

**HARMONY
COMMUNITY DEVELOPMENT DISTRICT**

MARCH 26, 2020

AGENDA PACKAGE

Call in – Join by phone

+1-510-338-9438 - USA Toll

Meeting number (access code): 620 218 414

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

March 16, 2020

Board of Supervisors
 Harmony Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Harmony Community Development District will be held Thursday, March 26, 2020 starting promptly at 6:00 p.m. via conference call under Florida Executive Order 20-69 [**Join meeting by phone**].

Call-in Number: +1-510-338-9438 (USA Toll); Meeting Access Code: 620 218 414.

Following is the advance agenda for the meeting:

1. **Roll Call**
2. **Developer's Report**
 - A. **Discussion of VC-1 Parcel Usage**
3. **Audience Comments**
4. **Approval of Meeting Minutes for:**
 - A. **February 27, 2020 – Regular Meeting**
5. **Subcontractors' Reports**
 - A. **Servello Landscape Solutions**
 - i. Grounds Maintenance Status (*Work Chart*)
6. **Staff Reports**
 - A. **District Engineer**
 - i. Updated Reserve Study
 - B. **District Counsel**
 - i. COVID-19 Pandemic Memorandum
 - ii. Inter-local Government Agreement – Buck Lake / Harmony West
 - iii. Update on PoolWorks® Matter
 - C. **Field Manager**
 - i. Facilities Maintenance (*Parks, Pools, Docks, Boats, etc.*)
 - ii. Facility Use Records (*Inclusive - Boats & Other*)
 - iii. Resident Submittals (*Facebook & Direct*)
 - iv. Pond Maintenance (*Chart & Map*)
 - v. Wetlands Report (*Chart & Map*)
7. **District Manager's Report**
 - A. **Financial Statements for February 29, 2020**
 - B. **Approval of: #239 Invoices, Check Register, and Debit Purchases**
(Invoices and Debit Receipts Available Upon Request)
 - C. **Prior Meeting Summary & Action Item Status**
 - D. **Discussion of the 2020 General Election**
 - i. Qualifying To Run for Office Information
 - ii. Consideration Resolution 2020-2 – Election Conduct
8. **Business Discussions**
 - A. **Discussion of Survey Monkey Questionnaire**
 - B. **Discussion of Clubhouse for FY 2021 CDD Meetings**
 - C. **Discussion of Estates Landscaping Maintenance**
 - D. **Discussion of US192 Median Maintenance**
 - E. **Discussion of Assessments Shortfall**
9. **Supervisor Requests**
10. **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

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, February 27, 2020, 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
Kerul Kassel
David Farnsworth
Mike Scarborough

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Kristen Suit
Tim Qualls

Tristan LaNasa
Pete Betancourt
Residents and Members of the Public

District Manager: Inframark
District Attorney: Young Qualls, P.A.(via phone)
Young Qualls, P.A.
Servello

The following is a summary of the discussions and actions taken at the February 27, 2020 Harmony CDD Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

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

SECOND ORDER OF BUSINESS

Developer's Report

The record will reflect Supervisor Bokunic has joined the meeting.

A. Discussion of VC-1 Parcel Usage

Supv Berube outlined the concept drawing for a 4,000 sq. ft. community center.

i. Loan Options

ii. Annual Assessments Analysis with \$250,000, \$500,000 and \$750,000 Expenditure Increase

The document titled "Community Center Financing Sources" was reviewed.

A bond refinancing is not available due to a 10-year call restriction. Once past the call restriction the bond documents limit what can be done and they cannot be refinanced for a cash out option.

Unassigned Fund Balance was discussed with it being noted the average Unassigned Fund Balance is \$853,000.

Loan Calculations were reviewed.

Ms. Suit addressed a bond covenant regarding a subordinate lien. The CDD has to be 90% built out. It has been confirmed with the 2014 bonds it is 88%. They are far from it with the 2015 bonds and even if they got to the 90% on the 2014 Bonds, they could not break up the loan and just assess the 2014 assessment area.

Supv Berube noted they cannot borrow money because of the bond documents. He would never advocate assessing folks in Harmony additional funds on a yearly basis to build a community center. At this point, unless the Board decides to assess the homeowner's additional funds, per the chart, to come up with additional monies, a community center cannot be built in the manner they have discussed doing it.

Discussion followed on bonds, buildout and end-users.

Supv Farnsworth noted there was another option if the recovering of \$330,000 per year on the bond refinancing had been maintained without cutting back the 2.8% from last year. It would have provided \$300,000 per year that would have accumulated into the excess funds if they had not given it back and committed to additional expenses in the form of additional people and a bunch of other things.

Discussion continued on the bond refinancing, the buydown of the OUC light poles and parks and recreation.

Discussion followed on non-ad valorem assessment collections being behind previous years.

Supv Berube noted the only way to fund a community center will be internally. It is hard to know how to fund it until they are further through the collection process. If a community center is decided by the community to go forward, they will have to fund internally out of budgeted funds, and they can work the budget to make it go if that is the will of the Board.

Supv Kassel noted it is more a matter of the will of the owners in Harmony. Supervisor Bokunic was tasked with creating some questions for Survey Monkey.

Supv Bokunic noted he is three-quarters of the way done.

Discussion continued on the questions for Survey Monkey.

Supv Bokunic noted he had a conversation with Mr. Fusilier regarding moving the meeting back to Harmony. Mr. Fusilier wants \$350 per month to do that and a provision that if something comes up, he can move the meeting to another room.

Ms. Suit noted they have paid for the current location for this year.

Supv Berube noted it would have to start with the budget year. He requested Ms. Suit contact Mr. Fusilier with a list of future meeting dates to confirm.

Discussion continued on the questions for Survey Monkey and funding options.

Supv Berube noted the cost for Association Solutions to manage the postcard portion of the survey is about \$1 per postcard and there are about 800 units.

The questionnaire to be placed on the next agenda for discussion.

THIRD ORDER OF BUSINESS

Audience Comments

Ms. Teresa Kramer noted she was reviewing the information on the community center funding and the funds coming from Reserves – Sidewalks & Alleys. She addressed two larger areas that still need to be paved and due to their size, it will be approximately \$200,000 each. Ashley Park has sizable dips by stormwater drains, sewer lids and such. She further noted for the sidewalks while they are power washing and grinding the sidewalks many have gotten to the point where grinding is not working anymore; they need to pull up the slabs and cut back the roots.

Supv Berube outlined the 2014 paving contract noting milling was part of the contract and the contractor refused to do it with the reasoning that their milling machine would not fit in the roads in Ashley Park. For sidewalks there is \$60,000 placed in each budget in case any work is done that year. When it is not used it sweeps into reserves for sidewalks and alleys. Currently, the reserve has \$153,000, it was not stopping any work on sidewalks and alleys should they go forward with the community center it was just taking it out of the budget line item. They are aware of the situation with many of the sidewalks being raised and there is a plan in place for the repair and/or replacement. Things got pushed back this because of the Old World Climbing Fern being done.

Ms. Kramer continued noting this time of year the trees are going bare and this is the time where they can see if they have mistletoe. It is a parasite that sends its roots into the tree, sapping the trees nutrients and water sources; as the infestation grows it can kill a tree. If not removed properly it is a real problem. She has noticed some on Cupseed and Buttonbush with much of it being in the community trees, but some is in the neighborhood trees on private property.

Supv Berube asked Servello, have you heard of this situation?

Mr. Betancourt noted not until today.

Supv Berube noted they will pass the pictures along to Mr. Betancourt; he will do an assessment and let the Board know what needs to be done.

Ms. Kramer noted it is important to get an arborist involved.

Supv Berube noted Servello has arborists on staff.

An unidentified speaker addressed pressure washing sidewalks and leaving stripes.

Supv Berube addressed the cleaning of the sidewalks noting depending on the width of the sidewalk it takes two or three passes to clean it. A part has been ordered for the burner on the machine and should be in today. They will get it right.

An unidentified speaker inquired if anyone removes the brush growing along the edge of the lake.

Supv Berube outlined the ownership of the lakes and ponds and the maintenance noting they do not clear cut to the water's edge as the growth provides a filter that catches debris.

Supv Kassel noted it also helps prevent erosion.

Discussion continued on the mowing and removal of brush with it being noted if it is not an invasive it gets to grow away from the shoreline. Field Services staff monitor the weeds and spray for invasives.

Mr. van der Snel noted the pond they are discussing was not dug deep by the developer and has almost a beach/shelf area that creates the growth. They can spray it, but they will then see the beach/shelf area line.

Supv Farnsworth inquired if the beach line showed before the growth started.

Mr. van der Snel noted it did.

An unidentified speaker noted the area is most likely a littoral zone; they need to check the SFWMD permits to see if it is part of the design to act as a filter for runoff coming in. If it is, they cannot clear it.

Supv Kassel noted Harmony values the environment; it is good to have growth a few feet into the pond.

Discussion continued with it being noted again staff monitors the ponds and it will not be allowed to grow to the detriment of the pond.

FOURTH ORDER OF BUSINESS**Approval of the Minutes****A. January 30, 2020 – Regular Monthly Meeting Minutes**

On MOTION by Supv Kassel seconded by Supv Bokunic, with all in favor, the January 30, 2020 regular meeting minutes were approved as amended.

FIFTH ORDER OF BUSINESS**Subcontractors' Reports****A. Servello****i. Grounds Maintenance Status (*Work Chart*)**

Supv Berube addressed the mowing of the buffer zone around the ponds to the waterline.

Mr. Betancourt noted they can get as close as safely possible to the waterline.

Supv Berube provided the pictures of the mistletoe noting Mr. Betancourt can figure out what they need to do. They had an issue with these trees last year with spiders or worms.

Supv Kassel noted it was a caterpillar that turns into a moth. They were eating a lot of the leaves of some of the Oak trees, some of which still show damage.

Mr. Betancourt noted two of the trees were cut down due to the damage.

Supv Berube requested he take a look at the mistletoe and let them know or take care of it; whatever he has to do.

Mr. Betancourt reported the tree proposal has been completed. The mulch is due in March. There are a few small projects he is working on with Mr. van der Snel.

Supv Berube noted overall the property looks good.

Supv Scarborough inquired if they treated for ants?

Mr. Betancourt noted they treated for ants on the last visit.

SIXTH ORDER OF BUSINESS**Staff Reports****A. District Engineer****i. Austin Environmental – General Inspection of All Infested Areas**

Supv Berube noted Mr. Boyd called to send his regrets.

Supv Berube reported they have been monitoring the weed infestation – Lygodium – and read into the record a letter from the SFWMD acknowledging the receipt of the Third Annual Monitoring Reports and noting significant progress has been

made on the treatment of the climbing fern infestation identified in the notice of non-compliance dated August 27, 2019.

Supv Kassel addressed areas off of Butterfly Trail which include the path out to and around Lily Pond Loop and the area of Pine Needle Path which goes out to Buck Lake. They are full of several invasives – Old World Climbing Fern, Caesar weed, and the water way that runs through the area is choked with water hyacinth. The areas are not CDD property, but the District is tasked with maintaining the wetlands and these wetlands flow into and out of Buck Lake.

Supv Berube noted the ERP includes this area and requested Mr. van der Snel place it on the schedule.

Discussion continued on the treatment of the Old World Climbing Fern and the cost.

ii. Update on Fencing, Pillars and Columns Along 192 and West Entrance

Supv Kassel addressed the tower roofs at the entrance looking dinghy.

Mr. van der Snel noted staff cannot go that high with the pressure washer. He has a bid they are working on and it will probably be done in the next week or so. It will include the pool roofs and the metal roof on Cat Brier.

Ms. Suit noted they have the invoice for the report from Austin Environmental.

<p>On MOTION by Supv Kassel seconded Supv Bokunic, with all in favor, the Austin Environmental Third Annual Wetland Monitoring Report invoice in the amount of \$2,450 was approved.</p>
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**** Johnston's Surveying**

Supv Berube addressed the work at the commercial vehicle parking area and garden area. When it came time to put up the fence around the parking area, they could not find any permitting for the existing fence. In applying for the permit, it was found Starwood did not permit anything for this area and it then required a change to the PUD and the last change received was that they need to remove the community garden from the PUD amendment as it puts them over the 70% open space threshold by 4/100 of a percent. The garden does not need to be included as the current PUD accepts the use of a

community garden. They have to get a revised tract boundary with the existing wetlands and buffers shown, and the boundary of the gas easement. The cost to get this done is \$6,250.

On MOTION by Supv Berube seconded by Supv Scarborough, with all in favor, the Johnston's surveying permit for parking facility in the amount of \$6,250 using funds from the R&M User Supported Facility was approved.

B. District Attorney

i. Consideration of Interlocal Agreement – Buck Lake / Harmony West

Mr. LaNasa addressed the Interlocal Agreement outlining the services for the Harmony field staff to take care of Buck Lake for both Harmony and Harmony West. It has been provided to Harmony West and while they believe they preliminarily approved an executed agreement has not been received.

ii. Update on PoolWorks Matter

Mr. LaNasa addressed the PoolWorks matter noting there were two issues – one being the tiling and grouting and the other being the pool surface noting they sent a letter to PoolWorks clarifying the issues. They provided a 45-day response time within the letter which was sent on February 3rd.

A. District Engineer (continued)

ii. Update on Fencing, Pillars and Columns Along 192 and West Entrance

Supv Kassel noted Mr. Boyd was to provide an updated Reserve Study and requested it be put on the to do list.

C. Field Manager

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

Supv Berube addressed criminal mischief within Harmony – car break-ins, burglaries and some other things mostly related to car damage. There have been a number of requests for cameras throughout the community. In discussions with Mr. van

der Snel they have found they can install a camera system at the entrances for less than \$1,000.

Supv Scarborough noted for this type of recording they would want to go high-end commercial.

Supv Farnsworth inquired if they are independent systems with their own storage.

Mr. van der Snel noted they are.

Discussion continued on cameras for the entrances, testing to make sure they work properly and the incidents within the community.

An unidentified speaker noted they should be signs up letting people know they are being recorded.

On MOTION by Supv Berube seconded by Supv Bokunic, with all in favor, to install cameras at the entrances was approved.

Mr. van der Snel noted his reports were in the package and inquired if there were any questions or concerns.

Supv Farnsworth inquired about the 'TBD' within the report.

Supv Scarborough noted the information can be obtained through Google Earth.

Mr. van der Snel reported he has a field staff member who is going back to school and is the reason for the ad.

Supv Berube inquired if the fence project along 192 done.

Mr. van der Snel noted it is done with one area on the Ashley Park side that needs to be cleaned a little better.

SEVENTH ORDER OF BUSINESS

District Manager's Report

A. Financial Statements for January 31, 2020

B. Approval of: #238 Invoices, Check Register and Debit Purchases

Supv Kassel noted she had some questions on the invoices as some of the payable to were not the same as the invoice – Sandra Schneider was actually Jammin' Playgrounds and Allied Trailers was Piney Branch Motors. It was cleared up – they are dbas.

On MOTION by Supv Kassel seconded by Supv Bokunic, with all in favor, the January 31, 2020 financials, Invoice Approval #238, Check Register and Debit Purchases was approved.

C. Facilities Usage Applications

i. Harmony HOA – Easter Event – Saturday, April 4, 2020 – 8:00 a.m. to 2:00 p.m.

Ms. Suit outlined the Harmony HOA – Easter Event application.

Supv Farnsworth noted it should be the HROA not HOA.

On MOTION by Supv Berube seconded by Supv Bokunic, with all in favor, the Harmony HROA Easter event for April 4, 2020 from 8:00 a.m. to 2:00 p.m. was approved.

Ms. Suit addressed making the VC-1 Debt Service payment in early March.

On MOTION Supv Berube seconded by Mr. Scarborough, with all in favor, to pay the VC-1 Debt Service payment in March was approved.

EIGHTH ORDER OF BUSINESS

Old Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

New Business

A. Update on Use of Clubhouse for FY 2021 CDD Meetings

Previously addressed.

TENTH ORDER OF BUSINESS

Topical Subject Discussions

A. Consideration of Adding Supervisor Photo's to District Website

Supv Farnsworth inquired about adding Supervisor photos to the District's website.

Supv Kassel noted she would rather have her picture than her address.

Ms. Suit noted she does not believe they are required to include Supervisor addresses.

Discussion followed on the District website with it being noted the day-to-day management will have to be taken over by somebody in eight months when Supv Farnsworth is no longer on the CDD Board.

On MOTION by Supv Kassel second by Supv Bokunic, with all in favor, adding Supervisor photos to the website was approved.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

Supv Kassel addressed the degraded "Do Not Enter" signs at the alleyways. A lot are in bad shape and faded.

Mr. van der Snel noted he has installed four new ones.

Supv Kassel noted they are on almost every alleyway entrance.

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further business,

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

Kristen Suit
Secretary

Steven Berube
Chairman

Sixth Order of Business

6A.

6Ai

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

UPDATED JULY 21, 2016, DRAFT UPDATE 4-24-2019

Note: All Costs are in 2013 Dollars

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

					Current Year		2019				
DESCRIPTION	ESTIMATED QUANTITY	ALLOWANCE FOR FUTURE EXPENSES			Estimated Annual Reserve	Year Completed or Last Renovated / Replaced	Remaining Estimated years to replace or rehab	PLANNED UPDATE YEAR	Anticipated Expenditure	Next Replacement	Anticipated Expenditure
		Description	Frequency	Ballpark Estimate							
Lakeshore Park						NA	NA				
	Sidewalks (See Note 1)	19,280 SF	NA - See Note #1								
	Fountain	1	Rehab	10 years	\$ 10,000.00	2004	-5	2014	\$ 10,000.00	2024	\$ 10,000.00
	Restroom	1	Roof Replacement	15 years	\$ 3,000.00	2004	0	2019	\$ 3,000.00	2034	\$ 3,000.00
	Sundial	1	NA	15	\$ 5,000.00	2004	0	2019	\$ 5,000.00	2034	\$ 5,000.00
	Shade Structure	1	Replacement	15 years	\$ 15,000.00	2004	0	2019	\$ 15,000.00	2034	\$ 15,000.00
	Other Eq. / Furnishings	1 LS	Replacement	10 years	\$ 10,000.00	2004	-5	2014	\$ 10,000.00	2024	\$ 10,000.00
	Dock & Fishing Pier	1	Rehab	15 years	\$ 40,000.00	2013	9	2028	\$ 40,000.00	2043	\$ 40,000.00
	Boats	6	Replacement	15 years	\$ 60,000.00	2013	9	2028	\$ 60,000.00	2043	\$ 60,000.00
									\$ -	0	\$ -
2013 Lakeshore Park Improvements									\$ -	0	\$ -
	Sidewalks (See Note 1)	3400 LF	NA - See Note#1						\$ -	0	\$ -
	Bridges	136 LF	Replacement	20 years	\$ 18,000.00	2013	14	2033	\$ 18,000.00	2053	\$ 18,000.00
	Boardwalks & Structures	564 LF	Replacement	20 years	\$ 71,000.00	2013	14	2033	\$ 71,000.00	2053	\$ 71,000.00
	Benches, Trashcans and Furnishings		Replacement	10 years	\$ 11,000.00	2013	4	2023	\$ 11,000.00	2033	\$ 11,000.00
									\$ -	0	\$ -
A-1 Pool									\$ -	0	\$ -
	Pool	1,200 SF / 45,000 Gallons	Resurface	15 years	\$ 15,000.00	2006	2	2021	\$ 15,000.00	2036	\$ 15,000.00
	Deck	4,000 SF	Replacement	15 years	\$ 16,000.00	2006	2	2021	\$ 16,000.00	2036	\$ 16,000.00
	Equipment	1	Replacement	10 years	\$ 3,000.00	2006	-3	2016	\$ 3,000.00	2026	\$ 3,000.00
	Building	2,200 SF	Major Repairs	20 years	\$ 5,000.00	2006	7	2026	\$ 5,000.00	2046	\$ 5,000.00
	Sidewalk	1,210 SF	NA - See Note #1						\$ -	0	\$ -
									\$ -	0	\$ -
Swim Club									\$ -	0	\$ -
	Pool	2300 SF / 86,000 gallons	Resurface	15 years	\$ 30,000.00	2004	0	2019	\$ 30,000.00	2034	\$ 30,000.00
	Deck	6,300 SF	Replacement	15 years	\$ 25,200.00	2004	0	2019	\$ 25,200.00	2034	\$ 25,200.00
	Equipment	1	Replacement	10 years	\$ 5,000.00	2015	6	2025	\$ 5,000.00	2035	\$ 5,000.00
	Building	2,300 SF	Major Repairs	20 years	\$ 5,000.00	2004	5	2024	\$ 5,000.00	2044	\$ 5,000.00
	Parking	2,860 SF	Mill and Replace	15 years	\$ 4,000.00	2004	0	2019	\$ 4,000.00	2034	\$ 4,000.00
									\$ -	0	\$ -
Dog Park									\$ -	0	\$ -
	Sidewalks (See Note 1)	10,008 SF	NA - See Note #1						\$ -	0	\$ -
	Play Structures	5	Replacement	15 years	\$ 10,000.00	2003	-1	2018	\$ 10,000.00	2033	\$ 10,000.00
	Fencing	1,760 LF	Replacement	15 years	\$ 21,120.00	2003	-1	2018	\$ 21,120.00	2033	\$ 21,120.00
	Shade Structure	1	Major Repairs	15 years	\$ 5,000.00	2003	-1	2018	\$ 5,000.00	2033	\$ 5,000.00
	Wash Area	1	Major Repairs	10 years	\$ 2,500.00	2003	-6	2013	\$ 2,500.00	2023	\$ 2,500.00
									\$ -	0	\$ -
Town Square Park									\$ -	0	\$ -
	Hardscape	3,000 SF	Replacement	20 years	\$ 15,000.00	2003	4	2023	\$ 15,000.00	2043	\$ 15,000.00
	Sidewalks (See Note 1)	7,680 SF	See Note #1						\$ -	0	\$ -
	Amphitheater	1	Major Repairs	30 years	\$ 5,000.00	2003	14	2033	\$ 5,000.00	2063	\$ 5,000.00
									\$ -	0	\$ -
Linear Parks									\$ -	0	\$ -
	Sidewalks (See Note 1)	94,600 SF	See Note #1			NA	NA		\$ -	0	\$ -
	North	3,000 SF	Replacement	15 years	\$ 10,000.00	2003	-1	2018	\$ 10,000.00	2033	\$ 10,000.00
	West	3000 SF	Replacement	15 years	\$ 10,000.00	2006	2	2021	\$ 10,000.00	2036	\$ 10,000.00
									\$ -	0	\$ -
H-1 Park									\$ 7,500.00	2034	\$ 7,500.00
	Playground Equipment	1	Replacement	10 years	\$ 7,500.00	2014	8	2024	\$ 7,500.00		
Neighborhood O									\$ 15,000.00	2037	\$ 15,000.00
	Playground Equipment (2 Sets)	2	Replacement	10 years	\$ 15,000.00	2017	11	2027	\$ 15,000.00		
CDD Sidewalks	(SEE NOTE #1)	435,067 SF	See Note #1						\$ -	0	\$ -

DESCRIPTION		ESTIMATED QUANTITY	ALLOWANCE FOR FUTURE EXPENSES			Estimated Annual Reserve	Year Completed or Last Renovated / Replaced	Remaining Estimated years to replace or rehab	PLANNED UPDATE YEAR	Anticipated Expenditure	Next Replacement	Anticipated Expenditure
			Description	Frequency	Ballpark Estimate							
Alleys										\$ -	0	\$ -
Resurfaced in 2014	B1	3,095	43,330 SF	Seal Coat	10 years	\$ 3,610.83	2014	5	2024	\$ 3,610.83	2039	\$ 3,610.83
		3,095	43,330 SF	Mill and Overlay	15 years	\$ 44,870.62	2014	10	2029	\$ 44,870.62	2044	\$ 44,870.62
	C1	3974	55,636 SF	Seal Coat	10 years	\$ 4,636.33	2009	0	2019	\$ 4,636.33	2034	\$ 4,636.33
Resurfaced in 2014		3974	55,636 SF	Mill and Overlay	15 years	\$ 57,614.17	2009	5	2024	\$ 57,614.17	2039	\$ 57,614.17
	D1	1168	16,352 SF	Seal Coat	10 years	\$ 1,362.67	2014	5	2024	\$ 1,362.67	2039	\$ 1,362.67
		1168	16,352 SF	Mill and Overlay	15 years	\$ 16,933.40	2014	10	2029	\$ 16,933.40	2044	\$ 16,933.40
	C2	2437	34,118 SF	Seal Coat	10 years	\$ 2,843.17	2005	-4	2015	\$ 2,843.17	2030	\$ 2,843.17
		2437	34,118 SF	Mill and Overlay	15 years	\$ 35,331.08	2005	1	2020	\$ 35,331.08	2035	\$ 35,331.08
	A1	3482	48,748 SF	Seal Coat	10 years	\$ 4,062.33	2005	-4	2015	\$ 4,062.33	2030	\$ 4,062.33
		3482	48,748 SF	Mill and Overlay	15 years	\$ 50,481.26	2005	1	2020	\$ 50,481.26	2035	\$ 50,481.26
	G	3724	52,136 SF	Seal Coat	10 years	\$ 4,344.67	2007	-2	2017	\$ 4,344.67	2032	\$ 4,344.67
		3724	52,136 SF	Mill and Overlay	15 years	\$ 53,989.72	2007	3	2022	\$ 53,989.72	2037	\$ 53,989.72
New Construction in 2014	H1	720	10,080 SF	Seal Coat	10 years	\$ 840.00	2014	5	2024	\$ 840.00	2039	\$ 840.00
		720	10,080 SF	Mill and Overlay	15 years	\$ 10,438.40	2014	10	2029	\$ 10,438.40	2044	\$ 10,438.40
TOTAL						\$ 50,368.58						

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

Line Items that may be due for maintenance or replacement based on the original schedule established in 2013 and last updated in 2016

New Items Added to Schedule since the last 2016 Update

Annual Increase		3%
Estimated Annual Addition to Reserve		
Year	Budget	Increase
2013	\$50,368	\$1,511
2014	\$51,879	\$1,556
2016	\$53,435	\$1,603
2017	\$55,038	\$1,651
2018	\$56,690	\$1,701
2019	\$58,390	\$1,752

6B.

6B.i.

YOUNG QUALLS, P.A.
ATTORNEYS AND COUNSELORS AT LAW

216 South Monroe Street
Tallahassee, Florida 32301

Reply To:
Post Office Box 1833
Tallahassee, FL 32302-1833

Telephone: (850) 222-7206
Facsimile: (850) 765-4451

MEMO

To: Harmony Community Development District Board of Supervisors
From: Young Qualls PA, District Counsel
Date: 03/19/2020
Re: COVID-19

Questions Presented

1. What precautions should the CDD take to maintain the health, safety and welfare of the public in connection with the District's Recreational Facilities?
2. What precautions should the CDD take concerning upcoming scheduled District meetings?

Answers

1. The District should follow all recommendations of public health officials and maintain the recreational facilities in a manner that prevents a large gathering of people. We further recommend any scheduled activities and events through the CDD be suspended until further notice. Various officials have suggested gatherings from 50 persons to as little as 10 persons be avoided.¹
2. Florida law requires public meetings to be held in the sunshine and that three (3) District Supervisors must be physically present to constitute a quorum. However, under the coronavirus pandemic, the District may not be able to take necessary actions to carry out its duty to maintain infrastructure. As a result, we set forth procedures below for the District to hold an electronic meeting under the auspice of Executive Order 20-52 in order to take action on items that are essential to the health, safety and welfare of the community. We advise conferring with District Counsel before taking any action between Board meetings and that all actions taken be ratified at the first meeting with a physical quorum.

Considering the Executive Order, the AGO opinions, and the Sunshine Laws, in order to conduct essential District business and meet the conflicting demands of this emergency, the proper steps for holding an electronic meeting would be to:

1. Notice the electronic meeting on the CDD website,
2. Take minutes and/or have the meeting recorded,
3. Utilize technology to make the meeting open to the public.

¹ https://www.cdc.gov/coronavirus/2019-ncov/downloads/Mass-Gatherings-Document_FINAL.pdf;
https://www.whitehouse.gov/wp-content/uploads/2020/03/03.16.20_coronavirus-guidance_8.5x11_315PM.pdf

Additionally, any actions taken before, during, or after an electronic meeting should be ratified at the next board meeting where a physical quorum is present.

Note this is a fluid situation and we have been in contact with the Governor's office to request that the Governor consider suspending the physical quorum requirement while outbreak prevention measures are in place.

Discussion

The Centers for Disease Control and Prevention ("CDC") has reported the community spread of coronavirus ("COVID-19") within the United States. The Florida Department of Health ("DOH") has announced over three-hundred persons in the state have been diagnosed with COVID-19, so far. The World Health Organization and CDC report that more cases of COVID-19 are likely to be identified in the coming days; person-to-person spread will continue to occur; and at some point, widespread transmission of COVID-19 in the United States will occur.²

The White House has advised that the public avoid groups of more than ten people. We advise the District to follow this recommendation and strongly consider closure of all indoor recreational facilities and events, including, but not limited to, the swimming pool. Large outdoor areas such as the dog parks or boat docks may remain open and accessible at the District's discretion. We additionally advise the District to facilitate common-sense sanitation / cleaning precautions for all common areas which are not closed. Please use your sound business judgment on the extent of closures required or contact us if you have further questions.

Board of Supervisors Meetings

Both present and future directives from Federal and State health officials declaring quarantines may prevent the CDD from holding board meetings at which the physical attendance of the board of supervisors is required to conform with Section 286.011, Florida Statutes ("F.S."). Encouraging the public to attend such meetings may conflict with such quarantines and could potentially promote further community spread.

The Attorney General & Florida Statutes (2019)

Section 286.011, F.S., requires that all meetings of the governing boards of local government at which official acts are to be taken be open to the public. The Florida Attorney General's Office (the "AGO") has consistently interpreted this statute to require the physical presence of a quorum of the local governing board in order to hold a local governing board meeting at which official acts are to be taken. (AGO's 92-44, 98-28, 03-41).

Specifically, the AGO has opined that the participation of an absent member in a meeting by telephone conference should be permitted only in extraordinary circumstances and when a quorum of board members is physically present at the meeting. (AGO 03-41). The AGO has further held that local governments may not alter the quorum requirements to allow members who are participating remotely and not physically present to be counted toward the quorum. CDD's are not authorized to provide that participation by a member of the board by electronic

² <https://www.who.int/emergencies/diseases/novel-coronavirus-2019>

media technology constitutes his or her physical presence for purposes of establishing a quorum (AGO's 2010-34, 09-56).

Executive Order 20-52

On March 9, 2020, Florida Governor Ron DeSantis issued Executive Order Number 20-52 declaring a State of Emergency exists in Florida.³ This order suspends any statute, rules, or ordinances that would in any way prevent or hinder the State's response necessary to mitigate and recover from the COVID-19 pandemic. Governor DeSantis has further recommended that local authorities strongly consider canceling mass gatherings and follow CDC guidance. Regarding actions to be taken by local governments. The executive order states:

D. In accordance with section 252.38, Florida Statutes, each political subdivision within the State of Florida may waive the procedures and formalities otherwise required of the political subdivision by law pertaining to:

- 1) Performance of public work and taking whatever prudent action is necessary to ensure the health, safety, and welfare of the community;
- 2) Entering into contracts...;
- 3) Incurring obligations;
- 4) Employment of permanent and temporary workers;
- 5) Utilization of volunteer workers;
- 6) Rental of equipment;
- 7) Acquisition and distribution, with or without compensation, of supplies, materials, and facilities; and,
- 8) Appropriation and expenditure of public funds.

Electronic/Telephonic Meetings

The AGO's opinions have consistently held that a physical quorum must be present in order to hold a public meeting at which official acts are to be taken. Under the current public health emergency, strict compliance with the physical quorum and public attendance requirements would very likely threaten the health and welfare of the board members and public. A request has been made to Governor DeSantis to grant an exception from Section 286.011, F.S., so that official acts may be taken during meetings where a quorum of the Board was only met remotely and/or electronically. The Governor has not yet responded to this request.

Nonetheless, the CDD may still take steps to hold a board meeting electronically in order to ensure the safety and welfare of the community. Executive Order 20-52 allows political subdivisions to take, "whatever prudent action is necessary to ensure the health, safety, and welfare of the community." Our firm advises that if the CDD determines a board meeting is necessary, an electronic or telephonic meeting would best serve the public interest and protect the health, safety and welfare of the citizens and residents of Florida.

Taking into account Executive Order 20-52, the AGO opinions, and the Sunshine Laws, in order to conduct essential District business and meet the conflicting demands of this emergency, the proper steps for holding an electronic meeting would be to: (1) reasonably notice the meeting on

³ <https://www.flgov.com/wp-content/uploads/2020/03/EO-20-52.pdf>

the CDD website, (2) take minutes and/or have the meeting recorded, (3) and if official actions are to be taken, to make the meeting open to the public through technological means that are made available to the public. Additionally, any actions taken before, during, or after an electronic meeting should be ratified at the next board meeting where a physical quorum is present.

At this time, our firm advises that a board meeting without a physical quorum only be held if there are agenda items that are essential to the public safety and welfare of the community. A majority, if not virtually all, cities, counties, and local governments in Florida that we have monitored, consistent with the Governor's executive order above and the recommendations by the CDC, are advising that all public meetings be cancelled unless essential to be held. Hence, our firm further advises that if no official action is to be taken by the Board at an electronic meeting, in accordance with the language of Executive Order 20-52, the recommendation of the White House, CDC, and other federal and state authorities, that the CDD cancel all public meetings and activities through the end of March until further information and guidance from the State is provided.

We will continue to monitor and keep the CDD up-to-date on the latest advisories and directives.

6C.

6Ci.

February/March 2020

Facility / Park Maintenance Activities

- Routine cleaning activities – Including restrooms, trash and doggie potty removal.
- Inspected facilities for cleanliness and/or damage after each scheduled event
- Routine check on Play areas for safety and wasp nests raking the swing areas.
- RV lot fencing permit is pending.
- Painting benches ongoing.
- Cleaned retention wall Ashley Park Tunnel area.
- Added Security cameras at both entrances.
- Added no parking signs at back alley of Habitat Dr.
- Replaced Do Not Enter signs at Back alleys.
- Added sod to the Dog park rubber pad.
- Sidewalk repairs delayed until April.
- Cleaning roofs at West entrance towers and Pavilion roofs completed
- Power washing project continued.

Ponds

- See Pond report.

Irrigation

- All Clocks inspected & adjusted as needed.
- Repaired 1 mainline break East Entrance. Mainline break Town Square pending.
- Maxicomm fully functional.

Pools Operations

- Pools checked, chemically balanced and cleaned daily.
- Ordered new canopy for Swimclub shade structure.
- Replaced 2 Umbrellas.

Boat Maintenance

- All propellers weekly checked and boats cleaned.

Buck Lake Activities

- Boat Orientation held at the Dock, 8 Attended

Access Cards

- Approximately 45 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
2/17/2020	Jonathan Platt	7:30 - 10:30 AM	X		2					X			
2/17/2020	Le Drake	8:00 - 11:00 AM	X		2				X				
2/17/2020	Jon Wendel	8:00 - 11:00 AM	X		6			X					
2/17/2020	Le Drake	8:00 - 11:00 AM	X		2		X						
2/17/2020	Robin Hubel	1:00 - 4:00 PM	X		4			X					
2/17/2020	Debbie Oreilly	1:30 - 3:00 PM	X		4		X						
2/17/2020	Donald Robinson	2:00 - 4:00 PM	X		4	X							
2/19/2020	neville pennington	8:00 - 11:00 AM			2				X				
2/19/2020	Kelly Ryan	9:30 - 11:30 AM			2			X					
2/19/2020	Warren Hubbard	11:00 - 1:00 PM			6	X							
2/20/2020	Larry Crouch	8:00 - 11:00 AM			2		X						
2/21/2020	Danielle Johnson	10:00 - 12:00 PM			4			X					
2/21/2020	Karina Rivera	2:00 - 4:00 PM			2						X		
2/21/2020	Karina Rivera	2:00 - 4:00 PM			8	X							
2/21/2020	Karina Rivera	2:00 - 4:00 PM			2						X		
2/21/2020	Karina Rivera	2:00 - 4:00 PM			2						X		
2/22/2020	Larry Crouch	8:00 - 11:00 AM			2		X						
2/22/2020	Kimberly Langlais	10:00 - 1:00 PM			5			X					
2/22/2020	Bart McIlroy	1:30 - 3:30 PM			4		X						
2/22/2020	Patty Marquis	1:30 - 3:30 PM			8	X							
2/23/2020	Donald Rice	7:30 - 10:30 AM		X	2		X						
2/23/2020	neville pennington	8:30 - 11:30 AM		X	2				X				
2/23/2020	David Bronson	10:00 - 12:00 PM		X	3	X							
2/23/2020	Debra Fuentes	10:00 - 1:00 PM		X	6			X					
2/23/2020	Karina Rivera	2:00 - 4:00 PM		X	8	X							
2/24/2020	Larry Crouch	8:00 - 11:00 AM	X		2		X						
2/26/2020	Kathryn Knapp	8:00 - 11:00 AM			3		X						
2/26/2020	neville pennington	8:00 - 11:00 AM			2				X				
2/27/2020	Larry Crouch	8:00 - 11:00 AM			2		X						
2/27/2020	Rafael Casallas	1:30 - 3:30 PM			8	X							
			14	18	274	16	24	18	13	4	4	0	
			Total										
			Passengers:										
			274										
			Total Trips: 79										

Date	Resident	Time	M W Th	F S	Total Pass	20' Pont	16' Pont	16' SunTrk	18' Bass	Tracker Bass	Canoe	Kayak	Comments
2/29/2020	Ryan Berry	7:30 - 10:30 AM			2					X			
2/29/2020	neville pennington	8:00 - 11:00 AM			2				X				
2/29/2020	Larry Crouch	8:00 - 11:00 AM			2		X						
2/29/2020	Hannah James	10:00 - 12:00 PM			3			X					
2/29/2020	Rafael Casallas	1:30 - 3:30 PM			8	X							
3/1/2020	Donald Rice	7:30 - 10:30 AM		X	2		X						
3/1/2020	neville pennington	8:00 - 11:00 AM		X	2				X				
3/1/2020	Barry Unterbrink	1:00 - 2:30 PM		X	4			X					
3/1/2020	David Bronson	2:00 - 4:00 PM		X	3	X							
3/2/2020	neville pennington	8:00 - 11:00 AM	X		2				X				
3/2/2020	Chris Beattie	1:30 - 4:00 PM	X		4			X					
3/4/2020	Donald Rice	7:30 - 10:30 AM			2			X					
3/4/2020	Michael Giberson	8:00 - 11:00 AM			2				X				
3/4/2020	neville pennington	8:00 - 11:00 AM			2					X			
3/4/2020	Larry Crouch	8:00 - 11:00 AM			2		X						
3/4/2020	Kathryn Knapp	1:30 - 4:00 PM			2		X						
3/6/2020	Larry Crouch	8:00 - 11:00 AM			2		X						
3/6/2020	BRYAN DESCHAMPS	10:30 - 1:30 PM			6			X					
3/7/2020	Martin Koerner	7:30 - 10:30 AM			3					X			
3/7/2020	Danielle Johnson	11:00 - 2:00 PM			4			X					
3/7/2020	Danielle Johnson	11:00 - 2:00 PM			2						X		
3/7/2020	Vincent Ang	2:00 - 4:00 PM			8	X							
3/7/2020	BRYAN DESCHAMPS	2:00 - 4:00 PM			4		X						
3/8/2020	Donald Rice	7:30 - 10:30 AM		X	2		X						
3/8/2020	Debra Edwards	1:00 - 3:00 PM		X	2			X					
3/8/2020	Mike Garofalo	1:00 - 3:30 PM		X	4		X						
3/8/2020	David Bronson	2:00 - 4:00 PM		X	3	X							
3/9/2020	neville pennington	8:00 - 11:00 AM	X		2				X				
3/9/2020	Larry Crouch	8:30 - 11:30 AM	X		2		X						
3/11/2020	Larry Crouch	8:00 - 11:00 AM			2		X						
3/11/2020	neville pennington	8:00 - 11:00 AM			2				X				
3/11/2020	Pam Yeager	8:30 - 11:00 AM			4		X						
3/11/2020	Warren Hubbard	11:00 - 1:00 PM			5	X							
			14	18	274	16	24	18	13	4	4	0	
			Total										
			Passengers:										
			274										
			Total Trips: 79										

Date	Resident	Time	M W Th	F S	Total Pass	20' Pont	16' Pont	16' SunTrk	18' Bass	Tracker Bass	Canoe	Kayak	Comments
3/11/2020	Michael Spivey	12:00 - 3:00 PM			6			X					
3/13/2020	Michael Giberson	8:00 - 11:00 AM			2				X				
3/13/2020	Bruce Prunty	10:00 - 12:30 PM			3		X						
3/13/2020	Robin Hubel	2:00 - 4:00 PM			5	X							
3/13/2020	Bruce Prunty	2:00 - 4:00 PM			3		X						
3/14/2020	Larry Crouch	8:00 - 11:00 AM			2		X						
3/14/2020	Harry Barry	10:00 - 12:00 PM			8	X							
3/14/2020	Patrick Conley	10:00 - 12:30 PM			2			X					
3/14/2020	Danielle Johnson	12:00 - 2:00 PM			8	X							
3/15/2020	Donald Rice	7:30 - 10:30 AM		X	2		X						
3/15/2020	neville pennington	8:00 - 11:00 AM		X	2				X				
3/15/2020	Jonathan Platt	9:00 - 12:00 PM		X	3			X					
3/15/2020	Jesse Merkley	11:00 - 1:00 PM		X	5	X							
3/15/2020	David Bronson	2:00 - 4:00 PM		X	3			X					
3/16/2020	neville pennington	9:00 - 12:00 PM	X		2				X				
3/16/2020	Edens Henrius	11:00 - 2:00 PM	X		6			X					
			14	18	274	16	24	18	13	4	4	0	
			Total										
			Passengers:										
			274										
			Total Trips: 79										

6C.iii.

Facebook report February/March 2020

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 March 6th a resident reported the back plate of the water fountain at the dog park missing. CDD staff recovered it and mounted it back on.

On March 5th a resident inquired for a boat reservation. CDD staff responded.

On March 2nd a resident asked information about the squares in front of the retail center. CDD manager responded.

On March 2nd a resident reported gushing sprinkler head. CDD staff repaired.

On February 25th a resident requested attention to the Small dog park. CDD started repairs.

On February 24th a resident requested a boat reservation. CDD Manager notified resident on Tuesdays the lake is closed.

On February 19th a resident requested a dog potty to be emptied on Bluestem Rd. CDD staff responded.

On February 18th a resident expressed Thanks to the CDD staff for all they do.

On February 18th a resident reported a vehicle along Cherry Hill pond. CDD Manager notified owner of vehicle to remove it.

End of report.

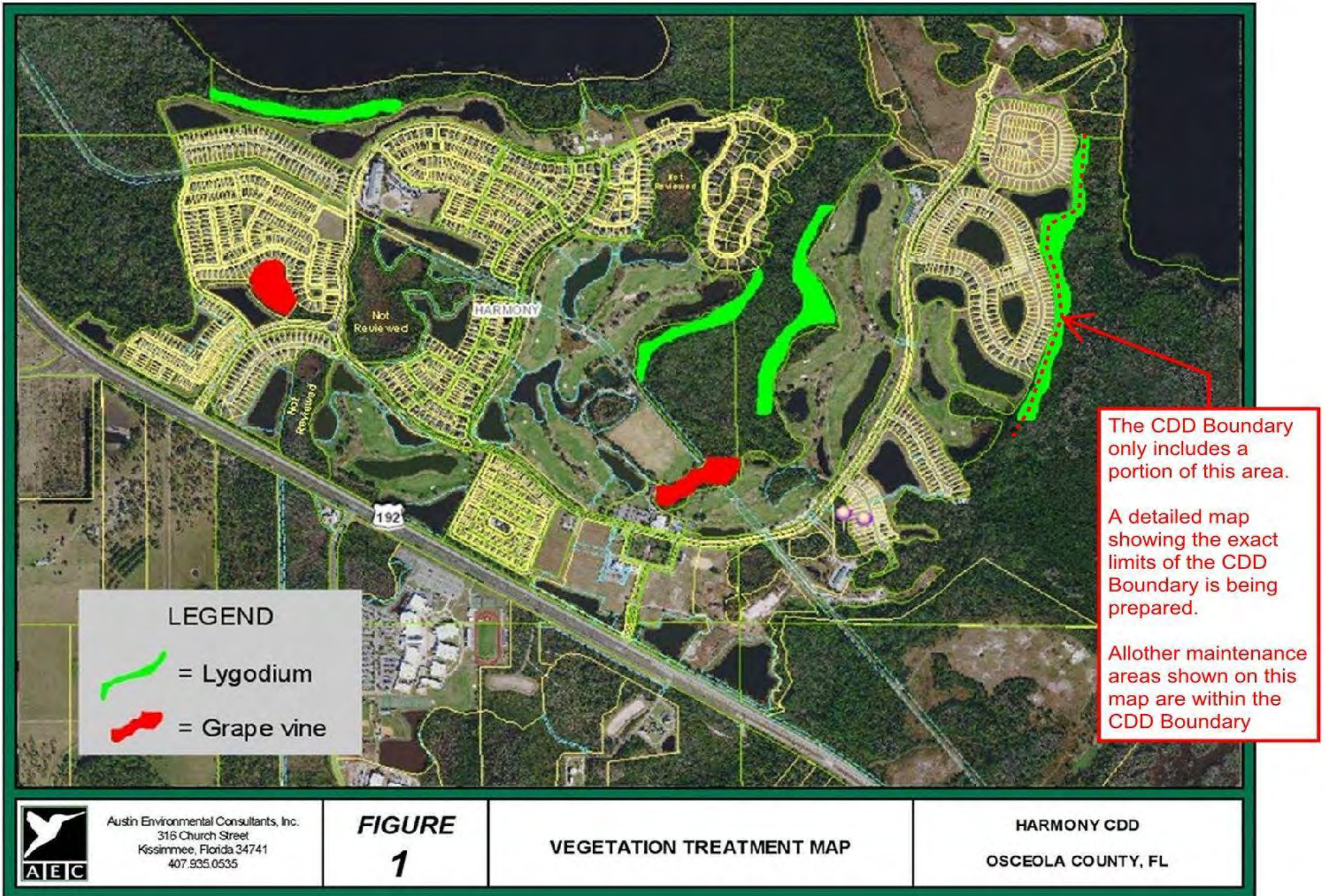
6C.iv.



6C.v.

Harmony Community Development District
Field Services Monthly Wetlands Report

#	Maintenance Area Name	Acres	Invasive Species VEGETATION IDENTIFICATION Infestation Severity High, Medium, Low	February 2020 (End-of-Month Status) Prescribed Treatment	Treatment Status Pending Activities Percent Complete
Map Tab Shows Local QuickMap					
Click Links Below For Internet Maps					
1	Buck Lake - South	1.4	LYGODIUM HIGH	Spraying only with mixture of RoundUp and Cutrine.	Only small areas left to treat. Most are sprayed and dying.
2	Green - South	1.0	GRAPEVINE MEDIUM	Sprayed with RoundUp & cut the vines running up the base of the trees.	100 percent complete.
3	Golf Course - West	2.3	LYGODIUM HIGH		
4	Golf Course - East	3.7	LYGODIUM HIGH		
5	Golf Course - South	2.8	GRAPEVINE MEDIUM	Treating with RoundUp.	Now treating one corner of area, but entire area needs treatment.
6	The Lakes - East	3.1	LYGODIUM HIGH	Treating with RoundUp.	Have starting spraying outside areas and will progress inward.
7	{Future}	--	----		
8	{Future}	--	----		
9	{Future}	--	----		
10	{Future}	--	----		
11	{Future}	--	----		
12	{Future}	--	----		
13	{Future}	--	----		
14	{Future}	--	----		
TOTAL ACRES		10.2	Total size (in acres) of all foliage maintenance areas		
AVG. TREATED ACRES		2.0	Average infested foliage treated area is roughly 20 %		
<div><div>Additonal Notes:</div><div>Buck Lake area has been along process most heavily covered areas have been sprayed now and is dying. We are working now on the smaller harder areas to reach which are requiring us to treat and access with backpack sprayers only. We have moved to large areas around the areas surrounding the large dog park as well as to golf course south behind swim club that is about 80 percent covered in lygodium; which over time now we have discovered must be treated a few times and also cut through to detach any remaining fern to kill all of it that is all the way up the trees. The only down side we have found is that we are already max'd out on our equipment and personnel.</div></div>					



Seventh Order of Business

7A

MEMORANDUM

TO: Board of Supervisors, Harmony CDD
FROM: Helena Randel, Accountant II
CC: Kristen Suit, District Manager
DATE: March 11, 2020
SUBJECT: February 2020 Financials

Please find the attached February 2020 financial report. During your review, please keep in mind that the goal is for revenue to meet or exceed the annual budget and for expenditures to be at or below the annual budget. To assist with your review, an overview of each District fund is provided below. Should you have any questions or require additional information, please contact me at Helena.Randel@Inframark.com.

General Fund

- Accounts Receivable includes amounts due from the Tax Collector's office and Meritage Homes.
- Total Revenue through February is approximately 56% of the annual budget.
 - Special Assessments-Tax Collector-VC1 - FY18 & FY19 VC1 debt service assessments in the amount of \$56,596 were paid from the general fund.
 - Other Miscellaneous Revenues - tax collector to refund 2019 assessments of \$678.
 - Insurance Reimbursements - sign, post and shrub damage claim of \$891.
- Total Expenditures through February are at 41% of the annual budget.
 - ▶ Administrative
 - ProfServ-Engineering - Boyd Civil Engineering services.
 - Postage and Freight - FedEx services and reimbursements to Inframark.
 - Rental-Meeting Room - FY20 room rental services were recorded as a prepayment, when paid in Sept. 2019, then moved to 'Rental-Meeting Room' in October 2019.
 - Misc.-Property Taxes - FY20 debt service payment on VC1 to be paid in March 2020.
 - Misc.-Contingency - Includes Centerstate bank fees, reimbursement to Inframark and services provided by the HOA.
 - ▶ Field
 - ProfServ-Field Management - Florida Resource Mgmt services and health/life insurance.
 - ▶ Landscaping Services
 - R&M-Trees and Trimming- Lift, thin, remove and plant community trees.
 - ▶ Utilities
 - Electricity-General - Services provided by OUC.
 - Electricity-Streetlighting - Services provided by OUC.
 - ▶ Operation & Maintenance
 - Communication-Telephone - Sprint Solutions.
 - R&M-Pools - Rebuild kit, supplies, acid wash, monthly control lease for Ashley Park and splash pad repairs.
 - R&M-User Supported Facility - Pud amendment services and application fee.
 - Miscellaneous Services - Johnston Surveying - Field Stake E. Boundary.
 - Misc.-Contingency - Printers (2), Adobe Acrobat Pro, hedge trimmer, iCloud storage, plastic shelving, work boots, job posting and ancillary costs. The District is required to mitigate certain invasive weeds. This is largely a chemical and equipment based process. These expenses will be shown under Misc. Contingency within the FY2020 budget.
 - Capital Outlay-Other - Playground equipment and 4" well.
 - Capital Outlay-Vehicles - Polaris Utility Vehicle.
 - Reserve-Renewal & Replacement - Costs associated with trailer (trench \$1,500, disconnect power and move service \$6,380, truck rental and container lease \$2,320, installation of shell area \$6,775).
- In FY 2019, the general fund loaned the series 2015 debt service fund \$53,231.95 to cover a shortfall. This loan has been repaid.
- In FY 2020, the general fund loaned the series 2015 debt service fund \$4,658.20 to cover a shortfall.

HARMONY

Community Development District

Financial Report

February 29, 2020

Prepared by



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FINANCIAL STATEMENTS

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HARMONY

Community Development District

Financial Statements

(Unaudited)

February 29, 2020

HARMONY

Community Development District

Governmental Funds**Balance Sheet**
February 29, 2020

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2014 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 356,860	\$ -	\$ -	\$ 356,860
Accounts Receivable	1,605	-	-	1,605
Investments:				
Certificates of Deposit - 12 Months	106,442	-	-	106,442
Money Market Account	1,041,782	-	-	1,041,782
Prepayment Account	-	21,328	314,461	335,789
Reserve Fund	-	607,313	340,000	947,313
Revenue Fund	-	974,692	529,964	1,504,656
TOTAL ASSETS	\$ 1,506,689	\$ 1,603,333	\$ 1,184,425	\$ 4,294,447
<u>LIABILITIES</u>				
Accounts Payable	\$ 42,867	\$ -	\$ -	\$ 42,867
TOTAL LIABILITIES	42,867	-	-	42,867
<u>FUND BALANCES</u>				
Restricted for:				
Debt Service	-	1,603,333	1,184,425	2,787,758
Assigned to:				
Operating Reserves	423,528	-	-	423,528
Reserves-Renewal & Replacement	92,370	-	-	92,370
Reserves - Self Insurance	50,000	-	-	50,000
Reserves - Sidewalks & Alleyways	153,208	-	-	153,208
Unassigned:	744,716	-	-	744,716
TOTAL FUND BALANCES	\$ 1,463,822	\$ 1,603,333	\$ 1,184,425	\$ 4,251,580
TOTAL LIABILITIES & FUND BALANCES	\$ 1,506,689	\$ 1,603,333	\$ 1,184,425	\$ 4,294,447

HARMONY

Community Development District

General Fund**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending February 29, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 6,000	\$ 2,500	\$ 5,848	\$ 3,348
Interest - Tax Collector	-	-	655	655
Special Assmnts- Tax Collector	1,876,212	1,688,590	1,089,201	(599,389)
Special Assessments-Tax Collector-VC1	(22,435)	(20,191)	(56,596)	(36,405)
Special Assmnts- Discounts	(75,048)	(67,544)	(42,297)	25,247
Other Miscellaneous Revenues	-	-	678	678
Access Cards	1,200	500	410	(90)
Insurance Reimbursements	-	-	891	891
Facility Revenue	300	125	700	575
User Facility Revenue	12,600	5,250	2,590	(2,660)
TOTAL REVENUES	1,798,829	1,609,230	1,002,080	(607,150)

EXPENDITURES**Administration**

P/R-Board of Supervisors	11,200	4,665	2,800	1,865
FICA Taxes	857	355	214	141
ProfServ-Arbitrage Rebate	1,200	-	-	-
ProfServ-Dissemination Agent	1,500	1,500	-	1,500
ProfServ-Engineering	7,500	3,125	4,134	(1,009)
ProfServ-Legal Services	75,000	31,250	15,948	15,302
ProfServ-Mgmt Consulting Serv	64,985	27,077	27,077	-
ProfServ-Property Appraiser	779	779	-	779
ProfServ-Special Assessment	8,822	8,822	8,822	-
ProfServ-Trustee Fees	10,024	-	-	-
Auditing Services	4,355	-	-	-
Postage and Freight	750	315	454	(139)
Rental - Meeting Room	4,200	1,750	3,600	(1,850)
Insurance - General Liability	27,867	27,867	22,888	4,979
Printing and Binding	2,000	835	183	652
Legal Advertising	900	375	-	375
Misc-Property Taxes	26,600	23,940	-	23,940
Misc-Records Storage	150	65	-	65
Misc-Assessmnt Collection Cost	37,524	33,772	20,938	12,834
Misc-Contingency	2,600	1,085	700	385
Office Supplies	150	65	-	65
Annual District Filing Fee	175	175	175	-
Total Administration	289,138	167,817	107,933	59,884

HARMONY

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Field</u>				
ProfServ-Field Management	290,000	120,835	115,907	4,928
Total Field	<u>290,000</u>	<u>120,835</u>	<u>115,907</u>	<u>4,928</u>
<u>Landscape Services</u>				
Contracts-Mulch	61,000	25,415	24,807	608
Contracts - Landscape	278,000	115,835	111,711	4,124
Cntrs-Shrub/Grnd Cover Annual Svc	157,000	65,415	64,419	996
R&M-Irrigation	15,000	6,250	2,874	3,376
R&M-Trees and Trimming	25,000	10,415	29,810	(19,395)
Miscellaneous Services	27,475	11,450	10,196	1,254
Total Landscape Services	<u>563,475</u>	<u>234,780</u>	<u>243,817</u>	<u>(9,037)</u>
<u>Utilities</u>				
Electricity - General	32,000	13,335	16,556	(3,221)
Electricity - Streetlighting	88,000	36,665	41,806	(5,141)
Utility - Water & Sewer	150,000	62,500	45,505	16,995
Total Utilities	<u>270,000</u>	<u>112,500</u>	<u>103,867</u>	<u>8,633</u>
<u>Operation & Maintenance</u>				
Communication - Telephone	4,500	1,875	2,148	(273)
Utility - Refuse Removal	3,000	1,250	1,223	27
R&M-Ponds	10,000	4,165	2,501	1,664
R&M-Pools	25,000	10,415	15,336	(4,921)
R&M-Roads & Alleyways	5,000	2,085	173	1,912
R&M-Sidewalks	15,000	6,250	3,017	3,233
R&M-Vehicles	20,000	8,335	4,204	4,131
R&M-User Supported Facility	12,600	5,250	6,320	(1,070)
R&M-Equipment Boats	7,500	3,125	2,356	769
R&M-Parks & Facilities	70,000	29,165	8,431	20,734
Miscellaneous Services	2,400	1,000	1,250	(250)
Misc-Contingency	9,000	3,750	2,983	767
Misc-Security Enhancements	7,500	3,125	2,336	789
Op Supplies - Fuel, Oil	5,000	2,085	1,537	548
Cap Outlay - Other	5,000	5,000	33,073	(28,073)
Cap Outlay - Vehicles	20,000	20,000	15,451	4,549
Reserve - Renewal&Replacement	-	-	16,975	(16,975)
Reserve - Sidewalks & Alleyways	60,000	60,000	-	60,000
Total Operation & Maintenance	<u>281,500</u>	<u>166,875</u>	<u>119,314</u>	<u>47,561</u>

HARMONY

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
TOTAL EXPENDITURES	1,694,113	802,807	690,838	111,969
Excess (deficiency) of revenues				
Over (under) expenditures	104,716	806,423	311,242	(495,181)
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	104,716	-	-	-
TOTAL FINANCING SOURCES (USES)	104,716	-	-	-
Net change in fund balance	\$ 104,716	\$ 806,423	\$ 311,242	\$ (495,181)
FUND BALANCE, BEGINNING (OCT 1, 2019)	1,152,580	1,152,580	1,152,580	
FUND BALANCE, ENDING	\$ 1,257,296	\$ 1,959,003	\$ 1,463,822	

HARMONY

Community Development District

Series 2014 Debt Service Fund**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending February 29, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 1,000	\$ 415	\$ 5,998	\$ 5,583
Special Assmnts- Tax Collector	1,255,895	1,130,305	733,406	(396,899)
Special Assmnts- Prepayment	-	-	21,328	21,328
Special Assmnts- Discounts	(50,235)	(45,211)	(28,481)	16,730
TOTAL REVENUES	1,206,660	1,085,509	732,251	(353,258)
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	25,118	22,606	14,099	8,507
Total Administration	25,118	22,606	14,099	8,507
<u>Debt Service</u>				
Principal Debt Retirement	615,000	-	-	-
Principal Prepayments	-	-	70,000	(70,000)
Interest Expense	571,213	285,606	285,606	-
Total Debt Service	1,186,213	285,606	355,606	(70,000)
TOTAL EXPENDITURES	1,211,331	308,212	369,705	(61,493)
Excess (deficiency) of revenues				
Over (under) expenditures	(4,671)	777,297	362,546	(414,751)
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(4,671)	-	-	-
TOTAL FINANCING SOURCES (USES)	(4,671)	-	-	-
Net change in fund balance	\$ (4,671)	\$ 777,297	\$ 362,546	\$ (414,751)
FUND BALANCE, BEGINNING (OCT 1, 2019)	1,240,787	1,240,787	1,240,787	
FUND BALANCE, ENDING	\$ 1,236,116	\$ 2,018,084	\$ 1,603,333	

HARMONY

Community Development District

Series 2015 Debt Service Fund**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending February 29, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 300	\$ 125	\$ 5,449	\$ 5,324
Special Assmnts- Tax Collector	1,029,367	926,431	550,837	(375,594)
Special Assmnts- Prepayment	-	-	310,427	310,427
Special Assmnts- Discounts	(41,175)	(37,058)	(21,391)	15,667
TOTAL REVENUES	988,492	889,498	845,322	(44,176)
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	20,587	18,529	10,589	7,940
Total Administration	20,587	18,529	10,589	7,940
Debt Service				
Principal Debt Retirement	430,000	-	-	-
Principal Prepayments	-	-	955,000	(955,000)
Interest Expense	556,606	278,303	278,303	-
Total Debt Service	986,606	278,303	1,233,303	(955,000)
TOTAL EXPENDITURES	1,007,193	296,832	1,243,892	(947,060)
Excess (deficiency) of revenues				
Over (under) expenditures	(18,701)	592,666	(398,570)	(991,236)
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(18,701)	-	-	-
TOTAL FINANCING SOURCES (USES)	(18,701)	-	-	-
Net change in fund balance	\$ (18,701)	\$ 592,666	\$ (398,570)	\$ (991,236)
FUND BALANCE, BEGINNING (OCT 1, 2019)	1,582,995	1,582,995	1,582,995	
FUND BALANCE, ENDING	\$ 1,564,294	\$ 2,175,661	\$ 1,184,425	

HARMONY

Community Development District

Supporting Schedules

February 29, 2020

Non-Ad Valorem Special Assessments
Osceola County Tax Collector - Monthly Collection Report
For the Fiscal Year Ending September 30, 2020

					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 2020				\$ 4,039,513	\$ 1,853,780	\$ 1,248,230	\$ 937,503
Allocation %				100%	45.89%	30.90%	23.21%
11/08/19	11,970	657	245	12,871	5,907	3,977	2,987
11/21/19	222,565	9,463	4,542	236,570	108,565	73,101	54,904
12/06/19	1,608,753	68,399	32,832	1,709,984	784,732	528,394	396,859
12/09/19	844	10	17	871	400	269	202
12/23/19	296,629	11,114	6,054	313,797	144,005	96,965	72,827
01/10/20	43,523	1,374	888	45,785	21,011	14,148	10,626
01/13/20	4,833	145	99	5,077	2,330	1,569	1,178
02/12/20	44,693	986	912	46,592	21,382	14,397	10,813
02/12/20	1,839	20	38	1,896	870	586	440
TOTAL	\$ 2,235,649	\$ 92,169	\$ 45,626	\$ 2,373,443	\$ 1,089,201	\$ 733,406	\$ 550,837
Collected in %					59%	59%	59%
TOTAL OUTSTANDING				\$ 1,666,070	\$ 764,579	\$ 514,824	\$ 386,667

1.) Prepayments were received during the budget process resulting in a variance between assessments budgeted and assessments placed on the tax roll.

HARMONY
Community Development District

Cash and Investment Report
February 29, 2020

General Fund

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account- Operating	CenterState Bank	Interest Bearing Account	n/a	0.05%	\$352,818
Debit Account	CenterState Bank	Debit Account	n/a	0.25%	\$4,042
				Subtotal	\$356,860
Certificate of Deposit	BankUnited	12 month CD	2/19/2021	1.60%	\$106,442
Money Market Account	BankUnited	Money Market Account	n/a	1.50%	\$1,041,782
				Subtotal	\$1,148,223

Debt Service and Capital Projects Funds

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2014 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	1.30%	\$21,328
Series 2014 Reserve Fund	US Bank	US Bank Governmental Obligation Fund	n/a	1.30%	\$607,313
Series 2014 Revenue Fund	US Bank	US Bank Governmental Obligation Fund	n/a	1.30%	\$974,692
Series 2015 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	1.30%	\$314,461
Series 2015 Reserve Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	1.30%	\$340,000
Series 2015 Revenue Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	1.30%	\$529,964
				Subtotal	\$2,787,758
				Total	\$4,292,842

7B

Harmony

Community Development District

General Fund

Invoice Approval Report # 239

March 12, 2020

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
ADVANCED MARINE SERVICES	104420	R	\$ 605.96
	104566	R	\$ 151.99
	Vendor Total		\$ 757.95
AMERITAS LIFE INSURANCE CORP	0000-021520	R	\$ 69.04
	Vendor Total		\$ 69.04
AUSTIN ENVIRONMENTAL	8720	R	\$ 2,450.00
	Vendor Total		\$ 2,450.00
BOYD CIVIL ENGINEERING	02589	A	\$ 600.00
	Vendor Total		\$ 600.00
BRIGHT HOUSE NETWORKS - ACH	028483401020720 ACH	R	\$ 123.98
	028483501030120 ACH	R	\$ 99.98
	Vendor Total		\$ 223.96
FEDEX	6-931-33733	R	\$ 29.73
	6-939-17613	R	\$ 14.41
	6-946-23056	R	\$ 17.21
	Vendor Total		\$ 61.35
FLORIDA RESOURCE MGT LLC-ACH	80229 ACH	R	\$ 10,460.20
	Vendor Total		\$ 10,460.20
HARMONY CDD C/O U.S. BANK	021820-1	R	\$ 14,378.61
	021820-2	R	\$ 10,799.28
	30520	R	\$ 26,600.07
	Vendor Total		\$ 51,777.96
INFRAMARK, LLC	48984	A	\$ 5,450.12
	Vendor Total		\$ 5,450.12
JOHNSTON'S SURVEYING INC.	022620	R	\$ 3,000.00
	Vendor Total		\$ 3,000.00
NORTH SOUTH SUPPLY, INC.	3303928	R	\$ 234.16
	3307514	R	\$ 201.75
	3308208	R	\$ 68.18
	3309489	R	\$ 64.15
	Vendor Total		\$ 568.24

Harmony

Community Development District

General Fund

Invoice Approval Report # 239

March 12, 2020

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
NUTRIEN AG SOLUTIONS, INC	41116133	R	\$ 2,025.00
		Vendor Total	\$ 2,025.00
ORLANDO UTILITIES COMMISSION-ACH	021020-9921 ACH	R	\$ 12,798.02
		Vendor Total	\$ 12,798.02
OSCAR INSURANCE CO OF FL - ACH	07924617-4637 ACH.	R	\$ 851.80
		Vendor Total	\$ 851.80
DBA PINEY BRANCH MOTORS INC - ACH (ALLIED TRILERS)	RI997557 ACH	R	\$ 90.00
	RI997556 ACH	R	\$ 490.00
		Vendor Total	\$ 580.00
POOLSURE	101295602311	R	\$ 60.00
	101295602505	R	\$ 371.10
	101295602506	R	\$ 210.00
	101295602794	R	\$ 480.00
	101295602884	R	\$ 337.50
		Vendor Total	\$ 1,458.60
PROFESSIONAL FOUNTAIN SERVICES LLC	1560	R	\$ 3,185.80
	1546	R	\$ 4,531.12
		Vendor Total	\$ 7,716.92
SERVELLO & SONS INC	15901	R	\$ 653.42
	15840	R	\$ 39,080.96
	16019	R	\$ 7,410.00
		Vendor Total	\$ 47,144.38
SPRINT SOLUTIONS, INC. - ACH	244553043-079 ACH	R	\$ 428.73
		Vendor Total	\$ 428.73
TEM SYSTEMS, INC.	INV6006	R	\$ 149.00
		Vendor Total	\$ 149.00
TOHO WATER AUTHORITY	021620 ACH	R	\$ 9,437.39
		Vendor Total	\$ 9,437.39

Harmony

Community Development District

*General Fund***Invoice Approval Report # 239****March 12, 2020**

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
WASTE CONNECTIONS OF FL	1262167	R	\$ 255.00
		Vendor Total	<u>\$ 255.00</u>
YOUNG QUALLS, P.A.	15957	A	\$ 7,327.75
		Vendor Total	<u>\$ 7,327.75</u>
		Total	<u>\$ 165,591.41</u>
			Total Invoices \$ 165,591.41

HARMONY

Community Development District

Check Register

February 1 - February 29, 2020

HARMONY

Community Development District

Payment Register by Bank Account

For the Period from 2/1/20 to 2/29/20

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CENTERSTATE BANK GF - (ACCT# XXXXX2933)									
Check	55365	02/04/20	Vendor	FEDEX	6-910-12284	SRVCS THRU 01/28/20	Postage and Freight	001-541006-51301	\$14.68
Check	55366	02/04/20	Vendor	AMERITAS LIFE INSURANCE CORP.	011520-0000	2/1-2/29/20 LIFE INSUR	ProfServ-Field Management	001-531016-53901	\$69.04
Check	55367	02/04/20	Vendor	INFRAMARK, LLC	47401	DEC MANAGEMENT FEES	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$5,415.42
Check	55367	02/04/20	Vendor	INFRAMARK, LLC	47401	DEC MANAGEMENT FEES	Postage and Freight	001-541006-51301	\$13.00
Check	55367	02/04/20	Vendor	INFRAMARK, LLC	47401	DEC MANAGEMENT FEES	Printing and Binding	001-547001-51301	\$33.75
Check	55367	02/04/20	Vendor	INFRAMARK, LLC	47401	DEC MANAGEMENT FEES	ASSESSMENT ROLL SERVICE	001-549070-51301	\$8,822.00
Check	55367	02/04/20	Vendor	INFRAMARK, LLC	47401	DEC MANAGEMENT FEES	FEDEX	001-541006-51301	\$32.91
Check	55367	02/04/20	Vendor	INFRAMARK, LLC	47401	DEC MANAGEMENT FEES	GO DADDY CREDIT	115000	(\$1,159.99)
Check	55368	02/04/20	Vendor	POOLSURE	101295601377	CONTROL LEASE	R&M-Pools	001-546074-53910	\$60.00
Check	55368	02/04/20	Vendor	POOLSURE	101295601769	SWIM CLUB BLEACH&ACID	R&M-Pools	001-546074-53910	\$292.50
Check	55369	02/04/20	Vendor	TEM SYSTEMS, INC.	INV5454	RPLCD POOL GATE BRD WIRE	Misc-Contingency	001-549900-53910	\$461.50
Check	55370	02/04/20	Vendor	YOUNG QUALLS, P.A.	15926	GENERAL COUNSEL THRU DEC	ProfServ-Legal Services	001-531023-51401	\$2,319.42
Check	55371	02/11/20	Vendor	SANDRA L. SCHNEIDER	INV-0212	PLAYGROUND EQPMNT BALANCE - DITCH PLAINS	Cap Outlay - Other	001-564002-53910	\$8,197.50
Check	55372	02/15/20	Vendor	CASEY B BIALEK	202001003	INSTALL NEW PUMP POWER	R&M-Irrigation	001-546041-53902	\$495.00
Check	55373	02/13/20	Vendor	SYMBIONT SERVICE CORP.	I4265	UNIT 2 RPR/RPLC BARB FITTING	R&M-Pools	001-546074-53901	\$136.63
Check	55374	02/13/20	Vendor	WASTE CONNECTIONS OF FL.	1257156	FEB TRASH SRVC;1/16,1/23 OVRLD	Utility - Refuse Removal	001-543020-53910	\$270.00
Check	55375	02/18/20	Vendor	NORTH SOUTH SUPPLY, INC.	3303928	IRRIGATION SUPPLIES	R&M-Irrigation	001-546041-53902	\$234.16
Check	55376	02/18/20	Vendor	NUTRIEN AG SOLUTIONS, INC	41116133	WEED MITIGATION	Misc-Contingency	001-549900-53902	\$2,025.00
Check	55377	02/20/20	Vendor	HARMONY CDD C/O U.S. BANK	021820-1	TRNFR TAX COLLECT SER 2014	Due to other Funds	131000	\$14,378.61
Check	55378	02/20/20	Vendor	HARMONY CDD C/O U.S. BANK	021820-2	TRNFR TAX COLLECT SER 2015	Due to other Funds	131000	\$10,799.28
Check	55379	02/27/20	Vendor	ADVANCED MARINE SERVICES	104420	BATTERY	R&M-Equipment Boats	001-546223-53901	\$605.96
Check	55380	02/27/20	Vendor	FEDEX	6-931-33733	SRVCS THRU 02/19/20	Postage and Freight	001-541006-51301	\$29.73
Check	55381	02/27/20	Vendor	POOLSURE	101295602505	2/14 SWIM CLUB BLEACH & CHEMICALS	R&M-Pools	001-546074-53910	\$371.10
Check	55381	02/27/20	Vendor	POOLSURE	101295602506	2/14 ASHLEY PARK BLEACH	R&M-Pools	001-546074-53910	\$210.00
Check	55382	02/27/20	Vendor	PROFESSIONAL FOUNTAIN SERVICES LLC	1560	SPLASH PAD RPRS	R&M-Pools	001-546074-53910	\$3,185.80
Check	55382	02/27/20	Vendor	PROFESSIONAL FOUNTAIN SERVICES LLC	1546	SPLASH PAD REPAIRS	R&M-Pools	001-546074-53910	\$4,531.12
Check	55383	02/27/20	Vendor	SERVELLO & SONS INC	15901	FEB 2020 EAST LAKE BERM	Miscellaneous Services	001-549001-53902	\$653.42
Check	55383	02/27/20	Vendor	SERVELLO & SONS INC	15840	FEB 2020 LANDSCAPE MAINT	Contracts-Mulch	001-534065-53902	\$4,942.63
Check	55383	02/27/20	Vendor	SERVELLO & SONS INC	15840	FEB 2020 LANDSCAPE MAINT	Cntrs-Shrub/Grnd Cover Annual Svc	001-534172-53902	\$12,838.82
Check	55383	02/27/20	Vendor	SERVELLO & SONS INC	15840	FEB 2020 LANDSCAPE MAINT	Contracts-Landscape	001-534050-53902	\$21,299.51
Check	55383	02/27/20	Vendor	SERVELLO & SONS INC	16019	RMVL & PLNT TREES;PROPOSAL #3478	PROPOSAL #3478	001-546099-53902	\$7,410.00
Check	55384	02/27/20	Vendor	TEM SYSTEMS, INC.	INV6006	RPR HARMONY SQUARE DR EXIT GATE	Misc-Contingency	001-549900-53910	\$149.00
ACH	DD490	02/04/20	Employee	STEVEN P. BERUBE	PAYROLL	February 04, 2020 Payroll Posting			\$184.70
ACH	DD491	02/04/20	Employee	DAVID L. FARNSWORTH	PAYROLL	February 04, 2020 Payroll Posting			\$184.70
ACH	DD492	02/04/20	Employee	WILLIAM BOKUNIC	PAYROLL	February 04, 2020 Payroll Posting			\$184.70
ACH	DD493	02/04/20	Employee	MICHAEL J. SCARBOROUGH	PAYROLL	February 04, 2020 Payroll Posting			\$184.70
ACH	DD494	02/14/20	Vendor	TOHO WATER AUTHORITY - ACH	011620 ACH	12/17/19-01/16/20 UTILITY SRVCS	Utility - Water & Sewer	001-543021-53903	\$4,835.23
ACH	DD496	02/05/20	Vendor	PINEY BRANCH MOTORS INC - ACH	RI992130 ACH	02/02/20-03/01/20 40' CONTAINER LEASE	Reserve - Renewal&Replacement	001-568130-53910	\$90.00
ACH	DD497	02/05/20	Vendor	PINEY BRANCH MOTORS INC - ACH	RI992129 ACH	02/02/20-03/01/20 TRUCK RENTAL	Reserve - Renewal&Replacement	001-568130-53910	\$490.00
ACH	DD499	02/14/20	Vendor	BRIGHT HOUSE NETWORKS - ACH	028483501013020 ACH	1/28/20-2/27/20 0050284835-01	Misc-Security Enhancements	001-549911-53910	\$99.98

HARMONY

Community Development District

Payment Register by Bank Account

For the Period from 2/1/20 to 2/29/20

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH	DD500	02/14/20	Vendor	FLORIDA RESOURCE MGT LLC-ACH	80049 ACH	PAYROLL PE 02/09/20	ProfServ-Field Management	001-531016-53901	\$10,405.43
ACH	DD501	02/18/20	Vendor	SPRINT SOLUTIONS, INC. - ACH	244553043-078 ACH	12/26-01/25/20 244553043	Communication - Telephone	001-541003-53910	\$428.14
ACH	DD502	02/26/20	Vendor	TOHO WATER AUTHORITY - ACH	012920-8389 ACH	12/30/19-01/29/20 UTILITY SRVCS	Utility - Water & Sewer	001-543021-53903	\$95.83
ACH	DD503	02/11/20	Vendor	TOHO WATER AUTHORITY - ACH	011120-1539 ACH	12/11/19-01/11/20 UTILITY SRVCS	Utility - Water & Sewer	001-543021-53903	\$20.35
ACH	DD504	02/23/20	Vendor	BRIGHT HOUSE NETWORKS - ACH	028483401020720 ACH	2/6/20-3/5/20 0050284834-01 Internet	Misc-Security Enhancements	001-549911-53910	\$123.98
ACH	DD510	02/27/20	Vendor	FLORIDA RESOURCE MGT LLC-ACH	80229 ACH	PAYROLL PE 02/23/20	ProfServ-Field Management	001-531016-53901	\$10,460.20
ACH	DD515	02/14/20	Vendor	OSCAR INSURANCE CO OF FL - ACH	07924617-4637 ACH.	2/1/20-2/29/20 HEALTH INSUR	ProfServ-Field Management	001-531016-53901	\$851.80
Account Total									\$137,777.24

Total Amount Paid	\$137,777.24
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HARMONY
Community Development District

Debit Card Invoices

February 1 - February 29, 2020

**Monthly Debit Card Purchases
Feb-20**

Date	Vendor	Description	Amount
2/10/2020	eBay	Turf Tire	119.90
2/12/2020	JSP Manufact	Fence Post Caps	877.40
2/28/2020	Pool Zoom	O Rings	20.28
2/3/2020	Amazon	Paint Roller Covers	15.98
2/3/2020	Amazon	Security Camera	35.00
2/3/2020	Amazon	Security Camera	44.99
2/3/2020	Amazon	Pipe Fitting and Pressure Gauge	11.00
2/3/2020	Amazon	Unloader Valve w/Switch - Pressure Washer Pump	91.90
2/3/2020	Amazon	Fuel Filter	8.65
2/3/2020	Apple	iCloud 200 GB Storage Plan (Apple)	2.99
2/3/2020	Amazon	Coupler	2.94
2/3/2020	7-Eleven	Fuel	13.00
2/3/2020	Amazon	Gasket	7.45
2/7/2020	Amazon	Pipe Nipple	4.77
2/4/2020	Amazon	Pipe Nipple	9.21
2/4/2020	Amazon	Pipe Sealant Tape	7.69
2/4/2020	Amazon	Patch Palm Work Gloves	47.98
2/5/2020	Sunoco	Fuel	42.43
2/5/2020	Amazon	12 Volt Solenoid Valve	52.97
2/5/2020	Amazon	Nitrile Gloves	80.67
2/5/2020	Amazon	Right Angle Bracket	9.99
2/6/2020	Amazon	Joist Hangers	20.25
2/10/2020	Amazon	Fitting and Pressure Washer Adapter Set	12.78
2/10/2020	Amazon	Fire Extinguisher	41.98
2/10/2020	Walmart	Mobil 1 Motor Oil	74.02
2/10/2020	Amazon	Street Signs	112.96
2/11/2020	Amazon	Belt	64.53
2/11/2020	7-Eleven	Fuel	12.00
2/11/2020	Home Depot	Paint Supplies	418.42
2/13/2020	Sunoco	Fuel	59.48
2/18/2020	Amazon	Chip Paint Brushes	15.49
2/18/2020	Wawa	Fuel	56.88
2/18/2020	Ace Hardware	Supplies	31.52
2/18/2020	Amazon	(2) Respirators	65.56
2/18/2020	Amazon	LED Bulbs	35.46
2/19/2020	Amazon	Travel Shoe Bags	5.90
2/19/2020	Amazon	No Parking Signs	59.85
2/19/2020	Sunoco	Fuel	52.08
2/19/2020	7-Eleven	Fuel - Sidewalks	37.00
2/19/2020	Ace Hardware	Supplies	66.92
2/19/2020	Winn-Dixie	Staff Water	30.00
2/20/2020	Amazon	LED Monitors	139.98
2/20/2020	Amazon	Tall Outdoor Storage Shed Cabinet	128.00
2/21/2020	Amazon	Battery Terminal Top Post	9.96
2/21/2020	Amazon	Business Envelopes	14.99
2/21/2020	Amazon	(2) Wireless Camera Systems	439.98
2/21/2020	Amazon	Post Cap	11.22
2/21/2020	Ace Hardware	Supplies	13.58
2/24/2020	Amazon	Oil Burner Nozzle	13.64
2/25/2020	Amazon	LED Bulbs	29.99
2/25/2020	Amazon	Blower	155.99
2/26/2020	Amazon	O-Ring	5.89
2/26/2020	Amazon	Saw Blades	9.99
2/26/2020	Amazon	Saw Blades	13.99
2/26/2020	Ace Hardware	Drills and Fasteners	104.96
2/26/2020	K&M Custom Designs	Hoodies and Tees	280.75
2/27/2020	Jami Tires	Service	23.87
2/27/2020	Sunoco	Fuel	56.18
2/27/2020	Sunoco	Fuel	21.60
2/27/2020	Amazon	Warning Signs	18.95
2/27/2020	Amazon	Security Camera	52.79
2/28/2020	Amazon	Tires	185.06
2/28/2020	Amazon	Printer Paper	29.98
		TOTAL	4,541.61

7C

Harmony CDD

MEETING RECAP

Regular Board Meeting	Start Time
February 27, 2020	6:00 PM

Board Members Present

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

Also, Present

Kristen Suit	District Manager
Tim Qualls (via conference call)	District Attorney
Tristan LaNasa	District Attorney Staff
Steve Boyd (not present)	District Engineer
Gerhard van der Snel	Field Services Manager

Harmony CDD

MEETING RECAP

Regular Board Meeting

Approval of Meeting Minutes for January 30, 2020 As Amended:

Motion by Supervisor Kassel and Second by Supervisor Bokunic;

Approved 5-0

Approval of Austin Environmental Consultants Third Annual Wetland Monitoring Report Invoice in Amount of \$2,450.00:

Motion by Supervisor Kassel and Second by Supervisor Bokunic;

Approved 5-0

Approval of Johnston's Proposal for Surveying Parking & Garden Area in Amount of \$6,250 (Retainer of \$3,000.00 required upon execution of contract) - Use Funds from R&M User Supported Facility:

Motion by Supervisor Berube and Second by Supervisor Scarborough;

Approved 5-0

Approval of Field Services to Install Cameras at Entrances:

Motion by Supervisor Berube and Second by Supervisor Bokunic;

Approved 5-0

Approval of December 31, 2019 Financial Statement, #238 Invoices, Check Register, & Debt Purchases:

Motion by Supervisor Kassel and Second by Supervisor Bokunic;

Approved 5-0

Approval of Harmony Facilities Usage Application by Harmony HROA for Easter Event in Town Square on April 4, 2020 from 8am to 2pm (Anticipated # of Attendees 300, of All Ages):

Motion by Supervisor Berube and Second by Supervisor Bokunic;

Approved 5-0

Approval of District to Make VC-1 Debt Service Payment in March:

Motion by Supervisor Berube and Second by Supervisor Scarborough;

Approved 5-0

Approval of Adding Supervisor Photo's to Districts Website:

Motion by Supervisor Kassel and Second by Supervisor Bokunic;

Approved 5-0

Adjournment:

Motion by Supervisor Berube and Second by Supervisor Bokunic;

Approved 5-0

Harmony CDD

MEETING RECAP

Action Items / Follow Up

Item	Due Date	Assigned to
<ul style="list-style-type: none"> - District Manager Provide Mr. Fusilier with Meeting Dates FY21 and Confirm Availability and Request Reduction in Cost per Meeting if Paid in Full One Year Upfront (Mr. Fusilier is requesting \$350 per meeting) <p>- Add to Update to March Agenda</p>	3/13/2020	<ul style="list-style-type: none"> - Kristen Suit - Recording Dept.
<ul style="list-style-type: none"> - Discussion of VC1 Parcel Usage/Community Center - Supervisor Bokunic to Draft Survey Monkey Questions to Be Discussed by Board at March Meeting <p>- Add to March Agenda, "Discussion of Survey Monkey Questionnaire"</p>	3/13/2020	<ul style="list-style-type: none"> - Bill Bokunic - Recording Dept.
<ul style="list-style-type: none"> - Inter-local Government Agreement - Buck Lake/Harmony West <p>- Add to March Agenda for Boards Consideration</p>	3/13/2020	<ul style="list-style-type: none"> - Tim Qualls - Tristian LaNasa - Recording Dept.
<ul style="list-style-type: none"> - Accounting/Finance Board Approved District Making the VC-1 Debt Service Payment in March 	March 2020	<ul style="list-style-type: none"> - Liz Moore - Helena Randle
<ul style="list-style-type: none"> - District Engineer add fencing, pillars, and columns along US192 & at the west entrance to the reserve & replacement schedule and update the schedule so we can be sure we have enough reserves for replacements as they are needed, as discussed at the meeting - Obtain Updated Reserve Study <p>- Add Updated Reserve to March Agenda</p>	3/13/2020	<ul style="list-style-type: none"> - Steve Boyd - Recording Dept.
<ul style="list-style-type: none"> - AP Dept. Cut and Mail Check to Austin Environmental for 3rd Annual Wetland Monitoring Per Invoice in Amount of \$2,450.00. Board Approved at 2/27 meeting 	ASAP	<ul style="list-style-type: none"> - Sally Chalkley
<ul style="list-style-type: none"> - No longer include in the agenda packages those invoices, debt card receipts etc. that are currently included in each of the agenda packages. Still include on the agenda page itself, "Approval of Check # Credit Card & Debt Card Purchases ADDING, "AVAILABLE UPON REQUEST". Those invoices, receipts, etc. are to be sent as a separate email along with the invoices that are sent each month as a separate email. 	On Going	<ul style="list-style-type: none"> - Recording Dept. - Accounting Dept.

7D

7Di.

Qualifying to Run for Office Florida Statute 99.061

2020 Qualifying Period

Noon, June 8, 2020 –to– Noon, June 12, 2020

What happens when you go to the Supervisor of Elections office to qualify? You will file a *Loyalty Oath* and a *Financial Disclosure* (Form-1), and either pay the \$25 qualifying fee or file a *certification for 25 signatures* to qualify by petition.

Qualifying Fees

\$25.00 (Unless qualifying by petition)

Qualifying by Petition

In order to qualify by petition, and thereby have the qualifying fee waived, a person needs to gather the signatures of 25 qualified voters who reside within the District. The prescribed *Candidate Petition Form* ([DSDE104](#)) is available on the Division of Elections website.

The deadline to submit petitions to the Supervisor of Elections is **Noon, May 11, 2020.**

(NOTE: All candidates must, during the qualifying period, also file in person the two forms listed above.)

There are no date restrictions on petitions being submitted prior to the deadline.

There is a verification fee of \$0.10 per signature to ensure that signers are valid residents within the CDD. Cash is accepted. The Supervisor of Elections has stipulated that (unless your circumstances are dire) you must bring your petitions into the office in person.

Contact the Supervisor of Elections for more specific information on qualifying by petition.

Election Campaigning

If you want to campaign, you are permitted to do so; provided that you do not expend any funds. If you are going to have expenditures for signage, business cards, etc., even if it is your own money, you must open a campaign account and file a *Designation of Campaign Depository and Appointment of Campaign Treasurer* ([DS-DE9](#)) form.

If you will incur campaign expenses, petition signatures may not be sought or obtained until the required designation of your *financial organization* has been completed.

Qualifying Officers

The Qualifying Officer for Special District Offices is the Supervisor of Elections.

Supervisor of Elections

Ms. Mary Jane Arrington
2509 East Irlo Bronson Memorial Highway
Kissimmee, Florida 34744
Phone: (407) 742-6000
Fax: (407) 742-6001
eMail: soe@voteosceola.com

7Dii.

RESOLUTION 2020-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT CONFIRMING THE DISTRICT'S USE OF THE OSCEOLA COUNTY SUPERVISOR OF ELECTIONS TO CONTINUE CONDUCTING THE DISTRICT'S ELECTION OF SUPERVISORS IN CONJUNCTION WITH THE GENERAL ELECTION

WHEREAS, the Harmony Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Osceola County, Florida; and

WHEREAS, the Board of Supervisors of Harmony Community Development District (hereinafter the "Board") seeks to implement section 190.006(3)(A)(2)(c), Florida Statutes and to instruct the Osceola County Supervisor of Elections (the "Supervisor") to conduct the District's General Elections.

WHEREAS, the Supervisor has requested the District adopt a resolution confirming the District's use of the Supervisor for the purpose of conducting the District's future supervisor elections in conjunction with the General Election; and

WHEREAS, the District desires to continue to use the Supervisor for the purpose of conducting the District's supervisor elections in conjunction with the General Election.

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

Section 1. The Board is currently made up of the following individuals: David Farnsworth, Mike Scarborough, Kerul Kassel, Steven Berube, and Bill Bokunic.

Section 2. The term of office for each member of the Board is as follows:

Supervisor Farnsworth	Seat 1	four year - expires 11/2020
Supervisor Scarborough	Seat 2	four year – expires 11/2022
Supervisor Kassel	Seat 3	four year – expires 11/2020
Supervisor Berube	Seat 4	four year – expires 11/2022
Supervisor Bokunic	Seat 5	four year – expires 11/2020

Section 3. Seat 1 currently held by David Farnsworth, Seat 3 currently held by Kerul Kassel and Seat 5 currently held by Bill Bokunic are scheduled for the General Election in November 2020.

Section 4. Pursuant to section 190.006(8), Florida Statutes, members of the Board shall be entitled to receive for his or her services an amount not to exceed \$200 per meeting of the

Board, not to exceed \$4,800 per year per member.

Section 5. The term of office for the individuals to be elected to the Board in the November 2020 General Election is four years.

Section 6. The new Board members shall assume office on the second Tuesday following their election.

Section 7. The District hereby instructs the Supervisor to continue conducting the District's elections in conjunction with the General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

PASSED AND ADOPTED THIS 26TH DAY OF MARCH 2020.

ATTEST:

**HARMONY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman

Eighth Order of Business

8A

Harmony Community Center SurveyMonkey Questionnaire

- ☐ I support the building of a Harmony Community Center if there is no additional cost to me or to my property.
- ☐ I support the building of a Harmony community center if there is no impact of more than \$500 per home.
- ☐ I support the building of a Harmony Community Center regardless of the cost.
- ☐ I do not support the building of a Harmony Community Center at any cost.

8B

STATUS: Harmony CDD Meetings @ Clubhouse

Board Members,

Please see Mr. Fusilier's response below with regard to the board's request to use the clubhouse facilities to hold the FY21 board meetings. Please note he has increased the monthly meeting fee from what he had advised previously would be \$350 per meeting to \$450 per meeting. He is not going to allow annual payment to be made in full at a reduced rate and is requesting that payments be made monthly one week in advance of the board meetings. Also, at his discretion he has the option to move the board meetings to a different location in the facility if for some reason an event mandated.

Kristen Suit

From: Steve Fusilier

Ms. Suit,

We have checked out the dates and would be able to accommodate the CDD's use of our facility: set- up, break-down, clean-up for a desired layout utilizing the podium, speakers, microphone, and easels if requested. The price would be \$450 and would be invoiced monthly with payment completed a week prior to the event. We would have the option to move to a different location in our facility if for some reason an event mandated such this right we would reserve. Please advise on the CDD Board's decision. Thanks.

Steve Fusilier

From: Kristen Suit

Mr. Fusilier,

Attached is the Harmony CDD's FY 21 board meeting schedule. Please advise if the clubhouse meeting room is available for the board to hold meetings on these dates. Should the board opt to pay for the full year of rentals up front as opposed to paying \$350.00 monthly would you consider a reduction in the rental rate?

Kristen Suit

8C





