

**HARMONY
COMMUNITY DEVELOPMENT DISTRICT**

OCTOBER 31, 2019

AGENDA PACKAGE

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

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

October 24, 2019

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, October 31, 2019 at 6:00 p.m. at the Creative Inspiration Journey School, 2030 Old Hickory Tree Road, St. Cloud, FL 34769. Following is the advance agenda for the meeting:

1. **Roll Call**
2. **Developer's Report**
 - A. **Fusilier Proposal**
3. **Audience Comments**
4. **Approval of:**
 - A. **September 26, 2019 - Regular Monthly Meeting Minutes**
5. **Subcontractors' Reports**
 - A. **Servello**
 - i. Grounds Maintenance Status (*Work Chart*)
 - ii. Proposals:
 - a. #3605 – Lift & Thin Out Trees Throughout the Community - \$22,400.00
 - b. #3096 – One Time Cleanup of Buck Lake – Lot VC-1 - \$695,00
 - c. Addendum Buck Lake – Lot VC-1 - \$2,688.00
6. **Staff Reports**
 - A. **District Engineer**
 - i. Billy's Trail – Survey and Cost
 - B. **District Counsel**
 - i. Update on VC-1 and W4-2 Closing
 - ii. Update on Letter Extending Field Office Lease Through November 1, 2019
 - iii. Discussion of Draft Letter Regarding Discontinuance of Maintenance
 - iv. ADA and Website Screen Readability – Adobe Acrobat to Modify Documents
 - C. **Field Manager**
 - i. Facilities Maintenance (*Parks, Pools, Docks, Boats, etc.*)
 - ii. Facility Use Records (*Inclusive - Boats & Other*)
 - iii. Resident Submittals (*Facebook & Direct*)
 - iv. Pond Maintenance (*Chart & Map*)
 - v. Playground Proposals - Jammin Playgrounds
 - vi. Update on the Move of Field Services

- 7. District Manager's Report**
 - A. Financial Statements for September 30, 2019**
 - B. Approval of: #234 Invoices, Check Register, and Debit Purchases**
 - C. Ratification of November 1, 2019 Debt Service Payment**
 - D. Motion Assigning Fund Balance as on September 30, 2019**
 - E. Audit Engagement for FY 2019 Audit**
 - F. Facilities Usage Applications**
- 8. Old Business**
 - A. Ongoing Discussion - VC1 – Potential Community Center**
 - B. Discussion of Meeting Video Recordings**
- 9. New Business**
- 10. Topical Subject Discussions**
- 11. Supervisors' Requests**
 - A. Records Remediation (Farnsworth)**
 - B. Sign Deterioration, Sidewalk Cleaning, Pay Scale History (Farnsworth)**
- 12. Adjournment**

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

Sincerely,

Kristen Suit

Kristen Suit

District Manager

Second Order of Business

2A.

PROFIT & LOSS PROJECTION

FISCAL YEAR BEGINS: JAN 2019

	JAN-19	FEB-19	MAR-19	APR-19	MAY-19	JUN-19	JUL-19	AUG-19	SEP-19	OCT-19	NOV-19	DEC-19	YEARLY
REVENUES (SALES)													
Rental Inc - Grill	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 60,000
Member Inc - Gym	\$ 8,700	\$ 8,700	\$ 8,700	\$ 8,700	\$ 8,700	\$ 8,700	\$ 8,700	\$ 8,700	\$ 8,700	\$ 8,700	\$ 8,700	\$ 8,700	\$ 104,400
Pro Shop	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 38,400
Weddings & Events	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 7,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 42,000
TOTAL SALES	\$ 16,900	\$ 16,900	\$ 16,900	\$ 16,900	\$ 16,900	\$ 16,900	\$ 16,900	\$ 21,900	\$ 23,900	\$ 26,900	\$ 26,900	\$ 26,900	\$ 244,800
EXPENSES													
Power/Electric	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 54,000
Insurance	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 9,600
Landscaping	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 9,600
Water	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 2,400
Repairs and maintenance	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 6,000
Real Estate Taxes	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 24,000
Internet	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 3,600
TOTAL EXPENSES	\$ 9,100	\$ 9,100	\$ 9,100	\$ 9,100	\$ 9,100	\$ 9,100	\$ 9,100	\$ 9,100	\$ 9,100	\$ 9,100	\$ 9,100	\$ 9,100	\$ 109,200
Net Profit	\$ 7,800	\$ 7,800	\$ 7,800	\$ 7,800	\$ 7,800	\$ 7,800	\$ 7,800	\$ 12,800	\$ 14,800	\$ 17,800	\$ 17,800	\$ 17,800	\$ 135,600

Expenses above are considered CAM and would be allocated on a pro-rata share to be paid by the Restaurant Tenant & Pro Shop Tenant. Reduction in expense should be 30% or more.

*Income from Weddings & Events is understated as it will continue to build clientele and notoriety

*Income from Gym will increase once Active Adult Community is built out (\$20 x 463 members = \$9260/month additional income)

Commercial Contract

1 **1. PARTIES AND PROPERTY:** Harmony CDD ("Buyer")

2 agrees to buy and Harmony Retail LLC ("Seller")

3 agrees to sell the property at:

4 Street Address: See Exhibit A to Contract

6 Legal Description: New Legal Descriptions to be Provided Prior to Closing

8 and the following Personal Property: _____

10 (all collectively referred to as the "Property") on the terms and conditions set forth below.

11 **2. PURCHASE PRICE:** \$ 4,500,000.00

12 (a) Deposit held in escrow by: Platinum Title of Central Florida \$ 10,000.00
 13 ("Escrow Agent") (checks are subject to actual and final collection)

14 Escrow Agent's address: 7272 Harmony Square Dr Harmony, FL Phone: 407-859-8527

15 (b) Additional deposit to be made to Escrow Agent

16 ☐ within ____ days (3 days, if left blank) after completion of Due Diligence Period or

17 ☐ within ____ days after Effective Date \$ _____

18 (c) Additional deposit to be made to Escrow Agent

19 ☐ within ____ days (3 days, if left blank) after completion of Due Diligence Period or

20 ☐ within ____ days after Effective Date \$ _____

21 (d) Total financing (see Paragraph 5) \$ _____

22 (e) Other \$ _____

23 (f) All deposits will be credited to the purchase price at closing.

24 Balance to close, subject to adjustments and prorations, to be paid
 25 via wire transfer.

\$ 4,490,000.00

26 For the purposes of this paragraph, "completion" means the end of the Due Diligence Period or upon delivery of
 27 Buyer's written notice of acceptability.

28 **3. TIME FOR ACCEPTANCE; EFFECTIVE DATE; COMPUTATION OF TIME:** Unless this offer is signed by Seller
 29 and Buyer and an executed copy delivered to all parties on or before 11-1-2019, this offer
 30 will be withdrawn and the Buyer's deposit, if any, will be returned. The time for acceptance of any counter offer will be
 31 3 days from the date the counter offer is delivered. **The "Effective Date" of this Contract is the date on which the**
 32 **last one of the Seller and Buyer has signed or initialed and delivered this offer or the final counter offer or**
 33 _____. Calendar days will be used when computing time periods, except time periods of 5
 34 days or less. Time periods of 5 days or less will be computed without including Saturday, Sunday, or national legal
 35 holidays. Any time period ending on a Saturday, Sunday, or national legal holiday will extend until 5:00 p.m. of the next
 36 business day. **Time is of the essence in this Contract.**

37 **4. CLOSING DATE AND LOCATION:**

38 (a) **Closing Date:** This transaction will be closed on January 15th, 2020 (Closing Date), unless
 39 specifically extended by other provisions of this Contract. The Closing Date will prevail over all other time periods
 40 including, but not limited to, Financing and Due Diligence periods. In the event insurance underwriting is suspended

Buyer (____) (____) and Seller (____) (____) acknowledge receipt of a copy of this page, which is Page 1 of 8 Pages.

on Closing Date and **Buyer** is unable to obtain property insurance, **Buyer** may postpone closing up to 5 days after the insurance underwriting suspension is lifted.

(b) Location: Closing will take place in _____ County, Florida. (If left blank, closing will take place in the county where the property is located.) Closing may be conducted by mail or electronic means.

5. THIRD PARTY FINANCING:

BUYER'S OBLIGATION: On or before N/A days (5 days if left blank) after Effective Date, **Buyer** will apply for third party financing in an amount not to exceed N/A % of the purchase price or \$ N/A, with a fixed interest rate not to exceed N/A % per year with an initial variable interest rate not to exceed N/A %, with points or commitment or loan fees not to exceed N/A % of the principal amount, for a term of N/A years, and amortized over N/A years, with additional terms as follows:

N/A

Buyer will timely provide any and all credit, employment, financial and other information reasonably required by any lender. **Buyer** will use good faith and reasonable diligence to (i) obtain Loan Approval within ____ days (45 days if left blank) from Effective Date (Loan Approval Date), (ii) satisfy terms and conditions of the Loan Approval, and (iii) close the loan. **Buyer** will keep **Seller** and Broker fully informed about loan application status and authorizes the mortgage broker and lender to disclose all such information to **Seller** and Broker. **Buyer** will notify **Seller** immediately upon obtaining financing or being rejected by a lender. **CANCELLATION:** If **Buyer**, after using good faith and reasonable diligence, fails to obtain Loan Approval by Loan Approval Date, **Buyer** may within ____ days (3 days if left blank) deliver written notice to **Seller** stating **Buyer** either waives this financing contingency or cancels this Contract. If **Buyer** does neither, then **Seller** may cancel this Contract by delivering written notice to **Buyer** at any time thereafter. Unless this financing contingency has been waived, this Contract shall remain subject to the satisfaction, by closing, of those conditions of Loan Approval related to the Property. **DEPOSIT(S) (for purposes of Paragraph 5 only):** If **Buyer** has used good faith and reasonable diligence but does not obtain Loan Approval by Loan Approval Date and thereafter either party elects to cancel this Contract as set forth above or the lender fails or refuses to close on or before the Closing Date without fault on **Buyer's** part, the Deposit(s) shall be returned to **Buyer**, whereupon both parties will be released from all further obligations under this Contract, except for obligations stated herein as surviving the termination of this Contract. If neither party elects to terminate this Contract as set forth above or **Buyer** fails to use good faith or reasonable diligence as set forth above, **Seller** will be entitled to retain the Deposit(s) if the transaction does not close. For purposes of this Contract, "Loan Approval" means a statement by the lender setting forth the terms and conditions upon which the lender is willing to make a particular mortgage loan to a particular buyer. Neither a pre-approval letter nor a prequalification letter shall be deemed a Loan Approval for purposes of this Contract.

6. TITLE: **Seller** has the legal capacity to and will convey marketable title to the Property by ☐ statutory warranty deed ☒ special warranty deed ☐ other _____, free of liens, easements and encumbrances of record or known to **Seller**, but subject to property taxes for the year of closing; covenants, restrictions and public utility easements of record; existing zoning and governmental regulations; and (list any other matters to which title will be subject) _____

provided there exists at closing no violation of the foregoing and none of them prevents **Buyer's** intended use of the Property as _____

(a) Evidence of Title: The party who pays the premium for the title insurance policy will select the closing agent and pay for the title search and closing services. **Seller** will, at (check one) ☒ **Seller's** ☐ **Buyer's** expense and within 15 days after Effective Date or at least ____ days before Closing Date deliver to **Buyer** (check one) ☒ (i) a title insurance commitment by a Florida licensed title insurer setting forth those matters to be discharged by **Seller** at or before Closing and, upon **Buyer** recording the deed, an owner's policy in the amount of the purchase price for fee simple title subject only to exceptions stated above. If **Buyer** is paying for the evidence of title and **Seller** has an owner's policy, **Seller** will deliver a copy to **Buyer** within 15 days after Effective Date. ☐ (ii.) an abstract of title, prepared or brought current by an existing abstract firm or certified as correct by an existing firm. However, if such an abstract is not available to **Seller**, then a prior owner's title policy acceptable to the proposed insurer as a base for reissuance of coverage may be used. The prior policy will include copies of all policy exceptions and an update in a format acceptable to **Buyer** from the policy effective date and certified to **Buyer** or

Buyer (____) (____) and **Seller** (____) (____) acknowledge receipt of a copy of this page, which is Page 2 of 8 Pages.

Buyer's closing agent together with copies of all documents recited in the prior policy and in the update. If such an abstract or prior policy is not available to **Seller** then (i.) above will be the evidence of title.

(b) Title Examination: **Buyer** will, within 15 days from receipt of the evidence of title deliver written notice to **Seller** of title defects. Title will be deemed acceptable to **Buyer** if (1) **Buyer** fails to deliver proper notice of defects or (2) **Buyer** delivers proper written notice and **Seller** cures the defects within _____ days from receipt of the notice ("Curative Period"). **Seller** shall use good faith efforts to cure the defects. If the defects are cured within the Curative Period, closing will occur on the latter of 10 days after receipt by **Buyer** of notice of such curing or the scheduled Closing Date. **Seller** may elect not to cure defects if **Seller** reasonably believes any defect cannot be cured within the Curative Period. If the defects are not cured within the Curative Period, **Buyer** will have 10 days from receipt of notice of **Seller's** inability to cure the defects to elect whether to terminate this Contract or accept title subject to existing defects and close the transaction without reduction in purchase price.

(c) Survey: (check applicable provisions below)

(i.) ☒ **Seller** will, within 5 days from Effective Date, deliver to **Buyer** copies of prior surveys, plans, specifications, and engineering documents, if any, and the following documents relevant to this transaction:

prepared for **Seller** or in **Seller's** possession, which show all currently existing structures. In the event this transaction does not close, all documents provided by **Seller** will be returned to **Seller** within 10 days from the date this Contract is terminated.

☒ **Buyer** will, at ☐ **Seller's** ☒ **Buyer's** expense and within the time period allowed to deliver and examine title evidence, obtain a current certified survey of the Property from a registered surveyor. If the survey reveals encroachments on the Property or that the improvements encroach on the lands of another, ☐ **Buyer** will accept the Property with existing encroachments ☒ such encroachments will constitute a title defect to be cured within the Curative Period.

(d) Ingress and Egress: **Seller** warrants that the Property presently has ingress and egress.

7. PROPERTY CONDITION: **Seller** will deliver the Property to **Buyer** at the time agreed in its present "as is" condition, ordinary wear and tear excepted, and will maintain the landscaping and grounds in a comparable condition. **Seller** makes no warranties other than marketability of title. In the event that the condition of the Property has materially changed since the expiration of the Due Diligence Period, **Buyer** may elect to terminate the Contract and receive a refund of any and all deposits paid, plus interest, if applicable, or require **Seller** to return the Property to the required condition existing as of the end of Due Diligence period, the cost of which is not to exceed \$_____ (1.5% of the purchase price, if left blank). By accepting the Property "as is", **Buyer** waives all claims against **Seller** for any defects in the Property. (Check (a) or (b))

☐ **(a) As Is:** **Buyer** has inspected the Property or waives any right to inspect and accepts the Property in its "as is" condition.

☒ **(b) Due Diligence Period:** **Buyer** will, at **Buyer's** expense and within 45 days from Effective Date ("Due Diligence Period"), determine whether the Property is suitable, in **Buyer's** sole and absolute discretion. During the term of this Contract, **Buyer** may conduct any tests, analyses, surveys and investigations ("Inspections") which **Buyer** deems necessary to determine to **Buyer's** satisfaction the Property's engineering, architectural, environmental properties; zoning and zoning restrictions; flood zone designation and restrictions; subdivision regulations; soil and grade; availability of access to public roads, water, and other utilities; consistency with local, state and regional growth management and comprehensive land use plans; availability of permits, government approvals and licenses; compliance with American with Disabilities Act; absence of asbestos, soil and ground water contamination; and other inspections that **Buyer** deems appropriate. **Buyer** will deliver written notice to **Seller** prior to the expiration of the Due Diligence Period of **Buyer's** determination of whether or not the Property is acceptable. **Buyer's** failure to comply with this notice requirement will constitute acceptance of the Property in its present "as is" condition. **Seller** grants to **Buyer**, its agents, contractors and assigns, the right to enter the Property at any time during the term of this Contract for the purpose of conducting Inspections, upon reasonable notice, at a mutually agreed upon time; provided, however, that **Buyer**, its agents, contractors and assigns enter the Property and conduct Inspections at their own risk. **Buyer** will indemnify and hold **Seller** harmless from losses, damages, costs, claims and expenses of any nature, including attorneys' fees at all levels, and from liability to any person, arising from the conduct of any and all inspections or any work authorized by **Buyer**. **Buyer** will not engage in any activity that could result in a mechanic's lien being filed against the Property without **Seller's** prior written consent. In the event this transaction does not close, (1) **Buyer** will repair all damages to the

Buyer (____) (____) and **Seller** (____) (____) acknowledge receipt of a copy of this page, which is Page 3 of 8 Pages.

Property resulting from the Inspections and return the Property to the condition it was in prior to conduct of the Inspections, and (2) **Buyer** will, at **Buyer's** expense release to **Seller** all reports and other work generated as a result of the Inspections. Should **Buyer** deliver timely notice that the Property is not acceptable, **Seller** agrees that **Buyer's** deposit will be immediately returned to **Buyer** and the Contract terminated.

(c) Walk-through Inspection: **Buyer** may, on the day prior to closing or any other time mutually agreeable to the parties, conduct a final "walk-through" inspection of the Property to determine compliance with this paragraph and to ensure that all Property is on the premises.

8. OPERATION OF PROPERTY DURING CONTRACT PERIOD: **Seller** will continue to operate the Property and any business conducted on the Property in the manner operated prior to Contract and will take no action that would adversely impact the Property after closing, as to tenants, lenders or business, if any. Any changes, such as renting vacant space, that materially affect the Property or **Buyer's** intended use of the Property will be permitted ☐ only with **Buyer's** consent ☐ without **Buyer's** consent.

9. CLOSING PROCEDURE: Unless otherwise agreed or stated herein, closing procedure shall be in accordance with the norms where the Property is located.

(a) Possession and Occupancy: **Seller** will deliver possession and occupancy of the Property to **Buyer** at closing. **Seller** will provide keys, remote controls, and any security/access codes necessary to operate all locks, mailboxes, and security systems.

(b) Costs: **Buyer** will pay **Buyer's** attorneys' fees, taxes and recording fees on notes, mortgages and financing statements and recording fees for the deed. **Seller** will pay **Seller's** attorneys' fees, taxes on the deed and recording fees for documents needed to cure title defects. If **Seller** is obligated to discharge any encumbrance at or prior to closing and fails to do so, **Buyer** may use purchase proceeds to satisfy the encumbrances.

(c) Documents: **Seller** will provide the deed; bill of sale; mechanic's lien affidavit; originals of those assignable service and maintenance contracts that will be assumed by **Buyer** after the Closing Date and letters to each service contractor from **Seller** advising each of them of the sale of the Property and, if applicable, the transfer of its contract, and any assignable warranties or guarantees received or held by **Seller** from any manufacturer, contractor, subcontractor, or material supplier in connection with the Property; current copies of the condominium documents, if applicable; assignments of leases, updated rent roll; tenant and lender estoppels letters (if applicable); tenant subordination, non-disturbance and attornment agreements (SNDAs) required by the **Buyer** or **Buyer's** lender; assignments of permits and licenses; corrective instruments; and letters notifying tenants of the change in ownership/rental agent. If any tenant refuses to execute an estoppels letter, **Seller**, if requested by the **Buyer** in writing, will certify that information regarding the tenant's lease is correct. If **Seller** is an entity, **Seller** will deliver a resolution of its governing authority authorizing the sale and delivery of the deed and certification by the appropriate party certifying the resolution and setting forth facts showing the conveyance conforms to the requirements of local law. **Seller** will transfer security deposits to **Buyer**. **Buyer** will provide the closing statement, mortgages and notes, security agreements, and financing statements.

(d) Taxes and Prorations: Real estate taxes, personal property taxes on any tangible personal property, bond payments assumed by **Buyer**, interest, rents (based on actual collected rents), association dues, insurance premiums acceptable to **Buyer**, and operating expenses will be prorated through the day before closing. If the amount of taxes for the current year cannot be ascertained, rates for the previous year will be used with due allowance being made for improvements and exemptions. Any tax proration based on an estimate will, at request of either party, be readjusted upon receipt of current year's tax bill; this provision will survive closing.

(e) Special Assessment Liens: Certified, confirmed, and ratified special assessment liens as of the Closing Date will be paid by **Seller**. If a certified, confirmed, and ratified special assessment is payable in installments, **Seller** will pay all installments due and payable on or before the Closing Date, with any installment for any period extending beyond the Closing Date prorated, and **Buyer** will assume all installments that become due and payable after the Closing Date. **Buyer** will be responsible for all assessments of any kind which become due and owing after Closing Date, unless an improvement is substantially completed as of Closing Date. If an improvement is substantially completed as of the Closing Date but has not resulted in a lien before closing, **Seller** will pay the amount of the last estimate of the assessment. This subsection applies to special assessment liens imposed by a public body and does not apply to condominium association special assessments.

(f) Foreign Investment in Real Property Tax Act (FIRPTA): If **Seller** is a "foreign person" as defined by FIRPTA, **Seller** and **Buyer** agree to comply with Section 1445 of the Internal Revenue Code. **Seller** and **Buyer** will complete, execute, and deliver as directed any instrument, affidavit, or statement reasonably necessary to comply

Buyer (____) (____) and **Seller** (____) (____) acknowledge receipt of a copy of this page, which is Page 4 of 8 Pages.

with the FIRPTA requirements, including delivery of their respective federal taxpayer identification numbers or Social Security Numbers to the closing agent. If **Buyer** does not pay sufficient cash at closing to meet the withholding requirement, **Seller** will deliver to **Buyer** at closing the additional cash necessary to satisfy the requirement.

10. ESCROW AGENT: **Seller** and **Buyer** authorize Escrow Agent or Closing Agent (collectively "Agent") to receive, deposit, and hold funds and other property in escrow and, subject to collection, disburse them in accordance with the terms of this Contract. The parties agree that Agent will not be liable to any person for misdelivery of escrowed items to **Seller** or **Buyer**, unless the misdelivery is due to Agent's willful breach of this Contract or gross negligence. If Agent has doubt as to Agent's duties or obligations under this Contract, Agent may, at Agent's option, (a) hold the escrowed items until the parties mutually agree to its disbursement or until a court of competent jurisdiction or arbitrator determines the rights of the parties or (b) deposit the escrowed items with the clerk of the court having jurisdiction over the matter and file an action in interpleader. Upon notifying the parties of such action, Agent will be released from all liability except for the duty to account for items previously delivered out of escrow. If Agent is a licensed real estate broker, Agent will comply with Chapter 475, Florida Statutes. In any suit in which Agent interpleads the escrowed items or is made a party because of acting as Agent hereunder, Agent will recover reasonable attorney's fees and costs incurred, with these amounts to be paid from and out of the escrowed items and charged and awarded as court costs in favor of the prevailing party.

11. CURE PERIOD: Prior to any claim for default being made, a party will have an opportunity to cure any alleged default. If a party fails to comply with any provision of this Contract, the other party will deliver written notice to the non-complying party specifying the non-compliance. The non-complying party will have _____ days (5 days if left blank) after delivery of such notice to cure the non-compliance. Notice and cure shall not apply to failure to close.

12. FORCE MAJEURE: **Buyer** or **Seller** shall not be required to perform any obligation under this Contract or be liable to each other for damages so long as performance or non-performance of the obligation, or the availability of services, insurance, or required approvals essential to Closing, is disrupted, delayed, caused or prevented by Force Majeure. "Force Majeure" means: hurricanes, floods, extreme weather, earthquakes, fire, or other acts of God, unusual transportation delays, or wars, insurrections, or acts of terrorism, which, by exercise of reasonable diligent effort, the non-performing party is unable in whole or in part to prevent or overcome. All time periods, including Closing Date, will be extended a reasonable time up to 7 days after the Force Majeure no longer prevents performance under this Contract, provided, however, if such Force Majeure continues to prevent performance under this Contract more than 30 days beyond Closing Date, then either party may terminate this Contract by delivering written notice to the other and the Deposit shall be refunded to **Buyer**, thereby releasing **Buyer** and **Seller** from all further obligations under this Contract.

13. RETURN OF DEPOSIT: Unless otherwise specified in the Contract, in the event any condition of this Contract is not met and **Buyer** has timely given any required notice regarding the condition having not been met, **Buyer's** deposit will be returned in accordance with applicable Florida Laws and regulations.

14. DEFAULT:

(a) In the event the sale is not closed due to any default or failure on the part of **Seller** other than failure to make the title marketable after diligent effort, **Buyer** may elect to receive return of Buyer's deposit without thereby waiving any action for damages resulting from Seller's breach and may seek to recover such damages or seek specific performance. If Buyer elects a deposit refund, Seller may be liable to Broker for the full amount of the brokerage fee.

(b) In the event the sale is not closed due to any default or failure on the part of **Buyer**, **Seller** may either (1) retain all deposit(s) paid or agreed to be paid by **Buyer** as agreed upon liquidated damages, consideration for the execution of this Contract, and in full settlement of any claims, upon which this Contract will terminate or (2) seek specific performance. If **Buyer** fails to timely place a deposit as required by this Contract, **Seller** may either (1) terminate the Contract and seek the remedy outlined in this subparagraph or (2) proceed with the Contract without waiving any remedy for **Buyer's** default.

15. ATTORNEY'S FEES AND COSTS: In any claim or controversy arising out of or relating to this Contract, the prevailing party, which for purposes of this provision will include **Buyer**, **Seller** and Broker, will be awarded reasonable attorneys' fees, costs, and expenses.

16. NOTICES: All notices will be in writing and may be delivered by mail, overnight courier, personal delivery, or electronic means. Parties agree to send all notices to addresses specified on the signature page(s). Any notice, document, or item given by or delivered to an attorney or real estate licensee (including a transaction broker) representing a party will be as effective as if given by or delivered to that party.

Buyer (____) (____) and **Seller** (____) (____) acknowledge receipt of a copy of this page, which is Page 5 of 8 Pages.

17. DISCLOSURES:

(a) Commercial Real Estate Sales Commission Lien Act: The Florida Commercial Real Estate Sales Commission Lien Act provides that a broker has a lien upon the owner's net proceeds from the sale of commercial real estate for any commission earned by the broker under a brokerage agreement. The lien upon the owner's net proceeds is a lien upon personal property which attaches to the owner's net proceeds and does not attach to any interest in real property. This lien right cannot be waived before the commission is earned.

(b) Special Assessment Liens Imposed by Public Body: The Property may be subject to unpaid special assessment lien(s) imposed by a public body. (A public body includes a Community Development District.) Such liens, if any, shall be paid as set forth in Paragraph 9(e).

(c) Radon Gas: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

(d) Energy-Efficiency Rating Information: Buyer acknowledges receipt of the information brochure required by Section 553.996, Florida Statutes.

18. RISK OF LOSS:

(a) If, after the Effective Date and before closing, the Property is damaged by fire or other casualty, Seller will bear the risk of loss and Buyer may cancel this Contract without liability and the deposit(s) will be returned to Buyer. Alternatively, Buyer will have the option of purchasing the Property at the agreed upon purchase price and Seller will credit the deductible, if any and transfer to Buyer at closing any insurance proceeds, or Seller's claim to any insurance proceeds payable for the damage. Seller will cooperate with and assist Buyer in collecting any such proceeds. Seller shall not settle any insurance claim for damage caused by casualty without the consent of the Buyer.

(b) If, after the Effective Date and before closing, any part of the Property is taken in condemnation or under the right of eminent domain, or proceedings for such taking will be pending or threatened, Buyer may cancel this Contract without liability and the deposit(s) will be returned to Buyer. Alternatively, Buyer will have the option of purchasing what is left of the Property at the agreed upon purchase price and Seller will transfer to the Buyer at closing the proceeds of any award, or Seller's claim to any award payable for the taking. Seller will cooperate with and assist Buyer in collecting any such award.

19. ASSIGNABILITY; PERSONS BOUND: This Contract may be assigned to a related entity, and otherwise ☒ is not assignable ☐ is assignable. If this Contract may be assigned, Buyer shall deliver a copy of the assignment agreement to the Seller at least 5 days prior to Closing. The terms "Buyer," "Seller" and "Broker" may be singular or plural. This Contract is binding upon Buyer, Seller and their heirs, personal representatives, successors and assigns (if assignment is permitted).

20. MISCELLANEOUS: The terms of this Contract constitute the entire agreement between Buyer and Seller. Modifications of this Contract will not be binding unless in writing, signed and delivered by the party to be bound. Signatures, initials, documents referenced in this Contract, counterparts and written modifications communicated electronically or on paper will be acceptable for all purposes, including delivery, and will be binding. Handwritten or typewritten terms inserted in or attached to this Contract prevail over preprinted terms. If any provision of this Contract is or becomes invalid or unenforceable, all remaining provisions will continue to be fully effective. This Contract will be construed under Florida law and will not be recorded in any public records.

21. BROKERS: Neither Seller nor Buyer has used the services of, or for any other reason owes compensation to, a licensed real estate Broker other than:

(a) Seller's Broker: _____
(Company Name) (Licensee)

_____ (Address, Telephone, Fax, E-mail)
who ☐ is a single agent ☐ is a transaction broker ☐ has no brokerage relationship and who will be compensated by ☐ Seller ☐ Buyer ☐ both parties pursuant to ☐ a listing agreement ☐ other (specify) _____

(b) Buyer's Broker: _____
(Company Name) (Licensee)

_____ (Address, Telephone, Fax, E-mail)

Buyer (_____) (_____) and Seller (_____) (_____) acknowledge receipt of a copy of this page, which is Page 6 of 8 Pages.

who ☐ is a single agent ☐ is a transaction broker ☐ has no brokerage relationship and who will be compensated by ☐ **Seller's Broker** ☐ **Seller** ☐ **Buyer** ☐ both parties pursuant to ☐ an MLS offer of compensation ☐ other (specify)

(collectively referred to as "Broker") in connection with any act relating to the Property, including but not limited to inquiries, introductions, consultations, and negotiations resulting in this transaction. **Seller** and **Buyer** agree to indemnify and hold Broker harmless from and against losses, damages, costs and expenses of any kind, including reasonable attorneys' fees at all levels, and from liability to any person, arising from (1) compensation claimed which is inconsistent with the representation in this Paragraph, (2) enforcement action to collect a brokerage fee pursuant to Paragraph 10, (3) any duty accepted by Broker at the request of **Seller** or **Buyer**, which is beyond the scope of services regulated by Chapter 475, Florida Statutes, as amended, or (4) recommendations of or services provided and expenses incurred by any third party whom Broker refers, recommends, or retains for or on behalf of **Seller** or **Buyer**.

22. OPTIONAL CLAUSES: (Check if any of the following clauses are applicable and are attached as an addendum to this Contract):

- | | | |
|---|--|---|
| <input type="checkbox"/> Arbitration | <input type="checkbox"/> Seller Warranty | <input type="checkbox"/> Existing Mortgage |
| <input type="checkbox"/> Section 1031 Exchange | <input type="checkbox"/> Coastal Construction Control Line | <input type="checkbox"/> Buyer's Attorney Approval |
| <input type="checkbox"/> Property Inspection and Repair | <input type="checkbox"/> Flood Area Hazard Zone | <input type="checkbox"/> Seller's Attorney Approval |
| <input type="checkbox"/> Seller Representations | <input type="checkbox"/> Seller Financing | <input type="checkbox"/> Other _____ |

23. ADDITIONAL TERMS:

1) The purchase and sale of the subject properties is for the purchase of real estate only. This purchase and sale does not include the purchase of any businesses associated with the subject properties. Seller and/or his tenants will continue to operate the businesses on the subject properties after closing.

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, SEEK THE ADVICE OF AN ATTORNEY PRIOR TO SIGNING. BROKER ADVISES BUYER AND SELLER TO VERIFY ALL FACTS AND REPRESENTATIONS THAT ARE IMPORTANT TO THEM AND TO CONSULT AN APPROPRIATE PROFESSIONAL FOR LEGAL ADVICE (FOR EXAMPLE, INTERPRETING CONTRACTS, DETERMINING THE EFFECT OF LAWS ON THE PROPERTY AND TRANSACTION, STATUS OF TITLE, FOREIGN INVESTOR REPORTING REQUIREMENTS, ETC.) AND FOR TAX, PROPERTY CONDITION, ENVIRONMENTAL AND OTHER

Buyer (____) (____) and **Seller** (____) (____) acknowledge receipt of a copy of this page, which is Page 7 of 8 Pages.

ADVICE. BUYER ACKNOWLEDGES THAT BROKER DOES NOT OCCUPY THE PROPERTY AND THAT ALL REPRESENTATIONS (ORAL, WRITTEN OR OTHERWISE) BY BROKER ARE BASED ON SELLER REPRESENTATIONS OR PUBLIC RECORDS UNLESS BROKER INDICATES PERSONAL VERIFICATION OF THE REPRESENTATION. BUYER AGREES TO RELY SOLELY ON SELLER, PROFESSIONAL INSPECTORS AND GOVERNMENTAL AGENCIES FOR VERIFICATION OF THE PROPERTY CONDITION, SQUARE FOOTAGE AND FACTS THAT MATERIALLY AFFECT PROPERTY VALUE.

Each person signing this Contract on behalf of a party that is a business entity represents and warrants to the other party that such signatory has full power and authority to enter into and perform this Contract in accordance with its terms and each person executing this Contract and other documents on behalf of such party has been duly authorized to do so.

(Signature of Buyer) Date: _____

(Typed or Printed Name of Buyer) Tax ID No.: _____

Title: _____ Telephone: _____

(Signature of Buyer) Date: _____

(Typed or Printed Name of Buyer) Tax ID No.: _____

Title: _____ Telephone: _____

Buyer's Address for purpose of notice _____

Facsimile: _____ Email: _____

(Signature of Seller) Date: _____

(Typed or Printed Name of Seller) Tax ID No.: _____

Title: _____ Telephone: _____

(Signature of Seller) Date: _____

(Typed or Printed Name of Seller) Tax ID No.: _____

Title: _____ Telephone: _____

Seller's Address for purpose of notice: _____

Facsimile: _____ Email: _____

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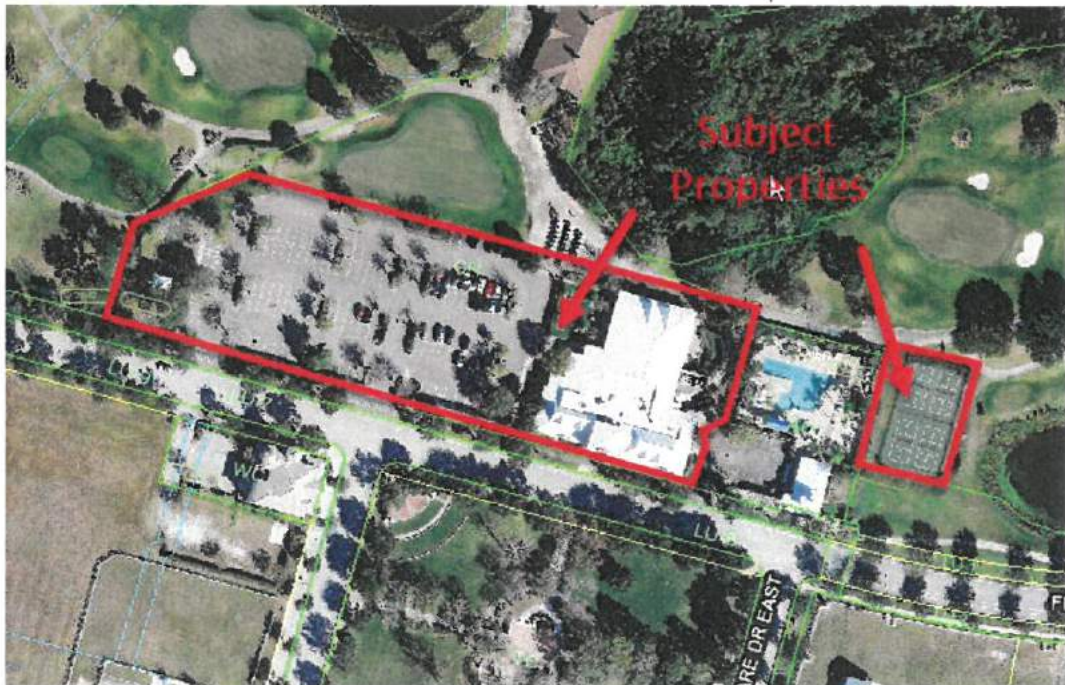
Buyer (_____) (_____) and Seller (_____) (_____) acknowledge receipt of a copy of this page, which is Page 8 of 8 Pages.

Exhibit A to Contract

Subject Property's Legal Descriptions, Parcel ID's and Red-Lined Aerials

- 1) Harmony Clubhouse- 7251 FIVE OAKS DR, SAINT CLOUD FL 34773

Parcel ID: 3026322613TRACOCH0



- 2) 0 Five Oaks Dr Saint Cloud, FL 34771 Parcel ID: 302632311700010GM5



Exhibit A Continued

- 3) Two Parcels at 0 Five Oaks Dr Saint Cloud, FL 34771 Parcel ID's: 202632000000400000 & 3026323117000101J5



Fourth Order of Business

4A.

MINUTES OF MEETING HARMONY COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Harmony Community Development District was held Thursday, September 26, 2019, at 6:00 p.m. at the Creative Inspiration Journey School, 2030 Old Hickory Tree Road, St. Cloud, FL 34769.

Present and constituting a quorum were:

Steve Berube
Bill Bokunic
David Farnsworth
Kerul Kassel
Mike Scarborough

Chairman
Vice Chairman
Assistant Secretary (via phone)
Assistant Secretary
Assistant Secretary

Also present were:

Kristen Suit
Tim Qualls
Tristan LaNasa
Steve Boyd
Gerhard van der Snel
Scott Feliciano
Jason Miguez
Residents and Members of the Public

District Manager: Inframark
District Attorney: Young Qualls, P.A.
Young Qualls, P.A.
District Engineer: Boyd Civil Eng
District Staff: Field Manager
Servello
Servello

The following is a summary of the discussions and actions taken at the September 26, 2019 Harmony CDD Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

Supv Berube called the roll and stated the record will reflect we have a quorum.

SECOND ORDER OF BUSINESS

Developer's Report

A. Update on Billy's Trail

Supv Kassel noted they need the survey before they can do anything and are waiting to hear from Mr. Boyd on the survey.

Mr. Boyd apologized noting he failed to follow-up and bring the proposal. He will follow-up with Kissimmee Valley Surveying and get it done by the end of next week.

Ms. Suit noted it will be placed on the October agenda.

Discussion followed on whether Mr. Brown has moved the fence.

B. Discussion and Consideration of VC-1 Deed

Supv Berube noted this item is in several pieces throughout the agenda. The first piece of land has been referred to as both VC-1 and VC-10, for the record it is VC-1. The second piece is W4C, this land has been referred to improperly and properly, for the record the correct designator for this land is W4-2.

At the last meeting Counsel requested it be tabled due to the large Lygodium infestation and also wanted the District Engineer to approve the acceptance of VC-1 and W4-2 as being up to District standards.

Mr. Boyd noted for VC-1 there is nothing that would stand out as being an additional obligation other than the normal mowing and maintenance. W4-2 does have wetland nuisance vegetation that needs to be maintained, but on a percentage basis it is not more than would be expected.

Discussion followed on the SFWMD permit which obligates the District to manage the land regardless of who owns it. Mr. Boyd noted it is part of the conservation area that is listed as District responsibility for maintaining.

Discussion followed on the Lygodium / Old World Climbing Fern and the Austin Environmental proposal.

Supv Berube inquired if this covers Mr. Qualls concerns that the lands are up to District standards.

Mr. Qualls noted Mr. Boyd has had the opportunity to review VC-1 and W4-2.

Mr. Boyd noted he has.

Mr. Qualls inquired if in his opinion VC-1 meets or exceeds the District standards for maintenance.

Mr. Boyd responded yes.

Mr. Qualls inquired if W4-2 meets or exceeds the District standards for maintenance.

Mr. Boyd responded yes.

SIXTH ORDER OF BUSINESS

Staff Reports

B. District Attorney

Mr. Qualls noted he has reviewed the deeds. He has not gone out to look at the legal descriptions, but will get with developer's counsel, Ms. Kristen Idle, to go through

the documents. If the Board accepts them they will make sure everything gets finalized and done the way it should be.

- iii. **VC-1 Deed of Dedication**
- iv. **W4-2 Deed of Dedication**

On MOTION by Supv Kassel seconded by Supv Scarborough, with all in favor, the VC-1 and W4-2 deeds were accepted.

Supv Kassel requested they explain where these areas are located.

Supv Berube outlined the locations:

VC-1 is the roughly 5¾ acres at the Buck Lake entrance. It compasses where the community school used to be going east to the area where they are cutting around the pond, it goes across the entrance way down to Buck Lake where the wooden posts are and includes the current parking area as you move west towards Lakeshore Park. It also encompasses the entire path down to Buck Lake.

W4-2 is roughly the southern shore of Buck Lake from the path following the curve of the lake, the conservation area, the grassy area along Long Pond, heading to the northwest to the southern shore of the lake.

Supv Kassel inquired about an area to the east which is part of the CDD boundary. [As pointed out on a map]

Mr. Boyd noted he thinks it is developer owned beyond the line of what they are acquiring.

Supv Bokunic inquired as to the revenue they will lose by taking the parcels.

Supv Berube noted on VC-1 it is from now until 2034 – the whole piece is about \$52,000 per year, but the debt portion of that is about \$25,000.

An unidentified speaker raised a question regarding the debt on VC-1 with it being noted the debt service on VC-1 of \$481,000.

Discussion continued on the loss of revenue if the parcel was owned by an outside source.

THIRD ORDER OF BUSINESS

Audience Comments

Hearing none, the next item followed.

FOURTH ORDER OF BUSINESS

Approval of the Minutes

A. August 29, 2019 – Regular Monthly Meeting Minutes

On MOTION by Supv Bokunic seconded by Supv Kassel, with all in favor, the August 29, 2019 regular meeting minutes were approved as amended.

FIFTH ORDER OF BUSINESS

Subcontractors Reports

A. Servello

i. Grounds Maintenance Status (*Work Chart*)

Mr. Migues inquired if there is anything they would like to discuss.

Supv Berube noted he is hearing from the Field Manager and saw emails about the flowers that were planted a week or two ago. They still look dry at the very least. There was some discussion about holding on planting until after the storm passed. The plants did not look good when they went in the ground and they have not recovered very well.

Mr. Migues noted when they planted them it was hot, and the soil was dry. They were put in later in the day, so he is not sure if they were able to be watered in the day they were planted. If they do not take, Servello will take care of it.

Mr. Feliciano noted he has told Mr. Migues he wants to be involved in the decision making with the flowers.

Mr. van der Snel noted he has a concern of the minor tree maintenance that is not happening. CDD Field Service's is pitching in to do it at the dog park and Estates entrance.

Discussion followed on lifting the trees.

Ms. Kassel noted at the large dog park in the area by the water station in the southeast corner there is a shrub growing that needs to be cutback periodically.

Mr. van der Snel noted he spoke with Mr. Migues about the inside tree trimming project; they will need a proposal for Board approval.

Ms. Suit noted she wants to make sure they have a systematic form so parked cars are not an issue and they are going from area-to-area with a color-coded map they can place on the website.

Supv Berube noted they need to mark the trees that have been done. He inquired if they are tracking the concerns and fixes.

Mr. Migues noted they have been able to respond right away through texts.

Mr. van der Snel noted the punch list was not working so they are doing it through email.

An unidentified speaker inquired if they are still mowing the private property?

Supv Berube noted they are.

Supv Kassel noted they are discussing it today.

Supv Bokunic noted when they guys are out there working they are working hard, they are respectful, they stop for residents when they are mowing, and he appreciates that.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

i. Survey and Estimated Costs to Move Billy's Trail

This item tabled to the next meeting.

ii. Wetland Maps/Boundaries

Mr. Boyd noted he is going to ask the surveyor to give them a price to stake the eastern boundary because it could be a considerable amount of the maintenance is not the District's responsibility. If they are going to start he suggests they start in other areas and save this for last.

They need to prepare a response letter to SFWMD. He needs to hear what the Board's intentions are, so he can craft it into a response.

Supv Berube noted in the package is a very detailed presentation from the University of Florida Extension Service about how to treat Old World Climbing Fern. SFWMD chimes in on it to include test cases. He outlined the process for treating.

Supv Kassel inquired if the CDD Manager is going to write a letter regarding the proposed treatment plan or is it something Mr. Boyd will write.

Mr. Boyd noted it is probably something he will write, but he does not know if it needs to go into extensive detail of how they will proceed other than they are taking action and the follow-up reports will show progress.

Discussion continued with Mr. Boyd noting he will provide a response letter letting SFWMD remediation is underway. He thinks that is all that is needed at this point.

Ms. Suit noted she needs copies of the letters – both the non-compliance and responses.

Mr. Boyd noted he will have the contact information updated with SFWMD.

Discussion followed on monitoring and maintenance with Mr. Boyd noting he believes they are now on quarterly with program with Austin.

iii. Wetland Proposal

No discussion.

B. District Attorney

Supv Berube addressed and outlined a letter from Mr. Fusilier being delivered by a process server.

Mr. Qualls noted he was unable to talk to everyone about the meeting yesterday but did his best. Would it be the pleasure of the Board for him to cover the other items on the agenda quickly and then move to this or jump into the meeting yesterday.

Supv Berube noted it is not on the agenda. Things should be agenized, but things need to be discussed in a prompt manner.

Supv Scarborough noted he would like to discuss it here.

Supv Bokunic noted he is fine with it.

Mr. Qualls outlined yesterday's meeting noting Mr. Kobrin reached out and they had a pleasant discussion since the last meeting and requested to setup a meeting with the Chairman. They always advise and try to facilitate a meeting thinking it is wise to sit down and hear. That meeting did not come to fruition, but they offered, the District Manager and Mr. Qualls, with the understanding they have no decision-making ability, serving as liaisons to hear and report to the Board. The meeting took place yesterday at the Inframark office in Celebration and present at the meeting were Mr. Fusilier, Mr. Kobrin, Ms. Suit and Mr. Qualls. The meeting was at 10:00 a.m. and adjourned around noon. What was discussed and what Mr. Qualls wants to convey to the Board is the offer that was put on the table. The offer included four components, two of which he is lumping together. Nothing is in writing, so this is a rough outline – the offer included selling the following items to the District – 23 acres around Cat Lake, seven acres around the current location of the field office less the golf maintenance area, the bocce ball area plus some land around it, the shuffle board, and the 17,000 sq. ft. clubhouse and the parking area. The rough figure was \$4.5 million. The benefits set forth as what the District should factor into considering this - the first being the cost to replicate the

facilities would be expensive. It was conveyed that the CDD would be getting the facilities are 15 to 20 cents on the dollar, if they were to go out and build everything themselves and the time. In addition, there are some revenue streams tied to having the clubhouse with the restaurant, the banquets and events, fitness, rental income from the pro shop which would be a 99-year lease at \$1,000 per month. The last benefit is the District would control and maintain the facilities. What was conveyed at the meeting is F.S. 190.011 does give the Board the ability to acquire real property. The real property does need to be utilized for their single purpose. There are certain aspects such as the restaurant and banquets, those could be leased out as they would advise not to get into the restaurant or banquets and events business. He confirmed at the beginning of the meeting that they wanted Mr. Qualls to convey these things but they wanted to reserve the right to come in and fill anything in that he may have missed. These are the things he said he would present. If there are any questions he would probably defer those since they have these gentlemen in their presences.

Supv Kassel inquired if Central Bark was included in those areas offered.

Mr. Qualls noted it was not.

Supv Berube noted on the property appraiser's website the building is appraised at \$1.8 million. He addressed the Town Square properties that transferred to Mr. Fusilier entities in late 2017 at \$1.950 million. It comes down to what is the building worth. If they CDD were to acquire it, they would have to hire a management company to manage all of it. There is plenty going on with other facilities.

Discussion continued on the other properties and the \$4.5 million purchase price.

Supv Kassel addressed it not including the dog park and areas around the ponds.

Supv Bokunic inquired if this is a starting place.

Mr. Fusilier noted it is.

Supv Bokunic inquired if there are other properties that could be included.

Mr. Fusilier noted he has a presentation he could give if they like.

Supv Berube noted he would prefer to put it on next month's agenda.

Mr. Fusilier noted it may not be on the table next month.

Supv Kassel noted she does not mind hearing a two- or three-minute presentation.

Supv Bokunic noted when he heard about this yesterday he got excited because he has some opportunity here; whether it might be a private deal with Mr. Fusilier or not, he

has people looking for banquet facilities, but the problem is the \$4.5 million. He does not want to immediately say no.

Mr. Fusilier addressed Supervisor Berube's earlier comments. Returning to the subject at hand, Mr. Fusilier noted he has a group that is interested in all his lots, commercial and the clubhouse. They have made initial offers. He is in the process of looking at a total package sale for the lots, commercial, clubhouse, Cat Lake and everything. He noted the buyer of Central reached out to him regarding doing an association fee to utilize the fitness center, clubhouse and a golf package for 466 lots. The presentation continued outlining the clubhouse improvements, values of the property, Cat Lake, the seven acres, reduplication. He noted the olive branch is out there; it gives the community ownership, gives the community everything they are looking for recreational, parking, fitness, meeting places, everything other communities have that this one does not.

Supv Kassel inquired if Mr. Fusilier would be willing to provide a more formal/written offer showing the cost for the restaurant, the revenue streams and everything included with an outline of what the parcels are, so they have a better idea of what he is offering.

Mr. Fusilier noted it was a quick meeting and it was suggested by counsel to put it on the table to see about moving forward. He addressed his costs in the properties noting it is \$12 million.

Discussion followed on the presentation and choices before the District.

Discussion followed on possibly holding a special meeting to discuss. Supv Berube noted if Mr. Fusilier provides a package he can send it to the District Manager, and it can be circulated without comment. They can take a look at it quickly and place it on the agenda for the next meeting or hold a special meeting between.

Discussion continued on reviewing and considering Mr. Fusilier proposal and general discussion to be had.

Mr. Qualls noted it is basic that these things need to be put in writing. What they have heard is a preliminary offer, but it is not an offer until it is put in writing. They need to see it, analyze it, and how they go about doing that is to have a special meeting or cover it at the next meeting. Anything outside of that would be a meeting that was not in the Sunshine.

Discussion continued with it being noted to include on the next agenda.

Discussion ensued on debt service with it being noted there is none.

Discussion continued on the proposal and process.

Ms. Ash-Mower inquired if they decide to move forward if they would get a vote of the residents since their assessments will increase.

Supv Berube noted probably not.

Discussion continued with Supv Berube noting it is an elected Board that is elected to represent their interests and if they are interested they will come to the scheduled meetings.

Discussion returned to the properties being offered.

i. ADA Memo Discussion

ii. Recording CDD Meetings Memo Update

Mr. Qualls reported for items one and two they sent out one memo with an attachment; copies of which are attached hereto and made part of the record. The memo further analyzed the questions that were raised last month about recording and broadcasting meetings and attached to that is a memo regarding the Americans with Disabilities Act and how it applies to the website.

Supv Kassel noted Mr. Leet said that a paid hosting service such Vimeo could be an answer to handle the storage and transcription [closed captioning] and a link could be provided on the website to those.

Mr. Qualls noted if they are going to sub-contract with a company that specializes in storage the component is at the end of the day the buck stops with the District. What they specifically analyzed was putting it on Facebook and does that meet the storage requirements and it would not because it is out of their control. He sees Vimeo as being different because they are contracting with a company that would specialize in the storage.

The requirements for video are to retain under Rule 1B-26.003 for a two-year period.

Discussion followed on whether this meets the requirement of the District Manager being the Custodian of Records.

Discussion continued on the storage of recordings with Supv Kassel suggesting they get more information on what Vimeo can offer and pricing.

Discussion followed on the website and ADA compliance.

Supv Berube suggested leaving it as a resident driven service.

Supv Kassel would like to gather more information and will do with Mr. Leet.

Supv Berube noted Supervisor Farnsworth did an extensive review of the documents on the website.

Supv Farnsworth noted he did a complete breakdown of all the records currently stored on the website. Of the 1,190 pdfs 497 are non-searchable, non-ADA compliant.

Discussion followed on pdf, html, and readability for compliance.

Mr. Qualls addressed ADA website compliance noting there are gray areas, but there is precedence that suggests if the website is readable with a screen reader it would meet the guidelines of ADA.

Discussion followed on those documents that are readable versus ADA compliant. Mr. Qualls noted if the pdfs are screen readable and if the language is added that says if you need more information we are going to help you, it is a great start.

Supv Berube inquired with what he has heard tonight regarding the content on the website and the disclaimer that can be added, is Mr. Qualls comfortable with them leaving the website as it is. In his opinion does it leave the website as meeting the requirements they need to meet for ADA compliance.

Mr. Qualls noted to answer the question would require him to know that the hypothetical percentage is true.

Supv Berube noted presuming the facts are correct regarding the searchability of the pdfs on the website, less 497 of them, and saying they are page reader compliant along with the disclaimer, is Mr. Qualls comfortable with them saying they have achieved website compliance in accordance with where they need to be as of today.

Mr. Qualls noted he cannot weigh-in on that assumption, but what he can say is they can get it checked out to try to prove that assumption and, in the meantime,, they are moving in the right direction.

Supv Berube noted they will discuss it further next meeting.

iii. VC-10 Deed of Dedication

iv. W4-2 Deed of Dedication

Previously addressed.

v. Transition of CDD Field Staff Office Update

Mr. Qualls noted they were not given any room to negotiate the Allied contract for the trailer. The Board directed the District Manager to get the contract done. He pointed out a few items that were not ideal, but workable.

A new trailer has been purchased from Allied and the contract presented by Allied was basically non-negotiable. They are okay with it but did highlight a few factors that would be part of the public record.

Supv Kassel inquired about the cost of purchase.

Supv Berube noted it was not a purchase, they ended up renting it.

Mr. van der Snel noted the setup cost and the first and last month's rent is \$6,818. The monthly rent is \$490.

Supv Kassel inquired as to when it would be delivered.

Mr. van der Snel noted Wednesday.

Supv Scarborough inquired if that was setup and everything.

Mr. van der Snel noted it is.

Supv Kassel inquired about electric and water.

Supv Berube noted it is in process. There will a POD delivered at the same time and the other two PODS will be moved at that time.

Mr. Qualls noted there is one more item, and he is confident it is something that could be worked out. They received a letter from Harmony Retail regarding a 15-day notice of termination of tenancy. It was sent on September 3 stating the current space had to be vacated by September 30th. A response was sent disagreeing with the analysis, but stating they are working as fast as they can. He asked yesterday if they would be willing to extend the deadline passed the 30th, they didn't say no, and his letter went out yesterday. Not to put anybody on the spot but he is hopeful cooler heads will prevail and everybody will get the time they needed to make the move.

Ms. Ash-Mower inquired when the well would be drilled.

Mr. van der Snel noted as of now there are no plans to drill a well.

Discussion followed on the plan to use the current well, the well being on Mr. Fusilier's property and Ms. Ash-Mower's comments and concerns.

Mr. Kobrin noted they cannot address the questions at this time.

Mr. Fusilier note they are not going to turn the water off and he would speak with her before doing so.

An unidentified speaker inquired if the meetings would go back to the community.

Supv Kassel noted not for the foreseeable future.

vi. Letter Re: Stopping Maintenance Provision on Private Property

Mr. Qualls noted the last item is the letter sent to the owner of the golf course, that was along the lines of what was discussed the past several months, to advise them that maintenance has been taking place on the private property and they look forward to finding a common-sense solution to make sure if it were to continue they could show a public benefit or find another way to accomplish it.

Supv Berube addressed conversation between Mr. Qualls and the golf course earlier in the month noting it has ended.

Mr. Qualls noted he did not speak with the owner, but he had a conversation with Mr. John Harbison, General Manager. He noted if they would send the letter to him he would send it up the chain of command. The reason he called Mr. Harbison was to let him know they are trying to follow the law, but the Board wants to move forward in good faith and find a common-sense solution.

Mr. Fusilier requested that correspondence continue to be directed to him and Mr. Capriletti. He inquired if there is a desire by the Board collectively and/or a date to turn it off. They will need to know if they will need to start bush hogging the areas.

Discussion ensued on the maintenance of private property with Mr. Qualls noting you cannot spend public dollars on private property unless there is a public benefit.

Discussion followed on a maintenance easement versus an access agreement/easement with Mr. Kobrin noting there may be a public benefit that is separate and apart from giving everyone public access; it is something they can talk with Mr. Qualls about and try to find a proposal they would find acceptable.

Supv Bokunic noted there has to be something they can do to work it out.

Mr. Qualls noted he believes so as long as both parties can come together.

Mr. Fusilier noted the areas he lets the community use such as the dog park, bocce ball, and these are a benefit to the community. A public benefit to the community is aesthetically having a main entrance and front entrance.

Supv Berube noted Counsel has provided guidance to this point and it has been consistent until now when they are trying to back into it.

Discussion continued on the areas the CDD has used [maintenance facility, dog park, the well] with no active lease and no estoppel letter.

Supv Bokunic inquired if Mr. Qualls wanted to have some conversations to see if they can work out what would be amicable.

Mr. Qualls noted he would commit to talking to Mr. Kobrin, but the Board would have to make the final decision. If there could be an agreement right now to give additional time to make the move with the trailer, then all this becomes moot point. If they need to dicker about when the effective date is, our interpretation is you have additional time and their interpretation is you do not. He does not know what it would like for them to have to leave on the 30th if there was not a deal. If there is not an extension of time given, then they may want to plan for that contingency.

Mr. Kobrin noted they will push it to the next meeting and then see if they have made any progress.

Mr. Qualls noted this makes it easy.

Mr. Fusilier noted likewise they would like the opportunity for a 60-day notice if there are any grounds that have been maintained that they are going to eliminate the maintenance out of respect to them and the community, so they can find someone and make sure the grass does not grow and look atrocious.

Mr. Qualls noted his understand with talking to Servello is the maintenance has continued.

Supv Berube noted there have been no changes.

C. Field Manager

- i. Facilities Maintenance (Parks, Pools, Docks, Boats, etc.)**
- ii. Facility Use Records (Inclusive – Boats & Other)**
- iii. Resident Submittals (Facebook & Direct)**
- iv. Pond Maintenance (Chart & Map)**
- v. Update on the Move of Field Services**

Mr. van der Snel noted next week his is going to spend \$15,000 on the trailer move. The rental contract has been signed with Allied Trailers, electric is scheduled and at this point he would like Board direction on whether he should proceed.

Supv Kassel inquired what the \$15,000 includes.

Mr. van der Snel noted it is \$6,818 for the trailer, \$6,500 for the electric, \$1,500 for trenching.

Supv Kassel noted since they approved \$50,000, this is a good deal. She inquired as to who owns the existing trailer.

Supv Berube noted the CDD does.

Supv Kassel noted \$50,000 was approved, so he already has approval.

Mr. van der Snel noted it will be happening October 2nd

The splash pad has 102 running programs and the computer failed on 51 of those programs. At this point it is running but needs to be fixed. There are four bubblers that do not work. He would like Board approval for \$4,500 to have it fixed when it stops running.

Discussion continued the splash pad and running it until it fails.

On MOTION by Supv Berube seconded by Supv Kassel, with all in favor, the splash pad proposal in the amount of \$4,531.12 and authorizing the Field Manager to execute the proposal when it fails was approved.
--

Mr. van der Snel inquired if the Board has any comments or questions about his report.

Mr. Fusilier inquired if Mr. van der Snel has pulled the permits for the trailer.

Mr. van der Snel noted it is a temporary permit.

Mr. Fusilier inquired as to the septic.

Mr. van der Snel noted it is attached to the trailer.

Mr. Fusilier inquired as to the water source.

Mr. van der Snel noted from the garden.

Supv Kassel noted until they can get proposals to drill a well.

Discussion followed on the white fence along 192 with it being noted the CDD owns it from Ashley Park to the end heading towards Harmony West. Harmony West put in a wooden fence painted black.

Supv Berube noted they can replace the miles of fence, they can try to clean it, or they can paint it black.

Discussion continued on the fence with Supv Scarborough noting the fence is degraded.

Supv Kassel suggested cleaning for now and looking into their options beyond that asking Mr. Boyd to provide them with some options.

Supv Scarborough noted cleaning the fence will blow pieces off.

Discussion continued on the fence with Supv Kassel suggesting they table discussion until they have it cleaned and receive some options.

Mr. Boyd inquired if the options can be placed on the November agenda to give him some time to work on it.

Supv Berube noted it can; the cleaning should last six months.

SEVENTH ORDER OF BUSINESS

District Manager's Report

A. Financial Statements for August 31, 2019

Supv Berube noted they have received 102% of anticipated revenue and through last month they have spent about 93% of the anticipated expenditures which is not bad considering the large expenditures this fiscal year. Spending will go over a little, but is going to be close considering everything they did this year.

B. Approval of: #233 Invoices, Check Register and Debit Purchases

On MOTION by Supv Berube seconded by Supv Kassel, with all in favor, the August 2019 financials, Invoice Approval #233, Check Register and Debit Purchases, was approved.

C. Consideration of Field Staff Increases

Ms. Suit noted this is for Mr. van der Snel and Mr. Shawn Wooldridge. She provided a chart within the agenda and Mr. Farnsworth has provided a chart, but the amounts are not accurate to the current pay.

Supv Berube noted Supervisor Farnsworth did an excellent job but the problem is the pay scale in the employee manual has been deviated from already. There has been one raise cycle and the chart were not updated.

Supv Kassel noted she had limited time to review it as it came in late. She would like to understand what the numbers are that Supervisor Farnsworth provided with the different percentages.

Discussion followed on the percentages of the “Built-in MINIMUM Increase” with Supv Farnsworth noting it compares the maximum of the previous chart to the minimum of the second chart.

Ms. Suit noted her chart is the current pay rates.

Supv Farnsworth inquired as to when the change in the pay scale was done; he would like to go back and refer to it.

Supv Berube noted they normally use October 1st with the budget change, but some change with employee anniversary dates. In this case the two anniversary dates coincide with October 1st; other staffers have different hire dates and their increases take place somewhere throughout the budget year.

Discussion continued on when the new pay scale was implemented with it being noted there have been increases implemented for certifications, health care. Supv Berube noted this is the five-year anniversary for Mr. van der Snel and Mr. Wooldridge.

They are suggesting 5% for Mr. Wooldridge and 8% for Mr. van der Snel which would put both at the mid-point on the chart. Discussion continued on the proposed raises.

Supv Scarborough noted there does not appear to be a ceiling and discussion followed on the ranges.

Supv Kassel noted they have given them the potential for a raise, but it does not mean each employee merits the raise.

Supv Berube noted the current situation is the Field Manager and the Aquatics Manager started with Field Services five years ago on October 1st.

Discussion continued on the pay ranges and increases.

On MOTION by Supv Berube seconded by Supv Bokunic, with all in favor, Field Staff wage increases as – Gerhard van der Snel 8% and Shawn Wooldridge 5% effective

October 1, 2019 and implement the pay chart with a maximum of 5% increase on anniversary date was approved.

Supv Farnsworth requested the manual be modified to include the rates.

Supv Scarborough noted they will have a hard time hiring someone at \$12.00 per hour.

D. Discussion and Consideration of ADA Website Compliance Proposals
Previously addressed.

E. Facilities Usage Applications
There being none, the next item followed.

EIGHTH ORDER OF BUSINESS **Old Business**

A. Buck Lake – Closing Statement and Deed
Previously addressed.

B. Discussion of Mosquito Magnets
Supv Kassel noted it was included in the agenda package and her recommendation is if they go with some type of mosquito repelling apparatus at the dog park, they will have to provide it at the basketball courts and the playgrounds, so they should just bring their own spray.

A resident noted they want something there to repel the mosquitos.

Discussion continued on repelling mosquitos with Ms. Kassel noting the dog parks are not supposed to be used before sunrise and after sunset.

C. Pressure Washing of Owned Sidewalks
No discussion.

D. Discussion of Boardwalk & Docks
Supv Kassel noted they were waiting to submit the proposal until the transfer of property.

NINTH ORDER OF BUSINESS **New Business**

A. Information Regarding W4-2 Land Donation
Previously addressed.

B. Preliminary Discussion of Field Services Permanent Building
Previously addressed.

Supv Berube noted he looked into the possibility of using VC-1 for a community center and it is zoned commercial which includes community center usages. The County, should they want to move forward with putting something there, have a complete planning staff that will meet with the District and their experts at no charge to make sure it meets Osceola County standards and can go through permitting without too many problems.

C. Discussion of Old-World Climbing Fern

Previously addressed.

TENTH ORDER OF BUSINESS

Topical Subject Discussions

An unidentified speaker addressed the dog park and there being no specific rule regarding size. She noted there are two wolf dogs and they attacked her tiny dog. It has been suggested before that one park be the small dog park and the other be the large dog park, but there was an issue. She would like to know what can be done so her dog can go to the park whenever she feels like it.

Supv Berube noted there is a book of rules, regulations and everything; every time they make a rule which seems well founded. They can make rules and post signs, they do not have a police force.

The unidentified speaker noted she will have to start calling animal control when she goes there, and they become aggressive.

Supv Kassel noted she can also ask the other to please leave. Generally, speaking the person who gets to the park first has access to the dog park. They cannot regulate how long people stay in the dog park.

Supv Berube noted the dog parks are public as are all CDD facilities which means there can be non-residents in the parks.

The unidentified speaker requested they make a rule about aggressive dogs going to the other park if they are not going to make a small dog park.

Supv Berube noted they cannot legislate being a good neighbor and they do not have a police force and someday they may be big enough for that, but for now they have what they have. They rely on the County for county level services and animal control is one of those.

Supv Scarborough suggested posting the County animal control number on the signs in case of safety concerns or aggressive dogs or other animals contact animal control.

Supv Berube noted he wishes they had a better answer, but they have been done this road and ever so often somebody has a similar issue and it sounds like they are cutting her off, but they have done this and there is never a good answer.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

There being none,

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further business,

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

Kristen Suit
Secretary

Steven Berube
Chairman

Fifth Order of Business

5A

5Ai.

Servello & Sons Status Report a/o 10/24/2019

HARMONY CDD SCOPE OF SERVICE / FREQUENCY CHART

Frequency	Type of Service	5-Aug	12-Aug	19-Aug	26-Aug	2-Sep	9-Sep	16-Sep	23-Sep	30-Sep	7-Oct	EVENTS
Turf Mowing/Trim/Blow												
42 (per year)	Bahia	X	X	X	X	X	X	X	X	X	X	42 of 42
52 (per year)	Sports/Bermuda	X	X	X	X	X	X	X	X	X	X	52 of 52
42 (per year)	St. Augustine	X	X	X	X	X	X	X	X	X	X	42 of 42
12 (per year)	Meadow Grass Land	X	X	X	X	X	X	X	X	X	X	12 of 12
42 (per year)	Hard Surface Edging	X	X	X	X	X	X	X	X	X	X	42 of 42
18 (per year)	Soft Surface Edging	X	X	X	X	X	X	X	X	X	X	18 of 18
42 (per year)	Line Trimming	X	X	X	X	X	X	X	X	X	X	42 of 42
Turf Weed/Disease Control												
3 + 48hr Service call	Bahia		X							X		4 of 4
3 + 48hr Service call	Sports/Bermuda		X							X		4 of 4
3 + 48hr Service call	St. Augustine		X							X		4 of 4
Turf Fertilization												
3 + 48hr Service call	Bahia		X							X		3 of 3
3 + 48hr Service call	Sports/Bermuda		X							X		3 of 3
3 + 48hr Service call	St. Augustine		X							X		3 of 3
Turf Pest Control												
3 + 48hr Service call	Bahia		X							X		4 of 4
3 + 48hr Service call	Sports/Bermuda		X							X		4 of 4
3 + 48hr Service call	St. Augustine		X							X		4 of 4
1 (per year)	Top Choice											2 of 1
Shrub / Bed Detailing												
4 to 6 week rotation	Shrub Pruning	X	X	X	X	X	X	X	X	X	X	38 of 38
4 to 6 week rotation	Shape Ornamentals	X	X	X	X	X	X	X	X	X	X	38 of 38
4 to 6 week rotation	Ground Cover	X	X	X	X	X	X	X	X	X	X	38 of 38
4 to 6 week rotation	Remove Tree Suckers	X	X	X	X	X	X	X	X	X	X	37 of 37
4 to 6 week rotation	Weeding	X	X	X	X	X	X	X	X	X	X	37 of 37
4 to 6 week rotation	Trim POOL Palm Trees to 15'											12 of 12
Tree Pruning												
Maintain Height Only	7' Clearance Walkways				X							7 of 7
Maintain Height Only	15' Clearance Roadways											7 of 7
Tree / Shrub Care												
3 (per year)	Fertilization		X							X		3 of 3
6 (per year)	Inspect / Treat		X							X		6 of 6
Mulching												
1 (per year)	Beds / Tree Rings 2"											1 of 1
1 (per year)	Playgrounds											1 of 1
1 (per year)	Privacy Berms											1 of 1
Annual Flowers												
4 (per year)	Flowers(1600 per change out)						X					5 of 4

Week Number

Tasks
Calendar Year 2019

per/Year

Servello & Sons

Harmony CDD Grounds Maintenance

Supplemental Activities Summary

M A R C H	04/01/2019	
	Maintenance	
C H	Miscellanea	
	04/08/2019	
H	Maintenance	Leaf Detail and installed tree stakes.
	Miscellanea	
A P R I L	04/15/2019	
	Maintenance	Leaf Detail
A P R I L	04/22/2019	
	Maintenance	Leaf Detail
A P R I L	Horticulture	
	04/29/1019	
M A Y	Maintenance	Leaf Detail
	Miscellanea	privacy berm.
M A Y	05/06/2019	
	Maintenance	
M A Y	Miscellanea	Treated Ant mounds and pick up storm debris
	05/13/2019	
M A Y	Maintenance	
	05/20/2019	
M A Y	Maintenance	
	05/27/2019	
M A Y	Maintenance	
	Miscellanea	
M A Y	06/01/2019	
	Miscellanea	

5Aii.

5Aii.a



261 Springview Commerce Drive
DeBary, FL 32713
Telephone 386-753-1100
Fax 386-753-1106

Date	Proposal #
10/17/2019	3065

Submitted To

Harmony CDD

Gerhard van der Snel
210 North University Drive Suite 702
Coral Springs, FL 33071

Project

Harmony CDD
7360 Five Oaks Dr.
Harmony, FL 34773

Scope

We propose to furnish the following scope of work to complete Harmony CDD.

Arbor Services

Lift and thin all Hardwood trees throughout the community that are not under the current contract. Trees are located at park areas, in front of homes on sidewalk and curb areas within the community. Lifting will consist of trimming each tree up to 12ft to 14ft in height. Thinning will consist of removing sucker growth, dead wood and excessive branches to promote sunlight. All debris removal is included in quote. Please note price increase from \$17,600 to \$22,400 due to an additional 139 trees in need of trimming.
Tree trimming will be a 4 week project with each tree being tag after completion.

Description	Quantity	Unit	Price
Lift and thin out trees throughout community.	1.00	Ea	22,400.00

Subtotal Arbor Services

22,400.00

Project Total

\$22,400.00

Harmony CDD

Proposal # 3065

Project Total

\$22,400.00

Terms & Conditions

Plant material is guaranteed for controlable insects and disease only when a horticulture program is in place through Servello & Son, Inc. Plant damage due to drought is only covered when an irrigation agreement is in place through Servello & Son, Inc. and the Client signs off on needed repairs as they are brought to the Clients attention. Servello & Son, Inc. will not be responsible for plant damage due to catastrophic events such as: Hurricanes, Floods, Fire, Lightning, Freeze, and severe drought (no recorded rainfall for 30 days). Irrigation parts will be guaranteed against defect and improper installation for a period of (1) one year.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from the above specifications will be executed only upon written authorization and billed accordingly. Servello & Son, Inc. is a drug free workplace and carries workers compensation insurance.

By: <u>Scottie Feliciano</u>	<u>10/17/2019</u>	Accepted: _____	_____
Servello & Son, Inc.	Date	Harmony CDD	Date

The above prices, specifications and conditions are accepted. Not valid after 30 days. Full payment is due upon completion.

All jobs equal to or totaling a price of \$10,000.00 and above: A minimum 40% draw is required to schedule and start the job.

5Aii.b.



261 Springview Commerce Drive
DeBary, FL 32713
Telephone 386-753-1100
Fax 386-753-1106

Agenda Page #48
Proposal

Date	Proposal #
10/23/2019	3096

Submitted To

Harmony CDD

Gerhard van der Snel
210 North University Drive Suite 702
Coral Springs, FL 33071

Project

Harmony CDD
7360 Five Oaks Dr.
Harmony, FL 34773

Scope

We propose to furnish the following scope of work to complete Harmony CDD.

One Time Clean Up

One time clean up fee at the entrance of Buck Lake also known as Lot Vc10.

Description	Quantity	Unit	Price
Clean up includes Bush Hog and Brush Blades	1.00		695.00

Subtotal One Time Clean Up	695.00
-----------------------------------	--------

Project Total	\$695.00
----------------------	----------

Harmony CDD

Proposal # 3096

Project Total

\$695.00

Terms & Conditions

Plant material is guaranteed for controlable insects and disease only when a horticulture program is in place through Servello & Son, Inc. Plant damage due to drought is only covered when an irrigation agreement is in place through Servello & Son, Inc. and the Client signs off on needed repairs as they are brought to the Clients attention. Servello & Son, Inc. will not be responsible for plant damage due to catastrophic events such as: Hurricanes, Floods, Fire, Lightning, Freeze, and severe drought (no recorded rainfall for 30 days). Irrigation parts will be guaranteed against defect and improper installation for a period of (1) one year.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from the above specifications will be executed only upon written authorization and billed accordingly. Servello & Son, Inc. is a drug free workplace and carries workers compensation insurance.

By: <u>Scottie Feliciano</u>	<u>10/23/2019</u>	Accepted: _____	_____
Servello & Son, Inc.	Date	Harmony CDD	Date

The above prices, specifications and conditions are accepted. Not valid after 30 days. Full payment is due upon completion.

All jobs equal to or totaling a price of \$10,000.00 and above: A minimum 40% draw is required to schedule and start the job.

5Aii.c.



Site: Harmony CDD

Buck Lake/Lot Vc10

Harmony, FL 34773

Billing: Harmony CDD

Buck Lake/Lot Vc10

Harmony, FL 34773

Agenda Page #51

Fee Summary -Addendum adding Buck Lake/Lot Vc10

Job #

General Services		Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2019	Dec 2019	Total	Initial
42	visits per year	128.00	128.00	256.00	256.00	320.00	256.00	256.00	320.00	256.00	192.00	192.00	128.00	2,688.00	
	cuts per year	42													
Total Fee per Month		128.00	128.00	256.00	256.00	320.00	256.00	256.00	320.00	256.00	192.00	192.00	128.00	2,688.00	
Amortized over year		224.00	224.00	224.00	224.00	224.00	224.00	224.00	224.00	224.00	224.00	224.00	224.00	2,688.00	

OPTIONAL SERVICES - Per Requested Proposal Work*

*Optional Services Pricing - Per Requested Proposal Work Valid with Contract for the 11.2019 - 10.2020 Term

Servello

Initials _____

NOTE:

Actual schedules for ancillary services may be adjusted based upon contract starting dates.

Harmony CDD

Signature _____

In the event of early termination for whatever reason, the balance of any ancillary services (general services (mows), horticulture, annuals (bedding plants), mulch (bedding dressing, Irrigation Maintenance, leaf clean up) included and amortized annually in the contract amount will be paid in full based upon the contract's termination date.

In the event that account is not kept current ancillary services will be rescheduled until account is returned to current status.
Prices under optional services are based upon current prices and are not contracted prices. Prices may increase and you would be notified prior to beginning any work.



Sixth Order of Business

6A.

6Ai

JOHNSTON'S
SURVEYING INC.
900 Shady Lane • Kissimmee, FL 34744
Phone: (407) 847-2179
Fax: (407) 847-6140

EMAIL

To: Mr. Steve N. Boyd, P.E.

From: W. Turner Wallis IV

Email: steve@boydcivil.com

Pages:

5

Phone 407-494-2693

DATE: October 22, 2019

Re PROPOSAL FOR SURVEYING – Survey support services for Harmony

CDD – Harmony Phase 3

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

● **Comments:**

Please find attached our proposal for surveying services for the above referenced project.

If you have any questions or comments, please let me know. You can reach me at:
Ofc: 407-847-2179 x-238, Cell: 407-908-5144, or Email: turner@jsurveying.com.

JOHNSTON'S
SURVEYING INC.
900 Shady Lane • Kissimmee, FL 34744
Phone: (407) 847-2179
Fax: (407) 847-6140

October 22, 2019

Harmony CDD
c/o Mr. Steve Boyd
Boyd Civil Engineering
6816 Hanging Moss Rd.
Orlando, FL 32807

RE: PROPOSAL FOR SURVEYING SERVICES
Survey support services for Harmony CDD – Harmony Phase 3

Dear Steve:

Pursuant to your request for surveying services on the above referenced site, the following is an outline of the scope of services.

1. Prepare a survey map of existing fences in an area west of Five Oaks Drive per survey limits attached as Exhibit "A".
2. Field stake the eastern boundary of the Harmony CDD Owned Tract per limits attached as Exhibit "B".
3. In a separate area east of Five Oaks Drive the Harmony CDD Boundary runs through the wetlands east of the Developed areas. This is not a property line, it is the legal boundary of the CDD defined when the State and County approved the establishment of the CDD. I have both a CAD file and a legal description of this boundary, let me know which you prefer to use. We need a portion of this boundary, as shown on the attached PDF field staked. (see CDD Boundary with Aerial.pdf)

We propose a lump sum fee for Tasks 1 - 3 as: \$7,500.00

We appreciate the opportunity to present this proposal and look forward to working with you on this project. If you have any questions, please let me know.

Respectfully,



Richard D. Brown
FL, PSM #5700

EXHIBIT "A"

Provide a Survey of
Existing Fences
within this area, tied
to a property corner
along Five Oaks
Drive

© 2018 Google

926 ft

Oak Glen Trail

400 ft

Five Oaks Dr





Field Stake the Boundary of the Harmony Community Development District along this portion of the boundary. This is not a property line, it is the legal boundary of the CDD. A legal description and/or CAD file can be provided.

LEGEND:

--- HARMONY CDD BOUNDARY



Harmony CDD

OSCEOLA COUNTY, FLORIDA

6C.

6Ci.

September/ October 2019

Facility / Park Maintenance Activities

- Routine cleaning activities – Including restrooms, trash and doggie potty removal.
- Inspected facilities for cleanliness and/or damage after each scheduled event
- Routine check on Play areas for safety and wasp nests.
- Painting benches ongoing. Swing area Dog park completed
- RV lot fencing permit is pending
- Used Box Blade on tractor for scraping garden road.
- Pressure washed sidewalk areas Middlebrook /Five Oaks Dr.
- Moving Trailer completed. Cleared previous CDD office area.
- Grading Office area and garden road scheduled for end of October.

Ponds

- See Pond report.

Irrigation

- All Clocks inspected & adjusted as needed.
- Maxicomm fully functional.

Pools Operations

- Pools checked, chemically balanced and cleaned daily.
- Replacing regular lights for LED Lights in all Bathrooms.
- Repair needed Thermal Heater at Swimclub. Scheduled.

Boat Maintenance

- All propellers weekly checked.

Buck Lake Activities

- Boat Orientation held at the Dock, 10 Attended

Access Cards

- Approximately 32 ID cards have been made this month.

End of report

6C.ii.

HARMONY CDD**Gerhard van der Snel**

Date	Resident	Time	M W Th	F S	Total Pass	20' Pont	16' Pont	16' SunTrk	18' Bass	Tracker Bass	Canoe	Kayak	Comments
9/15/2019	Robert Dobbins	7:30 - 9:30 AM		X	4		X						
9/15/2019	Rodrigo Mella	9:00 - 11:30 AM		X	1							X	
9/15/2019	Rodrigo Mella	9:00 - 11:30 AM		X	1							X	
9/15/2019	Rodrigo Mella	9:00 - 11:30 AM		X	1							X	
9/15/2019	Rodrigo Mella	9:00 - 11:30 AM		X	1							X	
9/15/2019	Rodrigo Mella	9:00 - 11:30 AM		X	1							X	
9/15/2019	Rodrigo Mella	9:00 - 11:30 AM		X	1							X	
9/15/2019	shari mitchell	10:00 - 12:00 PM		X	3			X					
9/15/2019	Carol Regalado	12:00 - 2:00 PM		X	6		X						
9/15/2019	David Bronson	2:00 - 4:00 PM		X	3			X					
9/16/2019	Rodrigo Mella	9:00 - 11:30 AM	X		6			X					
9/18/2019	BLOCKED TIME	7:30 - 4:30 PM			0	X							
9/18/2019	David Bateman II	7:30 - 10:30 AM			1					X			
9/19/2019	BLOCKED TIME	7:30 - 4:30 PM			0	X							
9/20/2019	BLOCKED TIME	7:30 - 4:30 PM			0	X							
9/20/2019	Larry Crouch	8:00 - 11:00 AM			2		X						
9/20/2019	Tanner Pollard	9:30 - 11:30 AM			3			X					
9/21/2019	Larry Crouch	8:00 - 11:00 AM			2		X						
9/21/2019	David Bronson	9:00 - 11:00 AM			3			X					
9/21/2019	Mark Wienbarg	10:30 - 12:30 PM			5	X							
9/21/2019	Reynaldo Milliam Velazquez	1:00 - 4:00 PM			6			X					
9/22/2019	Kory Benken	7:30 - 10:30 AM		X	2					X			
9/22/2019	Donald Rice	7:30 - 10:30 AM		X	2		X						
9/22/2019	Brett Leffew	10:00 - 1:00 PM		X	6			X					
9/22/2019	Eric Nelson	10:00 - 12:00 PM		X	6	X							
9/22/2019	David Bronson	2:00 - 4:00 PM		X	3	X							
9/23/2019	David Bateman II	7:30 - 10:30 AM	X		1					X			
9/23/2019	Larry Crouch	8:00 - 11:00 AM	X		2		X						
9/23/2019	Brittni Battaglia	10:00 - 1:00 PM	X		3			X					
			5	23	154	11	16	11	1	7	1	14	
			Total										
			Passengers:										
			154										
			Total Trips: 61										

Date	Resident	Time	M W Th	F S	Total Pass	20' Pont	16' Pont	16' SunTrk	18' Bass	Tracker Bass	Canoe	Kayak	Comments
9/25/2019	Evelyn Alvarez	1:00 - 4:00 PM			4		X						
9/27/2019	Martin Koerner	7:30 - 10:30 AM			1					X			
9/27/2019	Larry Crouch	8:00 - 11:00 AM			2		X						
9/27/2019	Sara Juggernaut	12:30 - 3:00 PM			3			X					
9/28/2019		8:00 - 11:00 AM			2		X						
9/28/2019	Rogelio Cordero	8:00 - 11:00 AM			1							X	
9/28/2019	Rogelio Cordero	8:00 - 11:00 AM			1							X	
9/28/2019	Rogelio Cordero	8:00 - 11:00 AM			1							X	
9/28/2019	Rogelio Cordero	8:00 - 11:00 AM			1							X	
9/28/2019	Chris Todd	8:30 - 10:30 AM			5	X							
9/28/2019	Jesse Griffin	8:30 - 10:30 AM			6			X					
9/29/2019	Donald Rice	7:30 - 10:30 AM		X	2		X						
9/29/2019	Rogelio Cordero	8:00 - 11:00 AM		X	1							X	
9/29/2019	Rogelio Cordero	8:00 - 11:00 AM		X	1							X	
9/29/2019	Rogelio Cordero	8:00 - 11:00 AM		X	1							X	
9/29/2019	Rogelio Cordero	8:00 - 11:00 AM		X	1							X	
9/29/2019	David Bronson	2:00 - 4:00 PM		X	3	X							
9/30/2019	Larry Crouch	8:00 - 11:00 AM	X		2		X						
10/2/2019	Larry Crouch	8:00 - 11:00 AM			2		X						
10/4/2019	Martin Koerner	7:30 - 10:30 AM			1					X			
10/4/2019	Larry Crouch	8:00 - 11:00 AM			2		X						
10/5/2019	Hannah James	9:00 - 11:30 AM			6			X					
10/5/2019	Brian Miller	9:30 - 11:30 AM			6	X							
10/5/2019	Nichole Hotkowski	10:00 - 1:00 PM			4		X						
10/6/2019	Donald Rice	7:30 - 10:30 AM		X	2		X						
10/6/2019	David Bronson	10:00 - 12:00 PM		X	3	X							
10/9/2019	Jonathan Platt	7:30 - 10:30 AM			2					X			
10/9/2019	Mauricio Perez	12:30 - 2:30 PM			4	X							
10/10/2019	Jonathan Platt	7:30 - 10:30 AM			2					X			
10/10/2019	Larry Crouch	8:00 - 11:00 AM			2		X						
10/11/2019	Jonathan Platt	7:30 - 10:30 AM			3				X				
10/11/2019	Marilyn Soler	11:00 - 2:00 PM			2						X		
			5	23	154	11	16	11	1	7	1	14	
			Total										
			Passengers:										
			154										
			Total Trips: 61										

6C.iii.

Facebook Report September/ October 2019.

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

On September 16th a resident reported poison ivy at the dog park. Servello removed.

On October 2nd a resident reported sprinklers staying on at the green neighborhood Park. CDD staff fixed.

On October 8th a resident inquired on who to speak with for uneven sidewalks. CDD manager responded.

On October 10th a resident reported the gates at Bark central dragging. CDD staff repaired.

On October 11th 2 residents reported a broken sprinkler head on Five Oaks. The issue was located at Ashley Park.

End of report.

6C.iv.

Harmony CDD Monthly Pond Report

Agenda Page #70

Pond #	Name	Acres	Drucked	Algae	Cattails	Pennywort	Grasses	Spotted dock	September pond report	Treatment Plan
Map Quickview, click here. Internet a			SEVERITY: L1=minimal L2=moderate L3=significant L4=extreme - Blank indicates non issue.							* Se Clear G-Algae * Komeen Crystals-Hydrilla * SonarOne- Hydrilla * Diquat-Latorial plants
Map links below require internet										
1	H-1	1.4					L1		No treatment needed	
2	H-1	1					L1		No treatment needed	
3	H-1	2.3				L1			No treatment needed	
4	H-2	3.7		L1			L1		No treatment needed	
5	Cherry Hill	2.8		L1					Algae	
6	S. Long Pond	3.1					L1		No treatment needed	
7	N. Long Pond	3.1					L1		No treatment needed	
8	Dog Park Tr.	3.5		L1					No treatment needed	
9	Dog Park Tr.	1					L1		No treatment needed	
10	Dog Park	3					L1		No treatment needed	
11	Estates N.	1.8		L1					Algae	cutrine 25 gal
12	Estates S.	1.7		L1					Algae	cutrine 25 gal
13	Golf Course	1.5		L1						
14	Golf Course	1.5		L1						
15	Golf Course	4		L1						
16	Golf Course	3.4		L1						
17	Golf Course	1.4		L1						
18	Golf Course	2		L2						
19	Golf Course	5.3		L1						
20	Golf Course	3.5								
21	Golf Course	2.3		L1						
22	Golf Course	3.2		L2						
23	Golf Course	2		L1						
24	Golf Course	2		L1						
25	Golf Course	0.5		L2						
26	Golf Course	0.7								
27	Golf Course	0.7		L2						
28	Golf Course	1.3		L1						
29	Golf Course	1.2		L1						
30	Golf Course	2.3		L1						
31	Golf Course	1.1		L2						
32	Golf Course	2		L1						
33	W. Lake	1.3		L1						
34	W. Lake	0							Future pond, not active	
35	W. Lake	0							Future pond, not active	
36	N. Lake	0							Future pond, not active	
37	E. Lake	3				L1			No treatment needed	
38	E. Lake	0.5				L1			No treatment needed	
39	S. Lake	3.3				L1			No treatment needed	
40	S. Lake	1.4				L1			Algae	cutrine 25 gal
41	S. Lake	2.3	L1	pond report					Algae	cutrine 25 gal
42	S. Lake	5.2	L1						No treatment needed	
43	Waterside	3	L2						underwater growth	cutrine 25 gal
44	DOT	6			L1				No treatment needed	
45	DOT	3.6			L1				No treatment needed	
46	DOT	2			L2				No treatment needed	
47	Maintenance	0.4			L1				No treatment needed	
TOTAL ACRES			102.3	Total size (in acres) of all ponds combined						
AVG. TREATED ACRES			20.46	Average treated pond area is roughly 20%						

Additional Notes:

This month we have very little rain but have not had very many problems with algae growing. I have only treated a few ponds that are routinely treated to maintain there overall health. Treatments have shown good results and kept the ponds looking clean on the surface and very natural looking in there appearance. As normal practice I go around to pick up and trash floating or next to all ponds and surrounding areas.

September pond report



6C.v.

QUOTE



To Harmony
7360 Five Oaks Dr
HARMONY FL 34773
USA

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

Quote Number QU-0588

Reference Installation of playground

Date October 10, 2019

Expiry January 10, 2020

Harmony Installation of playground purchased by customer

PER CUSTOMER- NO PERMIT

Assumes all hardware and playground equipment is on site ready for installation upon arrival. If anything is missing, there will be a change order issued. If any pieces are damaged, a change order will be issued for mobilization to come back at a later time to

[Show more](#)

Description	Quantity	Unit Price	Tax	Amount USD
Installation of new playground equipment that customer purchased from another manufacturer. Assumes all hardware and equipment is on site ready for installation.	1.00	5,500.00	Tax on Sales	5,500.00
Subtotal				5,500.00
Total USD				5,500.00

Terms

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

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

Any items not listed herein will NOT be covered.

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

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

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

Signature: _____

Title: _____

Date: _____

Company Registration No: P17000058311. Registered Office: 4417 13th st PMB 143, St.Cloud, FL 34769, United States

QUOTE



To	Harmony 7360 Five Oaks Dr HARMONY FL 34773 USA	From	Jammin Playgrounds Inc. 4417 13th st PMB 143 ST.CLOUD FL 34769 UNITED STATES
Quote Number	QU-0587		
Reference	Playground		
Date	October 10, 2019		
Expiry	January 10, 2020		

Harmony Playground

PER CUSTOMER- NO PERMIT.

THIS QUOTE ASSUMES CUSTOMER IS TAX EXEMPT- CERTIFICATE NEEDS TO BE PROVIDED PRIOR TO ACCEPTING QUOTE. IF CUSTOMER ACCEPTS QUOTE, A 50% DEPOSIT IS REQUIRED TO ORDER EQUIPMENT. INSTALLATION WILL BE

[Show more](#)

Description	Quantity	Unit Price	Tax	Amount USD
Supply & Delivery of new playground equipment "Ditch Plains" (discount applied). Price includes freight.	1.00	12,875.00	Tax on Sales	12,875.00
Supply & Delivery of 30 borders & 1 ADA ramp (discount applied). \$35 per border & \$425 for ADA ramp. (Freight included in playground price).	1.00	1,475.00	Tax on Sales	1,475.00
Supply, Delivery & Installation of Filter Fabric to prevent weed/grass growth throughout playground area. Approximately 945 sqft.	945.00	0.50	Tax on Sales	472.50
Installation of new playground equipment "Ditch Plains" to spec.	1.00	4,500.00	Tax on Sales	4,500.00
Supply, Delivery & Installation of wood mulch for playground area. Approximately 945 sqft @ 12 inch depth. Total of 35 cubic yards.	35.00	50.00	Tax on Sales	1,750.00
Subtotal				21,072.50
Total USD				21,072.50

Terms

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

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

Any items not listed herein will NOT be covered.

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

will be issued.

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

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

Signature: _____

Title: _____

Date: _____

Company Registration No: P17000058311. Registered Office: 4417 13th st PMB 143, St.Cloud, FL 34769, United States

Qty:
Ditch Plains \$14,150.00
Select your color:



Click on image for zoom



Primary



Neutral



Custom

[Product Flyer \(PDF\)](#)

[Find a Local Rep](#)

Product Specifications

Price: \$14,150.00

Model Number: PKP010P

Age Range: 2-12 years

Child Capacity: 36-42

Fall Height: 60"

Product Type: Quick Ship

Safety Zone: 34' 10" x 26' 3"

ADA Accessibility

Elevated: 8 components

Ground Level: 4 components

✓ **ADA Compliant** 

Share:



Meets National Standards for  **ASTM F1487-17**  **CPSC Guidelines #325**

Product Description

The Ditch Plains play structure is an awesome structure which offers children plenty of exciting ways to climb, play, and move around. The structure has three slides, including a pair of five-foot straight slides, as well as a smaller three-foot turn slide, which provides an easier challenge for younger children. A unique Bones Bridge connects the two taller twin slides together. Kids can access the structure by using the vertical Snake Climber, plastic Arch Climber, or ADA compliant Transfer Station. There is also a set of four Pebble Climbers, which can be used as stepping stones to reach the lower deck. Ditch Plains also contains an abundance of interesting activity panels. These include a Car Panel, where kids can pretend to drive around until they reach the Store Panel, which is a perfect setting for imaginary interactions and games with other kids.

- Products

By Product Type

Play Systems

Seventh Order of Business

7A

MEMORANDUM

Agenda Page #81

TO: Board of Supervisors, Harmony CDD
FROM: Helena Randel, Accountant II
CC: Kristen Suit, District Manager
DATE: October 18, 2019
SUBJECT: September 2019 Financials

Please find the attached September 2019 financial report. During your review, please keep in mind that the goal is for revenue to meet or exceed the annual budget and for expenditures to be at or below the annual budget. To assist with your review, an overview of each District fund is provided below. Should you have any questions or require additional information, please contact me at Helena.Randel@Inframark.com.

General Fund

- FY18 and FY19 debt service assessments associated with parcel VC10 are recorded as assessments receivable.
- Total Revenue through September is approximately 102% of the annual budget.
 - ▶ Non Ad Valorem Assessments Tax Collector collections are at 100%.
- Total Expenditures through September are at 99% of the annual budget.
 - ▶ Administrative
 - ProfServ-Legal Services - Young Qualls, PA general counsel, litigation and land dedication services.
 - ProfServ-Trustee Fees - US Bank series 2014 and 2015 services
 - Postage and Freight - FedEx services and reimbursements to Inframark.
 - Rental-Meeting Room - March 2018 thru September 2019 meeting room rentals.
 - Legal Advertising - Sun Publication and Orlando Sentinal meeting, budget and candidate notices.
 - ▶ Field
 - ProfServ-Field Management - Florida Resource Mgmt services and health/life insurance.
 - ▶ Landscaping Services
 - Miscellaneous Services - Includes sod replacement, aeration, butterfly round about project, dog park water usage fee, plant removal, schoolhouse enhancement project and incidentals.
 - ▶ Utilities
 - Electricity-General - Services provided by OUC.
 - Electricity-Streetlighting - Services provided by OUC.
 - Utility-Water & Sewer - The district installed sod resulting in the need for additional watering.
 - Lease-Street Light - Final OUC utility services invoice.
 - Buydown-Street Lights - Buyout Phase G and C-2
 - ▶ Operation & Maintenance
 - Communication-Telephone - Sprint Solutions.
 - R&M-Pools - Rebuild kit, supplies, acid wash, monthly control lease for Ashley Park, permits and pool umbrellas.
 - R&M-User Supported Facility - Includes parking area and fence installation.
 - Misc.-Contingency - iPad, icloud storage, water and ancillary costs.
 - Misc.-Security Enhancements - Includes replacement of main board due to power surge, Bright House services, proximity cards and security cameras.
 - Capital Outlay-Other - Pontoon boat and deposit for pool pergola.
- The general fund has loaned the series 2015 debt service fund \$53,231.95 to cover a shortfall.

HARMONY

Community Development District

Financial Report

September 30, 2019

Prepared by



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FINANCIAL STATEMENTS

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HARMONY

Community Development District

Financial Statements

(Unaudited)

September 30, 2019

Balance Sheet
September 30, 2019

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2014 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 218,381	\$ -	\$ -	\$ 218,381
Accounts Receivable	200	-	-	200
Assessments Receivable	-	-	56,596	56,596
Investments:				
Certificates of Deposit - 6 Months	105,385	-	-	105,385
Money Market Account	861,900	-	-	861,900
Prepayment Account	-	65,722	959,034	1,024,756
Reserve Fund	-	607,313	340,000	947,313
Revenue Fund	-	559,364	220,445	779,809
Prepaid Items	4,970	-	-	4,970
TOTAL ASSETS	\$ 1,190,836	\$ 1,232,399	\$ 1,576,075	\$ 3,999,310
<u>LIABILITIES</u>				
Accounts Payable	\$ 49,038	\$ -	\$ -	\$ 49,038
Accrued Taxes Payable	6,818	-	-	6,818
TOTAL LIABILITIES	55,856	-	-	55,856
<u>FUND BALANCES</u>				
Nonspendable:				
Prepaid Items	4,970	-	-	4,970
Restricted for:				
Debt Service	-	1,232,399	1,576,075	2,808,474
Assigned to:				
Operating Reserves	397,009	-	-	397,009
Reserves-Renewal & Replacement	92,370	-	-	92,370
Reserves - Self Insurance	50,000	-	-	50,000
Reserves - Sidewalks & Alleyways	153,208	-	-	153,208
Unassigned:	437,423	-	-	437,423
TOTAL FUND BALANCES	\$ 1,134,980	\$ 1,232,399	\$ 1,576,075	\$ 3,943,454
TOTAL LIABILITIES & FUND BALANCES	\$ 1,190,836	\$ 1,232,399	\$ 1,576,075	\$ 3,999,310

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 6,000	\$ 6,000	\$ 14,961	\$ 8,961
Hurricane Irma FEMA Refund	-	-	13,688	13,688
Interest - Tax Collector	-	-	1,689	1,689
Special Assmnts- Tax Collector	1,968,147	1,968,147	1,944,617	(23,530)
Special Assmnts- Discounts	(78,726)	(78,726)	(49,266)	29,460
Other Miscellaneous Revenues	-	-	1,804	1,804
Access Cards	1,200	1,200	2,040	840
Facility Revenue	300	300	650	350
User Facility Revenue	12,600	12,600	17,380	4,780
TOTAL REVENUES	1,909,521	1,909,521	1,947,563	38,042
EXPENDITURES				
Administration				
P/R-Board of Supervisors	11,200	11,200	10,400	800
FICA Taxes	857	857	796	61
ProfServ-Arbitrage Rebate	1,200	1,200	1,200	-
ProfServ-Dissemination Agent	1,500	1,500	1,500	-
ProfServ-Engineering	10,000	10,000	8,217	1,783
ProfServ-Legal Services	50,000	50,000	82,337	(32,337)
ProfServ-Mgmt Consulting Serv	55,984	55,984	63,484	(7,500)
ProfServ-Property Appraiser	779	779	440	339
ProfServ-Special Assessment	8,822	8,822	8,822	-
ProfServ-Trustee Fees	10,024	10,024	10,560	(536)
Auditing Services	4,800	4,800	4,355	445
Postage and Freight	750	750	998	(248)
Rental - Meeting Room	4,200	4,200	4,450	(250)
Insurance - General Liability	27,867	27,867	24,391	3,476
Printing and Binding	2,000	2,000	708	1,292
Legal Advertising	900	900	1,162	(262)
Misc-Records Storage	150	150	-	150
Misc-Assessmnt Collection Cost	39,363	39,363	38,039	1,324
Misc-Contingency	2,600	2,600	1,718	882
Office Supplies	150	150	17	133
Annual District Filing Fee	175	175	175	-
Total Administration	233,321	233,321	263,769	(30,448)

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Field</u>				
ProfServ-Field Management	230,000	230,000	246,141	(16,141)
Total Field	230,000	230,000	246,141	(16,141)
<u>Landscape Services</u>				
Contracts-Mulch	58,803	58,803	58,803	-
Contracts - Landscape	272,363	272,363	272,363	-
Cntrs-Shrub/Grnd Cover Annual Svc	152,676	152,676	152,676	-
R&M-Irrigation	15,000	15,000	8,609	6,391
R&M-Trees and Trimming	25,000	25,000	2,600	22,400
Miscellaneous Services	27,475	27,475	44,111	(16,636)
Total Landscape Services	551,317	551,317	539,162	12,155
<u>Utilities</u>				
Electricity - General	26,400	26,400	34,516	(8,116)
Electricity - Streetlighting	84,000	84,000	97,373	(13,373)
Utility - Water & Sewer	130,000	130,000	179,691	(49,691)
Lease - Street Light	90,000	90,000	5,123	84,877
Buydown - Street Lights	-	-	345,326	(345,326)
Cap Outlay - Streetlights	386,202	386,202	-	386,202
Total Utilities	716,602	716,602	662,029	54,573
<u>Operation & Maintenance</u>				
Communication - Telephone	4,500	4,500	4,570	(70)
Utility - Refuse Removal	3,000	3,000	2,700	300
R&M-Ponds	10,000	10,000	1,892	8,108
R&M-Pools	20,000	20,000	29,108	(9,108)
R&M-Roads & Alleyways	5,000	5,000	531	4,469
R&M-Sidewalks	5,000	5,000	799	4,201
R&M-Vehicles	15,000	15,000	11,149	3,851
R&M-User Supported Facility	12,600	12,600	86,047	(73,447)
R&M-Equipment Boats	7,500	7,500	2,464	5,036
R&M-Parks & Facilities	35,000	35,000	28,652	6,348
Miscellaneous Services	2,400	2,400	950	1,450
Misc-Contingency	9,000	9,000	1,644	7,356
Misc-Security Enhancements	5,000	5,000	6,544	(1,544)
Op Supplies - Fuel, Oil	4,000	4,000	3,741	259
Cap Outlay - Other	20,000	20,000	35,589	(15,589)
Cap Outlay - Vehicles	25,000	25,000	22,526	2,474

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Reserve - Renewal&Replacement	-	-	6,818	(6,818)
Reserve - Sidewalks & Alleyways	60,000	60,000	-	60,000
Total Operation & Maintenance	243,000	243,000	245,724	(2,724)
TOTAL EXPENDITURES	1,974,240	1,974,240	1,956,825	17,415
Excess (deficiency) of revenues				
Over (under) expenditures	(64,719)	(64,719)	(9,262)	55,457
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(64,719)	-	-	-
TOTAL FINANCING SOURCES (USES)	(64,719)	-	-	-
Net change in fund balance	\$ (64,719)	\$ (64,719)	\$ (9,262)	\$ 55,457
FUND BALANCE, BEGINNING (OCT 1, 2018)	1,144,242	1,144,242	1,144,242	
FUND BALANCE, ENDING	\$ 1,079,523	\$ 1,079,523	\$ 1,134,980	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 1,000	\$ 1,000	\$ 5,114	\$ 4,114
Special Assmnts- Tax Collector	1,260,584	1,260,584	1,257,487	(3,097)
Special Assmnts- Prepayment	-	-	79,626	79,626
Special Assmnts- Discounts	(50,423)	(50,423)	(31,858)	18,565
TOTAL REVENUES	1,211,161	1,211,161	1,310,369	99,208
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	25,212	25,212	24,598	614
Total Administration	25,212	25,212	24,598	614
Debt Service				
Principal Debt Retirement	605,000	605,000	585,000	20,000
Principal Prepayments	-	-	45,000	(45,000)
Interest Expense	602,813	602,813	602,025	788
Total Debt Service	1,207,813	1,207,813	1,232,025	(24,212)
TOTAL EXPENDITURES	1,233,025	1,233,025	1,256,623	(23,598)
Excess (deficiency) of revenues				
Over (under) expenditures	(21,864)	(21,864)	53,746	75,610
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(21,864)	-	-	-
TOTAL FINANCING SOURCES (USES)	(21,864)	-	-	-
Net change in fund balance	\$ (21,864)	\$ (21,864)	\$ 53,746	\$ 75,610
FUND BALANCE, BEGINNING (OCT 1, 2018)	1,178,653	1,178,653	1,178,653	
FUND BALANCE, ENDING	\$ 1,156,789	\$ 1,156,789	\$ 1,232,399	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 300	\$ 300	\$ 4,531	\$ 4,231
Special Assmnts- Tax Collector	1,096,637	1,096,637	1,037,261	(59,376)
Special Assessments-Tax Collector-VC10	-	-	56,596	56,596
Special Assmnts- Prepayment	-	-	1,055,023	1,055,023
Special Assmnts- Discounts	(43,865)	(43,865)	(26,279)	17,586
TOTAL REVENUES	1,053,072	1,053,072	2,127,132	1,074,060
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	21,933	21,933	20,290	1,643
Total Administration	21,933	21,933	20,290	1,643
Debt Service				
Principal Debt Retirement	430,000	430,000	420,000	10,000
Principal Prepayments	-	-	435,000	(435,000)
Interest Expense	588,150	588,150	589,966	(1,816)
Total Debt Service	1,018,150	1,018,150	1,444,966	(426,816)
TOTAL EXPENDITURES	1,040,083	1,040,083	1,465,256	(425,173)
Excess (deficiency) of revenues Over (under) expenditures	12,989	12,989	661,876	648,887
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	-	5	5
Contribution to (Use of) Fund Balance	12,989	-	-	-
TOTAL FINANCING SOURCES (USES)	12,989	-	5	5
Net change in fund balance	\$ 12,989	\$ 12,989	\$ 661,881	\$ 648,892
FUND BALANCE, BEGINNING (OCT 1, 2018)	914,194	914,194	914,194	
FUND BALANCE, ENDING	\$ 927,183	\$ 927,183	\$ 1,576,075	

HARMONY

Community Development District

Supporting Schedules

September 30, 2019

**Non-Ad Valorem Special Assessments
Osceola County Tax Collector - Monthly Collection Report
For the Fiscal Year Ending September 30, 2019**

					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 2019				\$ 4,239,365	\$ 1,944,617	\$ 1,257,487	\$ 1,037,261
Allocation %				100%	45.87%	29.66%	24.47%
11/09/17	8,810	156	473	9,439	4,329	2,800	2,309
11/26/18	360,104	15,311	7,349	382,763	175,575	113,536	93,652
12/10/18	1,899,281	80,752	38,761	2,018,794	926,030	598,818	493,946
12/11/18	529	8	11	548	251	162	134
12/20/18	69,181	2,627	1,412	73,219	33,586	21,718	17,915
01/11/19	4,076	120	83	4,279	1,963	1,269	1,047
01/11/19	57,814	1,825	1,180	60,819	27,898	18,040	14,881
02/12/19	185,771	3,918	3,791	193,481	88,750	57,390	47,340
03/11/19	1,006,430	11,687	20,539	1,038,656	476,437	308,088	254,132
04/09/19	4,728	-	97	4,825	2,213	1,431	1,181
04/09/19	143,935	-	2,937	146,873	67,371	43,566	35,936
05/15/19	28,204	(673)	576	28,106	12,893	8,337	6,877
06/14/19	19,719	(586)	402	19,535	8,961	5,794	4,780
06/14/19	260,454	(7,741)	5,315	258,029	118,359	76,537	63,133
TOTAL	\$ 4,049,035	\$ 107,403	\$ 82,926	\$ 4,239,364	\$ 1,944,617	\$ 1,257,487	\$ 1,037,261
Collected in %				100%	100%	100%	100%
TOTAL OUTSTANDING				\$ 0	\$ 0	\$ 0	\$ 0

Note: Parcel # 30-26-32-2614-TRAC-VC10 has been removed from the tax roll.

Cash and Investment Report
September 30, 2019

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%	\$213,111
Debit Account	CenterState Bank	Debit Account	n/a	0.25%	\$5,270
				Subtotal	\$218,381
Certificate of Deposit	BankUnited	6 month CD	2/20/2020	2.00%	\$105,385
Money Market Account	BankUnited	Money Market Account	n/a	1.50%	\$861,900
				Subtotal	\$967,285

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	0.30%	\$65,722
Series 2014 Reserve Fund	US Bank	US Bank Governmental Obligation Fund	n/a	0.30%	\$607,313
Series 2014 Revenue Fund	US Bank	US Bank Governmental Obligation Fund	n/a	0.30%	\$559,364
Series 2015 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.30%	\$959,034
Series 2015 Reserve Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.30%	\$340,000
Series 2015 Revenue Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.30%	\$220,445
				Subtotal	\$2,751,878
				Total	\$3,937,544

7B

Harmony

Community Development District

General Fund

Invoice Approval Report # 234**October 17, 2019**

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
Aastro Electrical LLC	201910003	R	\$ 6,295.00
		Vendor Total	\$ 6,295.00
AMERITAS LIFE INSURANCE CORP.	091619-0000	R	\$ 127.12
		Vendor Total	\$ 127.12
Boyd Civil Engineering	2446	A	\$ 765.38
		Vendor Total	\$ 765.38
BRIAN K. NEAD	119418	R	\$ 1,350.00
		Vendor Total	\$ 1,350.00
BRIGHT HOUSE NETWORKS - ACH	028483501083019 ACH	R	\$ 99.98
	28483501093019 ACH	R	\$ 99.98
	028483401090719 ACH	R	\$ 113.98
		Vendor Total	\$ 313.94
CREATIVE INSPIRATION JOURNEY SCHOOL	090419	R	\$ 3,600.00
		Vendor Total	\$ 3,600.00
FEDEX	6-739-32912	R	\$ 14.04
	6-761-81031	R	\$ 14.04
	6-753-30917	R	\$ 23.99
	6-761-58998	R	\$ 75.22
	6-754-47623	R	\$ 13.70
		Vendor Total	\$ 140.99
Florida Department of Economic	73408	R	\$ 175.00
		Vendor Total	\$ 175.00
FLORIDA RESOURCE MGT LLC-ACH	76756 ACH	R	\$ 8,916.86
	77790 ACH	R	\$ 9,147.02
	77377 ACH	R	\$ 8,800.40
		Vendor Total	\$ 26,864.28
Gary's Grading Inc	2019-7191	R	\$ 1,500.00
		Vendor Total	\$ 1,500.00
GERHARD VAN DER SNEL	100119	R	\$ 120.73
		Vendor Total	\$ 120.73

Harmony

Community Development District

General Fund

Invoice Approval Report # 234**October 17, 2019**

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
Harmony CDD C/O US Bank	101019	R	\$ 4,658.20
	93019 7001	R	\$ 26,600.07
	93019	R	\$ 26,600.07
	Vendor Total		<u>53,200.14</u>
INFRAMARK, LLC	44571	A	\$ 5,517.28
		Vendor Total	<u>\$ 5,517.28</u>
National General	092619 ACH	R	\$ 1,369.67
		Vendor Total	<u>\$ 1,369.67</u>
NORTH SOUTH SUPPLY, INC.	3277427	R	\$ 207.65
	3280645	R	\$ 17.24
	3280699	R	\$ 56.80
	Vendor Total		<u>\$ 281.69</u>
ORLANDO UTILITIES COMMISSION	091019-9921	R	\$ 10,666.10
		Vendor Total	<u>\$ 10,666.10</u>
PINEY BRANCH MOTORS INC	090319	R	\$ 4,847.00
	090419	R	\$ 1,971.00
	Vendor Total		<u>\$ 6,818.00</u>
POOLSURE	101295597660	R	\$ 60.00
	101295597875	R	\$ 240.00
	101295597877	R	\$ 352.50
	101295597997	R	\$ 292.50
	101295598373	R	\$ 666.80
	101295598379	R	\$ 352.50
	Vendor Total		<u>\$ 1,964.30</u>
PUBLIC RISK INSURANCE AGENCY	63270	R	\$ 22,888.00
		Vendor Total	<u>\$ 22,888.00</u>
RAIN BIRD INTERNATIONAL, INC.	48640	R	\$ 1,221.72
		Vendor Total	<u>\$ 1,221.72</u>
SERVELLO & SONS INC	14669	R	\$ 40,320.15
	14732	R	\$ 653.42
	Vendor Total		<u>\$ 40,973.57</u>
Sprint	244553043-074	R	\$ 407.10
		Vendor Total	<u>\$ 407.10</u>

Harmony

Community Development District

General Fund

Invoice Approval Report # 234**October 17, 2019**

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
SUN PUBLICATIONS DBA	117805	R	\$ 48.24
	126945	R	\$ 67.84
	Vendor Total		\$ 116.08
TOHO WATER AUTHORITY	082719 ACH	R	\$ 1,114.70
	091719	R	\$ 11,021.57
	Vendor Total		\$ 12,136.27
WASTE CONNECTIONS OF FLORIDA	1237075	R	\$ 225.00
	Vendor Total		\$ 225.00
YOUNG QUALLS, P.A.	15871	A	\$ 7,482.50
	15261	A	\$ 5,868.50
	Vendor Total		\$ 13,351.00
Total			\$ 212,388.36
Total Invoices			\$ 212,388.36

HARMONY

Community Development District

Check Register

September 1 - September 30, 2019

HARMONY
Community Development District

Payment Register by Bank Account

For the Period from 9/1/19 to 9/30/19
(Sorted by Check / ACH No.)

Pynt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
CENTERSTATE BANK - GF - (ACCT# XXXXX2933)									
Check	55257	09/05/19	Vendor	AMERITAS LIFE INSURANCE CORP.	00000-081419	9/1-9/30/19 VISION & DENTAL	Pro/Serv-Field Management	001-531016-53901	\$127.12
Check	55258	09/05/19	Vendor	FEDEX	6-718-56050	SRVCS THRU 0827/19	Postage and Freight	001-541006-51301	\$35.83
Check	55259	09/05/19	Vendor	NORTH SOUTH SUPPLY, INC.	3273910	IRRIGATION SUPPLIES	R&M-Irrigation	001-546041-53910	\$35.47
Check	55260	09/05/19	Vendor	POOLSURE	1012955956561	ASHLEY PARK CONTROL LEASE	R&M-Pools	001-546074-53910	\$60.00
Check	55260	09/05/19	Vendor	POOLSURE	101295597249	SWIM CLUB BLEACH	R&M-Pools	001-546074-53910	\$300.00
Check	55260	09/05/19	Vendor	POOLSURE	101295597250	ASHLEY PARK CHEMICALS	R&M-Pools	001-546074-53910	\$168.80
Check	55260	09/05/19	Vendor	POOLSURE	101295597248	ASHLEY PARK BLEACH	R&M-Pools	001-546074-53910	\$375.00
Check	55261	09/05/19	Vendor	SERVELLO & SONS INC	14426	AUG 2019 LANDSCAPE MAINT	Contracts-Landscape	001-534050-53902	\$22,696.89
Check	55261	09/05/19	Vendor	SERVELLO & SONS INC	14426	AUG 2019 LANDSCAPE MAINT	Contracts-Mulch	001-534055-53902	\$4,900.25
Check	55261	09/05/19	Vendor	SERVELLO & SONS INC	14426	AUG 2019 LANDSCAPE MAINT	Cntrs-Strub/Grnd Cover Annual Svc	001-534172-53902	\$12,723.01
Check	55261	09/05/19	Vendor	SERVELLO & SONS INC	14756	SCHOOLHOUSE ENHANCEMENT	Miscellaneous Services	001-549001-53902	\$2,592.50
Check	55262	09/05/19	Vendor	WASTE CONNECTIONS OF FLORIDA	1232024	9/1-9/30/19 TRASH SRVC	Utility - Refuse Removal	001-543020-53901	\$225.00
Check	55263	09/12/19	Vendor	BRIAN K. NEAD	119418	PINE TREE REMOVAL	Misc-Contingency	001-549900-53902	\$1,350.00
Check	55264	09/17/19	Vendor	ORLANDO UTILITIES COMMISSION-ACH	091019-9821	8/10-9/10/19 UTILITY SRVCS	Electricity - General	001-543006-53903	\$2,231.74
Check	55264	09/17/19	Vendor	ORLANDO UTILITIES COMMISSION-ACH	091019-9821	8/10-9/10/19 UTILITY SRVCS	Electricity - Streetlighting	001-543013-53903	\$8,434.36
Check	55265	09/19/19	Vendor	CREATIVE INSPIRATION JOURNEY SCHOOL	090419	FY20 MNTHLY BRD MTG RM	Prepaid Items	155000	\$3,600.00
Check	55266	09/20/19	Vendor	LLS TAX SOLUTIONS INC	001785	BOND SERIES 2014 RBT PE 6/29/19	Pro/Serv-Arbitrage Rebate	001-531002-51301	\$600.00
Check	55267	09/24/19	Vendor	FEDEX	6-739-32912	SRVCS THRU 9/17/19	Postage and Freight	001-541006-51301	\$14.04
Check	55268	09/24/19	Vendor	PINEY BRANCH MOTORS INC	090319	RENTAL TRUCK	Misc-Contingency	001-549900-53910	\$4,847.00
Check	55269	09/24/19	Vendor	POOLSURE	101295597875	ASHLEY PARK CHEMICALS	R&M-Pools	001-546074-53910	\$240.00
Check	55269	09/24/19	Vendor	POOLSURE	101295597877	SWIM CLUB CHEMICALS	R&M-Pools	001-546074-53910	\$352.50
Check	55269	09/24/19	Vendor	POOLSURE	101295597997	SWIM CLUB BLEACH	R&M-Pools	001-546074-53910	\$292.50
Check	55270	09/24/19	Vendor	RAIN BIRD INTERNATIONAL, INC.	48640	IRRIGATION SUPPLIES	R&M-Irrigation	001-546041-53902	\$1,221.72
Check	55271	09/26/19	Vendor	NORTH SOUTH SUPPLY, INC.	3277427	IRRIGATION SUPPLIES	R&M-Irrigation	001-546041-53910	\$207.65
Check	55272	09/26/19	Vendor	SERVELLO & SONS INC	14669	SEPT 2019 LANDSCAPE MAINT	Contracts-Landscape	001-534050-53902	\$22,696.89
Check	55272	09/26/19	Vendor	SERVELLO & SONS INC	14669	SEPT 2019 LANDSCAPE MAINT	Contracts-Mulch	001-534055-53902	\$4,900.25
Check	55272	09/26/19	Vendor	SERVELLO & SONS INC	14669	SEPT 2019 LANDSCAPE MAINT	Cntrs-Strub/Grnd Cover Annual Svc	001-534172-53902	\$12,723.01
Check	55272	09/26/19	Vendor	SERVELLO & SONS INC	14732	SEPT 2019 EAST LAKE BERM	Misc-Contingency	001-549900-53910	\$653.42
ACH	DD412	09/04/19	Employee	STEVEN P. BERUBE	PAYROLL	September 04, 2019 Payroll Posting			\$184.70
ACH	DD413	09/04/19	Employee	DAVID L. FARNSWORTH	PAYROLL	September 04, 2019 Payroll Posting			\$184.70
ACH	DD414	09/04/19	Employee	WILLIAM BOKUNIC	PAYROLL	September 04, 2019 Payroll Posting			\$184.70
ACH	DD415	09/04/19	Employee	MICHAEL J. SCARBOROUGH	PAYROLL	September 04, 2019 Payroll Posting			\$99.98
ACH	DD418	09/18/19	Vendor	BRIGHT HOUSE NETWORKS - ACH	028483501083019 ACH	8/28-9/27 0050284835-01 Internet	Communication - Telephone	001-541003-53910	\$113.98
ACH	DD419	09/18/19	Vendor	BRIGHT HOUSE NETWORKS - ACH	028483401090719 ACH	9/6-10/5/19 INTERNET 4834-01	Misc-Security Enhancements	001-549911-53910	\$6,916.86
ACH	DD421	09/12/19	Vendor	FLORIDA RESOURCE MGT LLC-ACH	78756 ACH	PAYROLL PE 09/08/19	Pro/Serv-Field Management	001-531016-53901	\$184.70
ACH	DD422	09/30/19	Employee	STEVEN P. BERUBE	PAYROLL	September 30, 2019 Payroll Posting			\$184.70
ACH	DD423	09/30/19	Employee	DAVID L. FARNSWORTH	PAYROLL	September 30, 2019 Payroll Posting			\$184.70
ACH	DD424	09/30/19	Employee	WILLIAM BOKUNIC	PAYROLL	September 30, 2019 Payroll Posting			\$184.70

HARMONY

Community Development District

Debit Card Invoices

September 1 - September 30, 2019

**Monthly Debit Card Purchases
Sep-19**

Date	Vendor	Description	Amount
9/4/2019	PayPal	Paper Towel Dispenser	91.17
9/25/2019	Guant Zhou Bai Tou Ying	Yamaha Headlight Bulbs	18.99
9/3/2019	Wawa	Fuel	63.28
9/3/2019	iTunes	iCloud 200 GB Storage Plan (Apple)	2.99
9/3/2019	Amazon	Waterproof Junction Box	56.99
9/3/2019	Amazon	Remote Thermostat	46.99
9/3/2019	Amazon	UTV Side Rear Mirror	11.99
9/6/2019	Amazon	Emergency Strobe Light	33.99
9/6/2019	Amazon	Black UTV Bench Seat Cover	32.82
9/9/2019	Seattle	Paint and Pesticide Respirator	66.98
9/9/2019	Jamil Tires	2 Tire Mounts	20.00
9/9/2019	Pool Operation	CPO and amp	305.00
9/9/2019	Home Depot	Supplies	164.42
9/9/2019	Amazon	Pool Chair Protective Cover	126.43
9/10/2019	Amazon	Apple iPhone Screen Protector	6.69
9/10/2019	Amazon	Sea Foam Motor Treatment Multi-Use	18.95
9/10/2019	Amazon	Air Filter Fuel Pump	14.82
9/11/2019	Amazon	iPhone Waterproof Case	16.88
9/12/2019	Evers Wood Products	Fill Dirt	190.00
9/12/2019	Amazon	Chainsaw Chain	25.20
9/13/2019	Sunoco	Fuel	57.87
9/16/2019	Amazon	Polypropylene Coverall with Hood	118.30
9/17/2019	Amazon	Rubbermaid Commercial Microburst 3000	54.99
9/18/2019	D's Ace Hardware	Antifreeze, Universal Flapper Fit 2"	27.96
9/23/2019	Sunoco	Fuel	63.02
9/23/2019	Amazon	Battery Charger Portable	33.99
9/23/2019	Amazon	13' Pipe Pliers	73.95
9/23/2019	D's Ace Hardware	Supplies	48.97
9/23/2019	Winn-Dixie	Water	48.00
9/24/2019	Amazon	Vision Wheel Load Boss Hard Surface Tire	187.50
9/25/2019	Amazon	Pentair Trap Basket	16.78
9/25/2019	Jamil Tires	Tire Mount	10.00
9/27/2019	Sunoco	Fuel	46.88
9/27/2019	Jamil Tires	Tire Mount and Disposal Fee	21.00
9/27/2019	Amazon	Microwave Oven Door Button	10.37
9/30/2019	Amazon	Flag and Sign	52.49
9/30/2019	Amazon	Fence Post	60.00
9/30/2019	Sunoco	Fuel	50.00
		TOTAL	2,296.65

Hello Harmony CDD,

You sent a payment of \$91.17 USD

We've asked the seller to ship.

Thanks for using PayPal. To see all the transaction details, log in to your PayPal account.

It may take a few moments for this transaction to appear in your account.

Seller

Note to seller

You haven't included a note.

Shipping address - confirmed

Gerhard van der Snel
7360 Five Oaks Dr
Ofc TRAILER
Harmony, FL 34773-6051
United States

Shipping details

The seller hasn't provided any shipping details yet.

Description	Unit price	Qty	Amount
Bobrick B-369 Recessed Paper Towel Dispenser & Waste Receptacle NOS Item# 183862211911	\$59.00 USD	1	\$59.00 USD



Shipping and handling \$32.17 USD
Insurance - not offered ---

Pauls

Payment **\$91.17 USD**

Payment sent from gerhardharmony@gmail.com

Payment Method (Total):

CENTERSTATE BANK OF FLORIDA, N.A. x-7060 \$91.17 USD

Approved G v/d Snel 09/03/2019



Gerhard van der snel <gerhardharmony@gmail.com>

Receipt for your PayPal payment to 广州白头鹰商贸有限公司

1 message

service@paypal.com <service@paypal.com>
To: Harmony CDD <gerhardharmony@gmail.com>

Tue, Sep 24, 2019 at 9:50 AM



Sep 24, 2019 06:49:46 PDT
Transaction ID: 1G0370035V3540608

Hello Harmony CDD,

You sent a payment of \$18.99 USD to 广州白头鹰商贸有限公司

Thanks for using PayPal. To see all the transaction details, log in to your PayPal account.

It may take a few moments for this transaction to appear in your account.

Seller

广州白头鹰商贸有限公司

Note to seller

You haven't included a note.

Shipping address - confirmed

Gerhard van der Snel
7360 Five Oaks Dr
Ofc TRAILER
Harmony, FL 34773-6051
United States

Shipping details

The seller hasn't provided any shipping details yet.

Description	Unit price	Qty	Amount
100W For Yamaha Viking VI 2015-2016 YXM700 YXC700 4x4 LED Headlight HS1 2x Bulbs Item# 192919519719	\$18.99 USD	1	\$18.99 USD

Approved G v/d Snel 09/24/2019



Shipping and handling \$0.00 USD
Insurance - not offered ---

Gas

Wawa #5123
1125 E Irlo Bronson
St. Cloud FL 34789

8/30/2019 9:12:05 AM
Term: JD12067193001
Appr: 048496
Seq#: 036274
Product: Unleaded
Pump Gallons Price
05 26.376 \$2.399
Total Sale \$63.28
Capture

MasterCard
XXXXXXXXXXXX4759
Swiped

08/30/2019 09:04:42

I agree to pay the
above Total Amount
according to Card
Issuer Agreement.

YOUR OPINION MATTERS

Tell us about your
experience at
* MyWawaVisit.com *

Take our survey for
a chance to win

Wawa swag
gift baskets and
gift cards valued
at up to \$500!

Disponible
en Espanol

Survey Code: 1830861

Store Number: 05123

Please respond
within 5 days
NO PURCHASE
NECESSARY
See rules at website

Approved G v/d Snel 09/03/2019



Gerhard van der snel <gerhardharmony@gmail.com>

Fwd: Your receipt from Apple.

1 message

Gerhard van der Snel <gerhardvandersnel@hotmail.com>
 To: "gerhardharmony@gmail.com" <gerhardharmony@gmail.com>

Mon, Sep 2, 2019 at 8:49 AM

Kind regards,
 Gerhard van der Snel
 Field Operations Manager
 Harmony CDD
 7360 Five Oaks Dr
 Harmony fl 34773
 407-301-2235

Begin forwarded message:

From: Apple <no_reply@email.apple.com>
 Date: September 2, 2019 at 4:32:55 AM EDT
 To: gerhardvandersnel@hotmail.com
 Subject: Your receipt from Apple.



Receipt

APPLE ID
 gerhardvandersnel@hotmail.com

DATE
 Sep 1, 2019

ORDER ID
 MX5F54BZ5H

DOCUMENT NO
 207288001614

BILLED TO
 MasterCard ... 4759
 Gerhard Van der snel
 210 N University dr
 Suite 702
 Coral Springs, FL 33071-7320
 USA

iCloud

PRICE



iCloud: 200GB Storage Plan
 Monthly
 Renews Oct 2, 2019

\$2.99

TOTAL

\$2.99

Approved G v/d Snel 09/03/2019**Send money with a message.**

Use Apple Pay to send and receive money. It's as simple as sending a text.



Learn More about Apple Cash

**Final Details for Order #111-1037092-1798606**[Print this page for your records.](#)**Order Placed:** September 3, 2019**Amazon.com order number:** 111-1037092-1798606**Order Total:** \$56.99**Shipped on September 3, 2019****Items Ordered**

	Price
1 of: <i>Ogrmar ABS Plastic Dustproof Waterproof IP65 Junction Box Universal Durable Electrical Project Enclosure With Lock (15.7"x11.8"x7")</i>	\$56.99
Sold by: Ogrimmar Bags (seller profile)	

Condition: New

Shipping Address:

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

Shipping Speed:

Two-Day Shipping

Payment information**Payment Method:**

Debit Card | Last digits: 4759

Item(s) Subtotal:	\$56.99
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:	\$56.99
Estimated tax to be collected:	\$0.00

Grand Total: \$56.99To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2019, Amazon.com, Inc. or its affiliates*Approved G v/d snel 10/16/2019*

**Final Details for Order #112-2262272-6805817**[Print this page for your records.](#)**Order Placed:** August 30, 2019**Amazon.com order number:** 112-2262272-6805817**Order Total:** \$46.99**Shipped on September 3, 2019****Items Ordered**1 of: *General Pump Remote Thermostat #100438*Sold by: American Airless ([seller profile](#))

Condition: New

Price

\$42.00

Shipping Address:

Gerhard van der Snel

7360 Five Oaks Dr

Office trailer

HARMONY, FLORIDA 34773-6047

United States

Shipping Speed:

Standard Shipping

Payment information**Payment Method:**

Debit Card | Last digits: 4759

Item(s) Subtotal: \$42.00

Shipping & Handling: \$4.99

Billing address

GERHARD VAN DER SNEL HARMONY CDD

210 N UNIVERSITY DR STE 702

CORAL SPRINGS, FL 33071-7320

United States

Total before tax: \$46.99

Estimated tax to be collected: \$0.00

Grand Total: \$46.99**Credit Card transactions** MasterCard ending in 4759: September 3, 2019: \$46.99To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2019, Amazon.com, Inc. or its affiliates

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**Final Details for Order #111-4555911-1250655**[Print this page for your records.](#)**Order Placed:** September 3, 2019**Amazon.com order number:** 111-4555911-1250655**Order Total: \$11.99****Shipped on September 5, 2019****Items Ordered**

1 of: *MOEBULB UTV Clear Side Rear View Center Mirror/Convex Mirror
Adjustable High Impact ABS Housing Glass Mirror*
Sold by: MOE-BULB ([seller profile](#))

Price

\$11.99

Condition: New

Shipping Address:

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

Shipping Speed:

Two-Day Shipping

Payment information**Payment Method:**

Debit Card | Last digits: 4759

Item(s) Subtotal: \$11.99

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: \$11.99

Estimated tax to be collected: \$0.00

Grand Total: \$11.99To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2019, Amazon.com, Inc. or its affiliates

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**Final Details for Order #112-5353025-8033841**[Print this page for your records.](#)**Order Placed:** September 19, 2019**Amazon.com order number:** 112-5353025-8033841**Order Total: \$33.99****Shipped on September 19, 2019****Items Ordered****Price**

1 of: *Xprite 240 LED Law Enforcement Emergency Hazard Warning LED Mini Bar Strobe Light with Magnetic Base (White/Yellow)* \$33.99
Sold by: Xprite USA ([seller profile](#))

Condition: New

Shipping Address:

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

Shipping Speed:

Standard Shipping

Payment information**Payment Method:**

Debit Card | Last digits: 4759

Item(s) Subtotal: \$33.99

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: \$33.99

Estimated tax to be collected: \$0.00

Grand Total: \$33.99**Credit Card transactions** MasterCard ending in 4759: September 19, 2019: \$33.99To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2019, Amazon.com, Inc. or its affiliates*Vehicle**Approved G v/d Snel 10/07/2019*

**Final Details for Order #114-4317696-4717027**[Print this page for your records.](#)**Order Placed:** September 5, 2019**Amazon.com order number:** 114-4317696-4717027**Order Total:** \$32.82**Shipped on September 6, 2019****Items Ordered**1 of: *Classic Accessories QuadGear Black UTV Bench Seat Cover*
Sold by: Amazon.com Services, Inc**Price**
\$35.82

Condition: New

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

One-Day Shipping

Payment information**Payment Method:**

Debit Card | Last digits: 4759

Billing addressGERHARD VAN DER SNEL HARMONY CDD
210 N UNIVERSITY DR STE 702
CORAL SPRINGS, FL 33071-7320
United StatesItem(s) Subtotal: \$35.82
Shipping & Handling: \$0.00
Your Coupon Savings: -\$3.00
-----Total before tax: \$32.82
Estimated tax to be collected: \$0.00**Grand Total: \$32.82**To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2019, Amazon.com, Inc. or its affiliates*Vehicle**Approved G v/d Snel 10/07/2019*

**Final Details for Order #114-4913916-1137831**[Print this page for your records.](#)**Order Placed:** September 6, 2019**Amazon.com order number:** 114-4913916-1137831**Order Total:** \$66.98**Shipped on September 8, 2019****Items Ordered**

2 of: *Safety Works 817662 Paint and Pesticide Respirator*
Sold by: Rocky Mountain Farms ([seller profile](#))

Condition: New

Price

\$33.49

Shipping Address:

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

Shipping Speed:

One-Day Shipping

Payment information**Payment Method:**

Debit Card | Last digits: 4759

Item(s) Subtotal: \$66.98

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: \$66.98

Estimated tax to be collected: \$0.00

Grand Total: \$66.98To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2019, Amazon.com, Inc. or its affiliates

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White

996605

CUSTOMER'S ORDER NO.		DATE 9-6-2019	
NAME Harry CDD			
ADDRESS 730 Five Oaks Dr			
CITY, STATE, ZIP Harry FL 34773			
SOLD BY	CASH	C.O.D.	ON ACCT
PAID OUT			
QUAN.	DESCRIPTION	PRICE	AMOUNT
1	2-mount-tires	\$ 20	
2			
3			
4			
5	Y+P Tires		
6	STC Cond.		
7			
8			
9			
10			
11			
12			
13			
14			
RECEIVED BY		TAX	
TOTAL		\$20	

A-24765W
T-46901

KEEP THIS SLIP FOR REFERENCE

01 11

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Gerhard van der snel <gerhardharmony@gmail.com>

Transaction Receipt from Pool Operation Management for \$305.00 (USD)

1 message

Auto-Receipt <noreply@mail.authorize.net>

Thu, Sep 5, 2019 at 8:34 AM

Reply-To: Kim Sherwood <info@pooloperationmanagement.com>

To: Gerhard van der Snel <gerhardharmony@gmail.com>

Thank you for your Swimming Pool Purchase for CPO, Service or Products.

Order Information

Description: Pool Operation Management - Order 9749

Invoice Number 9749

Customer ID 900

Billing Information

Gerhard van der Snel

Harmony CDD

210 N university Dr 702

Coral Springs, FL 33071

USA

gerhardharmony@gmail.com

407-301-2235

Shipping Information

Shawn Wooldridge

Harmony CDD

6856 Sundrop St

Harmony, FL 34773

USA

Item	Name	Description	Qty	Taxable	Unit Price	Item Total
10735	CPO® CERTIFICATION -...	Dates and Locations: NOV 14-15 ORLANDO FL	1	N	\$305.00 (USD)	\$305.00 (USD)

Total: \$305.00 (USD)

Payment Information

Date/Time: 5-Sep-2019 8:34:05 EDT

Transaction ID: 61899655565

Payment Method: MasterCard xxxx

Transaction Type: Purchase

Auth Code: 047811

Merchant Contact Information

Pool Operation Management

Brick, NJ 08723

US

info@pooloperationmanagement.com

For questions, please call Pool Operation Management at 732-451-1040 or email

info@pooloperationmanagement.com.

Approved G v/d Snel 09/05/2019



More saving.
More doing.™

4560 13TH STREET
ST CLOUD, FL 34769 (407)498-0606

6350 00051 05606 09/06/19 08:17 AM
CASHIER CAROLYN

683333512589 HDX SPRAYER <A>	
HDX ALL PURPOSE WIDE MOUTH SPRAYER	
202.68	5.36N
092644690013 NCVT-1 <A>	19.97N
NON-CONTACT VOLTAGE TESTER	
017801180473 40WAPPLBULB <A>	2.97N
FEIT 40W A15 SW DIM APPLIANCE BULB	
810363013889 HDX 20G <A>	6.48N
HDX 20 GALLON TOTE, GRAY	
RSN: 5 NEW AMT 5.98 MKDN	-0.50
MAX REFUND VALUE \$5.98	
810363013889 HDX 20G <A>	6.48N
HDX 20 GALLON TOTE, GRAY	
RSN: 5 NEW AMT 5.98 MKDN	-0.50
MAX REFUND VALUE \$5.98	
810363013889 HDX 20G <A>	6.48N
HDX 20 GALLON TOTE, GRAY	
RSN: 5 NEW AMT 5.98 MKDN	-0.50
MAX REFUND VALUE \$5.98	
810363013889 HDX 20G <A>	6.48N
HDX 20 GALLON TOTE, GRAY	
RSN: 5 NEW AMT 5.98 MKDN	-0.50
MAX REFUND VALUE \$5.98	
810363013889 HDX 20G <A>	6.48N
HDX 20 GALLON TOTE, GRAY	
RSN: 5 NEW AMT 5.98 MKDN	-0.50
MAX REFUND VALUE \$5.98	
810363013889 HDX 20G <A>	6.48N
HDX 20 GALLON TOTE, GRAY	
RSN: 5 NEW AMT 5.98 MKDN	-0.50
MAX REFUND VALUE \$5.98	
810363013889 HDX 20G <A>	6.48N
HDX 20 GALLON TOTE, GRAY	
RSN: 5 NEW AMT 5.98 MKDN	-0.50
MAX REFUND VALUE \$5.98	
810363013889 HDX 20G <A>	6.48N
HDX 20 GALLON TOTE, GRAY	
RSN: 5 NEW AMT 5.98 MKDN	-0.50
MAX REFUND VALUE \$5.98	
810363013889 HDX 20G <A>	6.48N
HDX 20 GALLON TOTE, GRAY	
RSN: 5 NEW AMT 5.98 MKDN	-0.50
MAX REFUND VALUE \$5.98	
857150005924 17GAL TOTE <A,S>	
HDX 17 GALLON TOUGH TOTE	
908.48	76.32N

SUBTOTAL	164.42
SALES TAX	0.00
TAX EXEMPT	
TOTAL	\$164.42
XXXXXXXXXXXX4759 MASTERCARD	164.42
AUTH CODE 040014/4513317	1A

P.O.#/JOB NAME: HARMONY



Approved A v/d Snel 09/06/2019

**Final Details for Order #114-0717310-2957002**[Print this page for your records.](#)**Order Placed:** September 4, 2019**Amazon.com order number:** 114-0717310-2957002**Order Total:** \$126.43**Shipped on September 9, 2019****Items Ordered**1 of: *American Supply Lift Pool Chair Protective Cover*
Sold by: Shop Wize ([seller profile](#))**Price**
\$117.61

Condition: New

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

Economy Shipping

Payment information**Payment Method:**

Debit Card | Last digits: 4759

Item(s) Subtotal: \$117.61
Shipping & Handling: \$0.00
-----**Billing address**GERHARD VAN DER SNEL HARMONY CDD
210 N UNIVERSITY DR STE 702
CORAL SPRINGS, FL 33071-7320
United StatesTotal before tax: \$117.61
Estimated tax to be collected: \$8.82
-----**Grand Total: \$126.43****Credit Card transactions** MasterCard ending in 4759: September 9, 2019: \$126.43To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2019, Amazon.com, Inc. or its affiliates

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**Final Details for Order #111-7147450-7698635**[Print this page for your records.](#)**Order Placed:** September 10, 2019**Amazon.com order number:** 111-7147450-7698635**Order Total:** \$6.69**Shipped on September 10, 2019****Items Ordered**

1 of: *Trianium (3 Packs) Screen Protector Designed for Apple iPhone XS & iPhone X 2018 2017 Premium HD CLARITY 0.25mm Tempered Glass Screen Protector with A*
Sold by: Eclipse Pro ([seller profile](#))

Price

\$6.22

Condition: New

Shipping Address:

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

Shipping Speed:

Standard Shipping

Payment information**Payment Method:**

Debit Card | Last digits: 4759

Item(s) Subtotal: \$6.22

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: \$6.22

Estimated tax to be collected: \$0.47

Grand Total: \$6.69To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2019, Amazon.com, Inc. or its affiliates

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**Final Details for Order #111-7239381-3572254**[Print this page for your records.](#)**Order Placed:** September 9, 2019**Amazon.com order number:** 111-7239381-3572254**Order Total:** \$18.95**Shipped on September 10, 2019****Items Ordered****Price**

1 of: *Sea Foam SF-16-2PK Motor Treatment Multi-Use, 16 Ounce, Pack of 2, 16. Fluid Ounces* \$18.95
Sold by: ICE AUTO PARTS ([seller profile](#))

Condition: New

Shipping Address:

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

Shipping Speed:

Standard Shipping

Payment information**Payment Method:**

Debit Card | Last digits: 4759

Item(s) Subtotal: \$18.95

Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$18.95

Estimated tax to be collected: \$0.00

Grand Total: \$18.95**Credit Card transactions** MasterCard ending in 4759: September 10, 2019: \$18.95To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2019, Amazon.com, Inc. or its affiliates*Approved G v/d Snel 10/07/2019*

**Final Details for Order #112-4682301-3653854**[Print this page for your records.](#)**Order Placed:** September 10, 2019**Amazon.com order number:** 112-4682301-3653854**Order Total:** \$14.82**Shipped on September 10, 2019****Items Ordered****Price**

1 of: Kizut 11013-7044 Air Filter Fuel Pump for Kawasaki M131802 M144100 \$14.82
FH601V FH721V FH641V FX730V FX651V FX691V FX850V FD671D FD731V
FD750D FD791D 49040-0769 49040-7001 Lawn Mower Parts
Sold by: Kizut Parts Service ([seller profile](#))

Condition: New

Shipping Address:

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

Shipping Speed:

One-Day Shipping

Payment information**Payment Method:**

Debit Card | Last digits: 4759

Item(s) Subtotal: \$14.82

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: \$14.82

Estimated tax to be collected: \$0.00

Grand Total: \$14.82To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2019, Amazon.com, Inc. or its affiliates

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**Final Details for Order #111-6881405-9756242**[Print this page for your records.](#)**Order Placed:** September 10, 2019**Amazon.com order number:** 111-6881405-9756242**Order Total: \$16.88****Shipped on September 11, 2019****Items Ordered**

1 of: *Binager iPhone 7/8 Waterproof Case [4.7inch], IP68 Certified Full Body Protection, Built in Screen Protector with Touch ID, Dirtproof Shockproof and Snowproof for Outdoor Sports (Black)* **Price \$16.88**
Sold by: Nanshuihepan ([seller profile](#))

Condition: New

Shipping Address:

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

Shipping Speed:

Two-Day Shipping

Payment information**Payment Method:**

Debit Card | Last digits: 4759

Item(s) Subtotal: \$16.88
Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$16.88
Estimated tax to be collected: \$0.00

Grand Total: \$16.88To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2019, Amazon.com, Inc. or its affiliates

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EVERS WOOD PRODUCTS, INC.

Agenda Page #226

Invoice

2881 OLD CANOE CREEK RD.
ST. CLOUD, FL 34772
407-892-7930
407-892-7631 (FAX)

Date 9/11/19 Invoice # 98041

Bill To
CASH SALES-NON TAXABLE

Ship To
HARMONY COMM DEV DIST
7340 FIVE OAKS DR
HARMONY
407-301-2235 GERHARD

P.O. Number Terms Rep Ship Via F.O.B. Project

9/11/19

Quantity	Item Code	Description	Price Each	Amount
5	603-A	Fill dirt - delivered	25.00	125.00
	655	Delivery	65.00	65.00
	CR	Credit Card Payment		-190.00

EVERS WOOD PRODUCTS INC
2881 OLD CANOE CREEK RD
SAINT CLOUD FL 34772
(407) 892-7930
MID #8788290418939

Term ID: 6
Merchant ID: 8788290418939

Signature _____

Phone Order Sale

xxxxxxxxxxxx4759 Exp: XX/XX
MASTERCARD Entry Method: Keved CNP

Total: \$ 190.00

09/11/19 09:21:39

Inv#: 000005 Appr Code: 013074

Apprvd: Online Batch#: 000333

CVC2 Code: M

BRIC #: 04EH5WDMAGV8AJNGU

Approved G v/d Snel 09/11/2019

CARDHOLDER COPY

RETAIN THIS COPY FOR STATEMENT
VERIFICATION

NOT RESPONSIBLE FOR DAMAGES INCURRED DURING DE
DIRECTIONS

Total \$0.00

**Final Details for Order #111-9520513-2049811**[Print this page for your records.](#)**Order Placed:** September 12, 2019**Amazon.com order number:** 111-9520513-2049811**Order Total:** \$25.20**Shipped on September 12, 2019****Items Ordered**

2 of: *Oregon S33 AdvanceCut 8-Inch Chainsaw Chain, Fits Chicago, Earthwise, Greenworks, Sun Joe*
Sold by: Amazon.com Services, Inc

Price

\$12.60

Condition: New

Shipping Address:

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

Shipping Speed:

One-Day Shipping

Payment information**Payment Method:**

Debit Card | Last digits: 4759

Item(s) Subtotal: \$25.20

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: \$25.20

Estimated tax to be collected: \$0.00

Grand Total: \$25.20To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2019, Amazon.com, Inc. or its affiliates*Approved G v/d Snel 10/07/2019*

Gas

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

Trans #: 258980
 Grade: Regular (87)
 Pump Number: 11
 Gallons: 24.427
 Price: \$2.369
 Total Fuel: \$57.87

Total Sale: \$57.87

Term: JD12418058001

Appr: 029236

Seq#: 044009

Capture

MasterCard
 XXXXXXXXXXXXX4759
 Swiped

09/11/2019 07:36:03

Approved G v/d Snel 09/11/2019

**Final Details for Order #114-8584293-0950619**[Print this page for your records.](#)**Order Placed:** September 6, 2019**Amazon.com order number:** 114-8584293-0950619**Order Total: \$118.30****Shipped on September 15, 2019****Items Ordered****Price**

1 of: *Lakeland SafeGard SMS Polypropylene Coverall with Hood, Disposable, Elastic Cuff, 2X-Large, Sky Blue (Case of 25)* \$118.30

Sold by: Amazon.com Services, Inc

Condition: New

Shipping Address:

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

Shipping Speed:

Two-Day Shipping

Payment information**Payment Method:**

Debit Card | Last digits: 4759

Item(s) Subtotal: \$118.30

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: \$118.30

Estimated tax to be collected: \$0.00

Grand Total: \$118.30

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

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**Final Details for Order #112-0362760-4247426**[Print this page for your records.](#)**Subscribe and Save Order Placed:** September 10, 2019**Amazon.com order number:** 112-0362760-4247426**Order Total:** \$54.99**This order contains Subscribe & Save items.****Shipped on September 18, 2019****Items Ordered**1 of: *Rubbermaid Commercial Microburst 3000 10 Piece Refill Preference***Price**

\$57.88

Pack, FG401260A

Sold by: Amazon.com Services, Inc

Condition: New

Shipping Address:

Gerhard van der Snel

7360 Five Oaks Dr

Office trailer

HARMONY, FLORIDA 34773-6047

United States

Shipping Speed:

Standard Shipping

Payment information**Payment Method:**

Debit Card | Last digits: 4759

Item(s) Subtotal: \$57.88

Shipping & Handling: \$0.00

Subscribe & Save: -\$2.89

Total before tax: \$54.99

Estimated tax to be collected: \$0.00

Grand Total: \$54.99**Billing address**

GERHARD VAN DER SNEL HARMONY CDD

210 N UNIVERSITY DR STE 702

CORAL SPRINGS, FL 33071-7320

United States

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Vehicle

THANK YOU FOR SHOPPING AT
D's ACE HARDWARE
525 E. 13TH STREET
ST. CLOUD,
FL-34769
(407) 957-0191

09/17/19 3:43PM ALISHA 301 SALE

8208233	1	EA	\$9.99	EA	N
ANTIFREEZE PEAK 50/50					\$9.99
40403	3	EA	\$5.99	EA	N
UNIVERSAL FLAPPER FIT 2"					\$17.97

SUB-TOTAL:\$	27.96	TAX: \$.00
		TOTAL: \$	27.96
		BC AMT: \$	27.96

BK CARD#: XXXXXXXXXXXX4759
MID: 191202894884
AUTH: 036143 AMT: \$ 27.96
Host reference #:133246 Bat#

Authorizing Network: MASTERCARD

SWIPED
CARD TYPE:MASTERCARD EXPR: XXXX
TxnID/ValCode: 087752

Bank card USD\$ 27.96

Total Items: 4



==>> JRNL#B33246/1 <<==
CUST NO: 111

THANK YOU GERHARD SNEL VAN DER
FOR YOUR PATRONAGE

I agree to pay above total amount
according to card issuer agreement
(merchant agreement if credit voucher)
Acct: TAX EXEMPT CUSTOMER
PO#: HARMONY

Customer Copy

Returns over \$50 excluding tax, store
credit will be provided only.

Approved G v/d Snel 09/17/2019

Gas

SUNOCO 0415773100
 L312653386001
 6990 E IRLD BRONSON
 ST CLOUD, FL
 34771
 09/18/2019 940391558
 08:16:56 AM

XXXXXXXXXXXX4759
 Mastercard
 INVOICE 000661
 AUTH 029762

PUMP# 9
 001 25.6306
 PRICE/GAL \$2.459

FUEL TOTAL \$ 63.02

CREDIT \$ 63.02

Customer-activated Purchase/Capture
 Sequence Number 61503
 Striped
 APPROVED 029762

Approved G v/d Snel 09/18/2019

**Final Details for Order #111-5679779-3209052**[Print this page for your records.](#)**Order Placed:** September 5, 2019**Amazon.com order number:** 111-5679779-3209052**Order Total:** \$33.99**Shipped on September 6, 2019****Items Ordered**

1 of: *BMK 12V 5A Smart Battery Charger Portable Battery Maintainer with Detachable Alligator Rings Clips Fast Charging Waterproof Trickle Charger for Car Bo* **Price** \$35.99
Sold by: BMK BLUEMICKEY ([seller profile](#))

Condition: New

Shipping Address:

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

Shipping Speed:

One-Day Shipping

Payment information**Payment Method:**

Debit Card | Last digits: 4759

Billing address

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

Item(s) Subtotal: \$35.99

Shipping & Handling: \$0.00

Your Coupon Savings: -\$2.00

Total before tax: \$33.99

Estimated tax to be collected: \$0.00

Grand Total: \$33.99To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2019, Amazon.com, Inc. or its affiliates

Approved G v/d Snel 10/07/2019

**Final Details for Order #112-9451486-4744212**[Print this page for your records.](#)**Order Placed:** September 20, 2019**Amazon.com order number:** 112-9451486-4744212**Order Total:** \$73.95**Shipped on September 21, 2019****Items Ordered****Price**

1 of: *Keyfit Tools M Wrench 13" Pipe Pliers, Multi Use Angled For Tight Spaces* \$73.95
Like Oil Filters, Plumbing, Under Faucet Sink Repair PVC Brass Unions P-traps
Sold by: Keyfit Tools ([seller profile](#))

Condition: New

Shipping Address:

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

Shipping Speed:

Two-Day Shipping

Payment information**Payment Method:**

Debit Card | Last digits: 4759

Item(s) Subtotal: \$73.95

Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$73.95

Estimated tax to be collected: \$0.00

Grand Total: \$73.95To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2019, Amazon.com, Inc. or its affiliates

Approved G v/d Snel 10/07/2019

parkus

THANK YOU FOR SHOPPING AT
D's ACE HARDWARE
525 E. 13TH STREET
ST. CLOUD,
FL-34769
(407) 957-0191

09/20/19 8:35AM KEITH 302 SALE

13322	2	EA	\$3.50	EA	SN
GREAT STUFF G&C 120Z					\$7.00
Regular Price:			5.99		
You Saved :			4.98		
11815	2	EA	\$11.99	EA	N
PAINT QT GLOS BLACK R-O					\$23.98
1666460	1	EA	\$17.99	EA	N
PAINT TAPE 1.41X60YD 3PK					\$17.99
SUB-TOTAL:\$		48.97	TAX: \$.00
			TOTAL: \$		48.97
		BC AMT: \$			48.97

BK CARD#: XXXXXXXXXXXX4759
MID: 191202894884
AUTH: 082253 AMT: \$ 48.97
Host reference #:133758 Bat#

Authorizing Network: MASTERCARD

SWIPED
CARD TYPE:MASTERCARD EXPR: XXXX
TxnID/ValCode: 088098

Bank card USD\$ 48.97

Total Items: 5



==>> JRNL#B33758/1

<<==

CUST NO: 111

Approved G v/d Snel 09/20/2019

Winn✓Dixie

Water Staff

www.winndixie.com

16 @ 3.99
 NIAGARA 24P .5L PC 63.84 F
 16 @ 0.99
 RC NIAGARA 24P .5L 15.84-F
 PHONE # ###-###-6035
 TAX 0.00
 **** BALANCE 48.00
 *****4759
 Auth #: 022486 SEQ #: 37419
 MASTERCARD 48.00
 CHANGE 0.00
 TOTAL NUMBER OF ITEMS SOLD = 16
 09/20/19 08:50am 2238 3 18

YOUR CASHIER TODAY WAS nancy

Rewards Savings	15.84
Total Savings	15.84

YOU HAVE SAVED A TOTAL OF 907.56
 WITH SE Grocers rewards

.....Mystery Bonus:.....

10X Points
 On your next purchase



000000368070

Offer expires on 10/1/2019
 Get nine extra points for every base
 point earned. Limit 1 coupon per
 transaction. Coupon valid for 1 use.
 Excludes gift card & alcohol
 purchases. Visit our website for
 eligible products & exclusions.
 Next \$30 spend gets you a mystery
 bonus offer.

THIS OFFER IS ALSO

Approved G v/d Snel 09/20/2019

**Final Details for Order #111-5572207-8234622**[Print this page for your records.](#)

Order Placed: September 23, 2019
Amazon.com order number: 111-5572207-8234622
Seller's order number: 3992873
Order Total: \$187.50

Shipped on September 23, 2019**Items Ordered**

2 of: Vision Wheel Load Boss KT306 Hard Surface Tire - 25 x 8 -12 - 6 ply , **Price** \$87.21
Position: Front/Rear, Rim Size: 12, Tire Application: Hard, Tire Size:
25x8x12, Tire Type: ATV/UTV 3065126
Sold by: Powersport Superstore ([seller profile](#))

Condition: New

Shipping Address:

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

Shipping Speed:

Standard Shipping

Payment information**Payment Method:**

Debit Card | Last digits: 4759

Item(s) Subtotal: \$174.42
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: \$174.42
Estimated tax to be collected: \$13.08

Grand Total: \$187.50**Credit Card transactions**

MasterCard ending in 4759: September 23, 2019: \$187.50

To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2019, Amazon.com, Inc. or its affiliates

Approved G v/d Snel 10/07/2019

**Final Details for Order #111-3437147-7556232**[Print this page for your records.](#)**Order Placed:** September 24, 2019**Amazon.com order number:** 111-3437147-7556232**Order Total: \$16.78****Shipped on September 24, 2019****Items Ordered**2 of: *Pentair C8-58P Trap Basket Replacement Sta-Rite Pool and Spa Pump*

Sold by: Amazon.com Services, Inc

Price

\$8.39

Condition: New

Shipping Address:

Gerhard van der Snel

7360 Five Oaks Dr

Office trailer

HARMONY, FLORIDA 34773-6047

United States

Shipping Speed:

Two-Day Shipping

Payment information**Payment Method:**

Debit Card | Last digits: 4759

Item(s) Subtotal: \$16.78

Shipping & Handling: \$0.00

Billing address

GERHARD VAN DER SNEL HARMONY CDD

210 N UNIVERSITY DR STE 702

CORAL SPRINGS, FL 33071-7320

United States

Total before tax: \$16.78

Estimated tax to be collected: \$0.00

Grand Total: \$16.78To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2019, Amazon.com, Inc. or its affiliates

Approved G v/d Snel 10/07/2019



Jamil Tires Plus

How was your experience?



\$10.00

Custom Amount

\$10.0

total

\$10.00

Vehicle

Approved G v/d Snel 09/24/2019

Gao

SUNOCO 0415773100
 L312653386001
 6990 E IRLO BRONSON
 ST CLOUD, FL
 34771
 09/25/2019 940394458
 08:10:46 AM

XXXXXXXXXXXX4759
 Mastercard
 INVOICE 002163
 AUTH 020348

*** REPRINT *** REPRINT *** REPRINT ***

PUMP# 6
 001 19.381G
 PRICE/GAL \$2.419

FUEL TOTAL \$ 46.88
 *** REPRINT *** REPRINT *** REPRINT ***

CREDIT \$ 46.88

Customer-activated Purchase/Capture
 Sequence Number 03492
 Swiped
 APPROVED 020348

Approved G v/d Snel 09/25/2019

996647

Vehicle

CUSTOMER'S ORDER NO.		Jamil Tires Plus		DATE		9/24/19	
NAME		6 13th Street					
ADDRESS		St. Cloud, FL 34769					
		407-593-8008					
CITY, STATE, ZIP		Jamiltires@gmail.com					
SOLD BY	CASH	C.O.D.	CHARGE	ON ACCT.	MOSE. RETD.	PAID OUT	
QUAN.	DESCRIPTION			PRICE	AMOUNT		
1							
2	2 Tire Mount				20.00		
3	Disposal fee				1.00		
4							
5							
6					21.00		
7					5		
8							
9	Tax Exempt.						
10							
11							
12							
13							
14							
RECEIVED BY				TAX			
				TOTAL			

A 24705W
T-46901

KEEP THIS SLIP FOR REFERENCE

01-11

Approved G v/d Snel 09/25/2019

**Final Details for Order #112-0100098-7301001**[Print this page for your records.](#)**Order Placed:** September 26, 2019**Amazon.com order number:** 112-0100098-7301001**Order Total: \$10.37****Shipped on September 28, 2019****Items Ordered**

1 of: *RuoFeng 10Pcs 125V/250V 16A Microwave Oven Door Arcade Cherry Button SPDT 1 NO 1 NC Micro Switch V-15-1C25 Limit Switch* **Price**
\$10.69
Sold by: RuoFeng ([seller profile](#))

Condition: New

Shipping Address:

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

Shipping Speed:

Two-Day Shipping

Payment information**Payment Method:**

Debit Card | Last digits: 4759

Billing address

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

Item(s) Subtotal: \$10.69
Shipping & Handling: \$0.00
Promotion Applied: -\$0.32

Total before tax: \$10.37
Estimated tax to be collected: \$0.00

Grand Total: \$10.37To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2019, Amazon.com, Inc. or its affiliates*Sidewalks**Approved G v/d Snel 10/07/2019*

**Final Details for Order #114-8676158-8357065**

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

Order Placed: September 27, 2019

Amazon.com order number: 114-8676158-8357065

Order Total: \$52.49

Shipped on September 28, 2019

Items Ordered

1 of: *US Flag 4x6 by USA Flag Co. is 100% American Made: The BEST Embroidered Stars and Sewn Stripes American Flags, Made in the USA, with Amazon A to Z Guarantee. (4 by 6 foot)*

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

Condition: New

Price

\$36.50

paris

Shipping Address:

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

Shipping Speed:

Two-Day Shipping

Shipped on September 29, 2019

Items Ordered

1 of: *One Way Sign with Right Arrow, 6x18 3M Reflective (EGP) Rust Free Aluminum, Easy to Mount Weather Resistant Long Lasting Ink, Made in USA by SIGO SIGNS*

Sold by: SIGO SIGNS ([seller profile](#)) | Product question? [Ask Seller](#)

Condition: New

Price

\$15.99

paris

Shipping Address:

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

Shipping Speed:

Two-Day Shipping

Approved G v/d Snel 10/07/2019

Payment information

**Final Details for Order #114-6710400-4718624**[Print this page for your records.](#)**Order Placed:** September 27, 2019**Amazon.com order number:** 114-6710400-4718624**Order Total: \$60.00****Shipped on September 28, 2019****Items Ordered**

1 of: *MTB Sturdy Duty Fence Post U Post 6 Feet, Pack of 5*
Sold by: MTB Supply Inc ([seller profile](#))

Price

\$60.00

Condition: New

Shipping Address:

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

Shipping Speed:

One-Day Shipping

Payment information**Payment Method:**

Debit Card | Last digits: 4759

Item(s) Subtotal: \$60.00

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: \$60.00

Estimated tax to be collected: \$0.00

Grand Total: \$60.00To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2019, Amazon.com, Inc. or its affiliates*Approved G v/d Snel 10/07/2019*

Gas Truch

SUNOCO 0415773100
 L312653386001
 6990 E IRLO BRONSON
 ST CLOUD, FL
 34771
 09/26/2019 940394999
 12:30:25 PM

XXXXXXXXXXXX4759
 Mastercard
 INVOICE 002440
 AUTH 091551

*** REPRINT *** REPRINT *** REPRINT ***
 PUMP# 7
 001 20.670G
 PRICE/GAL \$2.419

FUEL TOTAL \$ 50.00
 *** REPRINT *** REPRINT *** REPRINT ***
 CREDIT \$ 50.00

Customer-activated Purchase/Capture
 Sequence Number 03841
 Swiped
 APPROVED 091551

Approved G v/d Snel 09/25/2019

7C.



DISTRICT MANAGER: Inframark
COLLECTION AGENT: Inframark
BOND ISSUE: Harmony 2015
 Debt Service Due 11/1/2019

Prepared by: Brett Sawyer
 (651) 466-6191

9/26/2019

DEBT SERVICE CALCULATION

Series: Current Outstanding
HARMONYCDD15 **\$11,075,000.00**

PrincipalAmt	\$0.00
InterestAmt	\$278,303.13

Total Debt Service Due: 11/1/2019	\$278,303.13
--	---------------------

Amounts On Deposit:

Revenue	268177001	\$0.00
Interest	268177000	\$0.00

Total On Deposit:	\$0.00
--------------------------	---------------

Total Due from District:	\$57,858.34
--------------------------	--------------------

Prepayment Amt Due:	\$0.00
---------------------	---------------

Total Due from District:	\$57,858.34
---------------------------------	--------------------

Extraordinary Mandatory Redemption

Prepayment Fund :	\$959,029.01
Excess over DSR Requirement - Due to PrePayment:	\$0.00
Remaining Construction Funds:	<u>\$5.20</u>
Amount Available for Redemption:	\$959,034.21
Extraordinary Mandatory Redemption	<u>\$955,000.00</u>
Balance remaining for next Redemption:	\$4,034.21

7D.

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Motion: Assigning Fund Balance as of 9/30/19

The Board hereby assigns the FY 2019 Reserves per September 30, 2019 Balance sheet as follows:

Operating Reserve	\$397,009
Reserves – Renewal & Replacement	\$ 92,370
Reserves – Self Insurance	\$ 50,000
Reserves – Sidewalk & Alleyways	\$153,208

7E.



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

September 10, 2019

Harmony Community Development District
c/o Inframark Infrastructure Management Services
210 North University Drive, Suite 702
Coral Springs, FL 33071

The Objective and Scope of the Audit of the Financial Statements

You have requested that we audit the financial statements of Harmony Community Development District, which comprise governmental activities, a discretely presented component unit and each major fund for the General Fund as of and for the year ended September 30, 2019 which collectively comprise the basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2019 and thereafter for two annual renewals if mutually agreed by Harmony Community Development District and Berger, Toombs, Elam, Gaines, & Frank, Certified Public Accountants, PL.

Our audit will be conducted with the objective of expressing an opinion on the financial statements.

The Responsibility of the Auditor

We will conduct the audit in accordance with auditing standards generally accepted in the United States of America and "Government Auditing Standards" issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with generally accepted auditing standards. Also, an audit is not designed to detect errors or fraud that are immaterial to the financial statements.

Fort Pierce / Stuart

Member AICPA

Member AICPA Division For CPA Firms
Private Companies Practice Section

Member FICPA



Harmony Community Development District
September 10, 2019
Page 2

In making our risk assessments, we consider internal control relevant to Harmony Community Development District's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.

We will also communicate to the Board any fraud involving senior management and fraud that causes a material misstatement of the financial statements that becomes known to us during the audit, and any instances of noncompliance with laws and regulations that we become aware of during the audit.

The funds that you have told us are maintained by Harmony Community Development District and that are to be included as part of our audit are listed below:

1. General Fund
2. Two Debt Service Fund
3. Capital Service Fund

Harmony Community Development District
September 10, 2019
Page 3

The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. For the preparation and fair presentations of the financial statements in accordance with accounting principles generally accepted in the United States of America;
2. To evaluate subsequent events through the date the financial statements are issued or available to be issued, and to disclose the date through which subsequent events were evaluated in the financial statements. Management also agrees that it will not evaluate subsequent events earlier than the date of the management representation letter referred to below;
3. For the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; and
4. To provide us with:
 - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements such as records, documentation and other matters;
 - b. Additional information that we may request from management for the purpose of the audit; and
 - c. Unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit, including among other items:

1. That management has fulfilled its responsibilities as set out in the terms of this letter; and
2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

Harmony Community Development District
September 10, 2019
Page 4

Management is responsible for identifying and ensuring that Harmony Community Development District complies with the laws and regulations applicable to its activities, and for informing us about all known material violations of such laws or regulations. In addition, management is responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the entity involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements. Management is also responsible for informing us of its knowledge of any allegations of fraud, or suspected fraud affecting the entity received in communications from employees, former employees, analysts, regulators, short sellers, or others.

The Board is responsible for informing us of its views about the risks of fraud within the entity, and its knowledge of any fraud, or suspected fraud affecting the entity.

Harmony Community Development District agrees that it will not associate us with any public or private securities offering without first obtaining our consent. Therefore, Harmony Community Development District agrees to contact us before it includes our reports or otherwise makes reference to us, in any public or private securities offering.

Because Berger, Toombs, Elam, Gaines & Frank will rely on Harmony Community Development District and its management and Board of Supervisors to discharge the foregoing responsibilities, Harmony Community Development District holds harmless and releases Berger, Toombs, Elam, Gaines & Frank, its partners, and employees from all claims, liabilities, losses and costs arising in circumstances where there has been a known misrepresentation by a member of Harmony Community Development District's management, which has caused, in any respect, Berger, Toombs, Elam, Gaines & Frank's breach of contract or negligence. This provision shall survive the termination of this arrangement for services.

Records and Assistance

If circumstances arise relating to the condition of the Harmony Community Development District's records, the availability of appropriate audit evidence, or indications of a significant risk of material misstatement of the financial statements, because of error, fraudulent financial reporting, or misappropriation of assets, which, in our professional judgment, prevent us from completing the audit or forming an opinion, we retain the unilateral right to take any course of action permitted by professional standards, including: declining to express an opinion, issuing a report, or withdrawing from engagement.

During the course of our engagement, we may accumulate records containing data that should be reflected in the Harmony Community Development District's books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.

Harmony Community Development District
September 10, 2019
Page 5

The assistance to be supplied, including the preparation of schedules and analyses of accounts, will be discussed and coordinated with an Inframark accountant. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

Other Relevant Information

In accordance with Government Auditing Standards, a copy of our most recent peer review report has been provided to you, for your information.

Fees, Costs, and Access to Workpapers

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Invoices for fees will be submitted in sufficient detail to demonstrate compliance with the terms of this engagement. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2019, will not exceed \$4,355, unless the scope of the engagement is changed, the assistance which Harmony Community Development District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case, we will discuss the situation with you before proceeding. All other provisions of this letter will survive any fee adjustment. The two annual renewals must be mutually agreed and approved by the Board of Supervisors.

In the event we are requested or authorized by Harmony Community Development District or are required by government regulation, subpoena, or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for Harmony Community Development District, Harmony Community Development District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

The audit documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank and constitutes confidential information. However, you acknowledge and grant your assent that representatives of the cognizant or oversight agency or their designee, other government audit staffs, and the U.S. Government Accountability Office shall have access to the audit documentation upon their request and that we shall maintain the audit documentation for a period of at least three years after the date of the report, or for a longer period if we are requested to do so by the cognizant or oversight agency. Access to requested documentation will be provided under the supervision of Berger, Toombs, Elam, Gaines, & Frank audit personnel and at a location designated by our Firm.

Harmony Community Development District
September 10, 2019
Page 6

Information Security – Miscellaneous Terms

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of Harmony Community Development District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. Harmony Community Development District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of Harmony Community Development District's information, including the use of collaborate sites to ensure the safe transfer of data between the parties.

If any term or provision of this arrangement letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

Reporting

We will issue a written report upon completion of our audit of Harmony Community Development District's financial statements. Our report will be addressed to the Board of Harmony Community Development District. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

In addition to our report on Harmony Community Development District's financial statements, we will also issue the following types of reports:

- Reports on internal control and compliance with laws, regulations, and the provisions of contracts or grant agreements. We will report on any internal control findings and/or noncompliance which could have a material effect on the financial statements;
- Management letter required by the Auditor General, State of Florida; and
- Attestation reports required by the Auditor General, State of Florida.

This letter constitutes the complete and exclusive statement of agreement between Berger, Toombs, Elam, Gaines & Frank and Harmony Community Development District, superseding all proposals, oral or written, and all other communication, with respect to the terms of the engagement between the parties.



Harmony Community Development District
September 10, 2019
Page 7

Please sign and return the attached copy of this letter to indicate your acknowledgement of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
J. W. GAINES, CPA

Confirmed on behalf of the addressee:

_____, _____



Judson B. Baggett
MBA, CPA, CVA, Partner
Marci Reutimann
CPA, Partner

6815 Dairy Road
Zephyrhills, FL 33542
(813) 788-2155
(813) 782-8606

System Review Report

To the Directors

November 2, 2016

Berger, Toombs, Elam, Gaines & Frank, CPAs PL
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs PL (the firm), in effect for the year ended May 31, 2016. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants. As a part of our peer review, we considered reviews by regulatory entities, if applicable, in determining the nature and extent of our procedures. The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review. The nature, objectives, scope, limitations of, and the procedures performed in a System Review are described in the standards at www.aicpa.org/prsummary.

As required by the standards, engagements selected for review included engagements performed under *Government Auditing Standards and audits of employee benefit plans*.

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs PL in effect for the year ended May 31, 2016 has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs PL, has received a peer review rating of *pass*.

Baggett, Reutimann & Associates

Baggett, Reutimann & Associates, CPAs, PA

(BERGER_REPORT16)

**ADDENDUM TO ENGAGEMENT LETTER BETWEEN BERGER, TOOMBS,
ELAM, GAINES AND FRANK AND HARMONY COMMUNITY
DEVELOPMENT DISTRICT
(DATED SEPTEMBER 10, 2019)**

Public Records. Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES
210 NORTH UNIVERSITY DRIVE, SUITE 702
CORAL SPRINGS, FL 33071
TELEPHONE: 954-603-0033
EMAIL: _____**

Auditor: J.W. Gaines

District: Harmony CDD

By: _____

By: _____

Title: Director

Title: _____

Date: September 10, 2019

Date: _____

Eleventh Order of Business

11A.

Agenda Discussion Items

(David Farnsworth)

Item #1

Record Remediation

Those areas of the Harmony CDD website, and the date ranges in which non-ADA compliant files are most likely to be found, are now identified on the affected pages; with Records Officer, Sandra Demarco, listed as the contact for obtaining “compliant” copies.

To forestall the possibility of some “legal beagle” getting the bright idea of overloading her with requests, and thereby justifying a law suit, we should proactively remediate all files that are “non-searchable/non-screen readable/non-ADA complaint” (*all three of which say the same thing*).

I have attempted to prioritize the order in which to address the District PDF records that are non-compliant. The resultant “categorized” listing of files to be treated are: Agendas, Minutes, Budgets, Audits, Invoices, Resolutions, Assessments, Engineering Reports, Bond Documents, and Establishment Ordinances. If these categories are addressed in the sequence shown, Resolutions and Assessments will not require separate attention; because they will be available as the fallout by-products of, respectively, the Agenda and Budget conversions. But to accomplish the task, the work needs to be assigned to someone who owns a copy of Adobe Acrobat (I do not). It is the “tool” best suited to the process.

Note that District Engineer, Steve Boyd, is the best person to revise the five (5) non-compliant Engineering Reports to be screen-readable. He “should” still have access to the original documents, and can thus simply re-publish them in a “compliant” form. I do not know who holds the originals for the Bond Documents, nor the Establishment Ordinances; these may reside in the “Legal” domain. As with the Engineer’s files, the best quality of “compliant” product will be obtained by identifying the sources and re-publishing them correctly.

Excluding superseded and duplicate items, the prioritized groupings of non-compliant (hyperlinked) files that need treatment are as listed on the respective Sheets of the accompanying EXCEL Workbook.

Fiscal Years 2008 - 2019	HCDD Non-Compliant Agendas				
	Meetings		Workshops		
Month	Regular	Directed	Budget	Rules	Other
FEBRUARY					<u>25, 2016</u>
DECEMBER	<u>18, 2014</u>				
NOVEMBER	<u>20, 2014</u>				
OCTOBER	<u>30, 2014</u>				
SEPTEMBER	<u>25, 2014</u>				
AUGUST	<u>28, 2014</u>				
JULY	<u>31, 2014</u>				
JUNE	<u>26, 2014</u>	<u>10, 2014</u>	<u>26, 2014</u>		
MAY	<u>29, 2014</u>				
APRIL	<u>24, 2014</u>				
MARCH	<u>27, 2014</u>				
FEBRUARY	<u>27, 2014</u>				
JANUARY	<u>30, 2014</u>				
DECEMBER	<u>19, 2013</u>				
NOVEMBER	<u>21, 2013</u>				
OCTOBER	<u>24, 2013</u>			<u>24, 2013</u>	
SEPTEMBER	<u>26, 2013</u>				
FEBRUARY	<u>28, 2013</u>				
JANUARY	<u>31, 2013</u>				
DECEMBER	<u>20, 2012</u>				
NOVEMBER	<u>29, 2012</u>				
OCTOBER	<u>25, 2012</u>				
SEPTEMBER	<u>27, 2012</u>				
AUGUST	<u>30, 2012</u>				
JULY	<u>26, 2012</u>				
JUNE	<u>28, 2012</u>				
MAY	<u>31, 2012</u>				
APRIL	<u>26, 2012</u>				
MARCH	<u>29, 2012</u>				
FEBRUARY	<u>23, 2012</u>				
JANUARY	<u>26, 2012</u>				
DECEMBER	<u>22, 2011</u>				
NOVEMBER	<u>17, 2011</u>				
OCTOBER	<u>27, 2011</u>				

Fiscal Years 2008 - 2019	HCDD Non-Compliant Agendas				
	Meetings		Workshops		
Month	Regular	Directed	Budget	Rules	Other
SEPTEMBER	<u>22, 2011</u>				
AUGUST	<u>25, 2011</u>				
JULY	<u>28, 2011</u>				
JUNE	<u>23, 2011</u>		<u>23, 2011</u>		
MAY	<u>26, 2011</u>				
APRIL	<u>28, 2011</u>				
MARCH	<u>24, 2011</u>			<u>24, 2011</u>	
FEBRUARY	<u>24, 2011</u>				<u>24, 2011</u>
JANUARY	<u>27, 2011</u>				
DECEMBER	<u>16, 2010</u>				
NOVEMBER	<u>18, 2010</u>				
OCTOBER	<u>28, 2010</u>				
SEPTEMBER	<u>30, 2010</u>				
AUGUST	<u>26, 2010</u>				
JULY	<u>29, 2010</u>				
JUNE	<u>24, 2010</u>				
MAY	<u>27, 2010</u>				
APRIL	<u>29, 2010</u>				
MARCH	<u>25, 2010</u>				
FEBRUARY	<u>25, 2010</u>				
JANUARY	<u>28, 2010</u>				
DECEMBER	<u>17, 2009</u>				
NOVEMBER	<u>19, 2009</u>				
OCTOBER	<u>29, 2009</u>				
SEPTEMBER	<u>24, 2009</u>				
AUGUST	<u>27, 2009</u>				
JULY	<u>30, 2009</u>				
JUNE	<u>25, 2009</u>				
MAY	<u>28, 2009</u>				
APRIL	<u>30, 2009</u>				
MARCH	<u>26, 2009</u>				
FEBRUARY	{ N.E.R. }				
JANUARY	<u>29, 2009</u>				
DECEMBER	<u>18, 2008</u>				
NOVEMBER	<u>20, 2008</u>	<u>20, 2008</u>			
OCTOBER	<u>30, 2008</u>			<u>30, 2008</u>	
SEPTEMBER	<u>25, 2008</u>				
AUGUST	<u>28, 2008</u>				
JULY	<u>31, 2008</u>				
JUNE	<u>26, 2008</u>				
MAY	<u>29, 2008</u>		<u>29, 2008</u>		
APRIL	<u>24, 2008</u>			<u>24, 2008</u>	
MARCH	<u>27, 2008</u>				
FEBRUARY	<u>28, 2008</u>				
JANUARY	<u>31, 2008</u>				
DECEMBER	{ N.E.R. }				
NOVEMBER	<u>29, 2007</u>				
OCTOBER	<u>25, 2007</u>				

Fiscal Years 2005 - 2019	HCDD Non-Compliant Minutes				
	Meetings		Workshops		
Month	Regular	Directed	Budget	Rules	Other
MAY			{ N.E.R. }		
FEBRUARY	{ N.E.R. }				
DECEMBER	{ N.E.R. }				
DECEMBER	{ N.E.R. }				
JULY	<u>27, 2006</u>				
JUNE	<u>29, 2006</u>				
MAY	<u>25, 2006</u>				
APRIL	<u>27, 2006</u>				
MARCH	<u>30, 2006</u>				
FEBRUARY	<u>23, 2006</u>				
JANUARY	<u>26, 2006</u>				
DECEMBER	<u>29, 2005</u>				
NOVEMBER	<u>17, 2005</u>				
OCTOBER		<u>27, 2005</u>		<u>13, 2005</u>	
SEPTEMBER	<u>29, 2005</u>				
AUGUST	<u>25, 2005</u>				
JULY	<u>28, 2005</u>	<u>14, 2005</u>			
DECEMBER	<u>16, 2004</u>	<u>10, 2004</u>			
NOVEMBER	<u>18, 2004</u>	<u>18, 2004</u>			
OCTOBER	<u>28, 2004</u>	<u>15, 2004</u>			

HCDD Non-Compliant Records

Budgets	Assessments	Audits	Resolutions
			2015-05 2015-04 2015-02 2015-01
			2014-07 2014-06 2014-05 2014-04 2014-03 2014-02 2014-01
		FY2014	
			2013-03 2013-02 2013-01
		FY2013	
			2012-04 2012-03 2012-02 2012-01
			2011-06 2011-05 2011-04 2011-03 2011-02 2011-01
		FY2011	
			2010-04 2010-03 2010-02 2010-01
			2008-06 2008-05 2008-04 2008-03 2008-02 2008-01
FY2008	FY2008	FY2008	
FY2007	FY2007	FY2007	
FY2006			
FY2005			

HCDD Non-Compliant Records		
County Ordinances	Bond Documents	Engineering Reports
<u>#00-05</u>	<u>Series 2001(1)</u>	<u>March-2000</u>
<u>#00-16</u>	<u>Series2001(2)</u>	<u>August 2000</u>
<u>#01-35</u>	<u>Series2004</u>	<u>September 2000</u>
<u>#05-02</u>	<u>Series2014</u>	<u>August 2001</u>
	<u>Series2015</u>	<u>July 2004</u>
		<u>June 2012</u>

11B.

Agenda Discussion Items

(David Farnsworth)

Item #2

Sign Deterioration

The large Community Directory signs - originally installed and maintained by the Developer - are beginning to deteriorate significantly (see sample photos below).



The questions are:

- Who now owns (is responsible for maintaining) these signs?
- If it is not the HCDD, what are the owner's plans for them?
- If it is the HCDD, what are District plans for them?
- They need some TLC; if not now, when?

Agenda Discussion Items

(David Farnsworth)

Item #3

Sidewalk Cleaning

Legal questions that need to be addressed and resolved before undertaking the pressure washer cleaning of “ALL” non-common area Residential Sidewalks:

1. Is it legal to exclude Harmony neighborhoods F, H2, I, J, K, L, M, N, O, and future build-outs while those neighborhoods pay the same Assessments – do not receive a break on their Assessments – yet do not receive the same benefit as other neighborhoods in the community?
2. Can we account for the inequity in benefit that is received by individual property (home) owners who have corner lots with long (>175foot) sidewalks – for which they assumed responsibility when they purchased their property – compared with most other properties with short (<75foot) sidewalks?
3. Can the District, on its own volition & at any time, take over a maintenance responsibility assigned to a property owner in his/her Deed of Covenants? In other words, do we agree that “*the District can do whatever it wants, whenever it wants*” as has been expounded by one member of the Board?
4. If the District takes over the responsibility for cleaning private property sidewalks, will the HCDD be the recipient of “nasty-grams” from the HROA if the sidewalks are not cleaned properly; or will Notices still be sent to the property owner?

Agenda Discussion Items

(David Farnsworth)

Item #4

Pay Scale History

Exactly when and by whom was the Field Staff Pay Scale changed between the time of the last publication update of the Employee Policy Manual (October 2018) and the Motion of Schedule Revision by the Board of Supervisors (September 2019)?

Both the DM and the BC have claimed that the Employee Pay Schedule was legitimately changed (by Board Approval) between October 2018 and September 2019; but that needs to be proven or disproven. Since there appears to be no published confirmation, we need “*for the record*” historical documentation of the incremental change in the District Employee Pay Scale.

Original Pay Scale Published In October 2018

Hourly Positions				
Floater	\$11.00 per/hr	\$11.83 per/hr	\$12.71 per/hr	
Dock Master	\$12.02 per/hr	\$12.92 per/hr	\$13.89 per/hr	
Irrigation Worker	\$11.00 per/hr	\$11.83 per/hr	\$12.71 per/hr	
Aquatics/Custodial Manager	\$13.70 per/hr	\$14.73 per/hr	\$15.83 per/hr	
Salaried Position				
Field Operations Manager	\$44,000 annum	\$47,300 annum	\$50,847 annum	

Revised Pay Scale Adopted In September 2019

Hourly Positions				
Floater	\$12.50 per/hr	\$13.50 per/hr	\$14.50 per/hr	
Dock Master	\$14.50 per/hr	\$15.50 per/hr	\$16.50 per/hr	
Irrigation Worker	\$15.00 per/hr	\$16.00 per/hr	\$17.00 per/hr	
Aquatics/Custodial Manager	\$16.00 per/hr	\$17.00 per/hr	\$18.00 per/hr	
Salaried Position				
Field Operations Manager	\$52,500 annum	\$57,500 annum	\$62,500 annum	