. Mr. Newell was there also and we discussed some things. What we really discussed was the need to not just be paying attention to the things you are mowing and fertilizing but to attend to what is starting to go downhill when it first starts to go downhill so that it does not get to the point where it needs to be removed and replaced, which is very expensive. We also discussed that our contract is partly predicated that you are going to maintain our plant material or that you are at least going to be attending to it before it gets to that point. I spoke with Mr. Newell about this, and I presume he passed it on. It was really a conversation with Mr. van der Snel, at which Mr. Newell happened to be. Unfortunately, he got an earful from me, and I apologize for that.

Mr. Mansfield stated it is okay; we need to hear it. We should be bringing some things to your attention before they are too far gone. Certain things have a definite life

cycle, but we can also do some things better. I reviewed that with Mr. Newell and the whole crew when I was here. I already pinpointed a few items. I have been known to stick a \$100 bill in certain areas to see if they find it. I am starting with \$1 bills, and I have not heard that they found my \$1 bill. If they start finding them, I will get to \$100 quickly. We will see if they find it and get to those areas quickly. I am here more than Mr. Rukkila now and am trying to get things more organized. I will be here in the same way next week.

Ms. Kassel stated the trees in Town Square are suffering. I discussed this with Travis, and he said based on the treatment they are being given, they have a 50% chance of survival.

Mr. Rukkila stated I have been reading quite a lot, and they are on the top of the list as far as priority. We executed what we promised to do: vertical mulching and base drenching. The soil samples came back. Across the board, the pH ranged from 6.4 to 7.0, which is high to very high on the graph. I did some research, and laurels will actually thrive in that kind of soil, but they were lacking miners. We put the miners in our deep-root fertilization. From a fertilization standpoint, they are good. The underlying problem of why they are in that condition is still unknown.

Ms. Kassel stated Travis told me they had two types of canker.

Mr. Rukkila stated that was a thought. I spelled it out at the Board meeting. If you go back to 2013, we had two or three that died. It takes quite a bit of time for a culture to grow and actually be able to pinpoint what it is. That is where we are. With those trees, it was determined that they had bot canker. Because they are all in close proximity, the roots will graft and share the xylem and their diseases. I think that is what they have, but I do not have the results back. Something else I was reading was another potential disease that is fungal, which is armillaria root rot. Unfortunately, when they get to the stage where they are is when we notice something is wrong with the tree. It is far down the road. Internal diseases, particularly fungus, have no known cure. Travis was explaining that we are making an attempt in the community of landscapers to apply the best-known solutions in hopes of slowing it down if, in fact, that is what they have.

Mr. Mansfield stated we need to recreate the cultures. Once we take the samples and shave the roots back, we have to get certain parts out of the roots to take a culture to send in. That is what is in process now. We are not just guessing but are waiting for the final

answer. I would rather present you with a PhD's document on what it is versus our best guess. Even though Mr. Rukkila is a certified arborist, I feel that the doctorates have the best knowledge.

Mr. Berube asked are two trees affected right now?

Ms. Kassel stated no, we have six.

Mr. Rukkila stated we have six in the same quadrant, which tells you they are sharing the same root system. Something is underlying that.

Ms. Kassel stated to replace those trees will cost \$5,000 per tree. That is why we are trying so hard to save them.

Mr. Berube stated you mentioned root rot and fungus.

Mr. Rukkila stated it is called bot canker, and it can be fatal to the tree. In some cases, it is a slow decline over years, which is also the case with root rot. It is also fungal and is nearly impossible to eradicate. It lives in the soil and looks for live tissue. It attaches itself to the roots and spreads through the root system. You can have one tree infected, and over the course of three years, neighboring trees will start to show the same thing.

Ms. Kassel stated in other words, we have six that are badly affected, but other trees are nearby that could also be affected not too long in the future.

Mr. Rukkila stated everything I have been reading says that the best medicine is to keep the trees healthy. They have a natural defense to fight off diseases. Over watering, compacted soil, and other conditions can affect their immune system, just like with a person, and leave them open to these different pathogens.

Mr. Mansfield stated that is what we are trying to do with fertilization and everything else we have been doing. We are taking every opportunity possible to help them survive and to keep the other ones healthy.

Mr. Rukkila stated some species are more susceptible to diseases, and laurels are the kind of tree that is susceptible to a host of things.

Ms. Kassel stated another tree on the south side of the square near the center has a smaller trunk and much smaller canopy. You might want to check out that tree.

Mr. Mansfield stated I mentioned that to Mr. Rukkila during my visit here, and we added that to the list. I am glad you noticed it, too.

Mr. Rukkila stated I was excited to become a certified arborist, but as soon as you do, everyone expects you to have answers as to why a tree is declining. It is tough. You have

to do a lot of research. Sometimes, it goes all the way back to the nursery that might be bringing in what is called a cull that has girdling roots in the pot. The tree is planted, and ten years later, you have a problem with that tree that is irreversible.

Mr. Berube stated every expert in every category for every job under the sun gets to the same point: someone has something that will stump you. Are we doing everything we can or everything recommended right now for these trees?

Mr. Mansfield stated yes, we are.

Mr. Berube asked they will not need additional treatments or trimming or anything?

Mr. Rukkila stated no. I suggest that in six months, we need to fertilize them again. That is the best thing we can do for them.

Mr. Newell stated we had already cut back branches and anything that looked like it could have disease on it.

Mr. Rukkila stated the only thing that would change is if the cultures come back. If they find it is something else, then we might have some other options. That is where we are for now.

Ms. Kassel stated I do not know if we want to discuss the agreement now or under the attorney's report.

Mr. Berube stated we can discuss it now while they are here.

Ms. Kassel stated Mr. Qualls and I were tasked with looking to see if we can piggyback the Ave Maria Stewardship Community District ("SCD") contract for landscaping, to avoid the RFP process. We have been in contact with Davey several times about that. We met with Mr. Mansfield the other day, and he alluded to what happened in that contract, which is that Davey is not even breaking even on that contract. Before they propose another contract, they need to look at all their numbers, processes, and procedures. They want to renew the contract or at least go through the process, but they are not ready to do that until they are sure they will not be losing money on the contract. That is where things stand. Unfortunately, the contract is expiring soon. I do not know if it is possible to do a month-to-month extension in the meantime.

Mr. Qualls stated I do not know if it is possible, but Mr. Mansfield did say that he would have a proposal to us next week.

Mr. Berube stated Ms. Kassel is right. The way this works, we are beyond the deadline for getting this done by October 1.

Mr. Mansfield stated I appreciate that. I did not know where we were, either, until I investigated everything. That is why I have been down here to make sure operations are running smoother.

Mr. Berube stated to be clear, you know that what was proposed was a four-year flat extension at our current numbers.

Mr. Mansfield stated that is why I am looking at all our stuff to make sure we can live with that before I give you a contract. Otherwise, it does not work for either of us, and that is not fair.

Mr. Berube stated we understand.

Mr. Mansfield stated I have ordered at least one \$70,000 mower to replace some smaller mowers to be able to do twice as much mowing with one mower. I have been through that process and am putting forth the cash, presuming that we are going to make the deal. If that helps people understand where I am coming from, I have already made that purchase. It will be here very shortly.

Mr. Berube stated it has to work for both of us; we understand. It has to be a good deal for everyone. We presumed until now that it was a fairly good deal for Davey, too.

Mr. Mansfield stated sometimes changes are made.

Mr. Berube stated we are not trying to squeeze you, but things here work very slowly. We are now in July, and the October 1 deadline is a red light that is flashing at all of us. Effectively, it needs to be done prior to that date.

Mr. Mansfield stated that is why I will have my final draft to our corporate office on Tuesday.

Mr. Berube stated I was at Ave Maria SCD the other day. It is a little town down near Immokalee, south of Sarasota. I drove through there, and it is pretty upscale. If Davey is maintaining that community, you are doing a better job there than you are here. It actually looked about the same. It is clearly an upscale community, and it looked very well done.

Mr. Mansfield stated the people who are managing that went through the same turmoil about 18 months ago. They had to go in and reevaluate everything. They lost money for 18 months, and they are now doing very well, too. It is a process. That is far away from Davey's corporate office, and unfortunately, it never got to be Davey-ized.

That is what we are doing: making it work just like the rest of the corporation in 45 States.

Mr. Berube stated we are up against that deadline, and we really need to get it squared away. If the cost will go up, then let us know.

Ms. Kassel stated we will have something by the next meeting.

FIFTH ORDER OF BUSINESS

Developer's Report

A. General Updates

Ms. Sambuca stated parcel O is still under development, and we are on schedule. It is called Waterside and is across from the barn. It will be complete around the fall and ready for builders around that time. The golf course renovation is still happening. Everything is on track for that, as well. The greens are looking really nice from what I saw and in talking with field staff. Everything has taken really well. They are scheduled to reopen about October 1. We will schedule a kickoff event for the residents when the weather is a little cooler to celebrate that. In relation to the golf course and clubhouse operations, we are redoing the parking lot at the end of July. It is in pretty bad shape. In addition to the parking lot, Jr. Davis will also be finishing a gravel parking lot at Cat Lake. That will provide better accessibility for visitors using the grounds and also for wedding traffic. We have a new addition in the clubhouse. We have the activities director, Ralph, who started with us a few weeks ago. He is managing the memberships for the community and will also be directing the activities at the Lakes at Harmony, which is the active adult community to the east, our newest development. Construction is occurring for the recreation center at the Lakes, and it is on schedule. It will probably be open on September 1. The tennis courts are erected and almost complete. The pool is almost fully built. It is coming along nicely. We will have a ribbon-cutting ceremony for that facility, and the community is invited. That facility is exclusive to those residents, but we invite everyone to see it. The first family closing in the Lakes will be at the end of July. They are moving pretty steadily in South Lake on the first parcel. We are excited to have those families move in very shortly in the next couple months. We are having a town hall meeting hosted by the developer next Thursday, July 7 at 6:00 p.m. We will be providing more detailed information about the community in general and some other things we have going on.

Ms. Kassel stated neighborhood O is coming along quickly. I had been under the impression that J, K, and L would be constructed before O. We heard a lot about the Lakes and J, K, and L, but we have not really heard about O other than the infrastructure was started. What is the status? You indicated you would be done by the fall. Are builders there already?

Ms. Sambuca stated we do not have a builder contracted for O just yet, although we have proposals from a few. Regarding J, K, and L, I am not sure of the timeline. I will meet with the team and report back to the Board. South Lake has 180+ lots, and it will take a bit of time to sell through those before they move to the other parcels. I can provide an update on O because that area is the market product versus the active adult, which is right next door. We were bringing that online first since within the next year or two, we will be complete in Cherry Hill and Hawthorne. We will essentially run out of lots as more families start moving in.

Ms. Kassel stated you still have A-2 and M.

Ms. Sambuca stated that is correct.

Ms. Kassel stated we noticed that you did the infrastructure for I, you started on J, and you even started on K, but then everything stopped.

Ms. Sambuca stated we cleared the land because it was adjacent. I can check with the team, but we moved the dirt because it was adjacent and easier for the timeline.

Ms. Kassel stated it may have been more cost effective since the contractors were right there.

Ms. Sambuca stated possibly.

Mr. Boyd stated that is the reason. Neighborhood I had excess volume, so it made sense to clear J and part of K and place some of that earth in those neighborhoods instead of exporting it somewhere else.

Ms. Kassel asked what will happen with all the dirt in M?

Mr. Boyd stated that dirt will be used within the remaining town center parcels. Some of it may be moved to the Central North community, which is the next pod to the east. Some of it might be moved to A-2. Not all of it will be used here; some will be moved to other places.

Ms. Kassel stated perhaps some can be used across from the school in the empty parcel.

B. Discussion of Plat O-1

Mr. Berube stated the Board members requested to see this before we gave approval to sign it.

Mr. LeMenager stated I have discussed this with Mr. Moyer. I did not see the two pocket parks on it, which I understood are not shown on plats.

Mr. Boyd stated the tracts are there. All that shows up on the plat is the tract itself. The facilities will be shown on the plans for infrastructure.

Mr. LeMenager stated the only question I asked Mr. Moyer was, for the other neighborhoods that have pocket parks, if they were on the plat.

Mr. Boyd stated yes. The tract is always going to be on the plat.

Mr. LeMenager stated it is just a tract; it does not actually say what is going there.

Mr. Boyd stated that is correct.

Ms. Kassel stated one thing I discussed with Mr. Moyer was, initially all we received was something very general, so I asked what the CDD needs to maintain: landscaping, street lighting, and so forth. One thing I did not look at for those two parks in Waterside was if the plans addressed any kind of landscaping.

Mr. LeMenager stated probably not.

Ms. Sambuca stated I will need to pull up the proposed plan that I submitted.

Mr. LeMenager stated we would like to see the plans of those two parks if you have them.

Ms. Kassel stated the information that was sent to us included a landscaping plan. Was it sent to everyone?

Mr. Moyer stated yes.

Ms. Sambuca stated that information was definitely included.

Mr. Boyd stated it would not be on the plat.

Ms. Kassel stated right, and we were emailed a landscaping plan. It was not part of the agenda package.

Mr. Moyer stated it was sent separately.

Ms. Kassel stated what I failed to look at in the landscaping plan was to see what landscaping the developer was providing in those parks.

Ms. Sambuca stated I do not remember offhand, so I will have to pull up the plan.

Ms. Kassel stated it is one thing to have the space, and it is another to have them provide it in some condition where the CDD does not have to invest in a lot of landscape.

Mr. Berube stated we have never had to finish any of the areas that we take over.

Ms. Kassel stated that is why I am asking the question.

Mr. Berube asked is it safe to presume that if you are going to put in a park for that type of area, it will be finished landscape?

Ms. Sambuca stated yes, it is safe to presume that. I do not know the extent of the landscaping without pulling the plans that we proposed to the Board last time. We are still continuing on that path and just reviewed four proposals for equipment, and we are excited about that for both sections.

Mr. Walls stated it does show some landscaping in that park area.

On MOTION by Mr. LeMenager, seconded by Mr. Walls, with all in favor, unanimous approval was given to authorize the Chairman to accept and sign the plat for neighborhood O-1, as discussed.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Engineer

i. Reserve Allocation Study

Mr. Boyd stated I apologize that I did not get this complete, but I will make sure it is done and emailed well in advance of the next meeting.

ii. Sidewalks Along the Gas Easement

Mr. Boyd stated we submitted this to the County for review. They immediately responded back that they required it to be a five-foot-wide sidewalk. I informed Mr. Berube about that. We are pushing back on it. We are not there yet, but I think we will be successful. They have changed their standard that requires all private and public sidewalks to be five-foot wide sidewalks, which does not make sense to me. However, neighborhood F shows four-foot sidewalks.

Mr. Berube stated as do H-1 and H-2.

Mr. Boyd stated that is correct. I think we will be successful, and we are working through that process.

Mr. Berube stated I went out this morning and measured sidewalks. I think part of the problem is that we are calling it a sidewalk. We need to change it to walk path or dog path or something other than sidewalk. That area has no houses, which is the basis for their comment. All our other sidewalks are four feet wide. We are going to connect to a four-foot-wide sidewalk at the east end and at the west end with this new sidewalk. It makes no sense for them to require a five-foot sidewalk.

Mr. Boyd stated it is essentially a four-foot-wide concrete band.

Mr. Walls stated if all our other surrounding sidewalks are four feet, then these should be grandfathered in.

Ms. Kassel stated yes, including our walk around Lakeshore Park.

Mr. Berube stated surprisingly, that sidewalk is five feet.

Ms. Kassel stated the one at Cat Brier Park is much wider, and some places are about eight feet.

Mr. Berube stated yes, but residential sidewalks within the neighborhoods are all four feet. I measured them this morning. I think Mr. Boyd will win the battle, but one gentleman in the building department has taken a firm stand on this.

Mr. Boyd stated he is the director of development review. He is normally very reasonable, so I am surprised by the response I received from him.

Mr. Berube stated he gave us a very abrupt no.

Mr. Boyd stated we will work with him, and I think we will be successful in getting that done.

Mr. Berube stated it is a good thing we did not leave them at three feet, which was the original idea. Once we receive approval, then the next step is for Mr. Boyd to finish design plans and submit them to the County for approval.

Mr. Boyd stated we finished the design. This was an initial review comment.

Ms. Kassel stated I would like an electronic copy of the design.

Mr. Boyd stated yes, we have a plan that shows landscaping, but landscaping is not a requirement. The plan that we sent to the County does not have landscaping on it because I do not want them to start reviewing landscaping. It is a CDD tract, and they do not need to review it for landscaping.

Ms. Kassel stated I would like a copy of the landscaping plan and what was sent to the County.

Mr. Berube stated things like this are why people get so aggravated with their governments. We are trying to put in a sidewalk, and this has been going on for nine months.

Ms. Kassel stated I think it was November or December when we finally approved it, so about six months.

Mr. Berube stated and we are not finished yet.

Ms. Kassel stated part of that was due to miscommunication among parties.

Mr. Berube stated the County will drag this along for probably another six months.

iii. Maps

Mr. Boyd stated I brought two copies of the maps we have been discussing, including a street name map, a landscape maintenance map, and a drainage map. I have two full-size copies that I can leave with you. The street name map includes the neighborhood names. I will forward digital copies of these. I did not have a chance to email those before I came to the meeting, but I will send those in the morning.

iv. Drainage on Clay Brick Road

Mr. Boyd stated I took the opportunity to personally witness the drainage at Clay Brick Road after the storm we just had, and I took photographs. Clearly, the pipe is clogged. It is not a problem with the pond. There is an issue with those ponds; they are higher than normal. I found the reason for that, but it is not the reason Clay Brick Road is flooding. That is clearly a clogged pipe because the water is standing still, and it is several feet above the level of the pond. All the other inlets, some of which are lower, are dry, so it is clearly a localized clogging problem. I have been going back and forth with the County for several weeks, trying to convince them of that fact, but they have been pushing back, insisting the problem is farther downstream. I have the proof now that is not the case. I will be in touch with the engineering department in the morning and will push for them to get a crew out here to back out that line.

Mr. Berube stated we have a resident who works for that division and has been very helpful. If you cannot get it done through the people you are working with, let me know.

Mr. Boyd stated I will. The pictures prove it. I now have pictures of the whole neighborhood showing that area flooded but everything else dry.

Ms. Kassel asked what is the reason for the ponds being higher? Is there an outflow issue?

Mr. Boyd stated yes. The ponds that collect water from A-1 and also H-2 cross the road through a 30-inch pipe that goes to the wetland on the north side, which has been basically overtaken by the wetland. When it was installed, it was on the edge of the wetland buffer. But because of the nature of that wetland, the one at the end of neighborhood B around that alley, that edge is pushed out because it is getting water from the outflow. I had to get Mr. Rick Brown to get the survey to find them because I was walking all over them, and they were completely buried. He dug them out enough so they

are visible, but they are still obstructed. Right now, the water level in those ponds is probably 18 inches higher than normal because that outlet is still not flowing.

Mr. Berube stated Mr. van der Snel and I were over there today. Either our staff or a contractor, if our staff cannot handle it, will clear all that out. We know exactly where it is, and we will get it opened up. We received quite an education in drainage today on all those ponds.

Mr. Boyd stated the map shows how the ponds are connected and where the outfalls are, so that will help in the future.

B. Attorney

i. OUC Street Light Buyout

Mr. Qualls stated I talked with Mr. Dan Seabrook on Monday or Tuesday of this week. He said the people who were crunching the numbers for a final buyout were out of the office, but he was working on it. I sent him again the amended leases, so they have all that. As soon as they have the numbers, they insert them. He said the last payment for the District for those two street light buyouts will be July 2016. He should have everything to us soon. If I have not heard from him by tomorrow, I will send a friendly reminder. I hope to report to you next month that the buyout has been accomplished.

Mr. Berube stated we have already done all our necessary approvals, so we are at the point where the check can be approved, and we can get it done.

Mr. Qualls stated yes.

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.

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.

Mr. Walls stated I have seen positive comments from residents on how the boat operations have been going. I wanted to make sure Mr. van der Snel knew and would pass that along to the staff.

Mr. van der Snel stated yes.

Ms. Kassel stated the report was pages and pages long this month.

Mr. van der Snel stated the boats are being used, which is very positive. The sun tracker has been used a lot.

Ms. Kassel stated also the kayaks.

Mr. van der Snel stated we really make it a point to keep those operations going, especially with the boat reservations. We are flexible if people call, and we make it happen. The boats are really popular.

Mr. Berube stated this another area that takes up a lot of staff's time. It is not hard work, but they have to be there. They have to drop what they are doing, go handle the reservation, get people into the boat, and then come back afterward. It is nice that people compliment staff. I never hear anything negative about anyone working in field services. When people say they are happy, that is better than them saying they are not happy.

iii. Facebook Activities

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.

iv. Pond Report

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

Ms. Kassel stated it is obvious the ponds have been evaluated in terms of what is growing in them, and three or four ponds had a pesticide or herbicide used in them. The report did not indicate what was being done on the other ponds. Only three ponds were treated with anything?

Mr. van der Snel stated yes, as of when that report was produced. We just got our chemical supplier set up, and we immediately started treating the ponds. That was two or three weeks ago. I just had to wait for the chemicals. This was a better deal because they did not charge me for shipping costs. It is really a significant difference, so it was worth the wait.

Ms. Kassel stated it would be helpful to have a line or two at the bottom of the report to indicate what the plan is for those ponds that have not been treated, or what else might be going on with the ponds. Mr. van der Snel discussed something with Ms. Jennifer Dwyer. I do not remember what it was, and I did not see that reflected in the report. It tells us mostly what is growing in the ponds. In a few cases, it tells us that a pond has been treated, but it does not give us a broad picture of what is going on with the ponds.

Mr. van der Snel stated I will provide that for the next report.

Mr. LeMenager stated I was driving to the Estates. The pond between Drake and the Estates on the south side of the road was totally green except for a small part in the middle where the fountain was blowing it away.

Mr. van der Snel stated Mr. Berube gave me a link to the hippo, which is a skimmer that has a hippo head. You put it in the pond, and it automatically skims off all the duckweed. That is what is on the pond, and duckweed is a very invasive weed. We are having a really hard time getting rid of it. That specific pond is being fed by another pond that is on the golf course, which also has duckweed. We treated that pond, and we are evaluating what to do if we invest in the hippo. It costs about \$2,400; however, it is pretty much the best way to get rid of the duckweed.

Mr. LeMenager asked will it affect the pond on the north side?

Mr. van der Snel stated yes.

Mr. Berube stated they all have duckweed.

Mr. van der Snel stated that pond is by Oak Glen.

Mr. LeMenager stated I presume those two ponds are connected.

Mr. Berube stated yes.

Mr. van der Snel stated yes, on the golf course and on the right side of the pond. It is not connected to the left side of the pond; that side has its own outfall.

Mr. LeMenager stated so it will not go under the road and get into that other pond.

Mr. van der Snel stated no.

Mr. Boyd stated birds carry it around, too.

Mr. van der Snel stated it is birds and alligators.

Mr. Berube stated any wildlife that goes from pond to pond picks up those green spores and drops them in the next pond. Then you have this growth. You can treat it with chemicals, and it works, but you are chemicalizing the ponds, and it is expensive to treat them that way. The hippo is a floating vacuum cleaner with filter bags. The good news is that stuff from the filter bags is very fertilizer friendly. They use it on gardens, so maybe we can treat them that way. The hippo draws it in, just like the skimmer on your pool. It fills up the filter bags, and when it stops, you pull out the filter bag and put on a new one. It keeps skimming the pond continuously.

Mr. LeMenager asked you can use that for fertilizer?

Mr. Berube stated yes, because duckweed survives on phosphorus and nitrogen. All the nutrients that are in the water are what make it grow vociferously. In some places, you can use what is skimmed as fertilizer. We can throw it in the dumpster, but we will find out if Marilyn would like it for the community garden. The reason we have not presented the hippo for purchase yet is because we were going to show it to Ms. Dwyer when she came in this week and ask what she thought about this, but we did not have her come in this week.

Mr. van der Snel stated she was very positive about the idea. Just a comment that it is called duckweed because ducks transport it from pond to pond.

Mr. Berube stated it is almost impossible to get rid of once you have it. The bigger problem is that we were treating our ponds, but the golf course was not treating theirs, and it was transferring into our ponds. Now we are maintaining the golf course ponds, so we will be able to eliminate it. Putting expensive chemicals in the water is not going to get it done.

v. Chapco Fence Proposal

Mr. van der Snel stated I have tried to get in contact with Chapco four times and left three messages. I spoke to a woman yesterday and requested a detailed quote. She said I would definitely have it today, but I did not receive it.

Ms. Kassel stated make a note to email me, and I will provide the name of another contractor I have worked with in the past. I am not sure they are still around, but they may be. They were very good. Perhaps you can get something from them.

Mr. van der Snel stated that will help because this is not progressing with Chapco.

Ms. Kassel stated no, it is not, and that is bad news.

Mr. Berube stated Chapco is either responsive or they are not. They are like that, and I do not understand it.

vi. Maxicom

Mr. van der Snel stated we have had some Maxicom issues. I am trying to get a hold of Mr. Aaron Smith from Insight Irrigation. It appears he is off the grid and is not responding to any of our attempts to contact him. Mr. Kent Foreman has the same problem. Today, I had someone else from Rain Bird who is an engineer to come in and make an assessment. We are moving ahead with that. It took us three weeks to get someone, which is very frustrating. I have no idea what that will do with the Lakes

because Mr. Smith has been contacted to bring the Lakes online with Maxicom. That is pending.

Mr. Berube stated we will get our piece of Maxicom fixed soon. The irrigation in the Lakes ties into our Maxicom system, but that is on the developer to get that done.

Mr. LeMenager stated we have learned that what we have is Maxicom light. When you say they are going to put Maxicom in the new areas, does that mean it will be Maxicom light or the real system where everything is included?

Mr. van der Snel stated it will tie into our system. Another control unit will be placed by Insight Irrigation that will tie into our system.

Mr. LeMenager stated I am not sure you understood my question about being Maxicom light, and this might be before your time here.

Mr. Berube stated what we are missing from Maxicom are flow meters and moisture sensors. When Mr. Smith designed F, H-1, and H-2, we asked him to put those in. I do not know if he did.

Mr. van der Snel stated I do not think so.

Mr. Berube stated I do not think so, either, because I am believing the developer is taking the less-expensive route. The big money is in the initial installation, but then you add money for the flow meters and the moisture sensors. All that has to come back on wires.

Mr. LeMenager stated the person from Maxicom who was here a few years ago basically said that without those elements, there is not much point to Maxicom. It saves us a little money, but that is pretty much it.

Ms. Kassel stated we can monitor from Maxicom, and we can understand where water is going and where it is not going. It does have value in that regard, but we do not have the full complement of Maxicom services or capabilities.

Mr. Berube stated what has been going on for the last three weeks is, Mr. van der Snel has been running it manually. Maxicom becomes a fancy manual timer. When it is running automatically, Maxicom is a fancy automatic timer in effect. It also tells him when a zone does not run, and that has some value. You are right that it is short in all of its capabilities, and it would very expensive to bring all those capabilities online.

Mr. LeMenager stated we determined that retrofitting it would not be a good idea.

Mr. Berube stated that is correct. In effect, I think what the developer is giving us is a mirror of our system.

Mr. van der Snel stated we do save a significant amount of water with Maxicom. As Ms. Kassel said, we have to monitor it.

Mr. LeMenager stated I remember when we first put it in, our water bill went down significantly.

Mr. Berube stated the big savings would be if we had moisture sensors. A year ago or so, a company came in here and offered to put them in. We gave them the approval, and they disappeared. I do not know what happened. We could still investigate that. If someone wants to spend some money on Maxicom, the element saving money would be moisture sensors. But it will be a substantial investment to cover this whole place.

Mr. Boyd stated they require a lot of maintenance, too.

Mr. Berube stated yes, they get run over by lawn mowers and so forth. We are probably fine doing what we are doing. Even running them manually, the place is staying green.

vii. Playground Equipment

Mr. LeMenager asked has Mr. Boyd or Mr. van der Snel done anything about playground equipment in H-1 and H-2, in terms of where we might put stuff? We have \$17,000 left.

Mr. Berube stated I do not think Mr. Boyd has done anything yet, but we will probably bring him into this. Mr. van der Snel and I looked today. In the back of H-2 off Five Oaks, a mailbox is set up toward the rear. We have a small pocket park there with three trees. It is triangular in shape, and it is probably 75 feet by 75 feet by 100 feet.

Mr. LeMenager stated that is not bad.

Mr. Berube stated that is exactly right. You could put two pieces of playground equipment in that area.

Mr. LeMenager stated H-1 already has one swing set.

Mr. Berube stated yes. In H-2, we could fit two pieces of equipment, and we might have to move the trees around a little bit depending where we put the equipment. If you want to do that, we can certainly discuss it further. The good news is that no house is there now. If equipment went in, it would be next to 10 empty lots in a row, so no one will purchase a house and then say the CDD installed play equipment right after they

bought their house. If we install the equipment now, by the time the house is built, people cannot say they did not see it. That is the only logical location in H-2.

Ms. Kassel asked are we sure they do not have any contracts for those lots? Just because no house is built does not mean someone has not bought the lot.

Mr. LeMenager stated they are owned by Richmond American, and they do not have any contracts on those lots.

Mr. Berube stated it is pretty much raw land. H-1 really has one logical place for equipment, which is behind the sign at the entrance. I think we have already decided is not a good idea. The only other place that is logical for land that we own is where the swing set is now. It runs parallel to the road. If we lifted that, it is minimal concrete, so we could lift it and turn it 90 degrees to run perpendicular to the road. We could move it to the far edge of the mulch that is there now. We have more area there, probably a similar amount of area as what we have in H-2, to put one or two pieces of equipment there along with the swing set. That area has adequate room. We would have to do some drawings, take some pictures, and get a proposal. But if everyone is in agreement that is what we want to do, we have the space, and we can get this done.

Mr. LeMenager stated I am quite pleased to hear about H-2 especially because that neighborhood is really cut off from everyone else by busy roads. I think it is very important to have some sort of play area for kids without having to cross the road. We know constituents from those neighborhoods will come here and ask why everyone else has parks but they do not.

Mr. Berube stated if everyone is happy with that, we will get some conceptals and figure out what the rough numbers are going to be.

Ms. Kassel stated I would like to request that any equipment we get needs to be commercial grade.

Mr. Berube stated yes.

Mr. Walls asked are we going to try to make it fit in that budget, too?

Mr. Berube stated yes.

Ms. Kassel stated we have to fit it in the budget, but it needs to be commercial grade.

Mr. Berube stated yes, it will be the same type of equipment that we have now.

Mr. van der Snel stated we got it from Game Time. They are certified.

Mr. LeMenager stated that would be good. We can solve H-1 and H-2. I think it demonstrates that we listen when people come and talk to us.

Mr. Berube stated it will not be a huge expansive area, but the right type of equipment will fit. We will have to measure it. After a quick look, it has more room than we think. The big thing about H-1 is moving the swing set sideways, which will open it up. We will need to talk with the residents who currently live there because they may not be happy, but we will figure it out. We will proceed to get some conceptals and figure out what we need to do.

SEVENTH ORDER OF BUSINESS

District Manager's Report

A. Financial Statements for May 31, 2016

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

Mr. Moyer stated we are 98% collected on our non-ad valorem assessments through May 31. What is not collected will go through the tax certificate process. Since we are at 98%, I have no reason to believe that we will not be 100% after we go through that process. On the expenditure side, as we discussed in our workshop, the budget is in pretty good shape through May 31. We are under budget by a total of \$139,000.

Mr. Berube stated given the normal ebb and flow through the end of the year and taking \$65,000 for the roads and alleys, we are probably \$60,000 ahead of budget at this point.

Mr. Moyer stated in terms of this, \$65,000 is shown as a variance and is already in that line item.

Mr. Berube stated the bottom line is that we are well under expenditures and right where we need to be for collections.

B. Invoice Approval #194, Check Register, and Debit Invoices

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

On MOTION by Ms. Kassel, seconded by Mr. LeMenager, with all in favor, unanimous approval was given to invoice approval #194, check register, and debit invoices, as presented.

C. Acceptance of Arbitrage Rebate Report

Mr. Moyer stated included in the agenda package is the arbitrage rebate report for the Series 2015 bonds. As indicated in that report, we do not have any arbitrage rebate liability because we are not earning more than the bond rate, which I think everyone would expect.

On MOTION by Ms. Kassel, seconded by Mr. LeMenager, with all in favor, unanimous approval was given to accept the arbitrage rebate report.

D. Questions and Comments on the Proposed Budget for Fiscal Year 2017

This item having been discussed in the workshop earlier, the next order of business followed.

EIGHTH ORDER OF BUSINESS**Consideration of Facility Usage Applications****A. Use Application from A Place for Grace Ministries for a 5K Fund Raiser**
(September 3, 2016)

Mr. Berube stated Ms. Kris van der Snel is applying for this use. I do not see any reason to deny this. It is for a 5K although the application indicates it will be at Town Square. This is a run around Harmony.

Ms. van der Snel stated we set up in Town Square. The run is through the townhouses, comes back, goes to Cat Lake, and then back. We start setup at 5:00 a.m., and we are out of here by 9:30 a.m.

Ms. Kassel asked there is no usage in Town Square?

Ms. van der Snel stated we run around it. We will use the area in front under the pergola to set up a couple vendors: Chick-fil-a, Advocare, and one or two others. Running Zone sets up in the street.

Mr. LeMenager stated that area is not ours; it belongs to the golf course. I am not sure you need to ask our permission for this.

Ms. van der Snel stated we have asked each year for three years.

Mr. Berube stated we have always approved it.

Mr. LeMenager stated she should not have to pay anything.

Mr. Walls stated there is no fee if they are not using our property.

Mr. Berube stated it is a non-profit group.

Ms. van der Snel stated that is correct.

Mr. LeMenager stated it does not matter. My point is that we appreciate her applying, but if they are not going to use any CDD facilities, then I do not see how we can charge them any money.

Ms. van der Snel stated we do encroach a little on Town Square itself because we have the finish line there, and someone sets up a table on that side. We do not take over the whole square, but I just want to get us on the calendar and make everyone aware of it.

Mr. LeMenager stated fair enough. I was just trying to save you the fee.

Ms. Kassel made a motion to approve the facility usage application from A Place for Grace Ministries for a 5K fund raiser on September 3, 2016.
Mr. Walls seconded the motion.

Mr. Farnsworth asked is the approval with or without a fee?

Mr. Berube stated without the fee.

Ms. Kassel stated I thought it was with the fee.

Mr. LeMenager stated it is with a fee. The rules are the rules.

Ms. Kassel stated if we charge one a fee, then we have to charge them all a fee. If it is not HROA related, then we charge a fee. Is Ms. van der Snel aware that we now charge a fee?

Ms. van der Snel asked how much is it?

Ms. Kassel stated \$250 for Town Square. Is that okay?

Ms. van der Snel stated I cannot say no because we want to use it.

Ms. Kassel stated you may want to withdraw your application if it is not okay, or not use Town Square.

Ms. van der Snel stated we need that area.

Ms. Kassel stated the reason we charge a fee is because inevitably, manpower is needed for looking after the assets after the fact, as well as wear and tear on the assets.

Mr. Berube stated if we do not charge a fee, we find that we receive a flood of usage applications, which has happened in the past.

On VOICE VOTE, with all in favor, unanimous approval was given to the facility usage application from A Place for Grace Ministries for a 5K fund raiser on September 3, 2016, with a fee of \$250, as discussed.

B. Consideration of Facility Usage Application from Harmony Youth Football for Football Season Jamboree

Mr. Berube stated I believe we have approved this in the past, as well.

Mr. Walls stated I am curious as to what part of Buck Lake Park they are talking about.

Mr. Berube stated they typically bring a trailer and put it in the parking lot area. They surround that with some tents and hand out uniforms. They did this last year.

Mr. Walls asked residents can still get in and out?

Mr. LeMenager stated yes, it is not a problem.

Ms. Kassel stated it is hard to read his writing, but the other thing I noticed on the second page is reference to a chiropractor who will also be there.

Mr. Berube stated I noticed that, too. It reads, “just us and a chiropractor” under vendors/merchandise.

Ms. Kassel asked we are charging them \$250, also?

Mr. LeMenager stated yes.

On MOTION by Mr. LeMenager, seconded by Mr. Walls, with all in favor, unanimous approval was given to the facility usage application from Harmony Youth Football for football season jamboree, with a fee of \$250, as discussed.

C. Consideration of Facility Usage Application from the Harmony Social Committee for Volleyball on Tuesdays and Thursdays**D. Consideration of Facility Usage Application from the Harmony Social Committee for Chalk, Bubbles, Music, and Volleyball *(July 27, 2016)*****E. Consideration of Facility Usage Application from the Harmony Social Committee for Chalk, Bubbles, Crafts, and Movie Night *(July 16, 2016)***

On MOTION by Ms. Kassel, seconded by Mr. LeMenager, with all in favor, unanimous approval was given to the facility usage applications from the Harmony Social Committee for (1) volleyball on Tuesdays and Thursdays; (2) chalk, bubbles, music, and volleyball on July 27, 2016; and (3) chalk, bubbles, crafts, and movie night on July 16, 2016, all three with no fee, as discussed.

F. Consideration of Facility Usage Application from Ms. Amber Sorrough for Use of Lakeshore Park for Sand Volleyball Pit, Splash Pad, Shuffleboard, and Basketball *(July 4, 2016)*

Mr. Moyer reviewed the application from Ms. Sorrough for July 4, 2016, from 5:00 p.m. to 9:00 p.m. for 20 to 40 people.

Mr. van der Snel stated Ms. Rosemary Tschinkel and I told her that she has to be out before dark, so 8:30 p.m. is when she needs to be out of the park since the parks close then.

Ms. Kassel stated she is a resident, so there is no fee.

On MOTION by Ms. Kassel, seconded by Mr. LeMenager, with all in favor, unanimous approval was given to the facility usage application from Ms. Sorrough for a family event including sand volleyball, splash pad, shuffleboard, and basketball on July 4, 2016, at Lakeshore Park from 5:00 p.m. to 8:30 p.m.

G. Consideration of Facility Usage Application from Ms. Amber Sorrough for a Family Event at the Ashley Park Pool (July 5, 2016)

Mr. Moyer reviewed the application from Ms. Sorrough for July 5, 2016, from 10:00 a.m. to 1:00 p.m. for 20 to 40 people.

Mr. Berube asked is that a normal type of request?

Mr. Moyer stated yes.

On MOTION by Ms. Kassel, seconded by Mr. LeMenager, with all in favor, unanimous approval was given to the facility usage application from Ms. Sorrough for a family event on July 5, 2016, at the Ashley Park pool from 10:00 a.m. to 1:00 p.m.

NINTH ORDER OF BUSINESS

Topical Subject Discussion

A. Discussion of Solar Sculpture

Mr. Kramer stated OUC is looking to expand exposure to solar technologies throughout our customer base. We have been acquiring and locating these solar sculptures in various forms, shapes, and sizes. Some are at the convention center and the Citrus Bowl. We are talking with Lake Nona. A lot of it is just for education and exposure to customers to get them used to seeing solar pieces. You see solar panels on the roofs of houses, and it is usually a hidden, out-of-the-way concept that most people do not get to enjoy or see. This is being brought in to normalize solar technology into day-to-day life. We are looking to possibly bring one to Harmony because of Harmony's history with sustainability and environmentally friendly considerations. You are one of

our customers, and we want to bring one to Harmony. We want to see what your thought process was. The CDD controls and maintains the common spaces in Harmony, so it seemed like you were the logical body to pursue this with. We propose a lifted structure, which is the picture we sent. It also comes in green. We would cover the installation and maintenance on that structure and the cost of the unit itself. We would basically cover all the costs. It is a great asset and would still be our asset. The aesthetics, exposure, and location are some of the benefits to the community in that regard.

Mr. Farnsworth stated no, it is not. It looks hideous.

Mr. Berube asked what are the benefits to the community?

Mr. Kramer stated education and outreach.

Ms. Kassel asked do you have other designs?

Mr. Kramer stated yes. We did a purchase initially, and this was one of the ones that was initially purchased. As we went through locating them, this was one of the ones that is left, and it is one of the reasons we are bringing it to you as one of those offerings that we want to locate.

Mr. Berube stated to be clear, this is a solar electricity generator.

Ms. Kassel asked how many kilowatts?

Mr. Kramer stated three kilowatts.

Mr. Berube asked your proposal is only for one unit?

Mr. Kramer stated yes.

Mr. LeMenager stated we might want more.

Mr. Berube asked who gets the electricity? I realize three kilowatts is not much.

Mr. Kramer stated it goes back to the grid. No specific entity gets it; OUC gets it.

Ms. Kassel stated we will not get any financial benefit from it, and we do not have any financial obligation.

Mr. Kramer stated that is correct.

Mr. LeMenager stated I showed it to my wife, and she thought it was really cool. She suggested putting it at Lakeshore Park. We would love to look at it.

Mr. Kramer stated that was our thought process. Lakeshore Park was the primary point. It is near the splash pad, and it will provide some shading for the singular bench that does not get shade from the trees.

Mr. Berube asked how big is the panel? It appears to be 10 feet by 10 feet.

Mr. Kramer stated yes, that is the panel itself, and there are two panels.

Mr. Berube asked will those panels rotate to follow the sun?

Mr. Kramer stated no, they are stationary.

Mr. Berube stated the rotation is for you to set them up to maximize the use of the sun, but once it is there, it is fixed.

Mr. Kramer stated yes. The company that sells these will do an evaluation of the site and pick out the most attractive orientation. The angles can be varied, the poles can be varied as far as their separations, and they take into account what is going in around the site. They come to us with a proposal for the orientation and aesthetical piece of that. We have contracts with installers to place it and make the connection. All of that will be covered, and everything will be put back to the original specs. It will operate and sit there and be a power source.

Mr. Walls asked what is the life span?

Mr. Kramer stated 20 years, but we are not looking for a 20-year agreement.

Mr. Troy stated we are looking at five years with automatic one-year renewals, unless we mutually agree to end the contract.

Mr. Berube stated I am split on this. We are a green community. We push all the greenery and solar electric. We have had demonstrations here before. However, OUC is a vendor here, and OUC does not give us anything for free. As a matter of fact, OUC charges us fairly stout amounts of money for everything we do.

Mr. LeMenager stated they are going to give us this beautiful statue for free.

Mr. Farnsworth stated I totally disagree that it is beautiful. Appearance wise, that is not normally put in an open space where you can see it. From an engineering standpoint, that is something you would hide out of sight. This is a promotional billboard.

Mr. Troy stated one of the things we are trying to do, as Mr. Kramer mentioned, is to promote solar education. It aligns with some of our programs that we will roll out in the near future. In early 2017, we will roll out a residential solar aggregation program pilot. We are targeting about 500 kilowatts of aggregate demand from residential customers. We are looking to sell turnkey systems for residential rooftops. What we are trying to do is bulk purchase television modules so that we can achieve economies of scale. With the aggregate demand, we will be able to benchmark hopefully close to \$2 per watt. That is a significant cost reduction. I think these solar sculptures are sending the message of our

promotion of solar. We are trying to increase customer adoption. I think it benefits the community. We have net metering and a production incentive that we can provide. Speaking to you, I think you can attest to the benefits that you are receiving from your own installation. This is more of an outreach and education to customers and to people who might not know anything about solar.

Mr. Walls stated this is a pretty big structure. I would need to see some plans before I could say yes or no to anything.

Mr. Kramer stated the convention center has two of them installed, as well as at the Citrus Bowl.

Ms. Kassel stated that is what the picture shows.

Mr. Walls stated I mean plans showing specific to where we are going to place it here and the orientation of it.

Mr. Troy stated all of that has to be developed. This is more of finding out your interest.

Mr. Walls stated I want to make sure that is circulated within the community. This is going to be one of those things where you love it or you hate it.

Ms. Kassel stated it is very visible. To be honest, I love the concept of it. This particular application is not attractive. I would like for it to be attractive. Aesthetically, I agree with Mr. Farnsworth; it is not an attractive sculpture.

Mr. Berube stated I agree that half of this room might think this is great, but the other half might say it is an abomination and do not bring it here. My first concern is, the aesthetics of this community are critical to everyone. We do not have much of anything like this.

Mr. LeMenager stated yes, we do.

Mr. Kramer stated you have the art structure across the street that is similar. You have the golfer, the butterfly, and others. Those are all essentially modernesque-type sculptures.

Ms. Kassel stated I am not against having it in Harmony as it is, but I do not know that I want it some place like by the splash pad because it will dominate that space. If we did not already have a sculpture in the Five Oaks/Schoolhouse turnabout, I might suggest it for that location. It is not very attractive, but it is really a statement for people who come in to see that we are a green community and we support renewable energy. Maybe

we can find some other place for it where it is going to be less obtrusive but still quite visible, although I am not sure where that would be.

Mr. Farnsworth asked what about the area we have rejected a couple times for a play area by the entrance?

Ms. Kassel stated in H-1.

Mr. LeMenager stated yes.

Mr. Berube stated you have only one of these structures now, and you do not want to invest in anymore.

Mr. Troy stated there are considerations to invest in more in the future. I do not know how many. That is a decision that is made far above our pay grade.

Mr. Berube stated you heard us discussing earlier putting in some play areas in two new neighborhoods. One of these fliers says that people can bask in the shade provided by the panels.

Mr. Troy stated yes.

Ms. Kassel stated if you put it next to a playground, kids are going to climb on it.

Mr. Berube stated they will climb on it anyway no matter where we put it.

Mr. Troy stated we understand that. Getting eyes on this is our goal for education and outreach. We would have to evaluate those locations for interconnection considerations and exposure considerations. We are happy to do that.

Mr. Farnsworth stated you would get more exposure where we are talking than you would almost any other place.

Ms. Kassel stated the unfortunate thing about being in H-1 is that it is immediately next to houses. It is also next to future townhouses that will be developed. I am guessing we would want some place that will not affect home owners quite as directly. I am guessing that is Mr. Farnsworth's objection.

Mr. Farnsworth stated yes.

Ms. Kassel stated I am happy to drive around Harmony to look at potential locations. My impression is that we are not against this, but we want it to be where it will be a real asset to everyone rather than have half the community against it versus for it. If we can find a place where we might overcome a lot of that, then we will probably give approval.

Mr. LeMenager stated I was going to suggest the little park behind my house, but I do not think it will get the exposure they want.

Mr. Troy stated we have to consider the cost of these structures. They are not cheap, and it is not producing a lot of power. The way we monetize these investments is to make them visible.

Mr. LeMenager stated we understand.

Ms. Kassel stated you mentioned Town Square, but it was not clear from your picture what quadrant you were talking about. Is it the southeast side?

Mr. Kramer stated the southwest side.

Ms. Kassel stated that is right across from retail shops.

Mr. Troy stated yes, and the east side currently has modern art within it. We would not want to clash that area with two different types of art. The northwest quadrant had the amphitheater area, so the southwest quadrant was the consideration because it had the least amount of shading. Town Square has a lot of trees, which prohibits certain locations.

Mr. Walls stated the immediate issue I see there is when they have events at Town Square. That is where kids play because it is the only open space.

Ms. Kassel asked is open space available on the northeast quadrant, as well?

Mr. Troy stated that area has more developed trees, so shading was going to be more of a consideration there.

Mr. Berube asked is OUC willing to monetize the CDD for providing land for this?

Mr. Troy stated no. We want to bring these types of things to our communities. We are not necessarily hurting for locations, though. I do not want to be contentious with it, but in the same vein, we want to bring these for exposure to the community. We thought it would fit into the goals of Harmony. There are a lot of assets to having these kinds of things around, and that is what we found at the convention center and other locations. To pay to place it would be a difficult thing to sell to our board.

Mr. Berube stated I can imagine at three kilowatts, it has no value. I had no idea how many you were thinking about placing, nor how much they put out. I can see with this, there is no money in three kilowatts. I understand that, but you are getting a lot of questions because we have learned to ask questions before we make any change.

Mr. Troy stated we have no problem with questions. We are just trying to be very frank with the answers. We saw an opportunity at the splash pad. Saint Cloud is putting one at the lakefront park next to their splash pad. One of the reasons we did that was for

the shading of the splash pad, so there will be a dual purpose. You mentioned the shading consideration. As a user of that splash pad, that one bench is a nightmare when it comes to being in the sun.

Mr. Berube stated some shade trees are there, but it will take them 20 years.

Mr. Troy stated yes, which is one of the reasons we were looking at that location.

Mr. Berube asked have we said no to the splash pad as a potential location?

Mr. LeMenager stated I do not think we have to agree on that. The question seems to be if we want to have this in Harmony, and then we decide where it will be. That is the answer they are looking for: if we want this asset in Harmony. My vote is absolutely yes. I was very excited when I got this email and thought we are actually getting back to what Harmony was supposed to be about from day one.

Mr. Berube stated history has shown that contractors come in and tell us they are going to tear up an area, put something in, and then fix it back to the way it was, but that never happens.

Mr. LeMenager stated but Mr. Troy lives here.

Mr. Troy stated I can assure you that will never happen.

Mr. Kramer stated we did it for Florida Hospital and for the convention center, and they are very particular.

Mr. Berube stated the splash pad area would not require that it take up a lot of sod and other plant material. I like having shade at the splash pad, and I like the minimal invasiveness to existing landscaping. As far as the way it looks to people around there, it is a little bit away from houses.

Ms. Kassel stated no, it is directly across the street from the house on the corner.

Mr. Troy stated in this location, the transformer is relatively close, so it is not a long distance.

Mr. Kramer stated that means we get more of the solar back to the grid, which is also a benefit.

Ms. Kassel stated as I mentioned before, it seems to me that the Board members are not against the concept if we can find some places that may be more acceptable to all the residents of Harmony and not just the Board members. Some residents are at this meeting and can see what it looks like. It is not just us Board members we have to think about.

We have to think about everyone in Harmony, particularly the people near where this is going to be whose happy enjoyment of Harmony and the view are going to be a factor.

Mr. Moyer asked would it make any sense to take this item to the town hall meeting?

Mr. LeMenager stated yes, if the developer will put it together.

Mr. Walls stated I was thinking of having a rendering of the proposed location so people can see it. I cannot picture it yet.

Mr. Berube stated sometimes what it looks like in one picture, when you change the surroundings, it looks vastly different in another picture.

Mr. Walls stated yes, and that would be a great idea if we can get it that quickly because the town hall meeting is next Thursday.

Mr. Berube stated they have looked at the splash pad location, so they have mostly figured the angle they want.

Mr. Troy stated the thing about the splash pad is, we are going to the south of the splash pad, so not very much is underneath that splash pad area. The structure is decently high and does go over small vegetation. The beauty of that is it casts a nice shadow which is what we are shooting for. The reason we suggested the splash pad is because being from Harmony, we looked around at what gets used at Harmony. That area is by far one of the high traffic areas of Harmony, save for the entrances. But the entrances are more of a drive by versus being around it. From an exposure standpoint and some of the reasons mentioned about that location are the reasons we were looking to put it in that location. Kids will see it. That exposure is what is really important to us.

Mr. van der Snel stated the splash pad has chlorinated water. It shoots pretty high. When the wind is coming in the direction of the sculpture, chlorinated water might get on the photocells.

Mr. Troy stated the photocells will be pointed away from the splash pad. There will be some of that, but it will be fairly minimal. Chlorine generally evaporates rather rapidly. I do not foresee that being a huge issue. It was not one of the considerations we were looking at, but with the height, distance, angle, and orientation of the panels, I think we will be fairly good with that. I appreciate you bringing that up.

Mr. Berube stated this is an educational expedition partially for OUC to provide.

Mr. Troy stated yes.

Mr. Berube asked does it have some sort of sign around it?

Mr. Troy stated a sign will be beneath it that explains what it is. That is currently in the process of being developed at this point. It would have to be something that is agreed upon by the Board.

Mr. Berube stated as a resident, you have seen those black, angle-iron kiosks.

Mr. Troy stated we could mirror that if you would like.

Mr. Berube stated I think it would be a good fit, seeing how we use that design all over the place.

Mr. Troy stated we can work on that. We have an entire marketing department that can help us with that. We can work on the verbiage, as well. It is something you have to approve at the end of the day and be happy with. Our goal is to keep you as happy as possible. We have had some pretty tough customers in the past, and we have made it work. We have a fairly good level of confidence that we can do that here.

Mr. Berube stated Mr. Walls wants to see a rendering of this in that location.

Mr. Walls stated yes.

Ms. Kassel stated or somewhere a transformer is nearby that could work and achieve OUC's goals, as well.

Mr. Troy stated the manufacturer of these sculptures is pretty good at preparing renderings. We can take pictures and ask them for a rendering.

Mr. Walls stated we can put the picture out there and see if 95% of the residents say it is great or if 95% of the residents say it is not great.

Mr. Berube stated I would settle for 51% of the residents being happy.

Mr. Walls stated I want to get a feel for it. As has been said, it is a big structure.

Mr. Berube stated Ms. Kassel will meet with Mr. Troy and Mr. Kramer and come up with some ideas. We have to start somewhere. If you get a rendering of this unit at the splash pad, we can look at it and wherever else you think will work. Then we can make a decision and move from there. I like the shading and the educational signs. With the visuals from the houses, we cannot make everyone happy.

Mr. Kramer asked if we agree to a location at the next meeting, would that be the end result of what you are looking for?

Mr. Berube stated I think so.

Mr. Kramer stated some contractual language will need to be reviewed at some point. What is the process for getting that into the agenda?

Mr. Berube stated send it to the attorney.

Ms. Kassel stated or you can send it to Mr. Moyer.

Mr. Berube stated and he can send it to Mr. Qualls. Everything that is sent to us is public record, so it should go to Mr. Moyer's office.

Ms. Kassel stated I do not know if this meeting will end tonight in time to discuss when to drive around and look.

Mr. Kramer stated I can make time tomorrow.

Ms. Kassel stated the meeting is almost over. I do not mean to drive around tonight, but I need to look at my calendar for my availability.

Mr. Kramer stated we can stay for the balance of the meeting.

TENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Berube stated representatives are here from Granddaddy's. They asked for permission to deliver food to the Swim Club area. I do not see any particular problem with that. I was supposed to ask about this last month.

Ms. Tara Suzie stated I am Granddaddy's daughter. We were thinking of being able to offer service to the residents who are enjoying the pool this time of year. Our thoughts were that three times a day, we would send a server or someone to get orders from people at the pool if they are interested. We would have a menu available for them. We can take their order, bring it to the restaurant, and then deliver their orders. It would be three set times per day so everyone would know when we will be coming to take orders, if people are interested.

Mr. Walls asked do you mean soliciting people at the pool?

Ms. Suzie stated no, we will do some advertising maybe through Facebook and other media.

Mr. Berube stated Champions Grill does that. They send a server through there on the weekends, and it is clear what she is doing. She is not bothering people. She just walks through with a pad in her hand, and people know. Champions Grill has a menu inside the glass. If you want to print a menu, I think we can find some room in the glass.

Mr. van der Snel stated they would have to share space.

Mr. Berube stated the menu from Champions Grill is old and is not the right one. If they can print a small menu, it can go in the glass. I do not think that anyone will have a problem with this.

Ms. Kassel stated we approved Champions Grill, so I do not see that we can withhold approval for Granddaddy's.

Mr. van der Snel stated nothing can be served in glass, and alcohol is not permitted.

Ms. Suzie stated of course.

Mr. Berube stated hearing no objections, we will approve their request. If you provide a menu to Mr. van der Snel, he will put it in the glass.

Mr. Farnsworth stated back to the trees, I am showing a picture of a magnolia in a person's yard that is bent over because of the trees along the boulevard imposing on it. In fact, I have watched that neighbor's magnolia get beat up when the wind blows. It is destroying the tree.

Ms. Kassel asked what are you proposing?

Mr. Farnsworth stated I want to know when the resident's side of those trees are going to be trimmed back. They are becoming so intrusive.

Ms. Kassel stated that is up to the HROA.

Mr. Berube stated he is talking about the street trees, and we just did those.

Ms. Kassel stated so you are talking about the resident's side of the CDD tree.

Mr. Farnsworth stated yes.

Mr. LeMenager stated they have been trimmed on the boulevards.

Mr. Farnsworth stated that area has not been done.

Mr. LeMenager stated then they have not gotten there yet.

Mr. Farnsworth stated this is at my neighbor's house, right beside me.

Mr. Berube stated the resident who owns that tree can trim it.

Mr. Farnsworth stated you can trim it so that it looks like a bush or a tree.

Mr. LeMenager stated I look at that, and to me, the answer is very simple. The original gardener who designed that house's plan did not know where to put that tree. It is not where you plant a magnolia.

Mr. Farnsworth stated it was not a bad place when the tree was planted.

Ms. Kassel stated when you are a landscape designer, you are supposed to know that.

Mr. Berube stated this is a common issue throughout Harmony with magnolias planted on the front corners of houses. Many people do not like them. Right across the street from Ms. Kassel's house are a bunch of magnolias that people donated because

they knew that was going to happen. I am not minimizing what you are saying, but the reality is that the person who owns the magnolia should trim it.

Mr. Farnsworth stated realize that intrusion is far enough that it is literally up against the top of the house.

Mr. Berube stated yes, I know, and we had Davey trim the trees back when they did them.

Mr. Farnsworth stated they have not trimmed in here.

Mr. LeMenager stated if they have not done that one, then we need to talk with Davey and get them to fix it.

Ms. Kassel stated contact Mr. van der Snel about it.

Mr. Farnsworth stated the street side of the trees has been trimmed, but not the resident's side.

Mr. Berube stated we just put \$20,000 in our annual tree trimming budget. Those trees on the boulevards will be done this year.

Mr. LeMenager stated the person from Davey doing the trees this year was an artist.

Mr. Berube stated yes, he was.

Mr. LeMenager stated he was fabulous. My wife watched for when he came to our house. He was very cooperative. If people have a specific issue with their house, just talk to Davey. Give them your address and tell them the tree is touching your house. They are very good at taking care of you.

Mr. Farnsworth stated the entire area has trees touching roofs.

Mr. LeMenager asked did they do that this year?

Mr. Berube stated all the street trees got trimmed on a gratis basis, the main trees, because Mr. Rukkila was having his staff do them. We paid for the interior streets, and they did the exterior streets.

Mr. Farnsworth stated I am not talking about canopies or clearing around street lights and things like that. On the resident's side of the house, the trees have not been trimmed.

Mr. Berube stated this is the year for doing the trees on the main boulevards. I will make a note to talk with Davey in October or November to make this part of the contract of doing the house side of the street.

A Resident stated related to what they are doing for poolside service where they want to come in, you said Champions Grill goes in there. Do they need an access card to get in? I did not know if you needed to approve giving them an access card.

Mr. Farnsworth asked are they residents?

Mr. Berube asked do you have an access card?

Ms. Suzie stated no, we do not.

Mr. Berube asked can we give out vendor cards, like we do for Davey? We issue vendor cards on a temporary basis.

Mr. van der Snel stated yes.

Mr. Walls stated the retail owners pay CDD assessments, too.

ELEVENTH ORDER OF BUSINESS

Adjournment

The next meeting is scheduled for Thursday, July 28, 2016, at 6:00 p.m.

On MOTION by Mr. Berube, seconded by Mr. Farnsworth, with all in favor, the meeting was adjourned at 8:40 p.m.

Gary L. Moyer, Secretary

Steve Berube, Chairman

Fourth Order of Business

4A.

HARMONY

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2017

Version 3 - Modified Tentative Budget:
(Printed 7/13/16)

Prepared by:



Table of Contents

	<u>Page #</u>
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1-3
Exhibit A - Allocation of Fund Balances	4
Budget Narrative	5-10
 <u>DEBT SERVICE BUDGETS</u>	
Series 2014	
Summary of Revenues, Expenditures and Changes in Fund Balances	11
Amortization Schedule	12
Series 2015	
Summary of Revenues, Expenditures and Changes in Fund Balances	13
Amortization Schedule	14
Budget Narrative	15
 <u>SUPPORTING BUDGET SCHEDULES</u>	
2017 -2016 Non-Ad Valorem Assessment Summary	16-17

Harmony
Community Development District

Operating Budget
Fiscal Year 2017

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2017 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ADOPTED BUDGET FY 2016	ACTUAL THRU JUN-2106	PROJECTED JUL- SEP-2016	TOTAL PROJECTED FY 2016	ANNUAL BUDGET FY 2017
REVENUES						
Interest - Investments	\$ 2,625	\$ 2,500	\$ 2,173	\$ 327	\$ 2,500	\$ 2,500
Soccer Fees	750	-	-	-	-	-
Interest - Tax Collector	50	-	56	-	56	-
Special Assmnts- Tax Collector	811,191	1,017,931	1,017,932	-	1,017,932	1,252,768
Special Assmnts- CDD Collected	975,831	893,202	686,857	206,345	893,202	672,447
Special Assmnts- Discounts	(21,930)	(40,717)	(29,481)	-	(29,481)	(50,111)
Sale of Surplus Equipment	50	-	-	-	-	-
Settlements	-	-	7,864	-	7,864	-
Other Miscellaneous Revenues	1,205	-	9,678	-	9,678	-
Access Cards	2,065	1,200	1,290	210	1,500	1,200
Facility Revenue	-	-	2,790	1,210	4,000	4,000
Facility Membership Fee	-	-	1,000	-	1,000	-
TOTAL REVENUES	1,771,837	1,874,116	1,700,159	208,092	1,908,251	1,882,804
EXPENDITURES						
<i>Administrative</i>						
P/R-Board of Supervisors	11,800	11,200	8,800	2,400	11,200	11,200
FICA Taxes	903	857	673	184	857	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	7,041	8,000	4,109	3,891	8,000	8,000
ProfServ-Legal Services	47,556	35,000	36,206	8,794	45,000	40,000
ProfServ-Mgmt Consulting Serv	55,984	55,984	41,988	13,996	55,984	55,984
ProfServ-Property Appraiser	418	779	406	-	406	779
ProfServ-Special Assessment	7,890	8,822	8,822	-	8,822	8,822
ProfServ-Trustee Fees	9,727	10,024	9,727	-	9,727	10,024
Auditing Services	4,700	4,900	4,900	-	4,900	5,100
Postage and Freight	634	750	411	137	548	750
Rental - Meeting Room	500	1,500	-	-	-	-
Insurance - General Liability	25,512	25,512	26,759	-	26,759	29,435
Printing and Binding	2,826	2,500	1,323	441	1,764	2,500
Legal Advertising	1,015	900	199	701	900	900
Misc-Records Storage	-	150	-	150	150	150
Misc-Assessmnt Collection Cost	10,562	20,359	19,783	-	19,783	25,055
Misc-Contingency	50	2,600	124	62	186	2,600
Office Supplies	44	300	33	11	44	300
Annual District Filing Fee	175	175	175	-	175	175
Total Administrative	190,637	193,012	167,138	30,767	197,905	205,331
<i>Field</i>						
ProfServ-Field Management	165,998	200,000	133,801	44,600	178,401	230,000
Cap Outlay - Other	2,008	-	-	-	-	-
Total Field	168,006	200,000	133,801	44,600	178,401	230,000

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2017 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ADOPTED BUDGET FY 2016	ACTUAL THRU JUN-2106	PROJECTED JUL- SEP-2016	TOTAL PROJECTED FY 2016	ANNUAL BUDGET FY 2017
Landscape Services						
Contracts-Trees & Trimming	20,286	20,692	15,519	5,173	20,692	20,692
Contracts-Shrub Care	119,351	121,738	91,303	30,435	121,738	121,738
Contracts-Ground	21,962	22,400	28,968	11,684	40,652	46,736
Contracts-Turf Care	259,866	265,063	198,047	66,016	264,063	290,000
R&M-Irrigation	8,573	15,000	4,173	5,827	10,000	10,000
R&M-Trees and Trimming	-	15,000	19,562	-	19,562	20,000
Miscellaneous Services	35,332	25,000	19,651	5,349	25,000	25,000
Total Landscape Services	465,370	484,893	377,223	124,484	501,707	534,166
Utilities						
Electricity - General	29,780	32,000	24,666	7,334	32,000	32,000
Electricity - Streetlighting	69,866	90,206	54,895	20,105	75,000	90,000
Utility - Water & Sewer	93,431	105,000	63,237	31,763	95,000	105,000
Lease - Street Light	284,119	208,467	156,351	52,116	208,467	181,187
Cap Outlay - Streetlights	679,030	330,638	-	365,000	365,000	330,000
Total Utilities	1,156,226	766,311	299,149	476,318	775,467	738,187
Operation & Maintenance						
Contracts-Lake and Wetland	15,696	20,000	3,924	-	3,924	-
Communication - Telephone	3,826	4,000	2,740	920	3,660	3,720
Utility - Refuse Removal	2,857	3,000	2,225	742	2,967	3,000
R&M-Ponds	-	-	1,812	-	1,812	10,000
R&M-Pools	25,209	30,000	14,111	5,889	20,000	20,000
R&M-Roads & Alleyways	61,077	65,000	168	64,832	65,000	65,000
R&M-Sidewalks	3,924	5,000	2,685	2,315	5,000	5,000
R&M-Vehicles	-	-	5,908	2,092	8,000	5,000
R&M-Equipment Boats	5,169	7,500	1,657	5,843	7,500	7,500
R&M-Equipment Vehicles	3,701	5,000	-	-	-	-
R&M-Parks & Facilities	26,218	37,000	16,324	20,676	37,000	37,000
R&M-Hardscape Cleaning	1,250	-	-	-	-	-
Miscellaneous Services	1,600	2,400	1,125	375	1,500	2,400
Misc-Property Taxes	329	-	-	-	-	-
Misc-Access Cards&Equipment	1,652	2,500	349	175	524	2,500
Misc-Contingency	6,309	8,000	2,817	5,183	8,000	8,000
Misc-Security Enhancements	2,116	2,500	4,174	326	4,500	2,500
Op Supplies - Fuel, Oil	-	-	1,753	547	2,300	3,500
Cap Outlay - Other	-	16,000	2,252	13,748	16,000	-
Cap Outlay - Vehicles	5,147	22,000	24,033	-	24,033	-
Total Operation & Maintenance	166,080	229,900	88,057	123,662	211,719	175,120
TOTAL EXPENDITURES	2,146,319	1,874,116	1,065,368	799,832	1,865,200	1,882,804
Excess (deficiency) of revenues						
Over (under) expenditures	(374,482)	-	634,791	(591,740)	43,051	-

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2017 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ADOPTED BUDGET FY 2016	ACTUAL THRU JUN-2106	PROJECTED JUL- SEP-2016	TOTAL PROJECTED FY 2016	ANNUAL BUDGET FY 2017
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	100,000	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	100,000	-	-	-	-	-
Net change in fund balance	(274,482)	-	634,791	(591,740)	43,051	-
FUND BALANCE, BEGINNING	856,921	582,439	582,439	-	582,439	625,490
FUND BALANCE, ENDING	\$ 582,439	\$ 582,439	\$ 1,217,230	\$ (591,740)	\$ 625,490	\$ 625,490

Community Development District

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2017	\$ 625,490
Net Change in Fund Balance - Fiscal Year 2017	-
Reserves - Fiscal Year 2017 Additions	-
Total Funds Available (Estimated) - 9/30/2017	625,490

ALLOCATION OF AVAILABLE FUNDS***Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital	250,000 ⁽¹⁾
Reserves - Insurance	50,000
Reserves - Renewal & Replacement	99,188
Reserves - Sidewalk and Alleyways	165,000
Subtotal	<u>564,188</u>
Total Allocation of Available Funds	564,188

Total Unassigned (undesignated) Cash	<u>\$ 61,302</u>
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Notes

(1) Represents approximately 2 months of operating expenditures

Budget Narrative
Fiscal Year 2017**REVENUES****Interest-Investments**

The District earns interest on its operating accounts.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessment-CDD Collected (Maintenance)

The District will collect a Non-Ad Valorem assessment on all the un-platted parcels within the District in support of the overall fiscal year budget.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

Access Cards

The District is charging fees for access cards to the pools and Buck Lake access.

Facility Revenue

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

EXPENDITURES**Administrative****P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 12 meetings and 2 workshops.

FICA Taxes

Payroll taxes on Board of Supervisors compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Professional Services-Arbitrage Rebate

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series of Benefit Special Assessment Bonds. The budgeted amount for the fiscal year is based on signed engagement letters for each Bond series at \$600 each.

Professional Services-Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates additional reporting requirements for unrelated bond issues and is performed by Digital Assurance Company. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Budget Narrative
Fiscal Year 2017

EXPENDITURES

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

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

Professional Services-Legal Services

The District's general counsel, Young, Van Assenderp & 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 FY2016.

Contract -Severn Trent Management Services

\$55,984

Professional Services-Property Appraiser

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. The fiscal year budget for property appraiser costs was based on a unit price per parcel. In prior years, this cost was included in Misc.-Assessment Collection Cost.

Professional Services-Special Assessment (Advisor)

The District will be billed annually for calculating and levying the annual operating and maintenance, and debt service assessments, as provided by Severn Trent Management Services.

Professional Services-Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees per engagement letter with Grau & Associates.

Postage and Freight

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

Rental-Meeting Room

Room rental fees for District meetings.

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Public Risks Insurance Agency. They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected increase in the premium.

Budget Narrative
Fiscal Year 2017

EXPENDITURES

Administrative (continued)**Printing and Binding**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Misc-Record Storage

Storage usage for Districts record keeping.

Miscellaneous-Assessment Collection Costs

The District reimburses the Osceola Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Miscellaneous-Contingency

This includes monthly bank charges and any other miscellaneous expenses that may be incurred during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity Division of Community Development.

Field**Professional Services-Field Management****\$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-Trees and Trimming****\$20,692**

Scheduled maintenance consists of pruning, maintaining tree basins and fertilizing trees below the 10-foot height level.

Contract (Davey Tree) - Tree Care

\$20,692

HARMONY

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2017**EXPENDITURES****Landscape Services** (continued)**R&M-Shrub Care****\$121,738**

Scheduled maintenance consists of pruning, mulching, fertilizing, applying pest and disease control chemicals, and providing weed control and debris removal to Shrubs within the District. This includes H-1 Neighborhood.

Contract (Davey Tree) - Shrub Care	\$121,738
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Contracts-Ground**\$46,736**

Scheduled maintenance consists of pruning/edging, disease and pest control, weed control, fertilization for ground covers, as well as planting and replacing various annual and seasonal flowers within the District.

Contract (Davey Tree) Ground Covers	\$10,236
Contract (Davey Tree) Annuals/Seasonal Flowers	\$12,164
Contract (Davey Tree) Neighborhood H2 and F	\$24,336

Contracts-Turf Care**\$290,000**

Scheduled maintenance consists of mowing, edging, blowing, fertilizing, and applying pest and disease control chemicals to turf within the District.

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****\$32,000**

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

Budget Narrative
Fiscal Year 2017

EXPENDITURES

Utilities (continued)

Electricity-Streetlighting **\$90,000**
Orlando Utilities Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Utility-Water & Sewer **\$105,000**
The District currently has utility accounts with Toho Water Authority. Usage consists of water, sewer and reclaimed water services.

Lease-Street Lights **\$181,187**
Contract to lease (investment fees) light-poles and fixtures for all street lighting within the District, as per agreement with the Orlando Utilities Commission.

Cap-Outlay-Street Lights **\$330,000**
This line item is for future buy out 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 **\$3,000**
Scheduled maintenance consists of trash disposal. Unscheduled maintenance consists of replacement or repair of dumpster.

R&M-Ponds **\$10,000**
Scheduled maintenance and treatment of nuisance aquatic species, including pond consultant, as necessary.

R&M-Pools **\$20,000**
This includes pool any repairs and maintenance for the Swim Club Ashley Park pools and Lakeshore Park Splash Pad that may be incurred during the year by the District, including repair and replacement of pool furniture, shades, safety equipment, etc. Various pool licenses and permits required for the pools are based on historical expenses.

Repair /replace	\$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.

HARMONY

Community Development District

General Fund

Budget Narrative Fiscal Year 2017

EXPENDITURES

Operation & Maintenance (continued)

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

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

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

R&M-Equipment Boats **\$7,500**

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

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

R&M-Parks and Facilities **\$37,000**

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

Lakeshore Park	\$7,500
Dog Parks	\$2,000
Park Areas	\$7,500
Facilities	\$20,000

Miscellaneous Services **\$2,400**

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

Miscellaneous-Access Cards & Equipment **\$2,500**

Represents costs for purchasing/producing access cards, supplies and special ink cartridges for printer.

Miscellaneous Contingency **\$8,000**

The fiscal year contingency represents the potential excess of unscheduled maintenance expenses not included in budget categories or not anticipated in specific line items.

Miscellaneous-Security Enhancement **\$2,500**

Represents costs for network service and update and improve security within the District. (Gates and pool camera's etc.). Unscheduled maintenance; includes repair or replacement of damaged cameras and any required upgrades.

OP Supplies – Fuel, Oil **\$3,500**

Represents usage of fuel.

Harmony

Community Development District

Debt Service Budgets

Fiscal Year 2017

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2017 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ADOPTED BUDGET FY 2016	ACTUAL THRU JUN-2106	PROJECTED JUL- SEP-2016	TOTAL PROJECTED FY 2016	ANNUAL BUDGET FY 2017
REVENUES						
Interest - Investments	\$ 75	\$ 50	\$ 1,028	\$ 172	\$ 1,200	\$ 1,000
Special Assmnts- Tax Collector	1,065,433	1,207,426	1,201,012	-	1,201,012	1,176,227
Special Assmnts- Prepayment	102,018	-	49,300	-	49,300	-
Special Assmnts- CDD Collected	255,886	63,546	114,564	-	114,564	86,844
Special Assmnts- Discounts	(28,827)	(48,297)	(34,783)	-	(34,783)	(47,049)
TOTAL REVENUES	1,394,585	1,222,725	1,331,121	172	1,331,293	1,217,022
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	14,378	24,149	23,311	-	23,311	23,525
Total Administrative	14,378	24,149	23,311	-	23,311	23,525
<i>Debt Service</i>						
Principal Debt Retirement	260,000	520,000	520,000	-	520,000	535,000
Principal Prepayments	185,000	-	85,000	-	85,000	-
Interest Expense	597,819	692,350	690,700	-	690,700	662,125
Total Debt Service	1,042,819	1,212,350	1,295,700	-	1,295,700	1,197,125
TOTAL EXPENDITURES	1,057,197	1,236,499	1,319,011	-	1,319,011	1,220,650
Excess (deficiency) of revenues Over (under) expenditures	337,388	(13,774)	12,110	172	12,282	(3,628)
OTHER FINANCING SOURCES (USES)						
Operating Transfers-Out	(56,011)	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	(13,774)	-	-	-	(3,628)
TOTAL OTHER SOURCES (USES)	(56,011)	(13,774)	-	-	-	(3,628)
Net change in fund balance	281,377	(13,774)	12,110	172	12,282	(3,628)
FUND BALANCE, BEGINNING	848,177	1,129,554	1,129,554	-	1,129,554	1,141,836
FUND BALANCE, ENDING	\$ 1,129,554	\$ 1,115,780	\$ 1,141,664	\$ 172	\$ 1,141,836	\$ 1,138,208

AMORTIZATION SCHEDULE

Period Ending	Outstanding Balance	Principal	Coupon Rate	Interest	Annual Debt Service
11/1/2016	\$12,895,000			\$331,063	
5/1/2017	\$12,895,000	\$535,000	5.000%	\$331,063	\$1,197,125
11/1/2017	\$12,360,000			\$317,688	
5/1/2018	\$12,360,000	\$565,000	5.000%	\$317,688	\$1,200,375
11/1/2018	\$11,795,000			\$303,563	
5/1/2019	\$11,795,000	\$590,000	5.000%	\$303,563	\$1,197,125
11/1/2019	\$11,205,000			\$288,813	
5/1/2020	\$11,205,000	\$625,000	5.000%	\$288,813	\$1,202,625
11/1/2020	\$10,580,000			\$273,188	
5/1/2021	\$10,580,000	\$655,000	5.000%	\$273,188	\$1,201,375
11/1/2021	\$9,925,000			\$256,813	
5/1/2022	\$9,925,000	\$690,000	5.000%	\$256,813	\$1,203,625
11/1/2022	\$9,235,000			\$239,563	
5/1/2023	\$9,235,000	\$725,000	5.000%	\$239,563	\$1,204,125
11/1/2023	\$8,510,000			\$221,438	
5/1/2024	\$8,510,000	\$760,000	5.000%	\$221,438	\$1,202,875
11/1/2024	\$7,750,000			\$202,438	
5/1/2025	\$7,750,000	\$800,000	5.000%	\$202,438	\$1,204,875
11/1/2025	\$6,950,000			\$182,438	
5/1/2026	\$6,950,000	\$845,000	5.250%	\$182,438	\$1,209,875
11/1/2026	\$6,105,000			\$160,256	
5/1/2027	\$6,105,000	\$890,000	5.250%	\$160,256	\$1,210,513
11/1/2027	\$5,215,000			\$136,894	
5/1/2028	\$5,215,000	\$935,000	5.250%	\$136,894	\$1,208,788
11/1/2028	\$4,280,000			\$112,350	
5/1/2029	\$4,280,000	\$990,000	5.250%	\$112,350	\$1,214,700
11/1/2029	\$3,290,000			\$86,363	
5/1/2030	\$3,290,000	\$1,040,000	5.250%	\$86,363	\$1,212,725
11/1/2030	\$2,250,000			\$59,063	
5/1/2031	\$2,250,000	\$1,095,000	5.250%	\$59,063	\$1,213,125
11/1/2031	\$1,155,000			\$30,319	
5/1/2032	\$1,155,000	\$1,155,000	5.250%	\$30,319	\$1,215,638
		\$12,895,000		\$6,404,488	\$19,299,488

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2017 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ADOPTED BUDGET FY 2016	ACTUAL THRU JUN-2106	PROJECTED JUL- SEP-2016	TOTAL PROJECTED FY 2016	ANNUAL BUDGET FY 2017
REVENUES						
Interest - Investments	\$ 62	\$ -	\$ 271	\$ 29	\$ 300	\$ 300
Special Assmnts- Tax Collector	-	54,166	54,166	-	54,166	360,345
Special Assmnts- CDD Collected	-	1,013,028	1,029,815	-	1,029,815	725,220
Special Assmnts- Discounts	-	(2,167)	-	-	-	(14,414)
TOTAL REVENUES	62	1,065,027	1,084,252	29	1,084,281	1,071,450
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	-	1,083	1,083	-	1,083	7,207
Total Administrative	-	1,083	1,083	-	1,083	7,207
<i>Non-Operating</i>						
Underwriter	338,250	-	-	-	-	-
Total Non-Operating	338,250	-	-	-	-	-
<i>Debt Service</i>						
Principal Debt Retirement	-	390,000	390,000	-	390,000	410,000
Interest Expense	-	668,632	668,632	-	668,632	648,481
Total Debt Service	-	1,058,632	1,058,632	-	1,058,632	1,058,481
TOTAL EXPENDITURES	338,250	1,059,715	1,059,715	-	1,059,715	1,065,688
Excess (deficiency) of revenues Over (under) expenditures	(338,188)	5,312	24,537	29	24,566	5,762
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	16,712	-	-	-	-	-
Bond Premium	366,008	-	-	-	-	-
Proceeds of Refunding Bonds	13,184,870	-	-	-	-	-
Pymt to Escrow Acct-Refunding	(12,872,628)	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	5,312	-	-	-	5,762
TOTAL OTHER SOURCES (USES)	694,962	5,312	-	-	-	5,762
Net change in fund balance	356,774	5,312	24,537	29	24,566	5,762
FUND BALANCE, BEGINNING	-	356,774	356,774	-	356,774	381,340
FUND BALANCE, ENDING	\$ 356,774	\$ 362,086	\$ 381,311	\$ 29	\$ 381,340	\$ 387,102

AMORTIZATION SCHEDULE

Period Ending	Outstanding Balance	Principal	Coupon Rate	Interest	Annual Debt Service
11/1/2016	\$13,140,000		3.750%	\$324,241	
5/1/2017	\$13,140,000	\$410,000	3.750%	\$324,241	\$1,058,481
11/1/2017	\$12,730,000		3.750%	\$316,553	
5/1/2018	\$12,730,000	\$425,000	3.750%	\$316,553	\$1,058,106
11/1/2018	\$12,305,000		3.750%	\$308,584	
5/1/2019	\$12,305,000	\$445,000	4.750%	\$308,584	\$1,062,169
11/1/2019	\$11,860,000		4.750%	\$298,016	
5/1/2020	\$11,860,000	\$465,000	4.750%	\$298,016	\$1,061,031
11/1/2020	\$11,395,000		4.750%	\$286,972	
5/1/2021	\$11,395,000	\$490,000	4.750%	\$286,972	\$1,063,944
11/1/2021	\$10,905,000		4.750%	\$275,334	
5/1/2022	\$10,905,000	\$510,000	4.750%	\$275,334	\$1,060,669
11/1/2022	\$10,395,000		4.750%	\$263,222	
5/1/2023	\$10,395,000	\$535,000	4.750%	\$263,222	\$1,061,444
11/1/2023	\$9,860,000		4.750%	\$250,516	
5/1/2024	\$9,860,000	\$560,000	4.750%	\$250,516	\$1,061,031
11/1/2024	\$9,300,000		4.750%	\$237,216	
5/1/2025	\$9,300,000	\$585,000	4.750%	\$237,216	\$1,059,431
11/1/2025	\$8,715,000		4.750%	\$223,322	
5/1/2026	\$8,715,000	\$610,000	5.125%	\$223,322	\$1,056,644
11/1/2026	\$8,105,000		5.125%	\$207,691	
5/1/2027	\$8,105,000	\$640,000	5.125%	\$207,691	\$1,055,381
11/1/2027	\$7,465,000		5.125%	\$191,291	
5/1/2028	\$7,465,000	\$675,000	5.125%	\$191,291	\$1,057,581
11/1/2028	\$6,790,000		5.125%	\$173,994	
5/1/2029	\$6,790,000	\$715,000	5.125%	\$173,994	\$1,062,988
11/1/2029	\$6,075,000		5.125%	\$155,672	
5/1/2030	\$6,075,000	\$745,000	5.125%	\$155,672	\$1,056,344
11/1/2030	\$5,330,000		5.125%	\$136,581	
5/1/2031	\$5,330,000	\$780,000	5.125%	\$136,581	\$1,053,163
11/1/2031	\$4,550,000		5.125%	\$116,594	
5/1/2032	\$4,550,000	\$820,000	5.125%	\$116,594	\$1,053,188
11/1/2032	\$3,730,000		5.125%	\$95,581	
5/1/2033	\$3,730,000	\$865,000	5.125%	\$95,581	\$1,056,163
11/1/2033	\$2,865,000		5.125%	\$73,416	
5/1/2034	\$2,865,000	\$905,000	5.125%	\$73,416	\$1,051,831
11/1/2034	\$1,960,000		5.125%	\$50,225	
5/1/2035	\$1,960,000	\$955,000	5.125%	\$50,225	\$1,055,450
11/1/2035	\$1,005,000		5.125%	\$25,753	
5/1/2036	\$1,005,000	\$1,005,000	5.125%	\$25,753	\$1,056,506
Total		\$13,140,000		\$8,021,544	\$21,161,544

HARMONY

Community Development District

Debt Service Funds

Budget Narrative
Fiscal Year 2017**REVENUES****Interest-Investments**

The District earns interest income on its trust accounts with US Bank.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the debt service expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessment-CDD Collected (Maintenance)

The District will collect a Non-Ad Valorem assessment on all the un-platted parcels within the District in support of the overall fiscal year budget.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Administrative****Miscellaneous-Assessment Collection Cost**

The District reimburses the Osceola Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Principal Debt Retirement

The District pays regular principal payments annually in order to pay down/retire the debt service.

Interest Expense

The District pays interest expense on the debt service bonds twice a year.

Harmony

Community Development District

Supporting Budget Schedules

Fiscal Year 2017

**2017-2016 Non-Ad Valorem Assessment Summary
Summary of Assessment Rates**

Platted			O & M			Series 2014 Debt Service			Series 2015 Debt Service			Total			Units	Acres
Neighborhood	Width		FY 2017	FY 2016	% Change	FY 2017	FY 2016	% Change	FY 2017	FY 2016	% Change	FY 2017	FY 2016	% Change		
			O & M	O & M	(Decrease)/ Increase	Debt Service	Debt Service	(Decrease)	Debt Service	Debt Service	(Decrease)/ Increase	Total	Total	(Decrease)/ Increase		
A-1	A-1	n/a	\$ 486.65	\$ 486.65	0.00%	\$ 605.71	\$ 605.71	0.00%	\$ -	\$ -	0.00%	\$ 1,092.36	\$ 1,092.36	0.00%	186	
B	SF	80	\$ 1,538.45	\$ 1,538.44	0.00%	\$ 1,914.87	\$ 1,914.87	0.00%	\$ -	\$ -	0.00%	\$ 3,453.32	\$ 3,453.31	0.00%	9	
	SF	65	\$ 1,249.99	\$ 1,249.99	0.00%	\$ 1,555.83	\$ 1,555.83	0.00%	\$ -	\$ -	0.00%	\$ 2,805.82	\$ 2,805.82	0.00%	25	
	SF	52	\$ 999.99	\$ 999.99	0.00%	\$ 1,244.66	\$ 1,244.66	0.00%	\$ -	\$ -	0.00%	\$ 2,244.65	\$ 2,244.65	0.00%	35	
	SF	42	\$ 807.68	\$ 807.68	0.00%	\$ 1,005.31	\$ 1,005.31	0.00%	\$ -	\$ -	0.00%	\$ 1,812.99	\$ 1,812.99	0.00%	22	
	SF	35	\$ 673.07	\$ 673.07	0.00%	\$ 837.75	\$ 837.75	0.00%	\$ -	\$ -	0.00%	\$ 1,510.82	\$ 1,510.82	0.00%	15	
C-1	SF	80	\$ 1,513.17	\$ 1,513.17	0.00%	\$ 1,883.40	\$ 1,883.40	0.00%	\$ -	\$ -	0.00%	\$ 3,396.57	\$ 3,396.57	0.00%	10	
	SF	65	\$ 1,229.45	\$ 1,229.45	0.00%	\$ 1,530.26	\$ 1,530.26	0.00%	\$ -	\$ -	0.00%	\$ 2,759.71	\$ 2,759.71	0.00%	30	
	SF	52	\$ 983.56	\$ 983.56	0.00%	\$ 1,224.21	\$ 1,224.21	0.00%	\$ -	\$ -	0.00%	\$ 2,207.77	\$ 2,207.77	0.00%	35	
	SF	42	\$ 794.41	\$ 794.41	0.00%	\$ 988.78	\$ 988.78	0.00%	\$ -	\$ -	0.00%	\$ 1,783.19	\$ 1,783.19	0.00%	30	
	SF	35	\$ 662.01	\$ 662.01	0.00%	\$ 823.98	\$ 823.98	0.00%	\$ -	\$ -	0.00%	\$ 1,485.99	\$ 1,485.99	0.00%	12	
C-2	SF	80	\$ 1,573.48	\$ 1,573.48	0.00%	\$ 1,958.47	\$ 1,958.47	0.00%	\$ -	\$ -	0.00%	\$ 3,531.95	\$ 3,531.95	0.00%	4	
	SF	65	\$ 1,278.45	\$ 1,278.45	0.00%	\$ 1,591.26	\$ 1,591.26	0.00%	\$ -	\$ -	0.00%	\$ 2,869.71	\$ 2,869.71	0.00%	14	
	SF	52	\$ 1,022.76	\$ 1,022.76	0.00%	\$ 1,273.01	\$ 1,273.01	0.00%	\$ -	\$ -	0.00%	\$ 2,295.77	\$ 2,295.77	0.00%	13	
	SF	42	\$ 826.08	\$ 826.08	0.00%	\$ 1,028.20	\$ 1,028.20	0.00%	\$ -	\$ -	0.00%	\$ 1,854.28	\$ 1,854.28	0.00%	31	
	SF	35	\$ 688.40	\$ 688.40	0.00%	\$ 856.83	\$ 856.83	0.00%	\$ -	\$ -	0.00%	\$ 1,545.23	\$ 1,545.23	0.00%	25	
D-1	SF	80	\$ 1,625.63	\$ 1,625.63	0.00%	\$ 2,023.39	\$ 2,023.39	0.00%	\$ -	\$ -	0.00%	\$ 3,649.02	\$ 3,649.02	0.00%	9	
	SF	65	\$ 1,320.83	\$ 1,320.82	0.00%	\$ 1,644.00	\$ 1,644.00	0.00%	\$ -	\$ -	0.00%	\$ 2,964.83	\$ 2,964.82	0.00%	20	
	SF	52	\$ 1,056.66	\$ 1,056.66	0.00%	\$ 1,315.20	\$ 1,315.20	0.00%	\$ -	\$ -	0.00%	\$ 2,371.86	\$ 2,371.86	0.00%	6	
D-2	SF	n/a	\$ 965.64	\$ 965.64	0.00%	\$ 1,201.91	\$ 1,201.91	0.00%	\$ -	\$ -	0.00%	\$ 2,167.55	\$ 2,167.55	0.00%	11	
E	SF	n/a	\$ 2,576.51	\$ 2,576.51	0.00%	\$ 3,206.92	\$ 3,206.92	0.00%	\$ -	\$ -	0.00%	\$ 5,783.43	\$ 5,783.43	0.00%	51	
G	SF	52	\$ 1,163.12	\$ 1,163.12	0.00%	\$ 1,447.71	\$ 1,447.71	0.00%	\$ -	\$ -	0.00%	\$ 2,610.83	\$ 2,610.83	0.00%	62	
	SF	42	\$ 939.44	\$ 939.44	0.00%	\$ 1,169.30	\$ 1,169.30	0.00%	\$ -	\$ -	0.00%	\$ 2,108.74	\$ 2,108.74	0.00%	85	
	SF	35	\$ 782.87	\$ 782.87	0.00%	\$ 974.41	\$ 974.41	0.00%	\$ -	\$ -	0.00%	\$ 1,757.28	\$ 1,757.28	0.00%	39	
H-1	SF	35	\$ 875.01	\$ 875.01	0.00%	\$ 1,073.54	\$ 1,073.54	0.00%	\$ -	\$ -	0.00%	\$ 1,948.55	\$ 1,948.55	0.00%	39	
	SF	40	\$ 1,000.01	\$ 1,000.01	0.00%	\$ 1,288.25	\$ 1,288.25	0.00%	\$ -	\$ -	0.00%	\$ 2,288.26	\$ 2,288.26	0.00%	14	
	SF	50	\$ 1,250.02	\$ 1,250.01	0.00%	\$ 1,594.98	\$ 1,594.98	0.00%	\$ -	\$ -	0.00%	\$ 2,844.99	\$ 2,844.99	0.00%	13	
	TH	25	\$ 625.01	\$ 625.01	0.00%	\$ 766.82	\$ 766.82	0.00%	\$ -	\$ -	0.00%	\$ 1,391.82	\$ 1,391.82	0.00%	46	
H-2/F		50	\$ 1,271.92	\$ -	N/A	\$ 1,592.89	\$ -	N/A	\$ -	\$ -	0.00%	\$ 2,864.81	\$ -	N/A	106	
I		40	\$ 1,276.33	\$ -	0.00%	\$ -	\$ -	0.00%	\$ 1,534.73	\$ -	0.00%	\$ 2,811.06	\$ -	0.00%	84	
		50	\$ 1,595.41	\$ -	0.00%	\$ -	\$ -	0.00%	\$ 1,918.41	\$ -	0.00%	\$ 3,513.82	\$ -	0.00%	66	
		60	\$ 1,914.49	\$ -	0.00%	\$ -	\$ -	0.00%	\$ 2,302.10	\$ -	0.00%	\$ 4,216.59	\$ -	0.00%	22	
Office			\$ 1,281.97	\$ 1,281.97	0.00%	\$ -	\$ -	N/A	\$ 1,541.52	\$ 1,541.52	0.00%	\$ 2,823.50	\$ 2,823.49	0.00%		
GC			\$ -	\$ -	N/A	\$ -	\$ -	N/A	\$ 52,624.28	\$ 52,624.28	0.00%	\$ 52,624.28	\$ 52,624.28	0.00%		

HARMONY

Community Development District

Platted		O & M			Series 2014 Debt Service			Series 2015 Debt Service			Total			Units	Acres
Neighborhood	Width	FY 2017	FY 2016	% Change	FY 2017	FY 2016	% Change	FY 2017	FY 2016	% Change	FY 2017	FY 2016	% Change		
		O & M	O & M	(Decrease)/ Increase	Debt Service	Debt Service	(Decrease)	Debt Service	Debt Service	(Decrease)/ Increase	Total	Total	(Decrease)/ Increase		
Unplatted															
A-2/M		\$ 1,195.41	\$ -	N/A	\$ 1,497.32	\$ -	N/A	\$ -	\$ -	0.00%	\$ 2,692.72	\$ -	0.00%	58	
J/K/L/O	40	\$ 1,199.75	\$ -	0.00%	\$ -	\$ -	0.00%	\$ 1,442.65	\$ -	0.00%	\$ 2,642.39	\$ -	0.00%	102	
	50	\$ 1,499.68	\$ -	0.00%	\$ -	\$ -	0.00%	\$ 1,803.31	\$ -	0.00%	\$ 3,302.99	\$ -	0.00%	154	
	60	\$ 1,799.62	\$ -	0.00%	\$ -	\$ -	0.00%	\$ 2,163.97	\$ -	0.00%	\$ 3,963.59	\$ -	0.00%	49	
TC		\$ 4,303.77	\$ 4,303.76	0.00%	\$ -	\$ -	0.00%	\$ 5,175.11	\$ 5,175.11	0.00%	\$ 9,478.88	\$ 9,478.87	0.00%		29.97
Comm		\$ 4,303.77	\$ 4,303.76	0.00%	\$ -	\$ -	0.00%	\$ 5,175.11	\$ 5,175.11	0.00%	\$ 9,478.88	\$ 9,478.87	0.00%		7.58
*** Prior assessments not reflected in table as these parcels have been combined, therefore prior assessments are no longer applicable													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

4B

RESOLUTION 2016-04

A RESOLUTION OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS OF THE DISTRICT AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2016 AND ENDING SEPTEMBER 30, 2017, AND REFERENCING THE MAINTENANCE AND BENEFIT SPECIAL ASSESSMENTS TO BE IMPOSED AND LEVIED BY THE DISTRICT FOR SAID FISCAL YEAR

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

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

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June 2016, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, on May 26, 2016, the Board set July 28, 2016, as the date for a Public Hearing thereon and caused notice of such Public Hearing to be given by publication pursuant to Section 190.008(2)(a) Florida Statutes; and

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

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

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

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

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

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

WHEREAS, the Chair of the Board of Supervisors may designate the District Manager or other person to certify the Non-Ad Valorem Assessment Roll to the State Constitution's Tax Collector in and for the Osceola County political subdivision on compatible electronic medium tied to the property identification number no later than August 31, 2016 so that the Tax Collector may merge that roll with others into the collection roll from which the November tax notice is to be printed and mailed; and

WHEREAS, pursuant to District policy and Florida law, the District may utilize more than one collection method in order to collect non-ad valorem assessments. The District hereby determines that it will not utilize the uniform method to collect those non-ad valorem assessments imposed and levied on the unplatted parcels owned by the landowner/developer. Instead, these non-ad valorem assessments on the unplatted parcels shall be billed and collected by the District through the Manager, not using the uniform collection methodology; and

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

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

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

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

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

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

Section 2. Budget

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the Office of the District Treasurer and the Office of the Records Administration Department, and is hereby attached to this Resolution, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager's Proposed Budget, as amended by the Board, is adopted hereby in accordance with the provisions of Section 190.008(2)(a), Florida Statutes and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be revised subsequently as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2016 and/or revised projections for Fiscal Year 2017.
- c. That the adopted budget, as amended, shall be maintained in the Office of the District Treasurer and the Records Administration Department and identified as "The Budget for the Harmony Community Development District for the Fiscal Year Ending September 30, 2017, as Adopted by the Board of Supervisors on July 28, 2016."

Section 3. Appropriations

That there be, and hereby is appropriated out of the revenues of the Harmony Community Development District, for the Fiscal Year beginning October 1, 2016, and ending September 30, 2017 the sum of _____Dollars (\$_____) to be raised by the applicable imposition and levy by the Board of applicable non-ad valorem special assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$
DEBT SERVICE FUND	\$
	<hr/>
Total All Funds	\$

Section 4. Supplemental Appropriations

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

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

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

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

- a. That the Fiscal Year 2017 maintenance special assessment (the "assessment") upon all the property within the boundaries of the District based upon the special and peculiar benefit received and further based upon reasonable and fair apportionment of the special benefit, shall be in accordance with the attached Exhibit, representing the amount of District assessments necessary to provide for payment during the aforementioned budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds. Said assessment shall be distributed by the Tax Collector or the District Manager for the assessments imposed and levied as follows:

General Fund O & M	\$ [See Assessment Levy Resolution 2016-05]
Debt Service Fund	\$ [See Assessment Levy Resolution 2016-05]

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

Introduced, considered favorably and adopted this 28th day of July, 2016.

Harmony Community Development District

Steven Berube
Chairman

Attest:

Gary L. Moyer
Secretary

4C.

RESOLUTION 2016-05

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

Preamble

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

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

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

WHEREAS, the Board of Supervisors of the Harmony Community Development District finds that the District's total General Fund operation assessments, taking into consideration the other revenue sources during Fiscal Year 2017 will amount to \$_____; and,

WHEREAS, the other fees and charges are \$_____; and

WHEREAS, the Board of Supervisors of the Harmony Community Development District finds the District's Debt Service Fund Assessment during Fiscal Year 2017 will amount to \$_____; and

WHEREAS, the Board of Supervisors of the Harmony Community Development District finds that the Debt Service Fund relates to systems and facilities which provide special benefits peculiar to certain property within the District based on the applicable assessment methodology and Engineer's Report which are on file with the District Manager; and

WHEREAS, the Board of Supervisors of the Harmony Community Development District finds that the non-ad valorem special assessments it imposes and levies by this Resolution for operations and maintenance for debt amortization on the parcels of property involved will reimburse the District for certain special and peculiar benefits received by the property flowing from the maintenance of the systems, facilities and services apportioned in a manner that is fair and reasonable, in accordance with the applicable assessment methodology and Engineer's Cost Report as required by Section 190.021, Florida Statutes; and

WHEREAS, the Chair of the District or the designee of the Chair, shall certify a Non-Ad Valorem Assessment Roll in a timely manner to the State Constitution's Tax Collector in and for the Osceola County political subdivision for collection to include those assessments imposed, levied and approved by the District on the property, including those for debt service as well as for special maintenance assessments using the uniform methodology, which are to be collected utilizing the uniform method of collection pursuant to Section 197.3632, Florida Statutes; and

WHEREAS, the District Board understands further that the assessments collected by the District Manager shall not be pursuant to the uniform collection methodology; and

WHEREAS, notice of this Board meeting and Public Hearing was given by publication and also by U.S. Mail written to all property owners pursuant to law; and

WHEREAS, the approved 2016-2017 Budget was adopted by the Board on July 28, 2016; and

WHEREAS, the noticed proposed operations and maintenance assessments and debt assessments are based upon and consistent with that certain Assessment Methodology and Engineer's Cost Report adopted and used by the Board on _____, as confirmed by the Board on _____; and

WHEREAS, the Board conducted the noticed Public Hearing on the propriety and advisability of the proposed increased assessments to pay for infrastructure management and received written objections and heard any complaints and testimony by owners on the assessments on their property as required by Section 197.3632(4)(c), Florida Statutes.

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

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

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

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

Section 4. The maintenance special assessments on platted lots in the District will be combined with the debt service non-ad valorem assessments which were imposed, levied and certified as a total amount on the Non-Ad Valorem Assessment Roll to the Osceola County Tax Collector by the designee of the Chair of the Board on compatible medium no later than September 15, 2016, which shall then be collected by the Tax Collector on the tax notice along with other non-ad valorem assessments from other local governments and with all applicable property taxes to each platted parcel of property. Any maintenance assessment imposed and levied on un-platted lands will be collected by the District Manager. The proceeds therefrom shall be distributed to the Harmony Community Development District.

Section 5. The Chair of the Board of the Harmony Community Development District designates the District Manager to perform the certification duties for both the roll to be collected by the Tax Collector and the roll to be collected by the District.

Section 6. Be it further resolved, that a copy of this Resolution be transmitted to the proper public officials so that its purpose and effect may be carried out in accordance with law.

PASSED AND ADOPTED this 28th day of July, 2016, by the Board of Supervisors of the Harmony Community Development District, Osceola County, Florida.

Gary L. Moyer
Secretary

Steven Berube
Chairman

Seventh Order of Business

7Ai.

Harmony CDD
Summary of Budgeted Alley Maintenance
Estimated Quantities and Future Replacement / Maintenance Costs

UPDATED JULY 21, 2016

Note: All Costs are in 2013 Dollars

Prepared by: Steve Boyd, P.E., District Engineer

						Current Year		2016							
DESCRIPTION		ESTIMATED QUANTITY	ALLOWANCE FOR FUTURE EXPENSES			Estimated Annual Reserve	Completed or Last Renovated / Replaced	Estimated years to replace or rehab	UPDATE TO YEAR REQUIRED	Anticipated Expenditure	Next Replacement	Anticipated Expenditure			
			Description	Frequency	Ballpark Estimate										
Lakeshore Park							NA	NA							
	Sidewalks (See Note 1)	19,280 SF	NA - See Note #1												
	Fountain	1	Rehab	10 years	\$ 10,000.00	\$ 1,000.00	2004	-2	2014	\$ 10,000.00	2024	\$ 10,000.00			
	Restroom	1	Roof Replacement	15 years	\$ 3,000.00	\$ 200.00	2004	3	2019	\$ 3,000.00	2034	\$ 3,000.00			
	Sundial	1	NA	15	\$ 5,000.00	\$ 333.33	2004	3	2019	\$ 5,000.00	2034	\$ 5,000.00			
	Shade Structure	1	Replacement	15 years	\$ 15,000.00	\$ 1,000.00	2004	3	2019	\$ 15,000.00	2034	\$ 15,000.00			
	Other Eq. / Furnishings	1 LS	Replacement	10 years	\$ 10,000.00	\$ 1,000.00	2004	-2	2014	\$ 10,000.00	2024	\$ 10,000.00			
	Dock & Fishing Pier	1	Rehab	15 years	\$ 40,000.00	\$ 2,666.67	2013	12	2028	\$ 40,000.00	2043	\$ 40,000.00			
	Boats	6	Replacement	15 years	\$ 60,000.00	\$ 4,000.00	2013	12	2028	\$ 60,000.00	2043	\$ 60,000.00			
										\$ -	0	\$ -			
										\$ -	0	\$ -			
										\$ -	0	\$ -			
2013 Lakeshore Park Improvements															
	Sidewalks (See Note 1)	3400 LF	NA - See Note#1												
	Bridges	136 LF	Replacement	20 years	\$ 18,000.00	\$ 900.00	2013	17	2033	\$ 18,000.00	2053	\$ 18,000.00			
	Boardwalks & Structures	564 LF	Replacement	20 years	\$ 71,000.00	\$ 3,550.00	2013	17	2033	\$ 71,000.00	2053	\$ 71,000.00			
	Benches, Trashcans and Furnishings		Replacement	10 years	\$ 11,000.00	\$ 1,100.00	2013	7	2023	\$ 11,000.00	2033	\$ 11,000.00			
										\$ -	0	\$ -			
										\$ -	0	\$ -			
A-1 Pool															
	Pool	1,200 SF / 45,000 Gallons	Resurface	15 years	\$ 15,000.00	\$ 1,000.00	2006	5	2021	\$ 15,000.00	2036	\$ 15,000.00			
	Deck	4,000 SF	Replacement	15 years	\$ 16,000.00	\$ 1,066.67	2006	5	2021	\$ 16,000.00	2036	\$ 16,000.00			
	Equipment	1	Replacement	10 years	\$ 3,000.00	\$ 300.00	2006	0	2016	\$ 3,000.00	2026	\$ 3,000.00			
	Building	2,200 SF	Major Repairs	20 years	\$ 5,000.00	\$ 250.00	2006	10	2026	\$ 5,000.00	2046	\$ 5,000.00			
	Sidewalk	1,210 SF	NA - See Note #1							\$ -	0	\$ -			
										\$ -	0	\$ -			
										\$ -	0	\$ -			
Swim Club															
	Pool	2300 SF / 86,000 gallons	Resurface	15 years	\$ 30,000.00	\$ 2,000.00	2004	3	2019	\$ 30,000.00	2034	\$ 30,000.00			
	Deck	6,300 SF	Replacement	15 years	\$ 25,200.00	\$ 1,680.00	2004	3	2019	\$ 25,200.00	2034	\$ 25,200.00			
	Equipment	1	Replacement	10 years	\$ 5,000.00	\$ 500.00	2015	9	2025	\$ 5,000.00	2035	\$ 5,000.00			
	Building	2,300 SF	Major Repairs	20 years	\$ 5,000.00	\$ 250.00	2004	8	2024	\$ 5,000.00	2044	\$ 5,000.00			
	Parking	2,860 SF	Mill and Replace	15 years	\$ 4,000.00	\$ 266.67	2004	3	2019	\$ 4,000.00	2034	\$ 4,000.00			
										\$ -	0	\$ -			
										\$ -	0	\$ -			
										\$ -	0	\$ -			
Dog Park															
	Sidewalks (See Note 1)	10,008 SF	NA - See Note #1												
	Play Structures	5	Replacement	15 years	\$ 10,000.00	\$ 666.67	2003	2	2018	\$ 10,000.00	2033	\$ 10,000.00			
	Fencing	1,760 LF	Replacement	15 years	\$ 21,120.00	\$ 1,408.00	2003	2	2018	\$ 21,120.00	2033	\$ 21,120.00			
	Shad Structure	1	Major Repairs	15 years	\$ 5,000.00	\$ 333.33	2003	2	2018	\$ 5,000.00	2033	\$ 5,000.00			
	Wash Area	1	Major Repairs	10 years	\$ 2,500.00	\$ 250.00	2003	-3	2013	\$ 2,500.00	2023	\$ 2,500.00			
										\$ -	0	\$ -			
										\$ -	0	\$ -			
Town Square Park															
	Hardscape	3,000 SF	Replacement	20 years	\$ 15,000.00	\$ 750.00	2003	7	2023	\$ 15,000.00	2043	\$ 15,000.00			
	Sidewalks (See Note 1)	7,680 SF	See Note #1							\$ -	0	\$ -			
	Amphitheater	1	Major Repairs	30 years	\$ 5,000.00	\$ 166.67	2003	17	2033	\$ 5,000.00	2063	\$ 5,000.00			
										\$ -	0	\$ -			
										\$ -	0	\$ -			
Linear Parks															
	Sidewalks (See Note 1)	94,600 SF	See Note #1				NA	NA		\$ -	0	\$ -			
										\$ -	0	\$ -			
Pavers at Traffic Circles															
	North	3,000 SF	Replacement	15 years	\$ 10,000.00	\$ 666.67	2003	2	2018	\$ 10,000.00	2033	\$ 10,000.00			
	West	3000 SF	Replacement	15 years	\$ 10,000.00	\$ 666.67	2006	5	2021	\$ 10,000.00	2036	\$ 10,000.00			
										\$ -	0	\$ -			
H-1 Park															
	Playground Equipment	1	Replacement	10 years	\$ 7,500.00	\$ 750.00	2014	8	2021	\$ 7,500.00	2031	\$ 7,500.00			
CDD Sidewalks	(SEE NOTE #1)	435,067 SF	See Note #1							\$ -	0	\$ -			
										\$ -	0	\$ -			
Alleys															
										\$ -	0	\$ -			
										\$ -	0	\$ -			
Resurfaced in 2014															
	B1	3,095	Seal Coat	10 years	\$ 3,610.83	\$ 361.08	2014	8	2024	\$ 3,610.83	2039	\$ 3,610.83			
		3,095	Mill and Overlay	15 years	\$ 44,870.62	\$ 2,991.37	2014	13	2029	\$ 44,870.62	2044	\$ 44,870.62			
	C1	3974	Seal Coat	10 years	\$ 4,636.33	\$ 463.63	2009	3	2019	\$ 4,636.33	2034	\$ 4,636.33			
		3974	Mill and Overlay	15 years	\$ 57,614.17	\$ 3,840.94	2009	8	2024	\$ 57,614.17	2039	\$ 57,614.17			
Resurfaced in 2014															
	D1	1168	Seal Coat	10 years	\$ 1,362.67	\$ 136.27	2014	8	2024	\$ 1,362.67	2039	\$ 1,362.67			
		1168	Mill and Overlay	15 years	\$ 16,933.40	\$ 1,128.89	2014	13	2029	\$ 16,933.40	2044	\$ 16,933.40			
	C2	2437	Seal Coat	10 years	\$ 2,843.17	\$ 284.32	2005	-1	2015	\$ 2,843.17	2030	\$ 2,843.17			
		2437	Mill and Overlay	15 years	\$ 35,331.08	\$ 2,355.41	2005	4	2020	\$ 35,331.08	2035	\$ 35,331.08			
	A1	3482	Seal Coat	10 years	\$ 4,062.33	\$ 406.23	2005	-1	2015	\$ 4,062.33	2030	\$ 4,062.33			
		3482	Mill and Overlay	15 years	\$ 50,481.26	\$ 3,365.42	2005	4	2020	\$ 50,481.26	2035	\$ 50,481.26			
	G	3724	Seal Coat	10 years	\$ 4,344.67	\$ 434.47	2007	1	2017	\$ 4,344.67	2032	\$ 4,344.67			
		3724	Mill and Overlay	15 years	\$ 53,989.72	\$ 3,599.31	2007	6	2022	\$ 53,989.72	2037	\$ 53,989.72			
New Construction in 2014															
	H1	720	Seal Coat	10 years	\$ 840.00	\$ 84.00	2014	8	2024	\$ 840.00	2039	\$ 840.00			
		720	Mill and Overlay	15 years	\$ 10,438.40	\$ 695.89	2014	13	2029	\$ 10,438.40	2044	\$ 10,438.40			
TOTAL						\$ 48,868.58									

Notes: 1. Sidewalk repairs ongoing and performed through out the property every one or two years. As a result, the reserve study does not carry a replacement cost for sidewalks as the ongoing repair costs is a line item in the maintenance budget.

Line Items that may be due for maintenance or replacement based on the original schedule established in 2013

Items recently repaired or replaced

New Items Added to Schedule

7Ci.

June/ July 2016

Facility / Park Maintenance Activities/ Pond care

- Routine cleaning activities – Including restrooms, trash and doggie potty removal.
- Inspected facilities for cleanliness and/or damage after each scheduled event
- Ongoing refurbishment park bench frames.
- Pond log for all ponds on property has been made. CDD staff has made an inventory on all Ponds and made a target plan.
- Replaced 1 Dog potty bin.
- Restored damage on Swim club gate.
- Added Gator warning signs.
- Painted Pavilion Cat Brier.
- Replaced Volleyball and basketball net.
- Repaired Ashley Park pool gate.

Irrigation

- All Clocks inspected & adjusted as needed
- Continued troubleshooting troubled areas with measuring cans.
- REW has completed Irrigation in The Lakes. New Clock yet to be installed.
- Maxicomm repair still pending.

Pools Operations

- Pools checked, chemically balanced and cleaned daily.
- Replaced all Steps in Swim Club pool. Other ones where proven not to be safe.

Boat Maintenance

- All propellers weekly checked and cleaned.

Buck Lake Activities

- Boat Orientation held at the Pavilion, 15 attended.

Access Cards

- Approximately 41 ID cards have been made this month.

End of report

7Cii.

HARMONY CDD**Gerhard van der Snel**

Date	Resident	Time	M W Th	F S S	Total Pass	20' Pont	16' Pont	18' Bass	Canoe	Kayak	Comments
6/12/2016	Donald Rice	7:30 - 10:30 AM		X	2		X				
6/12/2016	Megan Garrett	10:00 - 1:00 PM		X	6						
6/13/2016	Bob Warden	7:30 - 10:30 AM	X		3		X				
6/13/2016	Chris Todd	9:00 - 10:30 AM	X		5	X					
6/13/2016	Stanley Seago	9:00 - 11:30 AM	X		2						
6/15/2016	D Rachel Garwood	7:30 - 10:30 AM			3						
6/15/2016	Robert Wood	8:00 - 11:00 AM			1	X					
6/15/2016	Stanley Seago	9:30 - 11:30 AM			2		X				
6/16/2016	Robert Wood	9:00 - 12:00 PM			1		X				
6/16/2016	Rebecca Forte	10:00 - 12:00 PM			8	X					
6/17/2016	Amanda Vandeberg	7:30 - 10:30 AM			6						
6/17/2016	Linda Balash	1:00 - 3:30 PM			2						
6/18/2016	Joe Brotzman	7:30 - 10:30 AM			7	X					
6/18/2016	Amanda Vandeberg	7:30 - 10:30 AM			2			X			
6/18/2016		8:30 - 11:30 AM			2		X				
6/18/2016	David Myers	9:30 - 12:30 PM			4						
6/19/2016	Donald Rice	7:30 - 10:30 AM		X	2		X				
6/19/2016	Amanda Vandeberg	7:30 - 10:30 AM		X	2	X					
6/19/2016	Kim Hornak	8:00 - 11:00 AM		X	4						
6/19/2016	David Myers	9:00 - 12:00 PM		X	2			X			
6/19/2016	Amanda Vandeberg	1:00 - 4:00 PM		X	8	X					
6/20/2016	Stanley Seago	9:00 - 11:30 AM	X		2						
6/22/2016	D Rachel Garwood	7:30 - 10:30 AM			3		X				
6/22/2016	Robert Wood	8:00 - 11:00 AM			1	X					
6/22/2016	William Garard	2:00 - 5:00 PM			5						
6/23/2016	Robert Wood	8:00 - 11:00 AM			1		X				
6/23/2016	Rebecca Forte	10:00 - 11:30 AM			8	X					
6/24/2016	Robert Wood	8:00 - 11:00 AM			1		X				
6/25/2016	Ralph Tesoriero	7:30 - 10:30 AM			2		X				
6/25/2016	Joe Brotzman	7:30 - 10:30 AM			5	X					
6/25/2016	Mary Hupe	10:30 - 1:30 PM			6						
6/25/2016	shari mitchell	1:30 - 3:30 PM			4		X				
			9	20	264	19	24	8	0	0	
			Total Passengers:								
			264								
			Total Trips: 74								

Date	Resident	Time	MW Th	FS S	Total Pass	20' Pont	16' Pont	18' Bass	Canoe	Kayak	Comments
6/25/2016		2:00 - 3:30 PM			5	X					
6/26/2016	Amanda Vandeberg	7:30 - 10:30 AM		X	4			X			
6/26/2016	Donald Rice	7:30 - 10:30 AM		X	2		X				
6/26/2016	Norman Berio	7:30 - 10:30 AM		X	6						
6/26/2016	Sandra Nofal	2:30 - 4:30 PM		X	4						
6/27/2016	Amanda Vandeberg	7:30 - 10:30 AM	X		4			X			
6/29/2016	D Rachel Garwood	7:30 - 10:30 AM			3		X				
6/29/2016	Amanda Vandeberg	7:30 - 10:30 AM			4			X			
6/29/2016	Robert Wood	7:30 - 10:30 AM			1	X					
6/30/2016	Amanda Vandeberg	7:30 - 10:30 AM			4		X				
6/30/2016	Robert Wood	7:30 - 10:30 AM			1			X			
6/30/2016	Rebecca Forte	10:00 - 12:00 PM			4						
7/1/2016	Amanda Vandeberg	7:30 - 10:30 AM			3		X				
7/2/2016	Ray Walls	7:30 - 10:30 AM			4	X					
7/2/2016	Robert Wood	8:00 - 11:00 AM			1		X				
7/2/2016	Mark miller	9:00 - 12:00 PM			5						
7/2/2016	Michelle Peterson	1:30 - 4:30 PM			6	X					
7/2/2016	Timothy Wilson	1:30 - 4:00 PM			3		X				
7/2/2016	Jason Baker	2:30 - 4:30 PM			5						
7/3/2016	Donald Rice	7:30 - 10:30 AM		X	2		X				
7/3/2016	Ray Walls	7:30 - 10:30 AM		X	4	X					
7/3/2016	Robert Wood	8:00 - 11:00 AM		X	1			X			
7/3/2016	Edward Kuykendall	9:30 - 12:30 PM		X	0						
7/4/2016	Danielle Borio	10:00 - 1:00 PM	X		6						
7/4/2016	Kristina Smith	10:00 - 1:00 PM	X		4		X				
7/4/2016	Sharon Krzyzanowski	1:30 - 4:30 PM	X		8	X					
7/4/2016	Danielle Borio	2:00 - 4:30 PM	X		5	X					
7/6/2016	Robert Wood	7:30 - 10:30 AM			1	X					
7/6/2016	D Rachel Garwood	7:30 - 10:30 AM			3		X				
7/6/2016	Cesar Caro	9:00 - 10:30 AM			2						
7/6/2016	Jason Baker	1:30 - 4:30 PM			5						
7/7/2016	Robert Wood	7:30 - 10:30 AM			1		X				
7/8/2016	Cesar Caro	8:30 - 11:30 AM			5						
7/9/2016	Jason Fritzsche	8:00 - 11:00 AM			3						
7/9/2016	Mark Wienbarg	9:00 - 12:00 PM			7	X					
			9	20	264	19	24	8	0	0	
			Total Passengers:								
			264								
			Total Trips: 74								

Date	Resident	Time	M W Th	F S S	Total Pass	20' Pont	16' Pont	18' Bass	Canoe	Kayak	Comments
7/9/2016	Michelle Peterson	9:00 - 12:00 PM			6						
7/9/2016	Robert Wood	9:00 - 12:00 PM			2		X				
7/10/2016	Mark Wienbarg	7:30 - 10:30 AM		X	2			X			
7/10/2016	Donald Rice	7:30 - 10:30 AM		X	2		X				
7/10/2016	Robert Wood	7:30 - 10:30 AM		X	2		X				
7/10/2016	Sherry Zenkovich	10:00 - 1:00 PM		X	4						
7/10/2016	aamir ali	2:00 - 4:30 PM		X	8	X					
			9	20	264	19	24	8	0	0	
			Total Passengers:								
			264								
			Total Trips: 74								

7Ciii.

Facebook report May/June 2016

On June 14th A resident notified CDD there was a boy hitting Golf balls in the Long Pond with a bat at Lakeshore Park. Advised the resident to call Law enforcement.

On June 17th a resident asked CDD to look at a tree hanging over a sidewalk at Sundrop. After assessing the tree is on private property and I advised the resident to talk to the owner of the tree or report it to the HROA.

On June 17th the volleyball club requested a new net. CDD has replaced the net.

On June 24th a resident had a concern on the field along Butterfly Dr. Advised the resident Harmony Development will mow it.

On June 25th a request was made for a trash removal for the food truck festival. CDD removed trash that night.

On July 6th a resident asked if the dog park was treated for ants. Advised resident Davey did so.

On July 6th a resident asked for Davey to come out and assess her Magnolia tree. CDD has asked Davey to handle it further with the resident.

On July 10th a resident had a concern on alcohol usage in the Swim club pool area. CDD staff responded and took care of it.

On July 11th a resident had a concern on a raised sidewalk in front of her house. Situation is pending.

End of report.

7Civ.

July 2016

Harmony CDD Monthly Pond Report

Pond	<u>Duckweed</u>	<u>Algae</u>	<u>Cattail</u>	<u>Vines</u>	<u>Pennywort</u>	<u>Grasses</u>	<u>Spadderdock</u>	Remarks
1-3a	X				X			
1-3b	X				X			
2-1		X	X					
2-2		X	X		X			Algae treated 6/19
2-3		X			X	X		Algae treated 6/19
3-10		X						
3-4		X			X			
4-1		X			X			
4-2	X	X		X				Duckweed treated 6/27, Algae treated 7/8
4-3		X						
4-4		X						
4-5		X			X			
4-6		X	X					Algae treated 7/8
5-1	X	X	X	X	X			Algae treated 6/24
5-2					X			
6-1								
6-2		X						
6-3				X				
7-1		X						
8-1b					X			
8-1b			X					
8-2			X					
8-3		X		X				
8-4	X	X		X				
8-5								
9-1		X						
9-2		X		X				Algae treated 6/24
10-1		X		X				Algae treated 6/24
11-1		X						Algae treated 6/24
12-1		X	X	X				Algae treated 6/19
13-1	X	X	X		X			Algae treated 6/19
15-7a		X						
15-8		X	X		X			Algae treated 7/11
15-9		X				X		Spadderdock treated 7/4
16-1a		X						Cattail treated 7/4 & 7/11
16-1b								
17-1								

7Cv

The Pond Hippo

[WATCH THE VIDEO](#)

[READ A CUSTOMER REVIEW](#)

The Pond Hippo is Eco Pond Rescue's pond skimmer. The Pond Hippo floats on the surface of the pond, only 22" of water is needed, gently drawing in floating weeds, algae and debris. The Pond Hippo's powerful motor can handle up to 2" solids and has no trouble with bottle caps, spoons, straws, acorns, sticks, duckweed, hydrilla, watermeal, water lettuce or other floating material.



The Pond Hippo removes the weeds and debris from the water and deposits them on shore in a catch container. This container has a series of sieves that separate the weed /debris from the water, allowing the water to flow freely back into the pond while the weed and debris stay in the container.



Additionally, water can be treated using our [Pond Cleaning Log](#) to remove nutrients and turbidity from the water. The catch system captures 99.5% of all weed and debris before releasing the water back into the pond.

Using 115 volt electricity the Pond Hippo pumps up to 8000 gallons per hour. The Pond Hippo can be used as a temporary or permanent installation and is virtually maintenance free.

The uniqueness of the Pond Hippo is accented by its hippo head cover. Produced by a local Tampa bay artist, the fiberglass hippo head has several purposes, including a large debris deflector, wildlife protector and aesthetics for permanent installations. Custom painting is available.

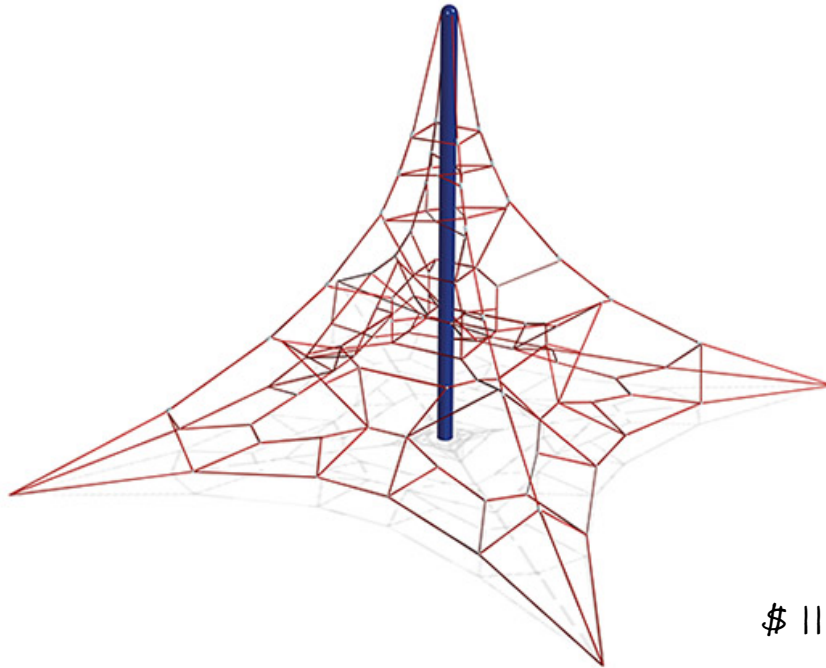
Each System Comes with:

- Pond Hippo Head Cover
- 2 - 2' length of flex pipe
- 2 - 4' length of pipe
- 1 - Angled discharge nozzle
- 1 - 4" x 4 outlet manifold (catch container)
- 8 - 4" x 6' reusable filter bags
- 1 - Float system with pump and plumbing.

\$2400.00

7Cvi

MINI HIGH STEPPER KIDNET'IX NET



\$ 11,644.00

Metal



Net



Model: 3177

Use Zone: 25' 5" x 25' 5"

Fall Height: 6'

Age Groups: 5 to 12 Years

Features and Benefits:

- Nets are super strong (each rope can handle a load of up to 12 tons!)
- Constructed of multiple steel strands and encased in nylon for durability and low maintenance - nylon coating also prevents ropes from unraveling
- Provides a challenging climbing activity that is appropriate for children ages 5-12
- Creates opportunities for positive risk-taking and enhances decision making skills in younger children

Product Description:

The diminutive cousin of the popular High Stepper KidNetix Climbers packs all the benefits of climbing play into a compact design that is a perfect complement to a PrimeTime or PowerScape play structure. Structure stands six feet tall and nets extend nearly eight feet in four directions, accommodating up to 27 children at once.





\$ 11.266

Model: 8533
Use Zone: 25' 8" x 27' 11"
Fall Height: 8'
Age Groups: 5 to 12 Years

Features and Benefits

Description



GIANT OUTDOOR MUSCLE MAN CLIMBER



\$ 6325.00

Metal



Model: P954

Use Zone: 32' 7" x 31' 3"

Fall Height: 7'

Age Groups: 5 to 12 Years

Product Description:

Features and Benefits:

7Cvii

Gerhard,

I am out of town and away from the office today.

I did say that I would have our figures to you today so using the tablet I have with me here are the figures:-

Fence materials/ new gates = \$ 2222.27

Concrete for posts = \$ 10.60

dismantling / unfastening of ties/wire/top rails = \$1087.50

replacing damaged with new rails/wire/posts = \$ 375.00

refasten wire/top rail/tension wire = \$ 937.50

total = \$4632.87

After having reviewed the 2 dog run areas we observed the following :-

Several areas of the fence wire have been cut and are no longer tensioned correctly.

There are areas of top rail that require replacement as they are severely corroded and will fail in the very near future.

3 posts have been damaged by landscape machinery and need to be replaced.

There are several places where landscape machinery has caught the fence wire and has caused damage that need to be replaced in order to retain the security integrity of the compounds.

All gates require new self closing hinge mechanisms as the existing ones do not work due to wear and tear or lack of regular maintenance.

the labor costs to patch repair are not always the best option as to patch chain link correctly we have to untie the fence lengths /repair then re-tension. It is sometime more cost effective to replace the wire and damage fence posts/top rails. YOUR FENCE FALLS INTO THIS CATEGORY DUE TO ITS AGE/DAMAGE.

Several gates have already shown corrosion at the corners and as such we would replace these with new.

Some fence repairs have been carried out previously and there are residential and industrial grades of wire mixed on some ares of the fence.

regards

Steve Triplett

Hass Quality Fence

[407 729 7719](tel:4077297719)

CHAPCO FENCE, LLC

4417 13TH STREET #513
PHONE: 407-892-6447

ST. CLOUD, FL 34769
FAX: 407-892-9765

HARMONY CDD DOG PARK REPAIRS

The chainlink fence that is existing on the dog park is a residential grade material, this has allowed the landscapers equipment to easily damage the fence over the years. Chapco replaced the wire on most of the gates a few years ago with a commercial grade fence (6 ga) that has held up very well .

-OPTION B

1. Replace the wire on the four entrances into the dog parks , there is two entrances on each dog park,there is a total of two parks. these areas have the most damage to them and appear to be where the dogs would be able to get out of the park. The wire recommended for this is commercial grade 6ga wire . Straighten up gate post and make the entrance gates self closing.

-Itemized material list and cost

-Aprox 400' linear feet 4'h 6ga blk chainlink

-Ties ,nuts and bolts,hog rings and blk touch up spray paint.

\$1973.70

-labor cost of 3 guys

\$900.00

-Over head and profit which is 10% .

\$319.30

TOTAL \$ 3,193.00

**Thankyou ,
Jason Junnila**

Eighth Order of Business

8A.

MEMORANDUM



TO: Board of Supervisors
FROM: Tiziana Cessna, District Accountant
CC: Gary Moyer, District Manager / Stephen Bloom, Accounting Manager
DATE: July 6, 2016
SUBJECT: June Financial Report

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

General Fund

- Total Revenue through June was approximately 103% of the YTD budget.
 - ▶ Settlement revenues represents the Severn Trent reimbursement for October through January of the assessment methodology blending issue from FY 2016.
 - ▶ Miscellaneous revenue includes TOHO former KUA meter and blending matter reimbursement.
 - ▶ Non Ad Valorem Assessments Tax Collector collections are at 100% of the annual budget.
 - ▶ Non Ad Valorem Assessments CDD collected are collected in monthly installments. As of June, the collection were at 77% of the annual budget due to a prorated payment for 43 lots for Neighborhood I.
- Total Expenditures through June were at a favorable 90% of the YTD budget.
 - ▶ Administrative
 - ProfServ-Legal Services over budget due to OUC agreement matter.
 - Insurance - General Liability are over budget due to a slight increase of the Public Officials policy.
 - ▶ Landscaping Services
 - Contracts-Ground - Includes an addition landscaping service for the Neighborhood H2 and F.
 - R&M-Trees and Trimming represents pruning of the District's trees and replacements and planting of new trees.
 - Miscellaneous - Services represents various services for landscape throughout the District.
 - ▶ Utilities
 - Electricity - Streetlighting - Compared to last year the service charges are the same.
 - Utility - Water & Sewer - Compared to last year, water and sewer usage was about 7% lower.



General Fund (continued)

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

Debt Service Series 2014

- Total Revenue through June were at a favorable 109% of the YTD budget, due to prepayments from interest payment for Neighborhood H-2 and F and timing of tax collection with budget allocation.
 - ▶ Non Ad Valorem Assessments Tax Collector collections are at 100% of the annual budget.
 - ▶ Non Ad Valorem Assessments CDD collected as at 180% of the annual budget due to interest payments for Neighborhood H-2 and F.

Debt Service Series 2015

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

Other Notes

- Renovation to the Blazing Park expenditure was reclassified to the capital project fund.

HARMONY
Community Development District

Financial Report

June 30, 2016

Prepared by



Table of Contents

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

**Harmony
Community Development District**

Financial Statements

(Unaudited)

June 30, 2016

Balance Sheet
June 30, 2016

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2014 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	SERIES 2015 CAPITAL PROJECTS FUND	TOTAL
ASSETS					
Cash - Checking Account	\$ 200,229	\$ -	\$ -	\$ -	\$ 200,229
Accounts Receivable	2,306	-	-	-	2,306
Assessments Receivable	68,782	-	-	-	68,782
Interest/Dividend Receivables	314	-	-	-	314
Investments:					
Certificates of Deposit - 12 Months	100,801	-	-	-	100,801
Money Market Account	917,761	-	-	-	917,761
Construction Fund	-	-	-	64,098	64,098
Prepayment Account	-	36,962	-	-	36,962
Reserve Fund	-	607,313	340,000	-	947,313
Revenue Fund	-	501,683	41,311	-	542,994
TOTAL ASSETS	\$ 1,290,193	\$ 1,145,958	\$ 381,311	\$ 64,098	\$ 2,881,560
LIABILITIES					
Accounts Payable	\$ 16,243	\$ -	\$ -	\$ -	\$ 16,243
Accrued Expenses	51,498	-	-	-	51,498
Accrued Wages Payable	1,600	-	-	-	1,600
Accrued Taxes Payable	122	-	-	-	122
Deferred Revenue	3,500	4,294	-	-	7,794
TOTAL LIABILITIES	72,963	4,294	-	-	77,257
FUND BALANCES					
Restricted for:					
Debt Service	-	1,141,664	381,311	-	1,522,975
Capital Projects	-	-	-	64,098	64,098
Assigned to:					
Operating Reserves	250,000	-	-	-	250,000
Reserves-Renewal & Replacement	99,188	-	-	-	99,188
Reserves - Self Insurance	50,000	-	-	-	50,000
Reserves - Sidewalks & Alleyways	165,000	-	-	-	165,000
Unassigned:	653,042	-	-	-	653,042
TOTAL FUND BALANCES	\$ 1,217,230	\$ 1,141,664	\$ 381,311	\$ 64,098	\$ 2,804,303
TOTAL LIABILITIES & FUND BALANCES	\$ 1,290,193	\$ 1,145,958	\$ 381,311	\$ 64,098	\$ 2,881,560

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2016

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 2,500	\$ 1,872	\$ 2,173	\$ 301
Interest - Tax Collector	-	-	56	56
Special Assmnts- Tax Collector	1,017,931	1,017,931	1,017,932	1
Special Assmnts- CDD Collected	893,202	669,901	686,857	16,956
Special Assmnts- Discounts	(40,717)	(40,717)	(29,481)	11,236
Settlements	-	-	7,864	7,864
Other Miscellaneous Revenues	-	-	9,678	9,678
Gate Bar Code/Remotes	-	-	340	340
Access Cards	1,200	900	950	50
Facility Revenue	-	-	2,790	2,790
Facility Membership Fee	-	-	1,000	1,000
TOTAL REVENUES	1,874,116	1,649,887	1,700,159	50,272
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	11,200	8,800	8,800	-
FICA Taxes	857	671	673	(2)
ProfServ-Arbitrage Rebate	1,200	600	1,200	(600)
ProfServ-Dissemination Agent	1,500	1,500	1,500	-
ProfServ-Engineering	8,000	6,003	4,109	1,894
ProfServ-Legal Services	35,000	26,253	36,206	(9,953)
ProfServ-Mgmt Consulting Serv	55,984	41,985	41,988	(3)
ProfServ-Property Appraiser	779	779	406	373
ProfServ-Special Assessment	8,822	8,822	8,822	-
ProfServ-Trustee Fees	10,024	5,012	9,727	(4,715)
Auditing Services	4,900	4,900	4,900	-
Postage and Freight	750	564	411	153
Rental - Meeting Room	1,500	1,125	-	1,125
Insurance - General Liability	25,512	25,512	26,759	(1,247)
Printing and Binding	2,500	1,872	1,323	549
Legal Advertising	900	675	199	476
Misc-Records Storage	150	112	-	112
Misc-Assessmnt Collection Cost	20,359	20,359	19,783	576
Misc-Contingency	2,600	1,953	124	1,829
Office Supplies	300	225	33	192
Annual District Filing Fee	175	175	175	-
Total Administration	193,012	157,897	167,138	(9,241)
<u>Field</u>				
ProfServ-Field Management	200,000	150,003	133,801	16,202
Total Field	200,000	150,003	133,801	16,202

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2016

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Landscape Services</u>				
Contracts-Trees & Trimming	20,692	15,519	15,519	-
Contracts-Shrub Care	121,738	91,305	91,303	2
Contracts-Ground	22,400	16,800	28,968	(12,168)
Contracts-Turf Care	265,063	198,797	198,047	750
R&M-Irrigation	15,000	11,250	4,173	7,077
R&M-Trees and Trimming	15,000	11,250	19,562	(8,312)
Miscellaneous Services	25,000	18,747	19,651	(904)
Total Landscape Services	484,893	363,668	377,223	(13,555)
<u>Utilities</u>				
Electricity - General	32,000	24,003	24,666	(663)
Electricity - Streetlighting	90,206	67,655	54,895	12,760
Utility - Water & Sewer	105,000	78,750	63,237	15,513
Lease - Street Light	208,467	156,348	156,351	(3)
Cap Outlay - Streetlights	330,638	-	-	-
Total Utilities	766,311	326,756	299,149	27,607
<u>Operation & Maintenance</u>				
Contracts-Lake and Wetland	20,000	15,003	3,924	11,079
Communication - Telephone	4,000	2,997	2,740	257
Utility - Refuse Removal	3,000	2,250	2,225	25
R&M-Ponds	-	-	1,812	(1,812)
R&M-Pools	30,000	22,500	14,111	8,389
R&M-Roads & Alleyways	65,000	65,000	168	64,832
R&M-Sidewalks	5,000	3,753	2,685	1,068
R&M-Vehicles	-	-	5,908	(5,908)
R&M-Equipment Boats	7,500	5,625	1,657	3,968
R&M-Equipment Vehicles	5,000	3,753	-	3,753
R&M-Parks & Facilities	37,000	27,747	16,324	11,423
Miscellaneous Services	2,400	1,800	1,125	675
Misc-Access Cards&Equipment	2,500	1,872	349	1,523
Misc-Contingency	8,000	6,003	2,817	3,186
Misc-Security Enhancements	2,500	1,876	4,174	(2,298)
Op Supplies - Fuel, Oil	-	-	1,753	(1,753)
Cap Outlay - Other	16,000	-	2,252	(2,252)
Cap Outlay - Vehicles	22,000	22,000	24,033	(2,033)
Total Operation & Maintenance	229,900	182,179	88,057	94,122
TOTAL EXPENDITURES	1,874,116	1,180,503	1,065,368	115,135

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2016

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Excess (deficiency) of revenues				
Over (under) expenditures	-	469,384	634,791	165,407
Net change in fund balance	\$ -	\$ 469,384	\$ 634,791	\$ 165,407
FUND BALANCE, BEGINNING (OCT 1, 2015)	582,439	582,439	582,439	
FUND BALANCE, ENDING	\$ 582,439	\$ 1,051,823	\$ 1,217,230	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2016

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 50	\$ 36	\$ 1,028	\$ 992
Special Assmnts- Tax Collector	1,207,426	1,207,426	1,201,012	(6,414)
Special Assmnts- Prepayment	-	-	49,300	49,300
Special Assmnts- CDD Collected	63,546	63,546	114,564	51,018
Special Assmnts- Discounts	(48,297)	(48,297)	(34,783)	13,514
TOTAL REVENUES	1,222,725	1,222,711	1,331,121	108,410
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	24,149	24,149	23,311	838
Total Administration	24,149	24,149	23,311	838
<u>Debt Service</u>				
Principal Debt Retirement	520,000	520,000	520,000	-
Principal Prepayments	-	-	85,000	(85,000)
Interest Expense	692,350	692,350	690,700	1,650
Total Debt Service	1,212,350	1,212,350	1,295,700	(83,350)
TOTAL EXPENDITURES	1,236,499	1,236,499	1,319,011	(82,512)
Excess (deficiency) of revenues				
Over (under) expenditures	(13,774)	(13,788)	12,110	25,898
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(13,774)	-	-	-
TOTAL FINANCING SOURCES (USES)	(13,774)	-	-	-
Net change in fund balance	\$ (13,774)	\$ (13,788)	\$ 12,110	\$ 25,898
FUND BALANCE, BEGINNING (OCT 1, 2015)	1,129,554	1,129,554	1,129,554	
FUND BALANCE, ENDING	\$ 1,115,780	\$ 1,115,766	\$ 1,141,664	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2016

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 271	\$ 271
Special Assmnts- Tax Collector	54,166	54,166	54,166	-
Special Assmnts- CDD Collected	1,013,028	1,013,028	1,029,815	16,787
Special Assmnts- Discounts	(2,167)	(2,167)	-	2,167
TOTAL REVENUES	1,065,027	1,065,027	1,084,252	19,225
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	1,083	1,083	1,083	-
Total Administration	1,083	1,083	1,083	-
<u>Debt Service</u>				
Principal Debt Retirement	390,000	390,000	390,000	-
Interest Expense	668,632	668,632	668,632	-
Total Debt Service	1,058,632	1,058,632	1,058,632	-
TOTAL EXPENDITURES	1,059,715	1,059,715	1,059,715	-
Excess (deficiency) of revenues Over (under) expenditures	5,312	5,312	24,537	19,225
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	5,312	-	-	-
TOTAL FINANCING SOURCES (USES)	5,312	-	-	-
Net change in fund balance	\$ 5,312	\$ 5,312	\$ 24,537	\$ 19,225
FUND BALANCE, BEGINNING (OCT 1, 2015)	356,774	356,774	356,774	
FUND BALANCE, ENDING	\$ 362,086	\$ 362,086	\$ 381,311	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2016

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 59	\$ 59
TOTAL REVENUES	-	-	59	59
<u>EXPENDITURES</u>				
<u>Physical Environment</u>				
Impr - Park	-	-	20,756	(20,756)
Cap Outlay - Vehicles	-	-	15,240	(15,240)
Total Physical Environment	-	-	35,996	(35,996)
TOTAL EXPENDITURES	-	-	35,996	(35,996)
Excess (deficiency) of revenues Over (under) expenditures	-	-	(35,937)	(35,937)
Net change in fund balance	\$ -	\$ -	\$ (35,937)	\$ (35,937)
FUND BALANCE, BEGINNING (OCT 1, 2015)	-	-	100,035	
FUND BALANCE, ENDING	\$ -	\$ -	\$ 64,098	

**Harmony
Community Development District**

Supporting Schedules

June 30, 2016

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

					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
ASSESSMENTS LEVIED FY 2016				\$ 2,273,110	\$ 1,017,932	\$ 1,201,012	\$ 54,166
Allocation %				100%	44.78%	52.84%	2.38%
11/10/15	\$ 4,237	\$ 240	\$ 86	\$ 4,563	\$ 2,093	\$ 2,470	\$ -
11/20/15	107,726	4,580	2,199	114,505	52,529	61,976	-
12/09/15	1,102,022	46,855	22,490	1,171,367	537,360	634,007	-
12/11/15	578	9	12	598	275	324	-
01/08/16	231,993	8,231	4,735	244,959	112,374	132,585	-
01/11/16	1,531	48	31	1,611	739	872	-
02/08/16	193,724	5,823	3,954	203,501	93,355	110,146	-
03/08/16	31,947	391	652	32,990	15,134	17,856	-
04/08/16	419,899	58	8,569	428,527	172,430	201,931	54,166
05/10/16	22,353	(526)	456	22,283	10,222	12,061	-
06/08/16	8,767	(261)	179	8,685	3,984	4,701	-
6/17/16 (1)	39,893	(1,186)	814	39,521	17,436	22,085	-
TOTAL	\$ 2,164,670	\$ 64,263	\$ 44,177	\$ 2,273,110	\$ 1,017,932	\$ 1,201,012	\$ 54,166

Collected in % 100% 100% 100% 100%

Note (1) - 2016 Tax Sale

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

Date Received	Net Amount Amount Received	Allocation by Fund		
		General Fund	Series 2014 Debt Service Fund	Series 2015 Debt Service Fund
ASSESSMENTS LEVIED FY 2016	\$ 2,037,581	\$ 893,202	\$ 114,564	\$ 1,029,815
Allocation %	100%	44%	6%	51%
10/1/15 (1)	\$ 26,922	\$ -	\$ 26,922	\$ -
10/28/15	405,211	-	-	405,211
10/28/15 (2)	39,392		39,392	
10/28/15 (2)	4,281	-	4,281	-
10/28/15 (2)	5,842	-	5,842	-
10/31/15	74,434	74,434	-	-
11/30/15	74,434	74,434	-	-
12/31/15	74,434	74,434	-	-
01/31/16	74,434	74,434	-	-
2/3/16 (3)	45,214	45,214	-	-
2/3/16 (4)	16,787	-	-	16,787
2/3/16 (4)	43,496	-	-	43,496
02/29/16	68,782	68,782	-	-
03/31/16	68,782	68,782	-	-
04/20/16	602,448	-	38,128	564,321
04/30/16	68,782	68,782	-	-
05/31/16	68,782	68,782	-	-
06/30/16	68,782	68,782	-	-
TOTAL	\$ 1,831,235	\$ 686,856	\$ 114,564	\$ 1,029,815
% COLLECTED		90%	77%	100%
TOTAL OUTSTANDING	\$ 206,346	\$ 206,346	\$ -	\$ -

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

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

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

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

Cash and Investment Report
June 30, 2016

General Fund

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account- Operating	CenterState Bank	Interest Bearing Account	n/a	0.05%	\$191,575
Checking Account	CenterState Bank	Business Checking Account	n/a	0.05%	\$8,654
Subtotal					\$200,229
Certificate of Deposit	BankUnited	12 month CD	2/9/2017	0.80%	\$100,801
Money Market Account	CenterState Bank	Money Market Account	n/a	0.10%	\$8,993
Money Market Account	Stonegate Bank	Money Market Account	n/a	0.40%	\$354,803
Money Market Account	BankUnited	Money Market Account	n/a	0.45%	\$553,965
Subtotal					\$917,761

Debt Service and Capital Projects Funds

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2014 Prepayment Fund	US Bank	US Bank Governmental Obligation Fund	n/a	0.05%	\$36,962
Series 2014 Reserve Fund	US Bank	US Bank Governmental Obligation Fund	n/a	0.05%	\$607,313
Series 2014 Revenue Fund	US Bank	US Bank Governmental Obligation Fund	n/a	0.05%	\$501,683
Series 2015 Reserve Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.05%	\$340,000
Series 2015 Revenue Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.05%	\$41,311
Series 2015 Construction Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.05%	\$64,098
Subtotal					\$1,591,367
Total					\$2,810,159

Construction Report
Series 2015 Bonds

Recap of Capital Project Fund Activity Through June 30, 2016

Source of Funds:	Amount
Opening Balance in Construction Account	\$ 200,000
Opening Balance in Cost of Issuance account	145,130
Interest Earned	
Construction Account	\$ 94
Cost of Issuance Account	4
Transferred to Revenue Account (includes balance of Cost of Issuance)	(1,905)
	<u>\$ (1,808)</u>
Total Source of Funds:	<u>\$ 343,322</u>
Use of Funds:	
Disbursements:	
Cost of Issuance	\$ 143,229
Streetlights Buy Down	100,000
Capital Outlay - Vehicle	15,240
Improvement - Park	20,756
Total Use of Funds:	<u>\$ 279,225</u>
Available Balance in Construction Account at June 30, 2016	<u>\$ 64,098</u>

Construction Schedule Series 2015

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

8B.

Harmony

Community Development District

General Fund

Invoice Approval Report # 195**July 14, 2016**

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
AMERITAS LIFE INSURANCE CORP.	2016-07-01	R	\$ 182.36
		Vendor Total	\$ 182.36
BOYD CIVIL ENGINEERING	01250	A	\$ 939.78
		Vendor Total	\$ 939.78
BRIGHT HOUSE NETWORKS	028483501062216	R	\$ 54.23
	028483401070116	R	\$ 49.23
		Vendor Total	\$ 103.46
FEDEX	5-448-23014	R	\$ 20.58
	5-463-21332	R	\$ 10.34
	5-470-38806	R	\$ 10.34
		Vendor Total	\$ 41.26
FLORIDA BLUE	72292772	R	\$ 2,804.61
		Vendor Total	\$ 2,804.61
FLORIDA RESOURCE MGT LLC-ACH	35906	R	\$ 5,308.11
	36328	R	\$ 5,812.13
		Vendor Total	\$ 11,120.24
HOWARD FERTILIZER & CHEMICAL CO., INC.	000010500	A	\$ 344.68
	000009907	A	\$ 548.13
		Vendor Total	\$ 892.81
JOHNSTON'S SURVEYING, INC.	30737	A	\$ 600.00
		Vendor Total	\$ 600.00
KINCAID INC	863	R	\$ 125.00
		Vendor Total	\$ 125.00
NORTH SOUTH SUPPLY, INC.	3031763	R	\$ 337.80
	3035034	R	\$ 144.01
	3032369	R	\$ 65.14
		Vendor Total	\$ 546.95
POOLWORKS	114020	R	\$ 326.50
	114021	R	\$ 120.00
	114186	R	\$ 683.00
	114187	R	\$ 143.00
		Vendor Total	\$ 1,272.50
PROGRESSIVE WASTE SOLUTIONS OF FL INC	0001030130	R	\$ 281.74
		Vendor Total	\$ 281.74

Harmony

Community Development District

General Fund

Invoice Approval Report # 195**July 14, 2016**

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
SEVERN TRENT ENVIRONMENTAL SERVICES	2084985	A	\$ 4,791.55
		Vendor Total	\$ 4,791.55
SPRINT	244553043-035	R	\$ 305.07
		Vendor Total	\$ 305.07
SUN PUBLICATIONS DBA	300035806	R	\$ 47.59
		Vendor Total	\$ 47.59
THE DAVEY TREE EXPERT COMPANY	910170857	R	\$ 35,741.08
	910284747	R	\$ 1,762.00
	910287026	A	\$ 35,741.08
	910284746	R	\$ 1,575.00
		Vendor Total	\$ 74,819.16
TOHO WATER AUTHORITY	MAY 2016	R	\$ 10,424.33
		Vendor Total	\$ 10,424.33
		Total	\$ 109,298.41
Total Invoices			\$ 109,298.41

HARMONY
Community Development District

Check Register

June 1 - June 30, 2016

210 N. University Drive - (Acct# xxxxx2933)

Harmony

Payment Register by Bank Account

For the Period from 6/1/16 to 6/30/16

(Sorted by Check / ACH No.)

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

Total Amount Paid	\$120,666.89
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Total Amount Paid - Breakdown by Fund	
Fund	Amount
General Fund Fund - 001	93,635.69
Series 2014 Debt Service Fund Fund - 203	27,031.20
Total	120,666.89

HARMONY
Community Development District

Debit Card invoices

June 1 - June 30, 2016

**Monthly Debit Card Purchases
June 30, 2016**

	Vendor	Description	Amount
6/2/16	Sunoco	Sunoco - Fuel	46.01
6/2/16	Amazon	Liquid Pool Water Test Kit	47.80
6/6/16	Amazon	4 -Steel chain Basketball Goal Net	35.84
6/7/16	Amazon	2- Pool Filter Replaces Unicel	193.98
6/7/16	Amazon	4-Boardwalk Green Folded Towels	112.56
6/7/16	Amazon	Smokers Cease Fire Cigarette Butt Receptacle	35.61
6/7/16	Amazon	Video and Power Cable with Connector	19.00
6/8/16	Advance Auto Parts	Return Core Battery Powersport	(10.00)
6/8/16	Advance Auto Parts	Sales Tax	(0.70)
6/8/16	Advance Auto Parts	Battery Powersport	115.49
6/9/16	Advance Auto Parts	Sales Tax	8.09
6/9/16	iTunes	50 GB Storage Plan	0.99
6/13/16	Amazon	Contoured Foam Standard Folding Boat Seat	49.99
6/13/16	Amazon	Lotion Skin cleanser	48.52
6/13/16	Harmony Town Square Market	Harmony Town SM- Water for staff	17.95
6/16/16	Sunoco	Sunoco - Fuel	46.99
6/20/16	Amazon	Thick Chip Brush	16.25
6/20/16	Amazon	EZ Mount Dripless Sprayer	225.59
6/20/16	Sunoco	Sunoco - Fuel	59.52
6/20/16	Amazon	Rec-net Recreatinal Volleyball Net	49.25
6/21/16	Amazon	Smith Contractor Weed Killers	36.23
6/22/16	Sunoco	Sunoco - Fuel	46.69
6/22/16	Handyman Hardware & Supply	Handyman Hardware-Fasteners	1.09
6/22/16	Handyman Hardware & Supply	Handyman Hardware-Fasteners	0.76
6/23/16	Amazon	3-Waste Can Green Outdoor Pet Waste	316.49
6/27/16	Amazon	Refill for Microburst Automatic Odor Control System	59.46
6/30/16	Amazon	elite Stanless Steel Ladder Step	364.60
6/30/16	Amazon	Pool Blaster Max Vaccum Head	(45.00)
6/30/16	Sunoco	Sunoco - Fuel	47.82
30-Jun	Harmony Town Square Market	Harmony Town SM- Water for staff	17.95
Total			1,964.82

G/L Coding

R&M - Parks & Facilities	546225.53910.5000	\$	1,074.48
R&M - Irrigation	546041.53902.5000	\$	-
R&M - Pools	546074.53910.5000	\$	234.86
R&M - Vehicle	546104.53910.5000	\$	112.88
R&M - Ponds	546073.53910.5000	\$	225.59
R&M - Contingency	549900.53910.5000	\$	0.99
Misc.-Security Enhancement	549911.53910.5000	\$	19.00
R&M - Equipment Boats	546223.53910.5000	\$	49.99
OP Supplies - Fuel, Oil	552030.53910.5000	\$	247.03
		\$	1,964.82

APlus
0007-6718-00
6990 E Irlo Bronson
St. Cloud Florida 34
* FINAL RECEIPT*
For Credit Sales
Card Charged Only
Total Shown Below.

Trans #: 000661
Grade: Regular (87)
Pump Number: 09
Gallons: 20.925
Price: \$2.199
Total Fuel: \$46.01
Total Sale: \$46.01

Term: J012417328001

Appr: 005339

Seq#: 060649



MasterCard
Capture
XXXXXXXXXXXX [REDACTED]

park

05/31/2016 07:34:51

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

Enter Store code :
0007-6718-00
@ www.tellsunoco.com
or call
1-844-TELLSUN

Thank You For
Shopping Sunoco
RED. Code: _____

Approved G v/d Snel 06/03/2016

amazon.com

Final Details for Order #113-7544166-0714647Print this page for your records.**Order Placed:** June 4, 2016**Amazon.com order number:** 113-7544166-0714647**Order Total: \$47.80****Shipped on June 4, 2016****Items Ordered**4 of: *LaMotte ColorQ Pro 7 Liquid Pool Water Test Kit pH Reagent - 30 mL***Price**

\$11.95

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

Condition: New

New stock, exp 04/2018 or later

Shipping Address:

Gerhard van der Snel

7360 Five Oaks Dr

Office trailer

HARMONY, FLORIDA 34773-6047

United States

Item(s) Subtotal: \$47.80

Shipping & Handling: \$0.00

Total before tax: \$47.80

Sales Tax: \$0.00

Total for This Shipment: \$47.80**Shipping Speed:**

Standard

Payment information**Payment Method:**

Debit Card | Last digits: [REDACTED]

Item(s) Subtotal: \$47.80

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: \$47.80

Estimated tax to be collected: \$0.00

Grand Total: \$47.80**Credit Card transactions**

MasterCard ending in [REDACTED] June 4, 2016: \$47.80

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Approved G v/d Snel 06/28/2016

amazon.com

Final Details for Order #113-6195403-3911406

Print this page for your records.**Order Placed:** June 4, 2016**Amazon.com order number:** 113-6195403-3911406**Order Total:** \$35.84**Shipped on June 4, 2016****Items Ordered**4 of: *Champion Sports Heavy Duty Galvanized Steel Chain Basketball Goal Net* \$8.96

Sold by: Amazon.com LLC

Condition: New

Price**Shipping Address:**Gerhard van der Snel
7360 Five Oaks Dr
Office trailer
HARMONY, FLORIDA 34773-6047
United StatesItem(s) Subtotal: \$35.84
Shipping & Handling: \$0.00

Total before tax: \$35.84

Sales Tax: \$0.00

Total for This Shipment: \$35.84**Shipping Speed:**

Two-Day Shipping

Payment information**Payment Method:**

Debit Card | Last digits: [REDACTED]

Item(s) Subtotal: \$35.84
Shipping & Handling: \$0.00**Billing address**GERHARD VAN DER SNEL HARMONY CDD
210 N UNIVERSITY DR STE 702
CORAL SPRINGS, FL 33071-7320
United StatesTotal before tax: \$35.84
Estimated tax to be collected: \$0.00**Grand Total: \$35.84****Credit Card transactions**

MasterCard ending in 4354: June 4, 2016: \$35.84

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Final Details for Order #113-6379732-9413053Print this page for your records.**Order Placed:** June 6, 2016**Amazon.com order number:** 113-6379732-9413053**Order Total: \$173.98****Shipped on June 6, 2016****Items Ordered****Price**

2 of: Pool Filter Replaces Unicef # C-9419 (Pleatco # PAP200-4, Filbur # FC-0688) for Swimming Pool and Spa \$86.99
Sold by: Pool Guy Supply ([seller profile](#))

Condition: New

Shipping Address:

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

Item(s) Subtotal: \$173.98
Shipping & Handling: \$0.00

Total before tax: \$173.98
Sales Tax: \$0.00

Total for This Shipment: \$173.98
-----**Shipping Speed:**

Standard

Payment information**Payment Method:**

Debit Card | Last digits: [REDACTED]

Item(s) Subtotal: \$173.98
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: \$173.98
Estimated tax to be collected: \$0.00

Grand Total: \$173.98**Credit Card transactions**

MasterCard ending in [REDACTED] June 6, 2016: \$173.98

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Approved G v/d Snel 06/28/2016

amazon.com

Final Details for Order #113-6784922-0157019

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

Order Placed: June 6, 2016

Amazon.com order number: 113-6784922-0157019

Order Total: \$112.56

Shipped on June 7, 2016

Items Ordered

4 of: Boardwalk Green Folded Towels, Multi-Fold, Natural, 9 1/8W x 9 1/2L, \$28.14
200/Pack, 20/Carton
Sold by: KBD SUPPLY ([seller profile](#))

Condition: New

Thank you for your Business

Shipping Address:

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

Item(s) Subtotal: \$112.56
Shipping & Handling: \$0.00

Total before tax: \$112.56
Sales Tax: \$0.00

Total for This Shipment: \$112.56

Shipping Speed:

Two-Day Shipping

Payment information

Payment Method:

Debit Card | Last digits: [REDACTED]

Item(s) Subtotal: \$112.56
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: \$112.56
Estimated tax to be collected: \$0.00

Grand Total: \$112.56

Credit Card transactions

MasterCard ending in [REDACTED] June 7, 2016: \$112.56

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Approved G v/d Snel 06/28/2016

amazon.com

Final Details for Order #113-0154699-3369036Print this page for your records.**Order Placed:** June 6, 2016**Amazon.com order number:** 113-0154699-3369036**Order Total: \$35.61****Shipped on June 7, 2016****Items Ordered**

1 of: *Justrite 26806D Polyethylene Personal Smokers Cease Fire Cigarette Butt Receptacle, 1 Gallon Capacity, 11" OD x 30" Height, Deco Black* **Price**
Sold by: Amazon.com LLC \$35.61

Condition: New

Shipping Address:

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

Item(s) Subtotal: \$35.61
Shipping & Handling: \$0.00

Total before tax: \$35.61
Sales Tax: \$0.00

Total for This Shipment: \$35.61**Shipping Speed:**

Standard Shipping

Payment information**Payment Method:**

Debit Card | Last digits: [REDACTED]

Item(s) Subtotal: \$35.61
Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$35.61
Estimated tax to be collected: \$0.00

Grand Total: \$35.61To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2016, Amazon.com, Inc. or its affiliates

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amazon.com

Final Details for Order #113-7044286-5398605Print this page for your records.**Order Placed:** June 6, 2016**Amazon.com order number:** 113-7044286-5398605**Order Total: \$19.00****Shipped on June 7, 2016****Items Ordered**

2 of: 50 feet Pre-made All-in-One BNC Video and Power Cable with Connector for Surveillance CCTV Security Camera Video System, Black \$9.50
Sold by: GW Security Inc ([seller profile](#))

Condition: New
Brand New

Shipping Address:

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

Item(s) Subtotal: \$19.00
Shipping & Handling: \$0.00

Total before tax: \$19.00
Sales Tax: \$0.00

Shipping Speed:

Two-Day Shipping

Total for This Shipment: \$19.00**Payment information****Payment Method:**

Debit Card | Last digits: [REDACTED]

Item(s) Subtotal: \$19.00
Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$19.00
Estimated tax to be collected: \$0.00

Grand Total: \$19.00To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2016, Amazon.com, Inc. or its affiliates

Approved G v/d Snel 06/28/2016



Service is our best part.

Store # 09533
 (407) 957-0591
 1650 E. IRLO BRONSON
 ST. CLOUD FL 34771
 6/07/2016 15:40:40 REG 02
 Cashier: Kyle G.

ITEM	QTY	PRICE	TOTAL
CORE BATTERY-POWERSPORT 96940006			
TX24HL	1	\$10.00	\$ 10.00

Orig Item 2459 Orig Price \$10.00
 Orig Store 9533 Orig Date 06/07/16
 Orig Team Member Zachary P
 Reason: Core Return
 Sub Total \$-10.00
 T1 Tax @ 7.0000% \$-0.70
 Total \$-10.70

Real Rewards. Real Fast!

Retail customers. Spend \$30 get \$5 off
 next purchase of \$20 or more. Spend \$100
 get \$20 off next purchase of \$50 or more.
 Rewards sent straight to your email. Fast!
 Questions? Go to www.speedperks.com

Transaction #3151
 Van Der Snel, Gerhard
 CARD TYPE: MasterCard
 ACCOUNT # *****
 AUTH CODE 038513 AMOUNT \$ 10.70

Cardholder acknowledges receipt of
 goods and/or services in the amount of
 total shown herein and agrees to per-
 form the obligations set forth in the
 cardholder's agreement with the issuer.

Van Der Snel, Gerhard

Transaction # 3151
 Authorized By: Kyle G

Advance Auto Parts makes every effort to



Service is our best part.

Store # 09533
 (407) 957-0591
 1650 E. IRLO BRONSON
 ST. CLOUD FL 34771
 06/07/2016 13:36:51 REG 04
 Cashier: Zachary P

ITEM	QTY	PRICE	TOTAL
BATTERY-POWERSPORTS 1 E 16940006 TX24HL	1	\$103.99	\$103.99
3 MI LIFE 400 0 MU. PRO RATED			
BATTERY	1	\$1.50	\$1.50
CORE BATTERY-POWERSPORT 96940006 TX24HL	1	\$10.00	\$10.00
Sub total			\$114.49
T1 Tax @ 7.0000			\$8.01
Total			\$122.50

123 58

Real Rewards. Real Fast!

Retail customers, Spend \$30 get \$5 off
 next purchase of \$20 or more. Spend \$100
 get \$20 off next purchase of \$50 or more.
 Rewards sent straight to your email. Fast!
 Questions? Go to www.speedperks.com

Transaction #2459
 Van Der Snel, Gerhard
 CARD TYPE: MasterCard
 ACCOUNT #: *****
 AUTH CODE: 030646 AMOUNT: \$123.58

Cardholder acknowledges receipt of
 goods and/or services in the amount of
 total shown hereon and agrees to per-
 form the obligations set forth in the
 cardholder's agreement with the issuer

Scan to RETURN items

22MKN12DQF14CR



Approved G v/d Snel 06/07/2016 Vehicle

Receipt

APPLE ID
gerhardvandersnel@hotmail.com

ORDER ID
MX432VKH54

DOCUMENT NO.
213127829534

DATE
Jun 8, 2016

TOTAL
\$0.99

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

iCloud

iCloud: 50 GB Storage Plan

Month: Jun 2016
Current Status:

\$0.99

~~Subtotal~~ \$0.99

~~Tax~~ \$0.00

TOTAL

\$0.99

Approved
Guldsnel
06/14/2016

amazon.com

Final Details for Order #107-8405086-4984230Print this page for your records.

Order Placed: June 11, 2016
Amazon.com order number: 107-8405086-4984230
Order Total: \$49.99

Shipped on June 12, 2016

Items Ordered	Price
1 of: <i>Wise 8WD418-900 Contoured Foam Standard Folding Boat Seat, Cuddy</i>	\$49.99
<i>Marble/Cuddy Round Midnight</i>	
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: \$49.99
Shipping & Handling: \$0.00

Total before tax: \$49.99
Sales Tax: \$0.00

Total for This Shipment: \$49.99
-----**Shipping Speed:**

Two-Day Shipping

Payment information**Payment Method:**

Debit Card | Last digits: [REDACTED]

Item(s) Subtotal: \$49.99
Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$49.99
Estimated tax to be collected: \$0.00

Grand Total: \$49.99**Credit Card transactions**

MasterCard ending in [REDACTED] June 12, 2016, \$49.99

To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2016, Amazon.com, Inc. or its affiliates

Boats

Approved G v/d Snel 06/28/2016

amazon.com

Final Details for Order #113-1212709-8294600Print this page for your records.**Order Placed:** June 10, 2016**Amazon.com order number:** 113-1212709-8294600**Order Total: \$48.52****Shipped on June 11, 2016****Items Ordered**1 of: *GOJO 9112-12 Lotion Skin Cleanser, 800 mL Refill (Pack of 12)*

Sold by: Amazon.com LLC

Condition: New

Price

\$48.52

Shipping Address:Gerhard van der Snel
7360 Five Oaks Dr
Office trailer
HARMONY, FLORIDA 34773-6047
United StatesItem(s) Subtotal: \$48.52
Shipping & Handling: \$0.00Total before tax: \$48.52
Sales Tax: \$0.00**Total for This Shipment: \$48.52****Shipping Speed:**

Two-Day Shipping

Payment information**Payment Method:**

Debit Card | Last digits: [REDACTED]

Item(s) Subtotal: \$48.52
Shipping & Handling: \$0.00**Billing address**GERHARD VAN DER SNEL HARMONY CDD
210 N UNIVERSITY DR STE 702
CORAL SPRINGS, FL 33071-7320
United StatesTotal before tax: \$48.52
Estimated tax to be collected: \$0.00**Grand Total: \$48.52****Credit Card transactions**

MasterCard ending in [REDACTED] June 11, 2016: \$48.52

To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2016, Amazon.com, Inc. or its affiliates

Approved G v/d Snel 06/28/2016

6/28/2016 8:35 AM
Store: 1

Sales Receipt #88226

Customer Copy

Harmony Town Square Market

7250 Harmony Square Drive South
Harmony, FL 34773

David Buck - Store Manager
(407) 892-0148

www.facebook.com/townsquaremarket

Cashier

Item #	Qty	Price	Ext Price
695	5	\$3.59	\$17.95
WATER SILVER SP			
		Subtotal	\$17.95
		Local Sales Tax	0 % Tax + \$0.00
		RECEIPT TOTAL:	\$17.95

Credit Card. \$17.95 XXXX4 [REDACTED]

MasterCard

Reference # 1000041751 Auth=008936

Entry: Swiped

Merchant # ***55613

Signature

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



www.HarmonyFL.com



88226

Approved G v/d Snel 06/28/2016



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

Trans #: 919172
Grade: Regular (87)
Pump Number: 05
Gallons: 20.708
Price: \$2.269
Total Fuel: \$46.99
Total Sale: \$46.99

Term: JD12417328001

Appr: 043362

Seq#: 000661

MasterCard
Capture
XXXXXXXXXXXX

06/11/2016 14:04:28

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 06/13/2016

amazon.com

Final Details for Order #113-0491782-0133010

Print this page for your records.**Order Placed:** June 20, 2016**Amazon.com order number:** 113-0491782-0133010**Order Total:** \$241.84**Shipped on June 20, 2016****Items Ordered**1 of: 2" Single X Thick Chip Brush, BB00013, pack of 36
Sold by: Amazon.com LLC

Condition: New

Price

\$16.25

Shipping Address:Gerhard van der Snel
7360 Five Oaks Dr
Office trailer
HARMONY, FLORIDA 34773-6047
United StatesItem(s) Subtotal: \$16.25
Shipping & Handling: \$0.00Total before tax: \$16.25
Sales Tax: \$0.00**Shipping Speed:**

Two-Day Shipping

Total for This Shipment: \$16.25**Shipped on June 21, 2016****Items Ordered**1 of: Chapin 97500 25-Gallon 12v EZ Mount Dripless Sprayer
Sold by: Amazon.com LLC

Condition: New

Price

\$225.59

Shipping Address:Gerhard van der Snel
7360 Five Oaks Dr
Office trailer
HARMONY, FLORIDA 34773-6047
United StatesItem(s) Subtotal: \$225.59
Shipping & Handling: \$0.00Total before tax: \$225.59
Sales Tax: \$0.00**Shipping Speed:**

Two-Day Shipping

Total for This Shipment: \$225.59**Payment information****Payment Method:**

Debit Card | Last digits: [REDACTED]

Item(s) Subtotal: \$241.84
Shipping & Handling: \$0.00**Billing address**

1 of 1

Approved G v/d Snel 06/28/2016

Approved A v/d Snel 06/17/2016



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

Trans #: 928796
Grade: Regular (87)
Pump Number: 02
Gallons: 27.067
Price: \$2.199
Total Fuel: \$59.52
Total Sale: \$59.52

Term: JD12417328001

Appr: 089262

Seq#: 003134

MasterCard
Capture
XXXXXXXXXXXX [REDACTED]

06/17/2016 13:24:13

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

Enter store code .

amazon.com

Final Details for Order #107-5532635-0444262[Print this page for your records.](#)**Order Placed:** June 17, 2016**Amazon.com order number:** 107-5532635-0444262**Order Total: \$49.25****Shipped on June 18, 2016****Items Ordered**1 of: *Tachikara REC-NET Recreational Volleyball Net*
Sold by: Amazon.com LLC**Price**

\$49.25

Condition: New

Shipping Address:Gerhard van der Snel
7360 Five Oaks Dr
Office trailer
HARMONY, FLORIDA 34773-6047
United StatesItem(s) Subtotal: \$49.25
Shipping & Handling: \$0.00
-----Total before tax: \$49.25
Sales Tax: \$0.00
-----**Total for This Shipment: \$49.25**
-----**Shipping Speed:**

Two-Day Shipping

Payment information**Payment Method:**

Debit Card | Last digits: [REDACTED]

Item(s) Subtotal: \$49.25
Shipping & Handling: \$0.00
-----**Billing address**GERHARD VAN DER SNEL HARMONY CDD
210 N UNIVERSITY DR STE 702
CORAL SPRINGS, FL 33071-7320
United StatesTotal before tax: \$49.25
Estimated tax to be collected: \$0.00
-----**Grand Total: \$49.25****Credit Card transactions**

MasterCard ending in [REDACTED]: June 18, 2016: \$49.25

To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2016, Amazon.com, Inc. or its affiliates*Approved G v/d Snel 06/28/2016*

amazon.com

Final Details for Order #113-1084848-7905051Print this page for your records.**Order Placed:** June 20, 2016**Amazon.com order number:** 113-1084848-7905051**Order Total: \$36.23****Shipped on June 20, 2016****Items Ordered****Price**1 of: *Smith Contractor 190216 2-Gallon Sprayer for Weed Killers, Herbicides, and Insecticides* \$36.23

Sold by: Amazon.com LLC

Condition: New

Shipping Address:Gerhard van der Snel
7360 Five Oaks Dr
Office trailer
HARMONY, FLORIDA 34773-6047
United StatesItem(s) Subtotal: \$36.23
Shipping & Handling: \$0.00Total before tax: \$36.23
Sales Tax: \$0.00**Shipping Speed:**

Two-Day Shipping

Total for This Shipment: \$36.23**Payment information****Payment Method:**

Debit Card | Last digits: [REDACTED]

Item(s) Subtotal: \$36.23
Shipping & Handling: \$0.00**Billing address**GERHARD VAN DER SNEL HARMONY CDD
210 N UNIVERSITY DR STE 702
CORAL SPRINGS, FL 33071-7320
United StatesTotal before tax: \$36.23
Estimated tax to be collected: \$0.00**Grand Total: \$36.23****Credit Card transactions**

MasterCard ending in [REDACTED]: June 20, 2016: \$36.23

To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2016, Amazon.com, Inc. or its affiliates

Approved G v/d Snel 06/28/2016

Approved G v/d Snel 06/20/2016

APlus
0067-6718-00
8990 E Irlo Bronson
St. Cloud Florida 34
* FINAL RECEIPT*
For Credit Sales
Card Charged Only
Total Shown Below.

Trans #: 933121
Grade: Regular (87)
Pump Number: 09
Gallons: 21.234
Price: \$2.199
Total Fuel: \$46.69
Total Sale: \$46.69

Term: JD12417328001

Appr: 049209

Seq#: 004263

MasterCard
Capture
XXXXXXXXXXXX[REDACTED]

06/20/2016 07:33:14

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

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

Transaction#: C133626
Associate: EC1Support
Date: 06/22/2016 Time: 12:43:15 PM

Transaction#: C133569
Associate: EC1Support
Date: 06/21/2016 Time: 01:06:48 PM

*** SALE ***

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

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

FASTENERS
H7
3.00 EACH @ \$0.07 N \$0.21
FASTENERS
H55
1.00 EACH @ \$0.55 N \$0.55
pools
Subtotal: \$0.76
TAX EXEMPT
TOTAL: \$0.76
MASTERCARD: \$0.76
CHANGE: \$0.00


FASTENERS
H55
1.00 EACH @ \$0.55 N \$0.55
FASTENERS
H7
3.00 EACH @ \$0.07 N \$0.21
FASTENERS
H33
1.00 EACH @ \$0.33 N \$0.33
Subtotal: \$1.09
TAX EXEMPT
TOTAL: \$1.09
pools
MASTERCARD: \$1.09
CHANGE: \$0.00


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

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

Approval: 013799
CNUM: MASTERCARD-*****
EXP: **/**
NAME:
AMT: 0.76

Approval: 062782
CNUM: MASTERCARD-*****
EXP: **/**
NAME: GERHARD SNEI, VAN DER
AMT: 1.09

(X) 
Authorized Signature

(X) 
Authorized Signature

Approved G v/d Snel 06/22/2016

amazon.com

Final Details for Order #107-4627173-9093850Print this page for your records.**Order Placed:** June 21, 2016**Amazon.com order number:** 107-4627173-9093850**Order Total: \$316.49****Shipped on June 22, 2016****Items Ordered**3 of: *Pet Waste Can Green Outdoor Pet Waste Receptacle*
Sold by: PetWasteCo ([seller profile](#))**Price**

\$98.00

Condition: New

Shipping Address:Gerhard van der Snel
7360 Five Oaks Dr
Office trailer
HARMONY, FLORIDA 34773-6047
United StatesItem(s) Subtotal: \$294.00
Shipping & Handling: \$22.49

Total before tax: \$316.49

Sales Tax: \$0.00

Shipping Speed:

Standard Shipping

Total for This Shipment: \$316.49**Payment information****Payment Method:**

Debit Card | Last digits: [REDACTED]

Item(s) Subtotal: \$294.00
Shipping & Handling: \$22.49**Billing address**GERHARD VAN DER SNEL HARMONY CDD
210 N UNIVERSITY DR STE 702
CORAL SPRINGS, FL 33071-7320
United StatesTotal before tax: \$316.49
Estimated tax to be collected: \$0.00**Grand Total: \$316.49****Credit Card transactions**

MasterCard ending in [REDACTED] June 22, 2016 \$316.49

To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2016, Amazon.com, Inc. or its affiliates*Approved G v/d Snel 06/28/2016*

amazon.com

Final Details for Order #108-2686572-8051459Print this page for your records.**Order Placed:** June 27, 2016**Amazon.com order number:** 108-2686572-8051459**Order Total: \$59.46****Shipped on June 27, 2016****Items Ordered**

1 of: *Rubbermaid Commercial FG401260A Refill for Microburst 3000 Automatic Odor Control System, 10-Pack of Assorted Fragrances*
Sold by: Amazon.com LLC

Price

\$59.46

Condition: New

Shipping Address:

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

Item(s) Subtotal: \$59.46
Shipping & Handling: \$0.00

Total before tax: \$59.46
Sales Tax: \$0.00

Shipping Speed:

Two-Day Shipping

Total for This Shipment: \$59.46**Payment information****Payment Method:**

Debit Card | Last digits: [REDACTED]

Item(s) Subtotal: \$59.46
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: \$59.46
Estimated tax to be collected: \$0.00

Grand Total: \$59.46**Credit Card transactions**

MasterCard ending in [REDACTED] June 27, 2016: \$59.46

To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2016, Amazon.com, Inc. or its affiliates

Approved G v/d Snel 06/28/2016



Gerhard van der snel <gerhardharmony@gmail.com>

Receipt for Sales Order #SO88345

1 message

Andrew Worcester <andrew@poolweb.com>

Mon, Jun 27, 2016 at 11:31 PM

Reply-To: Andrew Worcester <messages.286504.5097545.aeeb6ef2cd@messages.netsuite.com>

To: gerhardharmony@gmail.com

**Your Sales Order #SO88345**

Thank you for the order you placed with us. Below you will find a copy of your credit card receipt for your order.

We greatly appreciate your business and hope that we can be helpful to you again in the future.

Please let us know if you have any questions or need any additional information.

Thank you,
Aquatic Technology, Inc.
800-446-6416
www.poolweb.com



37 Gabriel Drive
Augusta ME 04330
www.poolweb.com
207-877-7900
www.poolweb.com

Bill To

Gerhard van der Snel
Harmony CDD
210 N University Dr
Suite 702
Coral Springs FL 33701
United States

Cash Sale Invoice

Acct. No.	Date	Sale #
C111472	6/27/2016	CS46144

Ship To

Gerhard van der Snel
Harmony CDD
7360 Five Oaks Dr
Office trailer
Harmony FL 34773
United States

Payment Method

Master Card

Ship Via

FedEx Ground®

Tracking #

783455610835

Credit Card #

***** [REDACTED]

Item Quantity Units Description

AQ6406	10		1.9 Inch O.D. Elite Stainless Steel Ladder Step, 18.25 Inch Center to Center
--------	----	--	--

Rate Options Tax Amount

36.46	Yes	364.60
-------	-----	--------

Approved G v/d Snel 06/28/2016



Gerhard van der snel <gerhardharmony@gmail.com>

Refund from AQUAQUALITY POOLS and SPAS, INC.

1 message

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

Thu, Jun 30, 2016 at 8:05 AM

**AQUAQUALITY POOLS and SPAS, INC.
just sent you a refund**Jun 30, 2016 05:05:14 PDT
Transaction ID: 7YS399686H3256617

Dear Harmony CDD,

AQUAQUALITY POOLS and SPAS, INC. just sent you a full refund of \$45.00 USD for your purchase.

If you have any questions about this refund, please contact AQUAQUALITY POOLS and SPAS, INC..

The refund will go to the card you paid with.

To see all the transaction details, please log into your PayPal account. It may take a few moments for this transaction to appear in your account.

SellerAQUAQUALITY POOLS and SPAS, INC.
aquaquality@msn.com
<http://www.aquaqualitypools.com>
866-876-8643 x0**Note from seller**

None provided

Original transaction details

Description	Unit price	Qty	Amount
POOL BLASTER MAX & CG VACUUM HEAD PART # PBA006 Item #: 290634433563	\$45.00 USD	1	\$45.00 USD

Insurance:	\$0.00 USD
Total:	\$45.00 USD

Refund to ATM Debit XXXX-XXXX-XXXX- [REDACTED] \$45.00 USD

Invoice Number: EBAY24086373586



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

Approved G v/d Snel 06/28/2016

Trans #: 946430
Grade: Regular (87)
Pump Number: 09
Gallons: 22.780
Price: \$2.099
Total Fuel: \$47.82
Total Sale: \$47.82

Term: JD12417328001

Appr: 085174

Seq#: 007811

MasterCard

Capture

XXXXXXXXXXXX

06/28/2016 08:13:46

6/11/2016 2:27 PM Sales Receipt #87013
Store 1

Customer Copy

Harmony Town Square Market

7250 Harmony Square Drive South
Harmony, FL 34773
David Buck - Store Manager
(407) 892-0148

www.facebook.com/townsquaremarket

Cashier

Item #	Qty	Price	Ext Price
695	5	\$3.59	\$17.95
WATER SILVER SP			
Subtotal			\$17.95
Local Sales Tax			0 % Tax + \$0.00
RECEIPT TOTAL:			\$17.95

Credit Card \$17.95 XXXX [REDACTED]
MasterCard
Reference # 1000041148 Auth=097822
Entry Swiped Merchant # ***55613

Signature

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

Approved G v/d Snel 06/13/2016



www.HarmonyFL.com



87013

8C.

**NOTICE OF MEETINGS
HARMONY
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Harmony Community Development District will hold their meetings for Fiscal Year 2017 at the Harmony Golf Preserve Clubhouse, located at 7251 Five Oaks Drive, Harmony, Florida on the last Thursday of each month at 6:00 p.m. with the exceptions as indicated below:

October 27, 2016
November 17, 2016 (Third Thursday – Due to Thanksgiving Holiday)
December 29, 2016
January 26, 2017
February 23, 2017
March 30, 2017
April 27, 2017
May 25, 2017
June 29, 2017
July 27, 2017
August 31, 2017
September 28, 2017

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time and location to be specified on the record at the meetings.

There may be occasions when one or more Supervisors will participate via telephone. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Management Company, Severn Trent Services at (954) 753-5841 at least two (2) calendar days prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Management Company at least two 2 days prior to the date of the meetings.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that person will need a record of the proceedings and accordingly, the person may need to ensure a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Gary L. Moyer
District Manager

Ninth Order of Business

9A.

HARMONY COMMUNITY DEVELOPMENT DISTRICT PARKS AND RECREATION FACILITY USAGE APPLICATION

ORGANIZATION/COMPANY USE APPLICATION

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

APPLICANT INFORMATION

Name of Entity/Organization/Company: harmony community soccer club / SC SC

Address: mailing PO Box 701885 St Cloud FL 34770

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

Contact Person: Frank Butcofski

E-mail: frank.butcofski@stcloudsoccer.org

Work Phone:

Cell Phone: 570 8140410

EVENT INFORMATION

Type of event: Soccer Harmony Community

Requested location: Buck Lake Soccer Field
mon, wed 6-8

Event date(s): Sat 9-11 Times From: 6 (a.m./p.m.) To: 8 (a.m./p.m.)
9/7/2016 - 11/5/2016 NOT IN use 6 of the days
Anticipated # of attendees: 60 What age group? 4-13

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

DAMAGE DEPOSIT

Deposit on file from last season

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

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

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

VENDORS/MERCHANDISE

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

How many vendor/merchandise locations will your event require? 0

Please describe vendors/type that will occur on day of event: 0

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

Attached: ☐ Yes ☒ No

CATERING

Will your event require catering? ☐ Yes ☒ No

Name of Company: _____

Contact Person: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Work Phone: _____ Fax: _____

Cell/ Pager: _____ Email: _____

CONTACT INFORMATION

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

Osceola County Zoning and Code Enforcement:

One Courthouse Square, Suite 1200, Kissimmee, FL 34741
Phone (407) 343-3400

Osceola County Parks and Recreation Department:

One Courthouse Square, Suite 1200, Kissimmee, FL 34741
Phone (407) 343-2380

County Waste Management: Phone (407) 847-7370

INDEMNIFICATION AND HOLD HARMLESS

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

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

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

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

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

SIGNATURE OF APPLICANT/EVENT ORGANIZER

ACKNOWLEDGEMENT:

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

Signature: Frank Butcofski

Date: 7/17/2016

Printed Name: FRANK BUTCOFSKI

APPROVAL FROM HARMONY CDD

Signature: _____

Date: _____

Printed Name: _____

Title: _____

9B.

HARMONY COMMUNITY DEVELOPMENT DISTRICT PARKS AND RECREATION FACILITY USAGE APPLICATION

PERSONAL/INDIVIDUAL USE APPLICATION

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

APPLICANT INFORMATION

Name: Harmony Community Church
 Address: 3601 Arthur J Gallagher Blvd St Cloud FL
 Home Phone: 321-402-7612 Cell Phone: 407-953-6557
 Fax: _____ E-mail: _____

EVENT INFORMATION

Type of event: Movie Night
 Requested location: Harmony Town Square
 Event date(s): August 13th, 2016
 Times From: 6pm (a.m./p.m.) To: 10pm (a.m./p.m.)
 Anticipated # of attendees: 50 or less What age group? all

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

DAMAGE DEPOSIT

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

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VENDORS/MERCHANDISE

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

How many vendor/merchandise locations will your event require? none

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

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

Attached: ☐ Yes ☒ No

CATERING

Will your event require catering? ☐ Yes ☒ No

Name of Company: N/A

Contact Person: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Work Phone: _____ Fax: _____

Cell/Pager: _____ Email: _____

CONTACT INFORMATION

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

Osceola County Zoning and Code Enforcement:

One Courthouse Square, Suite 1200, Kissimmee, FL 34741
Phone (407) 343-3400

Osceola County Parks and Recreation Department:

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Phone (407) 343-2380

County Waste Management: Phone (407) 847-7370

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SIGNATURE OF APPLICANT/EVENT ORGANIZER

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- *If approved, I understand that I must have a copy of the signed, approved application in my possession at the event or I will be denied access for this event.*

Signature: Emily L. Buck

Date: 5/26/2016

Printed Name: Emily L. Buck

APPROVAL FROM HARMONY CDD

Signature: _____

Date: _____

Printed Name: _____

Title: _____

9C.

HARMONY COMMUNITY DEVELOPMENT DISTRICT PARKS AND RECREATION FACILITY USAGE APPLICATION

ORGANIZATION/COMPANY USE APPLICATION

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

APPLICANT INFORMATION

Name of Entity/Organization/Company: HARMONY community school

Address: 3365 Schoolhouse Rd. HARMONY, FL 34773

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

Contact Person: Cindy Strauch

E-mail: strauchc@osceola.k12.fl.us

Work Phone: _____

Cell Phone: 847-217-9451

EVENT INFORMATION

Type of event: Learn to Swim Aug 29 - Sept 2 AND Sept. 12 - 16

Requested location: HARMONY POOL CLUB

Event date(s): Aug 29 - Sept 2 Times From: 9 (a.m./p.m.) To: 12 (a.m./p.m.)
Sept. 12 - 16

Anticipated # of attendees: 25 / class

What age group? 6 / 7 First Grade

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

DAMAGE DEPOSIT

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How many vendor/merchandise locations will your event require? none

Please describe vendors/type that will occur on day of event: none

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

Attached: ☐ Yes ☐ No

CATERING

Will your event require catering? ☐ Yes ☒ No

Name of Company: _____

Contact Person: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Work Phone: _____ Fax: _____

Cell/ Pager: _____ Email: _____

CONTACT INFORMATION

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- *If approved, I understand that I must have a copy of the signed, approved application in my possession at the event or I will be denied access for this event.*

Signature: Cindy Strauch

Date: July 18, 2016

Printed Name: Cindy Strauch

APPROVAL FROM HARMONY CDD

Signature: _____

Date: _____

Printed Name: _____

Title: _____

Tenth Order of Business

10A.

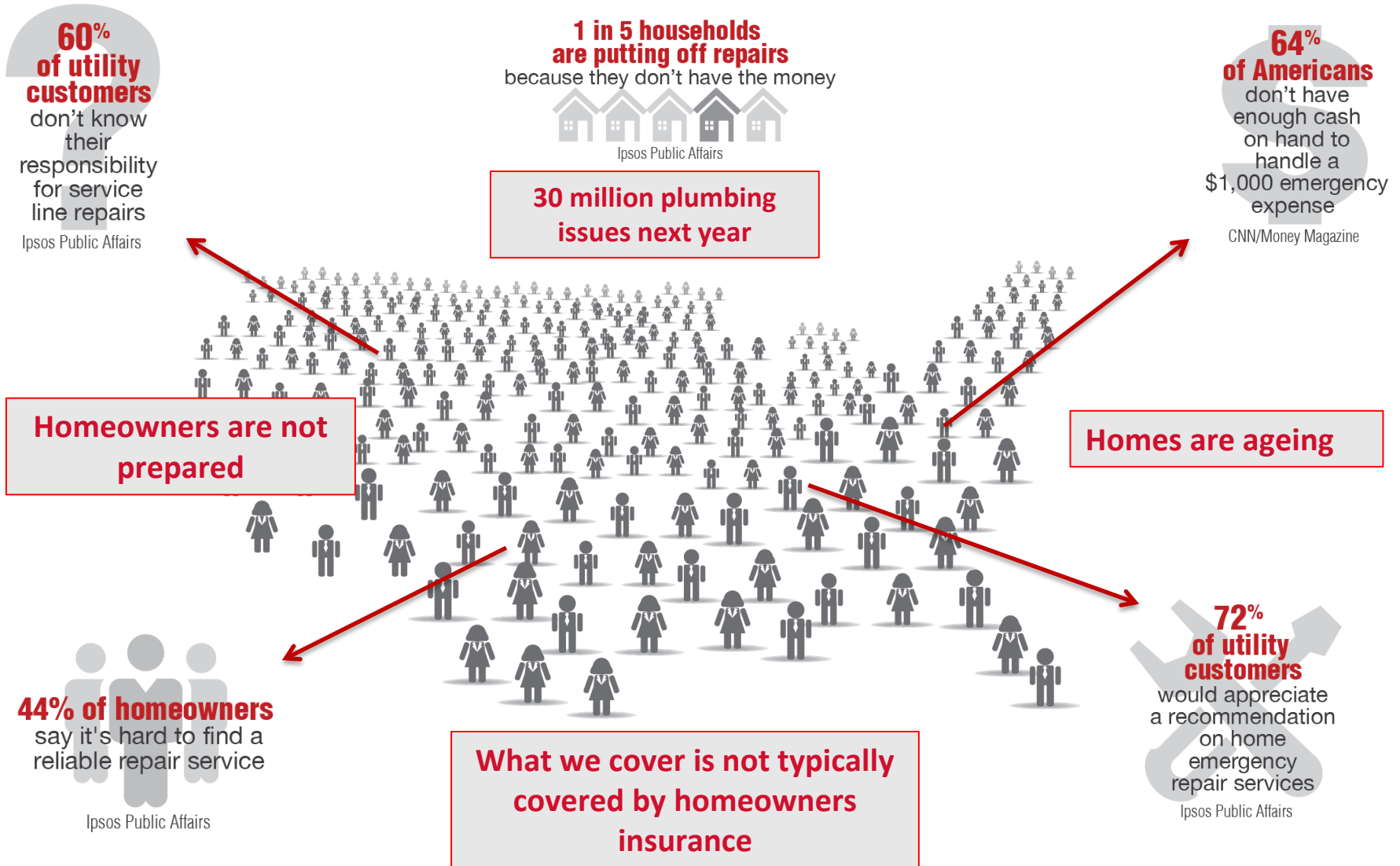
An Introduction to HomeServe Water & Sewer Line Solutions for Severn Trent Services



July, 2016



Why Warranty programs resonate with Homeowners:



Homeowners expect solutions from their utility

50% of utility customers will call their utility when they don't know where to turn.

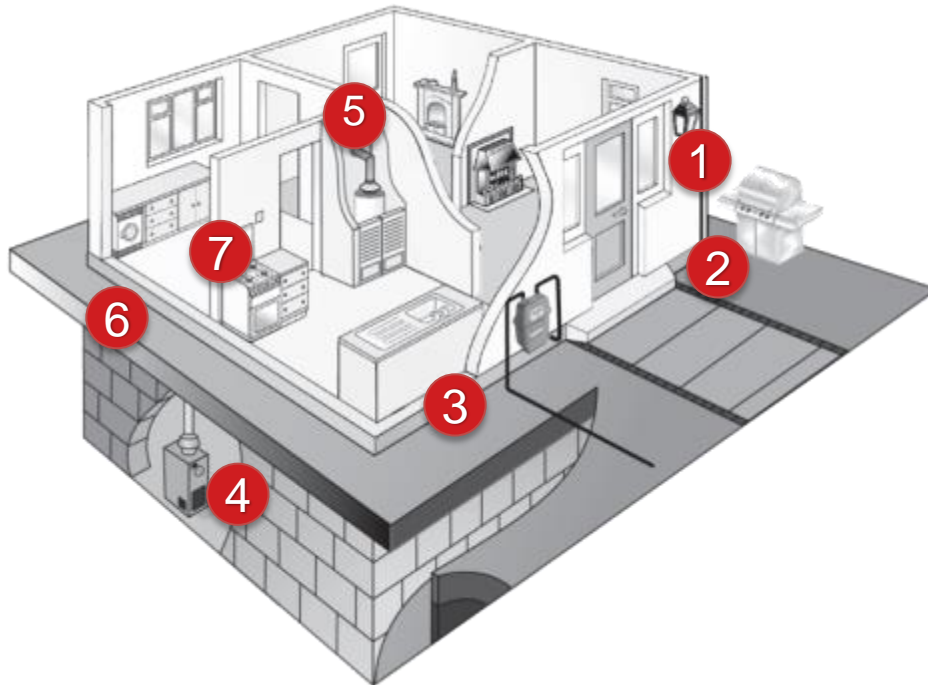
- Many consumers turn to their utility first, only to be turned away
- Utilities can offer consumers a solution
 - *Provide coverage not covered by standard homeowners insurance*
 - *Align with core utility values of reliability and service*
 - *Create a positive customer outcome from the utility interaction*



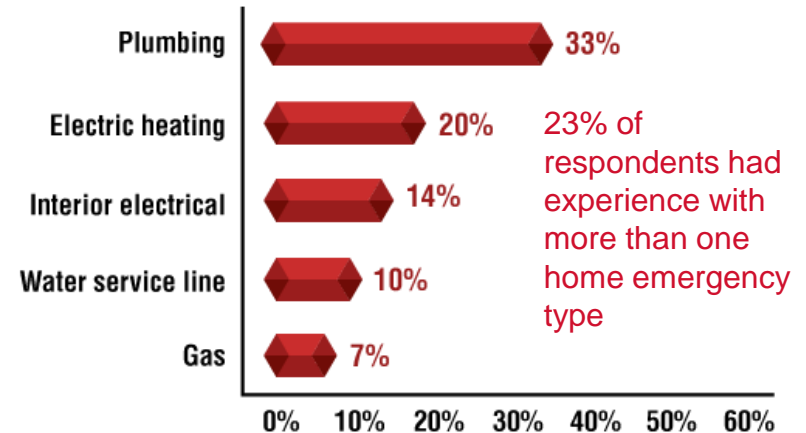
55% of utility customers think it's appropriate for their utility to offer the plans

Your residential customers will have home emergencies—and we offer solutions

Directly tied to services offered by utility



“Have you, or anyone you know, experienced this sort of problem in the past year?”



Ipsos Market Research, 2012, “Home Emergency Repair Market Research Findings”

HomeServe Plans

- | | |
|-------------------------------|-------------------------------|
| 1. Exterior Electrical Wiring | 5. Water Heater |
| 2. Gas Fuel Line | 6. Sewer Line |
| 3. Water Service Line | 7. Interior Electrical Wiring |
| 4. HVAC Equipment | |

HomeServe Plans range from \$5 - \$15 per month

Trusted by many leading utilities

- **Global experience with a local presence**
 - Founded in 1993, London Stock Exchange listed
 - World leader in emergency repair solutions
 - Operating in the US for over 12 years
 - Over 2.3 million customers and 3.3 million policies in N.A.
 - Over 425,000 service calls in 2015
- **Success in managing long-term partnerships**
 - Over 150 utility partners globally
 - Over 60 partnership programs in North America
 - Highest enrollment rates in the industry
- **Best-in-class service delivery**
 - Unique contractor network management
 - Servicing customers every 74 seconds including weekends/holidays
 - 98% customer satisfaction
 - Accredited and A+ rated by the BBB
- **Customized solutions**
 - Flexible product configurations
 - Fully underwritten policies by A rated insurer

AARP



CCWA



AQUA



WaterOne
Water District No. 1 of Johnson County



UNITED WATER



SJW San Jose Water Company



SIOUX CITY



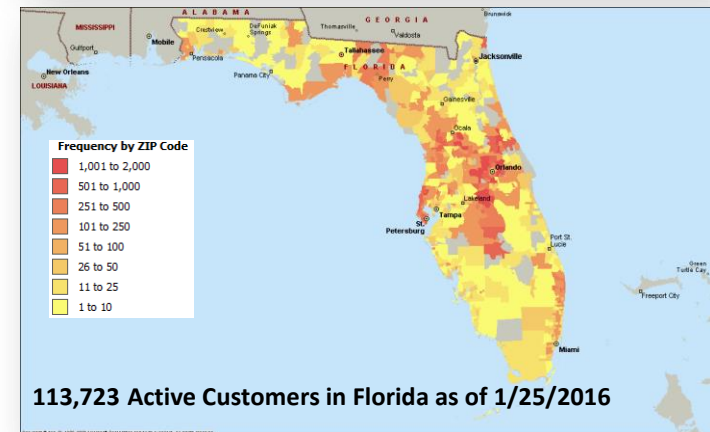
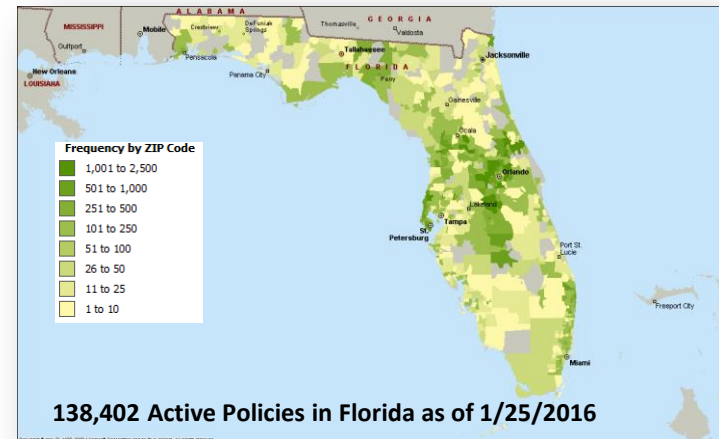
Des Moines Water Works
Water You Can Trust for Life

HomeServe is committed to Florida

FLORIDA PARTNERSHIPS



- We have been operating in the state since December 2009
- In Florida, we have over 120,000 customers who have purchased over 150,000 policies.
- In the past 12 months, we performed over 9,500 repairs for Florida customers, saving them over \$3.4 million in out of pocket expense.
- We have an established network of veteran professional plumbing contractors, delivering a 98% CSAT rating.



Core product features



Toll-free emergency number members can call 24 hours a day, 365 days a year



Locally-based, fully-licensed, qualified and vetted contractors dispatched to the customer's emergency



No deductibles, no call-out fees or forms to fill in at the completion of the job



Quality control measures to ensure exceptional customer experience



Guaranteed repairs



No pre-inspection before joining

World-class customer service

In-house contact center

- Live Repair Management Specialist Support 24/7/365
- Flagship in-house call center in Chattanooga, TN with 400+ specialists
- Call handling capabilities in 300 languages
- Intensive new hire and ongoing training programs
- Comprehensive quality assurance program
- Customer Advocacy Team
- All employee bonuses tied to customer satisfaction scores



Exceptional contractor recruitment, vetting and management

50-person team manages the contractor network

- **Contractor Management**

- ✓ Area network managers operate locally to ensure work is performed to our high standards
- ✓ Conduct on site inspections as a quality assurance check
- ✓ Routine performance reviews utilizing Contractor Scorecard / KPI's – CSAT, Service Performance, Cost

- **Contractor Communication**

- ✓ Monthly newsletter highlighting top performing contractors based on CSAT surveys & letters
- ✓ Quarterly round table sessions with high volume contractors in each region



98% Contractor Satisfaction

- ✓ We pay fast – 15 days
- ✓ Local contact to quickly answer questions & resolve issues
- ✓ Multiple job deployment and invoicing options

Why HomeServe?

- HomeServe is the only provider with a full complement of water and energy products, offering homeowners coverage for a wide range of household repair emergencies.
- HomeServe delivers stellar participation results through expert marketing, resulting in non-core revenue
- HomeServe “WOWs” customers with exceptional service.
- HomeServe’s incomparable local contractor management results in consistently achieving 98% post-service satisfaction.
- HomeServe is dedicated to serving our partner communities.
- HomeServe programs are proven to dramatically increase customer satisfaction.
- **AND ALL AT NO COST TO THE UTILITY!**

Customer Promise

Before a Customer joins

We'll make it clear what they're buying and what it will do for them

When a Customer joins

We'll tell them how much they're paying, what that buys them and how to make a claim

When a Customer becomes a member

We'll make life easy for them

When a Customer makes a claim

We'll solve their problem quickly and easily-their emergency is our emergency

If a Customer's not happy

We'll listen, apologize and make things right wherever we can, as soon as we can

HomeServe®

Our Customers Speak For Us....

The contractor called and arrived within two hours and along with his worker did an outstanding job. He had a job in the same location and came back within two hours after the repair dried and backfilled where he had excavated.--- Rory Collins, Largo, FL

The worker was neat and polite and didn't take much time to do his job and was soon finished. Very pleased!. – Rutan Xuripha, St. Petersburg, FL

It is very convenient and the service is very good. I did not have to wait two or three days because it was really an emergency. The contractor was experienced. The HomeServe operators that take your call understand your problems and get you service quickly.
Ruth Shaw, Inverness, FL

I have been very pleased with the last 2 times you have provided service. I like the fact that I do not pay a deductible. I would recommend Homeserve to anyone that has plumbing needs” –Cynthia Williams, St. Petersburg, FL



Contact information

HomeServe

601 Merritt 7
6th Floor
Norwalk, CT 06851

www.homeserveusa.com

Larry Byrne
Director, Business Development
281-733-0599
Larry.Byrne@homeserveusa.com

10B.

From: Amanda Russo <mosaatheart@gmail.com>

Date: Monday, July 11, 2016 at 9:01 PM

Agenda Page 210

To: Kerul Kassel <kerul@me.com>

Subject: Recycling Opportunities in Common Areas

“Recycling has the ability to affect the greatest environmental change unlike anything out there.” <http://ow.ly/OMft301soA0>

With Harmony being focused on environmental impact and nature, there should be recycling opportunities in common areas of our beautiful community. With summer in full swing, most of the trash bins are filled with water and Gatorade bottles. I understand the infrastructure/ set up; an 8 yard recycling dumpster and a vendor to empty the recycling dumpster, can be costly. If we allowed residents to volunteer their own residential recycling bins as a drop off locations, and created a rotation, the community could save thousands and still uphold it's integrity to the environment. The one time cost would be the purchase of recycling bins to place next to the trash bins in the common areas.

I would gladly volunteer my bin, and knowledge on the importance of recycling.

Thank you,
Amanda Russo

10C.

Hi Kerul,

I have a problem with the sidewalk in front of my front porch and just had a friend almost fall after tripping on it a few nights ago. I need to address this before someone gets hurt. I called Gerhard and he recommended to get this in front of the CDD.

I had John Goerner from Alliance Pavers come by this morning and he took a laser level and measured the heave at 7 inches from where it starts to the highest point. I have included some pictures that show the lift. John confirmed it wasn't my pavers that had settled it is more than likely a root from the tree that lifted the sidewalk.

I am at a loss for what I can do since I don't own the sidewalk. I will be out of town for the next CDD meeting, so I am hoping you can raise the issue to see what can be done.

Smile,
Sue Murphy
Sent from my iPad





10D



