

**HARMONY
COMMUNITY DEVELOPMENT DISTRICT**

MAY 28, 2020

AGENDA PACKAGE

<https://meetingsamer14.webex.com/>

or by phone **1-408-418-9388**

Meeting #**626 790 874**

Password: **pkSatJqg756** (by phone **75728574**)

Harmony Community Development District

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

May 18, 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, May 28, 2020 at 6:00 p.m. via WebEx under Florida Executive Order 20-69. <https://meetingsamer14.webex.com/> or by phone **1-408-418-9388** Meeting #**626 790 874** Password: **pkSatJqg756** (by phone **75728574**). 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 Minutes for:**
 - A. **April 23, 2020 – Emergency Meeting**
 - B. **April 30, 2020 - Regular Monthly Meeting**
5. **Subcontractors' Reports**
 - A. **Servello® Landscape Solutions**
 - i. Grounds Maintenance Status Report
 - ii. Hurricane Authorization – 2020
6. **Staff Reports**
 - A. **District Engineer**
 - i. Updated Facilities Maintenance Reserves
 - ii. Discussion of District Alleyway Conditions
 - B. **District Counsel**
 - i. Interlocal Agreement – Buck Lake / Harmony West
 - ii. Update RE: Ongoing Resolution of 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 April 30, 2020**
 - B. **Approval of: #241 Invoices, Check Register, and Debit Purchases**
[Invoices and Debit Receipts Available Upon Request]
 - C. **InfraMark® Management Fee Increase Request**
 - D. **Tentative Fiscal Year 2021 Budget**
 - i. Resolution 2020-01 - Approve Budget and Set Public Hearing
 - E. **Facilities Usage Applications**
 - i. SoccerShots® – Soccer Instruction for Ages 2 to 8 – Second Semester
8. **Business Discussions**
 - A. **Discussion of Survey Monkey Questionnaire**
 - B. **Discussion of US192 Median Maintenance Activity**
 - C. **Discussion of Potential New Dog Park in Waterside Area**
 - D. **Consideration of Policy RE: Employee Insurance Enrollment**
 - (1) Employees Can Be Added to Insurance Only During Open Enrollment Period
 - (2) Employees Can Opt Out of Insurance at Anytime
 - (3) Setting Limits for Premiums
9. **Supervisors' Requests**
 - A. **Discussion and Reconsideration of District Mowing Central Dog Park**
10. **Adjournment**

We look forward to speaking with 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 emergency meeting of the Board of Supervisors of the Harmony Community Development District was held Thursday, April 23, 2020, at 6:00 p.m. via virtual teleconferencing using WebX.

Present and constituting a quorum **via phone** were:

Steve Berube
Bill Bokunic
Kerul Kassel
David Farnsworth
Mike Scarborough

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present **via phone** were:

Kristen Suit
Tim Qualls
Tristan LaNasa
Residents and Members of the Public

District Manager: Inframark
District Attorney: Young Qualls, P.A.
Young Qualls, P.A.

The following is a summary of the discussions and actions taken at the April 23, 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 noted the purpose of this meeting is to address moving funds from one budget account to another.

Mr. Qualls addressed the audience noting this is the first emergency meeting the Board has had. When there is an emergency you have to decide whether to pay and avoid a default or not. The second factor is they are all on the phone which is unique and due to COVID-19. The Governor has issued an Executive Order waving the physical quorum requirement. Those who participated in the call last month will recall the uniqueness of the situation. Typically, under Florida law a physical quorum is required to conduct business, meaning you have to have three or more Board members together in a room. Under the Executive Order that requirement has been waived so that this does, in fact, constitute a meeting of the Board where regular business may be conducted. As practical points – all are a conference call and it is very important that the audience wait until the end to make comments and that they try not to speak over each other. The second thing is given the uniqueness of the situation and while he does believe they are on very solid legal footing, as far as having this meeting and conducting official business, when they

do meet in a physical capacity after the COVID-19 threat has passed we will ask that you ratify these actions taken at this meeting and the next meeting, as well.

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

THIRD ORDER OF BUSINESS

Discussion and Consideration of Paying May 1 Debt Service Shortfall

Supv Berube noted the last he saw the shortfall was \$71,193.25. He inquired if they have received any significant review or is the shortfall the same.

Ms. Suit noted that is the shortfall as of April 20th for the Debt Service payment. They will not receive another payment from the Tax Collectors office until after May 1st.

Supv Berube noted they have been following this since December and month after month the revenue shortfalls have been showing compared to prior years. As of April 20th, unpaid assessments were \$1,574,010. In looking at the budget accounts and why this meeting is taking place, the funds are divvied up as they come in on a percentage basis into the 2014 Debt Service, the 2015 Debt Service and the Operations and Maintenance. There are adequate funds to move the needed \$71,193.25 to the Debt Service Fund so Inframark can prepare the check and get it to US Bank, the Trustee, in time for the May 1 due date.

Is there any discussion from the Board regarding this?

Supv Farnsworth inquired if the shortfall is specifically to the 2015 Bond.

Ms. Suit noted this is correct. The District would be paying a shortfall in anticipation that the tax certificate is sold, but there is no guarantee the tax certificate will sell. If the May 1 payment is not made the bonds go into default.

Supv Kassel noted there is a possibility it was paid. There was an April 1 due date that was extended to April 15 due to the pandemic.

Ms. Suit noted they confirmed with the County it had not been paid.

Supv Kassel noted so the funds owed will be paid within 60 days and if not it will go into tax certificate sale.

Ms. Suit noted she believes it is less than 60 days.

Mr. Qualls outlined the tax certificate process noting within 60 days of the delinquency the Tax Collector must advertise the sale and hold the sale. Mr. Bruce

Vickers could hold the sale anytime between one week after delinquency to 60 days after which would be roughly June 16th.

On MOTION by Supv Berube seconded by Supv Bokunic, with all in favor, to approve the transfer of \$71,193.25 from the operation budget to the debt service budget to fund he debt service payment due May 1 as scheduled was approved.

SECOND ORDER OF BUSINESS Audience Comments

Hearing none, the next item of business followed.

FOURTH ORDER OF BUSINESS Adjournment

There being no further business,

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

Kristen Suit
Secretary

Steven Berube
Chairman

4B

MINUTES OF MEETING HARMONY COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Harmony Community Development District was held Thursday, April 30, 2020, at 6:00 p.m. via virtual teleconferencing using WebX.

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
Steve Boyd
Gerhard van der Snel
Residents and Members of the Public

District Manager: Inframark
District Attorney: Young Qualls, P.A.
Young Qualls, P.A.
District Engineer
Field Services Manager

The following is a summary of the discussions and actions taken at the April 30, 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.

Supv Berube opening remarks setting forth the parameters of the meeting and the Governor Executive Orders 20-69. He noted there were two speaking requests received.

Ms. Suit opening remarks noting the meeting was noticed seven days in advance as required by statute. She further noted Mr. Qualls recommends that all actions be ratified at the next face-to-face meeting.

Supv Berube further addressed the meeting format and requested all place their phones on mute when not speaking.

SECOND ORDER OF BUSINESS

Developer's Report

A. Discussion of VC-1 Parcel Usage

Nothing new to report.

THIRD ORDER OF BUSINESS

Audience Comments

Ms. Teresa Kramer addressed the March 26, 2020 minutes noting the motion on page 7 regarding the status quo for District recreation facilities is not as stated by Supv

Berube. She further addressed the Survey Monkey Questionnaire noting the questions are in the agenda package, but there is no language to introduce the questions she proposed the Board consider some language that gives more information about what is being considered for a community center and read her proposed language. She noted the item for the alleyways and the fact that the alleyways are in horrible condition; encouraging the Board to move forward on the alleyways.

Ms. Marilyn Ash-Mower addressed request for management fee increase / user supported facilities she is concerned this is a discussion on garden fees for next year.

Supv Berube noted there is no contemplation of changing any fees at either facility. The management fee increase is due to budget season and looking forward to next year; the HROA Manager has requested a small increase in his management fee for next year.

Ms. Ash-Mower inquired as to the neighborhood sidewalk maintenance at \$9,600.

Supv Berube noted it is a project coming up and is an expansion of what Field Services has been doing with sidewalks.

Discussion continued on the sidewalk.

Ms. Ash-Mower inquired why they are purchasing a stump grinder.

Supv Berube noted it is the best way to cut the roots out under sidewalks panels.

FOURTH ORDER OF BUSINESS Approval of the Minutes

A. March 26, 2020 – Regular Monthly Meeting Minutes

On MOTION by Supv Kassel seconded by Supv Bokunic, with all in favor, the March 26, 2020 regular meeting minutes were approved as amended.

FIFTH ORDER OF BUSINESS Subcontractors' Reports

A. Servello

i. Grounds Maintenance Status (*Work Chart*)

Mr. van der Snel reported they are doing good. They have refurbished the Estates entrance, worked on Town Square, on a weekly schedule of mowing. The team is motivated and positive. The mulching was to be finished today, but due to the weather they will finish it tomorrow. The pools still need to be done with black mulch and the pine straw. There are some small areas still to be done with mulch.

SIXTH ORDER OF BUSINESS**Staff Reports****A. District Engineer****i. Updated Reserve Study**

Mr. Boyd reported on the reserve allocations table noting the addition of the entry features and fences along US192 on CDD property and within CDD tracts. The main entries were constructed in 2003 and based on an estimated lifetime before major improvements would be needed of 30 years, they would be looking at improvements in 2033. For the fencing it was given a lifetime of 15 years. It was also installed in 2003 which means the fences would be due for major maintenance in 2018. The next items are the entrances at H1 and H2. There are fences along US192 and fences that come in along Five Oaks Drive, all of which are in CDD tracts. The entry features would be due in 2037 and the fences on Five Oaks Drive in 2030 and the fences along US192 in 2022.

Items that have passed or are approaching the targeted dates, depending on actual conditions and how things have aged or not aged, the dates still may not be accurate.

Supv Kassel noted it still states all costs are in 2013 dollars.

Mr. Boyd noted this is not a true reserve study, it is the District Engineer's estimate at targeting costs. To keep it up to date from an accounting standpoint they may need to look at transferring it to a professional reserve auditor. He noted he appreciates Ms. Suit's recommendations on how to keep it up to date with inflation. When it was prepared originally there is a table at the bottom for the annual budget allocating a 3% increase over future years forecasting how much the overall number would need to increase over time as an effort to try to keep the overall budget caught up with inflation.

Supv Kassel noted if she is understanding correctly the current total for the annual reserve at \$58,961 has already been increased by 3% since the 2013 initial preparing of the document.

Mr. Boyd noted it has not.

Supv Kassel noted the \$58,000 reflects the 2014 annual price and the probably should have calculated some kind of increase up to 2020 and then added on to that, is that correct?

Supv Berube suggested adding 1% per year bringing to 7% and would give an additional \$4,000 bringing the reserve to \$63,000 per year going into reserves. He addressed the ongoing maintenance program at District facilities noting Field staff looks

at items every day. For the swim club, one resurfacing has been done changing the life and are probably aiming for another resurface now. He also addressed the fence noting it was recently rejuvenated and brought up to speed with cross pieces being remounted, now tops on all the posts so the fence changing its life with a relatively inexpensive repair. He wooden docks and boardwalks are repaired, cleaned and stained as needed. There is ongoing maintenance everyday which is one of the benefits of having a Field staff. It skews the lifespan of many things within the reserve study. He does not know that they need to do a lot more than know what they have on the list and adhere to the \$63,000 going into reserves for the worst-case scenario.

Ms. Suit requested they receive information in advance to put in the agenda package, so residents have an opportunity to see the information being discussed.

This item to be placed on next month's agenda.

Mr. Boyd will update the numbers and it may result in a higher number for discussion.

Supv Kassel addressed the resurfacing for 2014 for G. The planned update year is 2017 and is not highlighted. Also, there is a 2016 on the first page under A1 pool building.

Mr. Boyd noted this item lines up with the pool equipment.

Supv Kassel addressed the items outlined by Supervisor Berube noting it may add a year or two of life but not five or ten years.

Mr. Boyd clarified his ability to budget for the items – what he was trying to say was because all the facilities were put in at different times and have different lifespans, to keep each line item in current year dollars would be a complex tasks that is more of a financial services task than something the District Engineer should do, but from the standpoint of keeping an overall budget and an increase in the bottom-line number on an annual basis, if that suits their purpose he is comfortable doing so.

B. District Attorney

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

Nothing to report

ii. Update on PoolWorks Matter

Mr. Qualls addressed the PoolWorks matter noting he spoke with the attorney for PoolWorks and suggested it would be a good idea to have a representative come out to meet with Mr. van der Snel to go over the issues and did not hear back from them. He requested an update and was told the attorney is trying to stress the importance of a meeting with his client but did not get any feedback. Where they are is PoolWorks is unresponsive as far as showing a willingness to come out and look at the issue and try to address it. From a legal standpoint there are things to consider such as, is this problem going to be exacerbated and is it going to threaten the health and safety of the users of the pool. He believes the answer to the first is yes, it is only going to get worse and the second with as far as if it could be a safety issue, he thinks that it could. Another provider of these services came out and did an inspection of the issue and quoted an amount around \$60,000 to solve the problem. The Board has a decision to make on how they want to move forward.

Supv Berube noted the immediate problem of the delamination has been patched. The pool surface is serviceable and safe by all pool users. If that were to change, they would address it immediately. There is a visual concern with all the patchwork on the pool and the ongoing delamination. The pools are coming back into pool usage time with summer approaching and he would not recommend shutting down the pools now to do any repair work putting it off until the winter. This would also give time to have conversations with PoolWorks attorney to let them know how the District is proceeding. If they are still told no they can then make a more rational decision as to where they go legally with it. If they looked at this estimate it is just under \$60,000 to repair the pool which consists of removing all the failed and/or failing surface installed by PoolWorks and their subcontractors, bringing it down to the prior solid surface, replacing all the tile, and then putting on another surface layer over the existing pool shell. What costs \$40,000 to do eight months ago will cost \$60,000 to fix due to the labor involved with removing the failed surface.

Supv Kassel noted she requested a total from Mr. Qualls on how much they have spent so far on the Davey litigation. They have spent over \$28,000 litigating Davey for money they probably are not going to see and is probably throwing good money after bad and she wonders if they may be doing the same with PoolWorks. They are again

probably throwing good money after bad on an issue where it is probably unlikely to recoup anything on.

Discussion continued on the Davey litigation with Supervisor Kassel noting she is applying it to the Davey litigation and PoolWorks and is putting it out to the Board to consider as to what to do moving forward – do they say they have spent enough trying to litigate PoolWorks and let it go, do they continue spending more money, do they do the same with Davey.

Supv Bokunic noted he does not think they are going to get a penny from PoolWorks. The Davey situation is a little more complex. His opinion would be to cut their losses with PoolWorks and move on.

Supv Berube noted the issue with PoolWorks is if they were to come in, as they already did once, and repair the pool it is certainly cheaper for them to fix what they did than potentially litigate the payment of an outside contractor to come. With PoolWorks it is to get them to come back and continue the fix they did before and whether they will do it, he would not advocate if they are going to be resistant because of the Davey matter and knowing only the lawyers win generally, he would not advocate suing PoolWorks. However, giving them the opportunity to repair it at their cost rather than another contractors cost is the drive. On the Davey matter when you get sued you either have to accede to the plaintiff and write them a check or try to settle or fight it as they are now. He does not anticipate encouraging litigation against PoolWorks. Trying to get them to fix their mess, yes.

Discussion continued on PoolWorks and whether they should be the one to repair the pool surface or whether the District hires a contractor to do the work.

Supv Scarborough addressed the response provided from PoolWorks several months ago noting they had done all the work they were going to do.

Mr. Qualls addressed the fact that the attorney for PoolWorks was not aware of the second contract for the surface of the pool. He or anyone can send a letter to PoolWorks letting them know they had someone look at the issue and it is going to be \$60,000 to repair the issue and they, PoolWorks, is responsible for it. It does not say you are going to sue but simply puts them on notice of what the issue is and the fact that they have to mitigate it, they are taking the appropriate steps and will hold PoolWorks accountable. There would be no downside in doing that.

Supv Farnsworth inquired as to what hold accountable means.

Mr. Qualls noted if you have a contractor and they do not fix something you communicate that you expect them to fix it, the contractor ignores it, so you say you did not come to fix it so we have to get another contractor and that contractor says he is going to charge “x”, you are on the hook for “x” because you did not do the job right. That is holding them accountable.

Discussion continued with it being noted litigation is a decision you make at that time and they understand they are under the risk if they decide to fix on their own, their Counsel will advise them they may be on the hook for \$60,000. Whether they move forward with a lawsuit is another matter.

Supv Berube noted he is comfortable proceeding the way they are with having District Counsel send a letter saying here is what it is going to cost to repair, what do you want to do now.

Supv Kassel addressed the Davey litigation noting she understands their suit partly being that the District did not pay their last invoice and wondering if it is advisable to go back to their attorney to say we will drop it if you will drop it.

Mr. Qualls noted they did that, making a settlement offer and it was rejected. The choice is to meet their demands or move forward to defend themselves in this action. All the District did was countersue. He advised that they not discuss noting they can do a separate meeting. The Governor just issued another Executive Order, and nothing is going to change as it relates to the meetings with Phase 1 being in place. Once the Governor implements Phase 2, they will see the suspension of the physical quorum requirement go away. When that happens, based on this discussion, they will set up a meeting to talk about the litigation, but do it in a way they are not showing Davey all of their cards through the minutes.

***** Governor’s Executive Order**

Mr. Qualls reiterated the Governor’s Executive Order press conference of the previous night noting essentially what the Governor is doing is following White House protocols for reopening the State of Florida. The main change in Phase One is retail operations and restaurants can have a 25% capacity. Maintaining social distancing and the groups of 10 or less has not changed. In the order is an extension of the Executive

Order suspending the physical quorum requirement. There is no timetable in the order on when the Governor will go into Phase 2. Phase 2 will include things such as bars opening and also in Phase 2 is where they will see the physical quorum requirement reinstated. He would anticipate for next months meeting doing it this way again.

He would like to commend everyone on the call for the orderly meeting. They have done a good job under difficult circumstances to get work done.

Supv Berube addressed the gradual phasing of the reopening of facilities. The pools and boats are the last pieces. The pool will be opened subject to caution signage and request that people follow social distancing, no large groups, just as the parks have reopened. Boats will come back online for use starting tomorrow as well. He inquired if Mr. Qualls is still comfortable with the plan as they have been putting into action with the facilities reopening.

Mr. Qualls noted they are advising clients across the state, excluding Palm Beach, Broward and Miami-Dade, their guideposts is always going to be the Executive Order. What the Executive Order says is an essential activity, exercise is an essential activity. There are two components – one is the social distancing aspect and the second is no groups larger than ten. He believes based on the signs he saw they have those two items. The Board's only job description is to maintain the infrastructure. He does not think the Board has done anything but follow the Executive Order and they will continue to encourage the Board to do that. The steps they have taken follow the spirit and the letter of the Executive Order.

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)**

Mr. van der Snel noted his reports were in the package and inquired if there were any questions or concerns. He addressed the comments at the bottom of the Wetlands Report noting these are not their comments; they will revise the reports.

Supv Berube inquired about the water hyacinth growing in the canals and other areas.

Supv Kassel noted she has not been there in the last month.

Mr. van der Snel thanked the volunteers who painted signs.

Supv Berube addressed the photo of the irrigation pipes noting the irrigation pipes run directly under the trees and the roots get on pipe, crushing it and causing a leak. To repair they have to dig around the tree and do a diversion on the pipes around the tree. In most areas the irrigation lines are under trees and this is what is happening and takes two days' worth of work to repair. Page 30 is the Old-World Climbing Fern. They are spending four days a week working on this and the infestation is a lot worse than they were led to believe.

vi. Authorization to Purchase Stump Grinder - \$1,899.00

vii. Authorization for Neighborhood Sidewalk Proposal – Arrow Pavement Services - \$9,600.00

Mr. van der Snel addressed the purchase on the stump grinder noting the contractor said if they can remove the roots it will save the District a lot of money.

Supv Berube noted it is a two-phase approach to remove the roots and install the sidewalk panels.

Supv Farnsworth inquired why there is only one proposal.

Mr. van der Snel noted he called six contractors and one called him back.

Discussion continued on getting contractors to do smaller jobs.

<p>On MOTION by Supv Berube seconded by Supv Kassel, with all in favor, the Arrow Pavement Services proposal in the amount of \$9,600.00 was approved.</p>

<p>On MOTION by Supv Berube seconded by Supv Bokunic, with all in favor, the purchase of a stump grinder in the amount of \$1899.00 was approved.</p>

SEVENTH ORDER OF BUSINESS

District Manager's Report

A. Financial Statements for March 31, 2020

B. Approval of: #240 Invoices, Check Register and Debit Purchases

Ms. Suit reported as of April 20th they were \$1,574,010 uncollected in total assessments.

Supv Berube noted they have collected 60% and spent 48%.

Supv Kassel inquired if they have contacted the Tax Collector since April 20th on whether there have been any additional collections.

Ms. Suit noted they will not receive any further notices until the beginning of May.

On MOTION by Supv Kassel seconded by Supv Bokunic, with all in favor, the March 31, 2020 financials, Invoice Approval #240, Check Register and Debit Purchases was approved.

C. Acceptance of the FY 2019 Audit

Ms. Suit noted it was a clean audit for the fiscal year ending September 30, 2019.

On MOTION by Supv Kassel seconded by Supv Farnsworth, with all in favor, the audit for fiscal year ended September 30, 2019 was accepted.

D. Registered Voters – 1,901

Supv Berube noted they have 1,901 registered voters in the District.

EIGHTH ORDER OF BUSINESS

Old Business

A. Discussion of Survey Monkey Questionnaire

Supv Kassel noted Ms. Kramer suggested some preliminary wording which she agrees they should have to give additional information. There is no one pressing them to build a community center or have the questions so they can give their opinion. She would be willing to work with Ms. Kramer on some initial wording and also to address any questions about Survey Monkey and presenting something next month.

NINTH ORDER OF BUSINESS

New Business

A. Discussion of US192 Median Maintenance

Supv Berube addressed the medians from Old Hickory Tree Road to east entrance. They have an FDOT agreement to maintain and he understands why it was put into place. When you drive the road and look at the area, they are spending money on to keep improved he does not think it looks necessarily different from the couple of miles of median before and the few miles of median after. The question is do the continue to have Servello maintain the center median or go along with the prior movements towards not ours.

Discussion followed on the FDOT agreement with the question being presuming they can get out of the agreement and FDOT agrees to pick up the maintenance

maintaining it to the same standard as the rest of the median being maintained, are they in favor of stopping the CDD maintenance.

The consensus of the Board is yes, if FDOT will pick up the maintenance of the median.

Mr. Qualls will reach out to FDOT regarding terminating the agreement.

Mr. van der Snel noted Field Services keeps the area clean of debris. Do they continue doing so.

Supv Berube noted to carry on the status quo for now and then they will make a decision based on what Counsel tells them.

B. Request for Management Fee Increase / User Supported Facilities

Supv Berube outlined the request from Association Solutions for an increase in management fee rate for the User Supported facilities.

Discussion followed on the request for a 20% increase.

Discussion followed on the status of the parking area and what the holdup is with it being noted the county is holding the CDD up for misdeeds of prior ownership. The Board authorized R.J. Whitten & Associates to revise the PD to conform to County code and be included in the PD. It has become a lot of details – site development plans, fencing, opaque fencing, landscaping – a lot of details required to get the PD properly aligned. The garden is a conforming use to the current PD, but everything else – the office trailer, the Servello storage lot, the planned expansion of the parking and storage area – is non-conforming use so they have to shield anybody in the garden from seeing the non-conforming uses. There was a conference call yesterday with the Engineer and John Adams of R.J. Whitten & Associates. They put it all together, revising the boundaries, making sure they are meeting the wetland setbacks and all of that. The hope is within the next 30 to 60 days the County accepts all of the changes and they can proceed with the fence and completing the project.

Mr. Boyd noted Mr. Adams is amending the PD zoning. There are strict rules for open space and strict rules for where vehicles would be stored, and complying with the zoning ordinance through what the PD says is what they are working through and doing so in a way that makes sense.

Discussion returned to the requested increase.

On MOTION by Supv Berube seconded by Supv Bokunic, with all in favor, the increase from \$200 to \$250 monthly for FY 2021 Management of User Supported Facilities was approved.

Supv Berube requested the increase be placed in the FY2021 budget.

TENTH ORDER OF BUSINESS

Topical Subject Discussions

There being none, the next item of business followed.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

A. Discussion of Obtaining Proposals for Alleyway Conditions Study, with a Recommended Schedule for Refurbishment/Repair

Supv Berube addressed a proposal they received today from Pavement Rehab Services. He addressed spending funds to obtain an alleyway conditions study noting it could be spent on the alleyway.

Supv Kassel noted it cannot hurt to have the Engineer take a look at the alleyways and provide his opinion.

Supv Bokunic and Supv Farnsworth, concur with Supervisor Kassel.

Supv Scarborough concurs with Supervisor Berube that there is nothing significant wrong with the alleyways.

Mr. Boyd was requested to inspect the alleyways and provide an opinion.

Mr. Boyd noted he will do a drive-thru and update and reprioritize on the reserve allocations report.

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further business,

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

Kristen Suit
Secretary

Steven Berube
Chairman

Fifth Order of Business

5A

5Aii.



AUTHORIZATION TO PROCEED FOR THE 2020 HURRICANE SEASON

The 2020 Hurricane Season is upon us. In preparation for this season, we are sending all our valued *Servello Landscape Solutions* customers the Authorization to Proceed Form.

*Prices advertised are only for those who submit their Authorization to Proceed For the 2020 Hurricane Season. BONUS: Properties with submitted Authorizations will also benefit from Priority Attention in the order the Authorization Forms are received. If we do not have authorization, we cannot respond until we receive it.

Thank you very much for your cooperation.

AUTHORIZATION TO PROCEED FOR THE 2020 HURRICANE SEASON FORM

The undersigned, _____ (please print name and last name),
as an authorized agent for _____ (Property Name)

Hereby authorizes work to proceed based on \$55.00* per man hour and \$35.00* per hour for basic equipment costs. The use of the bucket will be \$75.00* per hour and \$65.00* per hour for the large loader. Dump fees will be assessed. All invoicing will be directly billed to the property and late fees will be applicable should payment exceed thirty (30) days.

The undersigned further releases *Servello Landscape Solutions* from subsequent damage in attempts to remove tree debris from vehicles, buildings, etc. resulting from hurricanes.

Signature

Date

Harmony Community Development District

Landscape/Grounds Maintenance Services

PROPOSAL PRICING FORM Exhibit A

Proposal Form: 4/28/2020

TASK	Year 1	Year 2	Optional Year	Optional Year
	October 1, 2020 - September 30, 2021	October 1, 2021 - September 30, 2022	October 1, 2022 - September 30, 2023	October 1, 2023 - September 30, 2024
Turf Care - Bahia				
Mowing/Blowing	\$59,221.10	\$60,109.42	\$61,011.06	\$61,926.22
Edging	\$9,543.93	\$9,687.09	\$9,832.39	\$9,979.88
Fertilization	\$10,007.14	\$10,157.25	\$10,309.61	\$10,464.25
Disease and Insect Control	\$3,335.71	\$3,385.75	\$3,436.54	\$3,488.08
Pest Control	\$1,668.90	\$1,693.94	\$1,719.35	\$1,745.14
Subtotal	\$83,776.78	\$85,033.44	\$86,308.94	\$87,603.57
Turf Care - Bermuda				
Mowing/Blowing	\$639.01	\$648.60	\$658.33	\$668.20
Edging	\$456.31	\$463.16	\$470.11	\$477.16
Fertilization	\$165.64	\$168.12	\$170.64	\$173.20
Disease and Insect Control	\$55.21	\$56.04	\$56.88	\$57.73
Pest Control	\$27.61	\$28.02	\$28.44	\$28.87
Subtotal	\$1,343.78	\$1,363.94	\$1,384.40	\$1,405.16
Turf Care - St. Augustine				
Mowing/Blowing	\$81,903.61	\$83,132.16	\$84,379.14	\$85,644.83
Edging	\$33,855.89	\$34,363.73	\$34,879.18	\$35,402.37
Fertilization	\$20,941.56	\$21,255.68	\$21,574.52	\$21,898.14
Disease and Insect Control	\$13,961.04	\$14,170.46	\$14,383.01	\$14,598.76
Pest Control	\$11,185.30	\$11,353.08	\$11,523.38	\$11,696.23
Subtotal	\$161,847.40	\$164,275.11	\$166,739.23	\$169,240.32
Turf Care - Zoysia				
Mowing/Blowing	\$3,684.76	\$3,740.03	\$3,796.13	\$3,853.08
Edging	\$2,119.07	\$2,150.85	\$2,183.12	\$2,215.86
Fertilization	\$925.43	\$939.31	\$953.40	\$967.70
Disease and Insect Control	\$616.95	\$626.20	\$635.60	\$645.13
Pest Control	\$493.56	\$500.96	\$508.48	\$516.11
Subtotal	\$7,839.76	\$7,957.36	\$8,076.72	\$8,197.87
Sport Turf				
Mowing/Blowing	\$2,468.62	\$2,505.65	\$2,543.23	\$2,581.38
Insecticides	\$801.88	\$813.91	\$826.12	\$838.51
Herbicides	\$538.00	\$546.07	\$554.26	\$562.58
Fungicides	\$538.00	\$546.07	\$554.26	\$562.58
Fertilization	\$896.67	\$910.12	\$923.77	\$937.63
Subtotal	\$5,243.17	\$5,321.81	\$5,401.64	\$5,482.67
Ground Covers				
Pruning/Edging	\$7,199.82	\$7,307.82	\$7,417.44	\$7,528.70
Disease and Pest Control	\$959.98	\$974.38	\$988.99	\$1,003.83
Weed Control	\$10,399.74	\$10,555.74	\$10,714.07	\$10,874.78
Fertilization	\$1,119.98	\$1,136.78	\$1,153.83	\$1,171.14
Subtotal	\$19,679.52	\$19,974.71	\$20,274.33	\$20,578.45
Shrub Care				
Pruning	\$42,017.48	\$42,647.74	\$43,287.45	\$43,936.77
Mulching	\$60,201.23	\$61,104.25	\$62,020.81	\$62,951.12
Disease and Pest Control	\$3,734.27	\$3,790.29	\$3,847.14	\$3,904.85
Fertilization	\$6,536.06	\$6,634.10	\$6,733.61	\$6,834.62
Weed Control and Debris	\$26,299.96	\$26,694.46	\$27,094.88	\$27,501.30
Subtotal	\$138,789.00	\$140,870.83	\$142,983.89	\$145,128.65
Tree Care				
Pruning	\$27,103.98	\$27,510.54	\$27,923.20	\$28,342.05
Tree Basins	\$10,205.21	\$10,358.29	\$10,513.67	\$10,671.37
Fertilization	\$8,131.20	\$8,253.16	\$8,376.96	\$8,502.61
Subtotal	\$45,440.39	\$46,122.00	\$46,813.83	\$47,516.04
Annuals/Seasonal Flowers	\$12,046.21	\$12,226.91	\$12,410.31	\$12,596.47
Subtotal	\$12,046.21	\$12,226.91	\$12,410.31	\$12,596.47
Grand Total	\$476,006.02	\$483,146.11	\$490,393.30	\$497,749.20
	\$959,152.13	Two-Year Total	\$1,947,294.63	Four-Year Total

1. The amounts listed above are fixed fees for the time periods noted. The fixed fee shall include the Contractor's profit, general overhead, and all costs and expenses of any nature whatsoever (including, without limitation, trench safety, labor, equipment, materials, and all taxes).

2. Refer to the scope of services for the specific description and frequency of the services to be provided.

3. Invoices will be submitted monthly, prorated, based on the above fees.

Sixth Order of Business

6A.

6Ai

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

UPDATED MAY 18 2020

Note: Budgets were originally prepared in 2013. Costs are updated as of May 2020 based on a 3% annual increase every year since the budgets were originally established.

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

						Current Year		2020					
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	\$12,298.74	\$ 1,229.87	2004	-6	2014	\$ 12,298.74	2024	\$ 12,298.74	
	Restroom	1	Roof Replacement	15 years	\$3,689.62	\$ 245.97	2004	-1	2019	\$ 3,689.62	2034	\$ 3,689.62	
	Sundial	1	NA	15	\$6,149.37	\$ 409.96	2004	-1	2019	\$ 6,149.37	2034	\$ 6,149.37	
	Shade Structure	1	Replacement	15 years	\$18,448.11	\$ 1,229.87	2004	-1	2019	\$ 18,448.11	2034	\$ 18,448.11	
	Other Eq. / Furnishings	1 LS	Replacement	10 years	\$12,298.74	\$ 1,229.87	2004	-6	2014	\$ 12,298.74	2024	\$ 12,298.74	
	Dock & Fishing Pier	1	Rehab	15 years	\$49,194.95	\$ 3,279.66	2013	8	2028	\$ 49,194.95	2043	\$ 49,194.95	
	Boats	6	Replacement	15 years	\$73,792.43	\$ 4,919.50	2013	8	2028	\$ 73,792.43	2043	\$ 73,792.43	
										\$ -	0	\$ -	
										\$ -	0	\$ -	
										\$ -	0	\$ -	
2013 Lakeshore Park Improvements													
	Sidewalks (See Note 1)	3400 LF	NA - See Note#1										
	Bridges	136 LF	Replacement	20 years	\$22,137.73	\$ 1,106.89	2013	13	2033	\$ 22,137.73	2053	\$ 22,137.73	
	Boardwalks & Structures	564 LF	Replacement	20 years	\$87,321.04	\$ 4,366.05	2013	13	2033	\$ 87,321.04	2053	\$ 87,321.04	
	Benches, Trashcans and Furnishings		Replacement	10 years	\$13,528.61	\$ 1,352.86	2013	3	2023	\$ 13,528.61	2033	\$ 13,528.61	
										\$ -	0	\$ -	
										\$ -	0	\$ -	
A-1 Pool													
	Pool	1,200 SF / 45,000 Gallons	Resurface	15 years	\$18,448.11	\$ 1,229.87	2006	1	2021	\$ 18,448.11	2036	\$ 18,448.11	
	Deck	4,000 SF	Replacement	15 years	\$19,677.98	\$ 1,311.87	2006	1	2021	\$ 19,677.98	2036	\$ 19,677.98	
	Equipment	1	Replacement	10 years	\$3,689.62	\$ 368.96	2006	-4	2016	\$ 3,689.62	2026	\$ 3,689.62	
	Building	2,200 SF	Major Repairs	20 years	\$6,149.37	\$ 307.47	2006	6	2026	\$ 6,149.37	2046	\$ 6,149.37	
	Sidewalk	1,210 SF	NA - See Note #1							\$ -	0	\$ -	
										\$ -	0	\$ -	
										\$ -	0	\$ -	
Swim Club													
	Pool	2300 SF / 86,000 gallons	Resurface	15 years	\$36,896.22	\$ 2,459.75	2019	14	2034	\$ 36,896.22	2049	\$ 36,896.22	
	Deck	6,300 SF	Replacement	15 years	\$30,992.82	\$ 2,066.19	2004	-1	2019	\$ 30,992.82	2034	\$ 30,992.82	
	Equipment	1	Replacement	10 years	\$6,149.37	\$ 614.94	2015	5	2025	\$ 6,149.37	2035	\$ 6,149.37	
	Building	2,300 SF	Major Repairs	20 years	\$6,149.37	\$ 307.47	2004	4	2024	\$ 6,149.37	2044	\$ 6,149.37	
	Parking	2,860 SF	Mill and Replace	15 years	\$4,919.50	\$ 327.97	2004	-1	2019	\$ 4,919.50	2034	\$ 4,919.50	
										\$ -	0	\$ -	
										\$ -	0	\$ -	
										\$ -	0	\$ -	
Dog Park													
	Sidewalks (See Note 1)	10,008 SF	NA - See Note #1										
	Play Structures	5	Replacement	15 years	\$12,298.74	\$ 819.92	2003	-2	2018	\$ 12,298.74	2033	\$ 12,298.74	
	Fencing	1,760 LF	Replacement	15 years	\$25,974.94	\$ 1,731.66	2003	-2	2018	\$ 25,974.94	2033	\$ 25,974.94	
	Shade Structure	1	Major Repairs	15 years	\$6,149.37	\$ 409.96	2003	-2	2018	\$ 6,149.37	2033	\$ 6,149.37	
	Wash Area	1	Major Repairs	10 years	\$3,074.68	\$ 307.47	2003	-7	2013	\$ 3,074.68	2023	\$ 3,074.68	
										\$ -	0	\$ -	
										\$ -	0	\$ -	
										\$ -	0	\$ -	
Town Square Park													
	Hardscape	3,000 SF	Replacement	20 years	\$18,448.11	\$ 922.41	2003	3	2023	\$ 18,448.11	2043	\$ 18,448.11	
	Sidewalks (See Note 1)	7,680 SF	See Note #1							\$ -	0	\$ -	
	Amphitheater	1	Major Repairs	30 years	\$6,149.37	\$ 204.98	2003	13	2033	\$ 6,149.37	2063	\$ 6,149.37	
										\$ -	0	\$ -	
Harmony Main Entrance (ON CDD Property)													
	Entry Feature	1 EA	Major Rehab	30 years	\$ 25,000.00	\$ 833.33	2003	13	2033	\$ 25,000.00	2063	\$ 25,000.00	
	Fences	1100 LF	Replacement	15 years	\$ 16,500.00	\$ 1,100.00	2003	-2	2018	\$ 16,500.00	2033	\$ 16,500.00	
Harmony Entrance at H1/H2													
	Entry Features	2 EA	Major Rehab	30 years	\$ 30,000.00	\$ 1,000.00	2007	17	2037	\$ 30,000.00	2067	\$ 30,000.00	
	Fences- Five Oaks Drive	3120 LF	Replacement	15 years	\$ 46,800.00	\$ 3,120.00	2015	10	2030	\$ 46,800.00	2045	\$ 46,800.00	
	Fences - US 192	2540 LF	Replacement	15 years	\$ 38,100.00	\$ 2,540.00	2007	2	2022	\$ 38,100.00	2037	\$ 38,100.00	
Linear Parks													
	Sidewalks (See Note 1)	94,600 SF	See Note #1				NA	NA		\$ -	0	\$ -	
										\$ -	0	\$ -	
	North	3,000 SF	Replacement	15 years	\$12,298.74	\$ 819.92	2003	-2	2018	\$ 12,298.74	2033	\$ 12,298.74	
	West	3000 SF	Replacement	15 years	\$12,298.74	\$ 819.92	2006	1	2021	\$ 12,298.74	2036	\$ 12,298.74	
										\$ -	0	\$ -	

H-1 Park			Playground Equipment		1	Replacement	10 years	\$ 7,500.00	\$ 750.00	2014	8	2024	\$ 7,500.00	2034	\$ 7,500.00
Neighborhood O			Playground Equipment (2 Sets)		2	Replacement	10 years	\$18,448.11	\$ 1,844.81	2017	11	2027	\$ 18,448.11	2037	\$ 18,448.11
CDD Sidewalks			(SEE NOTE #1)		435,067 SF	See Note #1						\$ -	0	\$ -	
Alleys												\$ -	0	\$ -	
												\$ -	0	\$ -	
Resurfaced in 2014	B1	3,095	43,330 SF	Seal Coat	10 years	\$4,440.87	\$ 444.09	2014	4	2024	\$ 4,440.87	2041	\$ 4,440.87		
		3,095	43,330 SF	Mill and Overlay	17 years	\$55,185.21	\$ 3,246.19	2014	11	2031	\$ 55,185.21	2048	\$ 55,185.21		
Resurfaced in 2014	C1	3974	55,636 SF	Seal Coat	10 years	\$5,702.11	\$ 570.21	2003	-7	2013	\$ 5,702.11	2030	\$ 5,702.11		
		3974	55,636 SF	Mill and Overlay	17 years	\$70,858.16	\$ 4,168.13	2003	0	2020	\$ 70,858.16	2037	\$ 70,858.16		
	D1	1168	16,352 SF	Seal Coat	10 years	\$1,675.91	\$ 167.59	2014	4	2024	\$ 1,675.91	2041	\$ 1,675.91		
		1168	16,352 SF	Mill and Overlay	17 years	\$20,825.95	\$ 1,225.06	2014	11	2031	\$ 20,825.95	2048	\$ 20,825.95		
	C2	2437	34,118 SF	Seal Coat	10 years	\$3,496.74	\$ 349.67	2005	-5	2015	\$ 3,496.74	2032	\$ 3,496.74		
		2437	34,118 SF	Mill and Overlay	17 years	\$43,452.78	\$ 2,556.05	2005	2	2022	\$ 43,452.78	2039	\$ 43,452.78		
	A1	3482	48,748 SF	Seal Coat	10 years	\$4,996.16	\$ 499.62	2005	-5	2015	\$ 4,996.16	2032	\$ 4,996.16		
		3482	48,748 SF	Mill and Overlay	17 years	\$62,085.59	\$ 3,652.09	2005	2	2022	\$ 62,085.59	2039	\$ 62,085.59		
	G	3724	52,136 SF	Seal Coat	10 years	\$5,343.39	\$ 534.34	2006	-4	2016	\$ 5,343.39	2033	\$ 5,343.39		
		3724	52,136 SF	Mill and Overlay	17 years	\$66,400.55	\$ 3,905.91	2006	3	2023	\$ 66,400.55	2040	\$ 66,400.55		
New Construction in 2014	H1	720	10,080 SF	Seal Coat	10 years	\$1,033.09	\$ 103.31	2014	4	2024	\$ 1,033.09	2041	\$ 1,033.09		
		720	10,080 SF	Mill and Overlay	17 years	\$12,837.92	\$ 755.17	2014	11	2031	\$ 12,837.92	2048	\$ 12,837.92		
TOTAL									\$ 67,766.78						

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

Future Annual Increases		3%
Estimated Annual Addition to Reserve		
Year	Budget	Increase
2020	\$ 67,766.78	\$ 2,033.00
2021	\$ 69,799.78	\$ 2,093.99
2022	\$ 71,893.78	\$ 2,156.81
2023	\$ 74,050.59	\$ 2,221.52
2024	\$ 76,272.11	\$ 2,288.16
2025	\$ 78,560.27	\$ 2,356.81

6Aii

Memorandum

To: Harmony CDD Board of Supervisors
From: Steve Boyd, District Engineer
Date: 5/17/2020
Re: Harmony CDD – Recommendations Regarding Alley Maintenance

As requested by the Board of Supervisors at during the April 30th CDD meeting, I visited each of the Harmony CDD owned and maintained alleys for the purpose of inspecting the present condition. The purpose of the visit was to report on the present maintenance needs and for the purpose of updated the Reserve Allocation Worksheet.

Findings and Recommendations are summarized as follows (Refer to the attached exhibits as referenced):

Neighborhoods D-1 and B:

The alleys in these two neighborhoods were resurfaced in 2014 and are in good condition. Minor reflective cracking from the soil cement base is present but does not represent a structural problem to the pavement surface. In a few locations, where tire traffic does not impact the pavement (the centerline), some small grass and weeds have taken root in some of the larger cracks.

Maintenance Recommendation:

1. The resurfacing from 2014 remains in good condition.
2. Where some weed growth is visible this should be routinely killed back.
3. Repaving should not be required for at least 10 years. Seal coat should be considered in the next 5 years.

Neighborhood C-1:

The alleys within Neighborhood C-1 were constructed in 2003 and are due for resurfacing. Some spot repairs were performed in 2014 and at that time, Neighborhood C-1 was identified as the next neighborhood that would be ready for resurfacing. It is recommended that resurfacing of the C-1 alleys be scheduled and proceed within the next year. If resurfacing is not performed, there are two locations that require repairs. Simple patching is not recommended as a long term repair. These two locations will require complete removal of the asphalt surface with the base being reconstructed, or full depth asphalt to replace the base. This work should be performed as part of the resurfacing operation. Resurfacing consists of milling the existing ally pavement a minimum of $\frac{3}{4}$ " and installing a new $\frac{3}{4}$ " alley surface, followed by restriping.

Maintenance Recommendation:

1. Mill and Resurface within the next year.
2. Full Depth repairs at the two location identified on the attached Exhibit.

Neighborhood C-2:

The alleys within Neighborhood C-2 were constructed in 2005 and remain in generally good condition with some reflective cracking from the soil cement base. Although this asphalt is 15 years old and is approaching the window where resurfacing should be considered, resurfacing is not required at this time. Neighborhood C-2 should be scheduled as the next neighborhood to be resurfaced following C-1 or in conjunction with C-2.

Maintenance Recommendation:

1. Mill and Resurface within the next one to two years.
2. Seal Coat and Restripe now if resurfacing will not occur within the next year.

Neighborhood G:

The alleys within Neighborhood G were constructed in 2006 and remain in generally good condition with some reflective cracking from the soil cement base. Although this asphalt is nearly 15 years old and is approaching the window where resurfacing should be considered. Resurfacing is not required at this time. There is one location where the alley radius has been impacted by truck traffic. This area has been repaired in the past but continues to be a problem. A more extensive repair is required at this location. Neighborhood G is recommended for resurfacing as the next neighborhood following C-1 and C2.

Maintenance Recommendation:

1. Immediate repair to the alley radius. Recommend saw cutting out a section of the existing alley , to overlap with new pavement in the repair area. A new base should be constructed extended through the entire area of damaged pavement and tire rutting.
2. Investigation and asphalt filling of a depression within the same alley. (See attached exhibit).
3. Seal Coat and Restripe within the next two years.
4. Mill and Resurface within the next five years

Neighborhood A-1:

The alleys within Neighborhood A-1 were constructed in 2005 and remain in generally good condition with some reflective cracking from the soil cement base. Although this asphalt is nearly 15 years old and is approaching the window where resurfacing should be considered. Resurfacing is not required at this time. There is one location where the alley radius has been impacted by truck traffic. This area has been repaired in the past but continues to be a problem. A more extensive repair is required at this location. Neighborhood A-1 is recommended for resurfacing as the next neighborhood following Neighborhood G. C2.

Maintenance Recommendation:

1. Immediate repair to the alley radius. Recommend saw cutting out a section of the existing alley , to overlap with new pavement in the repair area. A new base should be constructed extended through the entire area of damaged pavement and tire rutting.
2. Seal Coat within the next 1 to 2 years.
3. Mill and Mill and Resurface within the next five years.

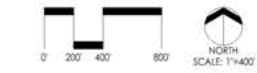
Neighborhood H -1:

The alleys within Neighborhood H-1 were constructed in 2014 and remain in good condition. No maintenance is required at this time.

Maintenance Recommendation:

1. Seal Coat within the next 5 years.
2. Plan for Milling and Mill and Resurfacing within the next 10 to 15 years based on condition at that time.

Load Saved By: 6/30/2016 9:26:29 AM
Z:\PROJECTS\1009-000 Harmony CDD Maintenance Map\Harmony CDD St with Neighborhood Numbers Title.dgn
2: PROJECT\1009-000 Harmony CDD Maintenance Map\Harmony CDD St with Neighborhood Numbers Title.dgn
Plotted By: klan Plotted Date: 6/30/2016 9:27:27 AM



AREAS BEING MAINTAINED
BY THE HARMONY CDD

LEGEND

- COMMUNITY PARKS & OPEN SPACES
- UNDEVELOPED OPEN SPACES
- CDD AND/OR FDOT EASEMENTS
FOR INGRESS / EGRESS,
MAINTENANCE AND CONSTRUCTION
- HIGHWAY U.S. 192 MEDIAN & R.O.W.
- HARMONY CDD BOUNDARY
- WATER SURFACE
- CONSERVATION AREAS



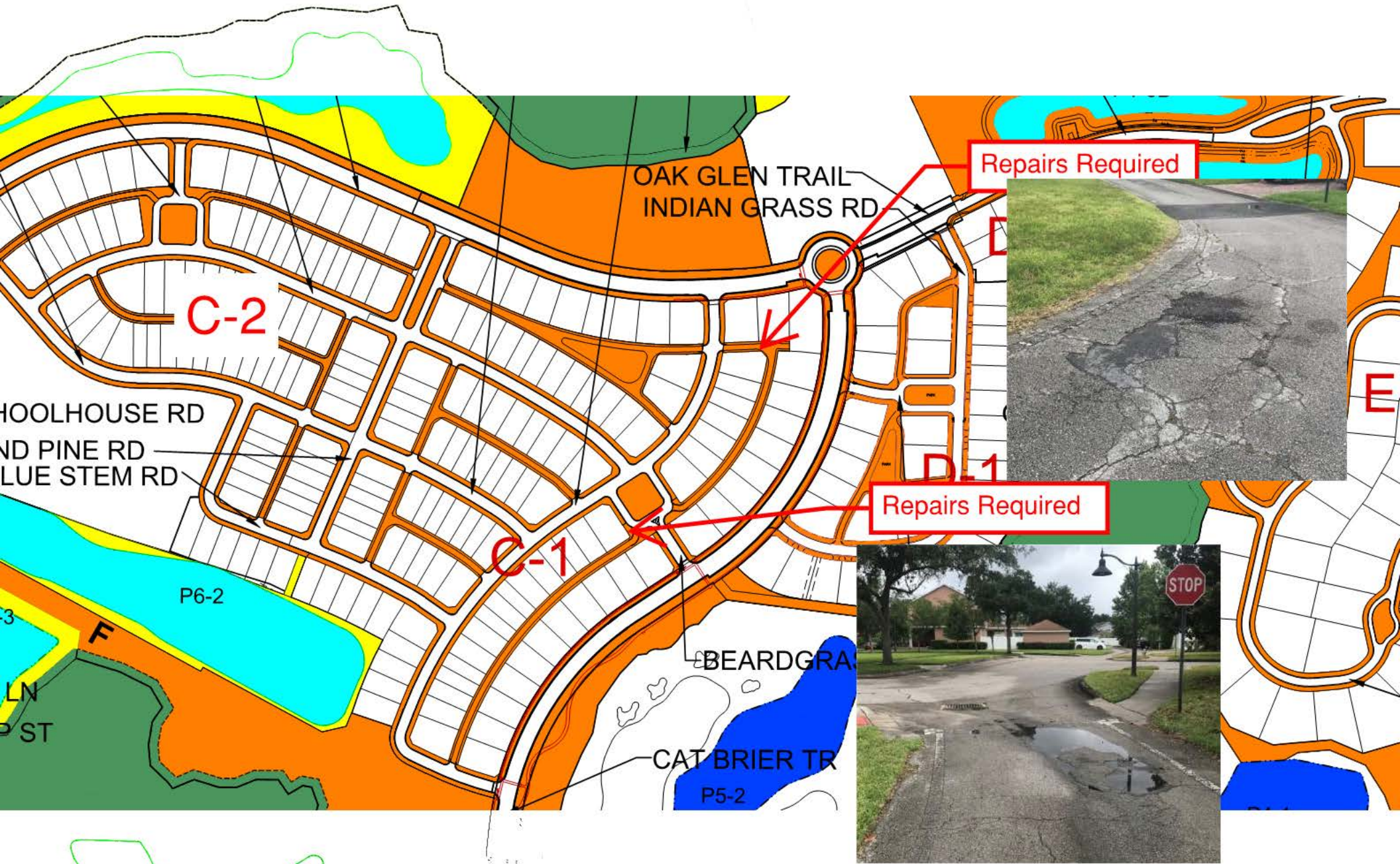
Civil Engineer
STEVEN N. BOYD, P.E.
License No. 43325

Rev.	Date	Description
1	6/30/2016	PREPARED FOR HARMONY DEVELOPMENT COMPANY

HARMONY CDD
OSCEOLA COUNTY, FLORIDA
PREPARED FOR HARMONY DEVELOPMENT COMPANY
CDD STREET NAMES MAP

Date: 6/30/16
Scale: 1" = 400'
Project No: 1009-000
Drawn By:
Designed By:
Checked By:

SHEET NO.
A



NEIGHBORHOOD C-1



NEIGHBORHOOD G





REPAIR TO RADIUS
OF ALLEY CORNER
REQUIRED.

NEIGHBORHOOD A-1

6C.

6Ci.

April /May 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.
- Power washing project continued.
- Painted Trashcans at parks.
- Sidewalk project, contract signed waiting on delivery Stump Grinder

Ponds

- See Pond report.

Irrigation

- All Clocks inspected & adjusted as needed.
- Repaired 1 mainline break at The Estates.
- Added spray heads and Rotor at Human Sundail.
- Maxicomm fully functional.

Pools Operations

- Pools checked, chemically balanced and cleaned daily.
- Installed new canopy for Swim club shade structure. Install dispute pending.
- Patch repaired at Swimclub.

- Fence and gate painted.

Boat Maintenance

- All propellers weekly checked and boats cleaned.
- Paint maintenance continued Dock fencing area.

Buck Lake Activities

- Boat Orientation held 8 attended

Access Cards

- Approximately 45 ID cards have been made this month.

End of Report.

6C.ii.

HARMONY COD

Gerhard van der Snel

Date	Resident	Time	M W Th	FS S	Total Pass	20' Pont	16' Pont	16' SunTn	18' Bass	Tracker Bass	Canoe	Kayak	Comments
4/19/2020	Donald Rice	7:30 - 10:30 AM		X	2		X						
5/11/2020	Debra Fuentes	8:00-10:00 AM			2	X							
5/11/2020	Michael Giberson	8:00 - 11:00 AM			2				X				
5/11/2020	Jerome Schletter	8:30 -11:30 AM			2		X						
5/11/2020	Tanner Pollard	10:00-1:00 PM			2			X					
5/21/2020	Jerome Schletter	8:30 - 11:30 AM			2			X					
5/12/2020	Mike Gilsdorf	9:30 - 11:30 AM			6	X							
5/12/2020	Mike Gilsdorf	10:00 - 12:00 PM			5	X							
5/21/2020	Fernanda Nunes	1:00 - 4:00 PM			4		X						
5/12/2020	Fernanda Nunes	1:00 -4:00 PM			2						X		
5/21/2020	Fernanda Nunes	1:00 - 4:00 PM			1							X	
5/12/2020	Fernanda Nunes	1:00 - 4:00 PM			1							X	
5/21/2020	Fernanda Nunes	1:00 - 4:00 PM			1							X	
5/21/2020	Fernanda Nunes	1:00 - 4:00 PM			1							X	
5/12/2020	Mark Catanese	2:00 - 4:00 PM			6			X					
5/21/2020	William Turner	2:00 - 4:00 PM			4	X							
5/12/2020	Karina Rivera	2:30 - 4:00 PM			2						X		
5/2/2020	Karina Rivera	2:30 - 4:00 PM			2						X		
5/12/2020	Karina Rivera	2:30 - 4:00 PM			1							X	
5/3/2020	Donald Rice	7:30-10:30 AM		X	2		X						
5/31/2020	Richard Mason	8:00 - 9:30 AM		X	2			X					
5/3/2020	Michelle Peterson	12:00 - 2:00 PM		X	7	X							
5/3/2020	Sunnie and Rick Templeton	12:30 - 2:30 PM		X	2		X						
5/13/2020	Sunnie and Rick Templeton	12:30 - 2:30 PM		X	2								
5/3/2020	William Turner	1:00 - 4:00 PM		X	2			X					
5/31/2020	Sunnie and Rick Templeton	2:30 - 4:00 PM		X	2								
5/4/2020	Justin Helton	7:30 - 9:30 AM	X		6	X							

12 13 233 19 15 18 4 2 3 22

Total

Passengers:

233

Total Trips: 86

6C.iii.

Facebook report April/ May 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 April 27th a resident reported a wasp nest at Blazing star play area. CDD staff removed.

On April 30th a resident reported a leaning tree on Cupseed Ln. CDD staff staked tree.

On May 2nd a resident reported rough playing teenagers in the Swim club pool. CDD staff assessed.

On May 7th a resident offered dirt. CDD declined.

On May 10th a resident inquired about the distressed pine trees at Lakeshore Park. CDD responded.

On May 14th a resident notified the CDD of a dog park gate being easy to open by dogs. CDD responded.

End of report.

End of report.

6C.iv.

Harmony Community Development District
Field Services Monthly Pond Report

Pond #	Name	Acres	Duckweed Algae Cattail Pennywort Grasses Spatterdock							April 2020 (End-of-Month Status)	Treatment Plan
Map Quickview, click here. Internet access not required			SEVERITY: L1=minimal L2=moderate L3=significant L4=extreme Blank = indicates non issue.							Current Treatment & Treatment Needs	* 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					No treatment needed		
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					No treatment needed		
12	Estates S.	1.7		L1					No treatment needed		
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			cattails	Roundup 25 gallon	
40	S. Lake	1.4				L1			No treatment needed		
41	S. Lake	2.3	L1						No treatment needed		
42	S. Lake	5.2	L1						cattails	Roundup 25 gallon	
43	Waterside	3	L2						No treatment needed		
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		
48	Feather Grass ?	0			L1				cattails	Roundup 25 gallon	
TOTAL ACRES			102.3	Total size (in acres) of all ponds combined							
AVG. TREATED ACRES			20.5	Average treated pond area is roughly 20%							

Additional Notes:

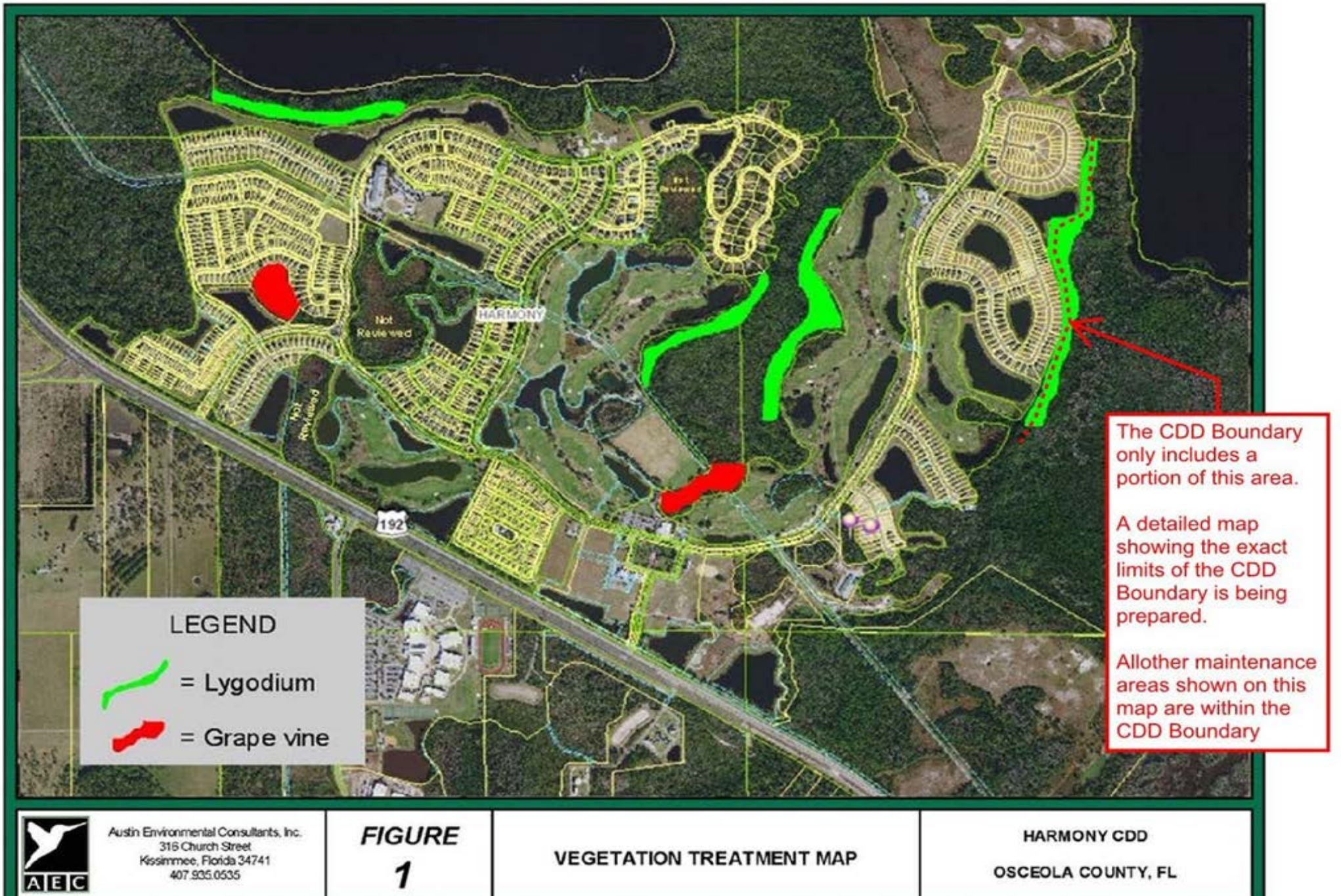
This month the ponds have not required much treatments as all is looking well and healthy. I have treated a few ponds along the edge that have had a lot new cattails start to grow where we had previously treated to get rid of and improve the view for the residents from there back porches. As always I check and clean all debris in and around the water and surrounding areas to keep the place looking very natural.



6C.v.

Harmony Community Development District
Field Services Monthly Wetland Report

#	Maintenance Area Name	Acres	Invasive Species VEGETATION IDENTIFICATION Infestation Severity High, Medium, Low	Reporting Date: April 2020	Treatment Status
Map Tab Shows Local QuickMap				Prescribed Treatment	Pending Activities Percent Complete
Click Links Below For Internet Maps					
1	Buck Lake - South	1.4 ?	LYGODIUM HIGH	Spraying only with a mixture of roundup and cutrine.	only small areas left to treat most has been sprayed and is dying
2	Green - South	1.0 ?	GRAPEVINE MEDIUM	Sprayed with round up and cut the vines running up the base of the tree.	100 percent complete
3	Golf Course - West	2.3 ?	LYGODIUM HIGH	Started to treat	Large amounts of fern and grape vine.
4	Golf Course - East	3.7 ?	LYGODIUM HIGH	Started to treat	
5	Golf Course - South	2.8 ?	GRAPEVINE MEDIUM	treating with roundup	have been treating one corner of the area the whole section almost needs treatment
6	The Lakes - East	3.1 ?	LYGODIUM HIGH	treating with round up	starting to spray just on the outside areas
7	{Future}	0.0	----		
8	{Future}	0.0	----		
9	{Future}	0.0	----		
10	{Future}	0.0	----		
11	{Future}	0.0	----		
12	{Future}	0.0	----		
13	{Future}	0.0	----		
14	{Future}	0.0	----		
15	{Future}	0.0	----		
TOTAL ACRES		1.5	Total size (in acres) of all foliage maintenance areas		
AVG. TREATED ACRES			Average infested foliage treated area is roughly 20%		
Additonal Notes: This month, we have been checking all of our previous treated areas. Treating any new growth we have seen pop up. The further we go into the woods, we are finding more larger areas of fern along with huge trees completely covered with grapevine that is killing them. The process is very time consuming being we have found the only way to kill these species is to not only spray but cut everything growing up the trees. This has been a lot more of a problem then we first thought as this has been left unchecked by our previous company we used and no action was ever taken.					



Seventh Order of Business

7A

MEMORANDUM

TO: Board of Supervisors, Harmony CDD
FROM: Helena Randel, Accountant II
CC: Kristen Suit, District Manager
DATE: May 13, 2020
SUBJECT: April 2020 Financials

Please find the attached April 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. Funds were received in May.
- Due From Other Funds in the amount of \$71,193 represents a transfer to the series 2015 debt service fund. The debt service fund was short funds needed to cover the 5/1 principal and interest payment. The general fund will be repaid as assessments are received.
- Total Revenue through April is approximately 61% of the annual budget.
 - Other Miscellaneous Revenues - tax collector to refund 2019 assessments of \$678.
 - Insurance Reimbursements - sign, post and shrub damage claim of \$891 and hit and run-OV hit IV claim of \$2,205.
- Total Expenditures through April are at 56% 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.-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.
 - Miscellaneous Services - East lake berm maintenance and ancillary landscaping costs.
 - ▶ 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, monthly control lease for Ashley Park, splash pad repairs and pool umbrellas.
 - R&M-User Supported Facility - Pud amendment, application fee, and RV storage and community garden area boundary survey.
 - 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 \$3,480, installation of shell area \$7,725).
 - ▶ Other Financing Sources (Uses)
 - Operating Transfers-Out-FY18, FY19 and FY20 VC1 debt service assessments transferred from the general fund to the series 2015 debt service fund.
- 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 in October and \$71,193.25 to cover a shortfall in April. The loan amount of \$4,658.20 has been repaid.

HARMONY

Community Development District

Financial Report

April 30, 2020

Prepared by



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Non-Ad Valorem Special Assessments	7
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HARMONY
Community Development District

Financial Statements

(Unaudited)

April 30, 2020

HARMONY

Community Development District

Governmental Funds**Balance Sheet**

April 30, 2020

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2014 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 195,465	\$ -	\$ -	\$ 195,465
Accounts Receivable	1,372	-	-	1,372
Due From Other Funds	71,193	-	-	71,193
Investments:				
Certificates of Deposit - 12 Months	106,442	-	-	106,442
Money Market Account	882,938	-	-	882,938
Prepayment Account	-	21,328	420,498	441,826
Reserve Fund	-	607,313	340,000	947,313
Revenue Fund	-	1,003,441	649,309	1,652,750
TOTAL ASSETS	\$ 1,257,410	\$ 1,632,082	\$ 1,409,807	\$ 4,299,299
<u>LIABILITIES</u>				
Accounts Payable	\$ 29,508	\$ -	\$ -	\$ 29,508
Accrued Expenses	428	-	-	428
Due To Other Funds	-	-	71,193	71,193
TOTAL LIABILITIES	29,936	-	71,193	101,129
<u>FUND BALANCES</u>				
Restricted for:				
Debt Service	-	1,632,082	1,338,614	2,970,696
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:	508,368	-	-	508,368
TOTAL FUND BALANCES	\$ 1,227,474	\$ 1,632,082	\$ 1,338,614	\$ 4,198,170
TOTAL LIABILITIES & FUND BALANCES	\$ 1,257,410	\$ 1,632,082	\$ 1,409,807	\$ 4,299,299

HARMONY

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 6,000	\$ 3,500	\$ 7,042	\$ 3,542
Interest - Tax Collector	-	-	713	713
Special Assmnts- Tax Collector	1,876,212	1,876,212	1,129,982	(746,230)
Special Assessments-Tax Collector-VC1	(22,435)	(22,435)	-	22,435
Special Assmnts- Discounts	(75,048)	(75,048)	(42,463)	32,585
Other Miscellaneous Revenues	-	-	678	678
Access Cards	1,200	700	490	(210)
Insurance Reimbursements	-	-	3,096	3,096
Facility Revenue	300	175	700	525
User Facility Revenue	12,600	7,350	2,590	(4,760)
TOTAL REVENUES	1,798,829	1,790,454	1,102,828	(687,626)

EXPENDITURES**Administration**

P/R-Board of Supervisors	11,200	6,531	5,200	1,331
FICA Taxes	857	497	398	99
ProfServ-Arbitrage Rebate	1,200	600	-	600
ProfServ-Dissemination Agent	1,500	1,500	1,500	-
ProfServ-Engineering	7,500	4,375	4,134	241
ProfServ-Legal Services	75,000	43,750	36,804	6,946
ProfServ-Mgmt Consulting Serv	64,985	37,908	37,908	-
ProfServ-Property Appraiser	779	779	392	387
ProfServ-Special Assessment	8,822	8,822	8,822	-
ProfServ-Trustee Fees	10,024	-	-	-
Auditing Services	4,355	4,355	4,355	-
Postage and Freight	750	441	533	(92)
Rental - Meeting Room	4,200	2,450	3,600	(1,150)
Insurance - General Liability	27,867	27,867	22,888	4,979
Printing and Binding	2,000	1,169	215	954
Legal Advertising	900	525	93	432
Misc-Property Taxes	26,600	26,600	-	26,600
Misc-Records Storage	150	91	-	91
Misc-Assessmnt Collection Cost	37,524	37,524	21,751	15,773
Misc-Contingency	2,600	1,519	700	819
Office Supplies	150	91	-	91
Annual District Filing Fee	175	175	175	-
Total Administration	289,138	207,569	149,468	58,101

HARMONY

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	169,169	159,315	9,854
Total Field	290,000	169,169	159,315	9,854
<u>Landscape Services</u>				
Contracts-Mulch	61,000	35,581	34,692	889
Contracts - Landscape	278,000	162,169	154,310	7,859
Cntrs-Shrub/Grnd Cover Annual Svc	157,000	91,581	90,097	1,484
R&M-Irrigation	15,000	8,750	4,422	4,328
R&M-Trees and Trimming	25,000	14,581	29,810	(15,229)
Miscellaneous Services	27,475	16,030	18,300	(2,270)
Total Landscape Services	563,475	328,692	331,631	(2,939)
<u>Utilities</u>				
Electricity - General	32,000	18,669	22,495	(3,826)
Electricity - Streetlighting	88,000	51,331	58,540	(7,209)
Utility - Water & Sewer	150,000	87,500	81,320	6,180
Total Utilities	270,000	157,500	162,355	(4,855)
<u>Operation & Maintenance</u>				
Communication - Telephone	4,500	2,625	3,005	(380)
Utility - Refuse Removal	3,000	1,750	1,628	122
R&M-Ponds	10,000	5,831	2,532	3,299
R&M-Pools	25,000	14,581	19,709	(5,128)
R&M-Roads & Alleyways	5,000	2,919	611	2,308
R&M-Sidewalks	15,000	8,750	3,889	4,861
R&M-Vehicles	20,000	11,669	8,237	3,432
R&M-User Supported Facility	12,600	7,350	9,570	(2,220)
R&M-Equipment Boats	7,500	4,375	2,539	1,836
R&M-Parks & Facilities	70,000	40,831	12,673	28,158
Miscellaneous Services	2,400	1,400	1,250	150
Misc-Contingency	9,000	5,250	3,028	2,222
Misc-Security Enhancements	7,500	4,375	3,654	721
Op Supplies - Fuel, Oil	5,000	2,919	2,035	884
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	-	-	19,085	(19,085)
Reserve - Sidewalks & Alleyways	60,000	60,000	-	60,000
Total Operation & Maintenance	281,500	199,625	141,969	57,656

HARMONY

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
TOTAL EXPENDITURES	1,694,113	1,062,555	944,738	117,817
Excess (deficiency) of revenues Over (under) expenditures	104,716	727,899	158,090	(569,809)
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	-	(83,196)	(83,196)
Contribution to (Use of) Fund Balance	104,716	-	-	-
TOTAL FINANCING SOURCES (USES)	104,716	-	(83,196)	(83,196)
Net change in fund balance	\$ 104,716	\$ 727,899	\$ 74,894	\$ (653,005)
FUND BALANCE, BEGINNING (OCT 1, 2019)	1,152,580	1,152,580	1,152,580	
FUND BALANCE, ENDING	\$ 1,257,296	\$ 1,880,479	\$ 1,227,474	

HARMONY

Community Development District

Series 2014 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 1,000	\$ 581	\$ 7,946	\$ 7,365
Special Assmnts- Tax Collector	1,255,895	1,255,895	760,865	(495,030)
Special Assmnts- Prepayment	-	-	21,328	21,328
Special Assmnts- Discounts	(50,235)	(50,235)	(28,592)	21,643
TOTAL REVENUES	1,206,660	1,206,241	761,547	(444,694)
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	25,118	25,118	14,646	10,472
Total Administration	25,118	25,118	14,646	10,472
<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	310,724	370,252	(59,528)
Excess (deficiency) of revenues Over (under) expenditures	(4,671)	895,517	391,295	(504,222)
<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)	\$ 895,517	\$ 391,295	\$ (504,222)
FUND BALANCE, BEGINNING (OCT 1, 2019)	1,240,787	1,240,787	1,240,787	
FUND BALANCE, ENDING	\$ 1,236,116	\$ 2,136,304	\$ 1,632,082	

HARMONY

Community Development District

Series 2015 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 300	\$ 175	\$ 6,873	\$ 6,698
Special Assmnts- Tax Collector	1,029,367	1,029,367	571,460	(457,907)
Special Assmnts- Prepayment	-	-	416,463	416,463
Special Assmnts- Discounts	(41,175)	(41,175)	(21,474)	19,701
TOTAL REVENUES	988,492	988,367	973,322	(15,045)
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	20,587	20,587	11,000	9,587
Total Administration	20,587	20,587	11,000	9,587
<u>Debt Service</u>				
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	298,890	1,244,303	(945,413)
Excess (deficiency) of revenues Over (under) expenditures	(18,701)	689,477	(270,981)	(960,458)
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	-	83,196	83,196
Contribution to (Use of) Fund Balance	(18,701)	-	-	-
TOTAL FINANCING SOURCES (USES)	(18,701)	-	83,196	83,196
Net change in fund balance	\$ (18,701)	\$ 689,477	\$ (187,785)	\$ (877,262)
FUND BALANCE, BEGINNING (OCT 1, 2019)	1,526,399	1,526,399	1,526,399	
FUND BALANCE, ENDING	\$ 1,507,698	\$ 2,215,876	\$ 1,338,614	

HARMONY

Community Development District

Supporting Schedules

April 30, 2020

HARMONY
Community Development District

**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
03/09/20	31,053	360	634	32,048	14,707	9,903	7,438
04/10/20	51,698	-	1,055	52,753	24,209	16,301	12,243
04/10/20	3,982	-	81	4,064	1,865	1,256	943
TOTAL	\$ 2,322,382	\$ 92,529	\$ 47,396	\$ 2,462,307	\$ 1,129,982	\$ 760,865	\$ 571,460
Collected in %				61%	61%	61%	61%
TOTAL OUTSTANDING				\$ 1,577,206	\$ 723,798	\$ 487,364	\$ 366,043

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

HARMONY
Community Development District

Cash and Investment Report
April 30, 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%	\$187,180
Debit Account	CenterState Bank	Debit Account	n/a	0.25%	\$8,285
Subtotal					\$195,465
Certificate of Deposit	BankUnited	12 month CD	2/19/2021	1.60%	\$106,442
Money Market Account	BankUnited	Money Market Account	n/a	0.69%	\$882,938
Subtotal					\$989,379

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	0.02%	\$21,328
Series 2014 Reserve Fund	US Bank	US Bank Governmental Obligation Fund	n/a	0.02%	\$607,313
Series 2014 Revenue Fund	US Bank	US Bank Governmental Obligation Fund	n/a	0.02%	\$1,003,441
Series 2015 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.02%	\$420,498
Series 2015 Reserve Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.02%	\$340,000
Series 2015 Revenue Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.02%	\$649,309
Subtotal					\$3,041,889
Total					\$4,226,733

7B

Harmony

Community Development District

General Fund

Invoice Approval Report # 241

MAY 15,2020

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
AMERITAS LIFE INSURANCE CORP.	031620-0000 ACH	R	\$ 69.04
		Vendor Total	\$ 69.04
A-Z BACKFLOW INC.	20-280	R	\$ 250.00
		Vendor Total	\$ 250.00
BERGER, TOOMBS, ELAM	349103	A	\$ 4,355.00
		Vendor Total	\$ 4,355.00
BRIGHT HOUSE NETWORKS - ACH	028483401040720 ACH	R	\$ 123.98
	028483501043020 ACH	R	\$ 99.98
		Vendor Total	\$ 223.96
DIGITAL ASSURANCE	47159	R	\$ 1,500.00
		Vendor Total	\$ 1,500.00
FEDEX	7-003-62295	R	\$ 16.61
		Vendor Total	\$ 16.61
FLORIDA RESOURCE MGT LLC-ACH	80903 ACH	R	\$ 10,288.27
	81072 ACH	R	\$ 10,675.73
		Vendor Total	\$ 20,964.00
HARMONY CDD C/O U.S. BANK	041020-1	R	\$ 26,800.99
	041020-2	R	\$ 12,922.36
	042320	R	\$ 71,193.25
		Vendor Total	\$ 110,916.60
INFRAMARK, LLC	51434	A	\$ 5,425.67
		Vendor Total	\$ 5,425.67
NUTRIEN AG SOLUTIONS, INC	41787296	R	\$ 2,117.50
		Vendor Total	\$ 2,117.50
ORLANDO UTILITIES COMMISSION-ACH	040920-9921 ACH	R	\$ 11,132.14
		Vendor Total	\$ 11,132.14
PINEY BRANCH MOTORS INC - ACH	RI1008145 ACH	R	\$ 490.00
	RI1008146 ACH	R	\$ 90.00
		Vendor Total	\$ 580.00

Harmony

Community Development District

General Fund

Invoice Approval Report # 241

MAY 15,2020

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
POOLSURE	101295604607	R	\$ 528.80
	101295604316	R	\$ 60.00
	101295604510	R	\$ 300.00
	101295605008	R	\$ 525.00
	Vendor Total		\$ 1,413.80
SERVELLO & SONS INC	16463	R	\$ 1,383.00
	16360	R	\$ 39080.95
	16418	R	\$ 653.42
	Vendor Total		\$ 41,117.37
SPIES POOL LLC	351260	R	\$ 1,195.00
	351214	R	\$ 395.00
	Vendor Total		\$ 1,590.00
SPRINT SOLUTIONS, INC. - ACH dba OSCEOLA NEWS	244553043-081 ACH	R	\$ 427.30
	Vendor Total		\$ 427.30
SUN PUBLICATIONS DBA	212551	R	\$ 93.48
	Vendor Total		\$ 93.48
TEM SYSTEMS, INC.	INV7266	R	\$ 149.00
	Vendor Total		\$ 149.00
TOHO WATER AUTHORITY - ACH	041620 ACH	R	\$ 21,735.75
	Vendor Total		\$ 21,735.75
WASTE CONNECTIONS OF FL.	1272024	R	\$ 225.00
	Vendor Total		\$ 225.00
YOUNG QUALLS, P.A.	15993	A	\$ 6,982.50
	Vendor Total		\$ 6,982.50
Total			\$ 231,284.72
Total Invoices			\$ 231,284.72

HARMONY

Community Development District

Check Register

April 1 - April 30, 2020

HARMONY**Community Development District****Payment Register by Bank Account**

For the Period from 4/1/20 to 4/30/20

(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
<u>CENTERSTATE BANK GF - (ACCT# XXXXX2933)</u>									
Check	55410	04/02/20	Vendor	KATRINA S SCARBOROUGH	2018348	NON AD VALOREM PROC FEE	ProfServ-Property Appraiser	001-531035-51301	\$391.79
Check	55411	04/02/20	Vendor	POOLSURE	101295603277	APRIL ASHLEY PARK CNTRL LEASE	R&M-Pools	001-546074-53910	\$60.00
Check	55411	04/02/20	Vendor	POOLSURE	101295603685	SWIM CLUB BLEACH & ACID	R&M-Pools	001-546074-53910	\$405.00
Check	55412	04/02/20	Vendor	SERVELLO & SONS INC	16083	MARCH 2020 LANDSCAPE MAINT	Contracts-Mulch	001-534065-53902	\$4,942.63
Check	55412	04/02/20	Vendor	SERVELLO & SONS INC	16083	MARCH 2020 LANDSCAPE MAINT	Cntrs-Shrub/Grnd Cover Annual Svc	001-534172-53902	\$12,838.83
Check	55412	04/02/20	Vendor	SERVELLO & SONS INC	16083	MARCH 2020 LANDSCAPE MAINT	Contracts-Landscape	001-534050-53902	\$21,299.50
Check	55412	04/02/20	Vendor	SERVELLO & SONS INC	16145	MARCH 2020 EAST LAKE BERM	Miscellaneous Services	001-549001-53902	\$653.42
Check	55413	04/02/20	Vendor	WASTE CONNECTIONS OF FL.	1267142	04/01/20-04/30/20 TRASH PICKUP	Utility - Refuse Removal	001-543020-53910	\$150.00
Check	55414	04/15/20	Vendor	A-Z BACKFLOW INC.	20-280	BACKFLOW TESTING	Misc-Contingency	001-549900-53902	\$250.00
Check	55415	04/15/20	Vendor	FEDEX	6-973-27793	SRVCS THRU 03/31/20	Postage and Freight	001-541006-51301	\$14.38
Check	55416	04/15/20	Vendor	HARMONY CDD C/O U.S. BANK	041020-1	TXFR TAX COLLECT SER 2014	Due to other Funds	203-131000-51301	\$26,800.99
Check	55417	04/15/20	Vendor	HARMONY CDD C/O U.S. BANK	041020-2	TRXFR TAX COLL SER 2015	Due to other Funds	204-131000-51301	\$12,922.36
Check	55418	04/15/20	Vendor	NORTH SOUTH SUPPLY, INC.	3317861	IRRIGATION SUPPLIES	R&M-Irrigation	001-546041-53902	\$56.25
Check	55418	04/15/20	Vendor	NORTH SOUTH SUPPLY, INC.	3317860	IRRIGATION SUPPLIES	R&M-Irrigation	001-546041-53902	\$891.63
Check	55419	04/15/20	Vendor	POOLSURE	101295603834	SWIM CLUB BLEACH	R&M-Pools	001-546074-53910	\$300.00
Check	55419	04/15/20	Vendor	POOLSURE	101295603831	ASHLEY PARK BLEACH	R&M-Pools	001-546074-53910	\$300.00
Check	55420	04/15/20	Vendor	PROPET DISTRIBUTORS INC.	129214	LITTER PICKUP BAGS	R&M-Parks & Facilities	001-546225-53910	\$1,680.00
Check	55421	04/15/20	Vendor	SERVELLO & SONS INC	16463	SPECIAL PLANTING	Miscellaneous Services	001-549001-53902	\$1,383.00
Check	55424	04/23/20	Vendor	DIGITAL ASSURANCE	47159	DISSEMINATION FEES 2020	ProfServ-Dissemination Agent	001-531012-51301	\$1,500.00
Check	55425	04/23/20	Vendor	POOLSURE	101295604510	4/15 ASHLEY PARK BLEACH & ACID	R&M-Pools	001-546074-53910	\$300.00
Check	55426	04/24/20	Vendor	HARMONY CDD C/O U.S. BANK	042320	TRXFR TO DS 5/1 SHORTFALL	Due From Other Funds	131000	\$71,193.25
Check	55427	04/30/20	Vendor	INFRAMARK, LLC	49756	MARCH MANAGEMENT SRVCS	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$5,415.42
Check	55427	04/30/20	Vendor	INFRAMARK, LLC	49756	MARCH MANAGEMENT SRVCS	Printing and Binding	001-547001-51301	\$29.90
Check	55427	04/30/20	Vendor	INFRAMARK, LLC	49756	MARCH MANAGEMENT SRVCS	Postage and Freight	001-541006-51301	\$22.05
Check	55427	04/30/20	Vendor	INFRAMARK, LLC	50642	APRIL 2020 MNGT SERVICES	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$5,415.42
Check	55427	04/30/20	Vendor	INFRAMARK, LLC	50642	APRIL 2020 MNGT SERVICES	Postage and Freight	001-541006-51301	\$10.50
Check	55427	04/30/20	Vendor	INFRAMARK, LLC	50642	APRIL 2020 MNGT SERVICES	Printing and Binding	001-547001-51301	\$2.40
Check	55428	04/30/20	Vendor	POOLSURE	101295604607	4/15 SWIM CLUB BLEACH & CHEMICALS	R&M-Pools	001-546074-53910	\$528.80
Check	55429	04/30/20	Vendor	SERVELLO & SONS INC	16360	APRIL 2020 LANDSCAPE MAINT	Contracts-Mulch	001-534065-53902	\$4,942.63
Check	55429	04/30/20	Vendor	SERVELLO & SONS INC	16360	APRIL 2020 LANDSCAPE MAINT	Contracts-Landscape	001-534050-53902	\$21,299.50
Check	55429	04/30/20	Vendor	SERVELLO & SONS INC	16360	APRIL 2020 LANDSCAPE MAINT	Cntrs-Shrub/Grnd Cover Annual Svc	001-534172-53902	\$12,838.82
Check	55429	04/30/20	Vendor	SERVELLO & SONS INC	16418	APRIL 2020 EAST LAKE BERM	Miscellaneous Services	001-549001-53902	\$653.42
Check	55430	04/30/20	Vendor	YOUNG QUALLS, P.A.	15968	GEN COUNSEL THRU 03/31/20	ProfServ-Legal Services	001-531023-51401	\$13,527.75
ACH	DD520	04/02/20	Employee	STEVEN P. BERUBE	PAYROLL	April 02, 2020 Payroll Posting			\$184.70
ACH	DD521	04/02/20	Employee	DAVID L. FARNSWORTH	PAYROLL	April 02, 2020 Payroll Posting			\$184.70
ACH	DD522	04/02/20	Employee	WILLIAM BOKUNIC	PAYROLL	April 02, 2020 Payroll Posting			\$184.70
ACH	DD523	04/02/20	Employee	MICHAEL J. SCARBOROUGH	PAYROLL	April 02, 2020 Payroll Posting			\$184.70
ACH	DD526	04/10/20	Vendor	PINEY BRANCH MOTORS INC - ACH	R11002926 ACH	04/02/20-05/01/20 40' TRUCK RENTAL	Reserve - Renewal&Replacement	001-568130-53910	\$490.00

HARMONY**Community Development District****Payment Register by Bank Account**

For the Period from 4/1/20 to 4/30/20

(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	DD527	04/10/20	Vendor	PINEY BRANCH MOTORS INC - ACH	RI1002927 ACH	04/02/20-05/01/20 40' CONTAINER LEASE	Reserve - Renewal&Replacement	001-568130-53910	\$90.00
ACH	DD529	04/14/20	Vendor	BRIGHT HOUSE NETWORKS - ACH	028483501033020 ACH	03/28-04/27/20 0050284835-01 INTERNET	Misc-Security Enhancements	001-549911-53910	\$99.98
ACH	DD530	04/18/20	Vendor	FLORIDA RESOURCE MGT LLC-ACH	80758	PAYROLL PE 04/05/20	ProfServ-Field Management	001-531016-53901	\$10,509.70
ACH	DD531	04/18/20	Vendor	SPRINT SOLUTIONS, INC. - ACH	244553043-080 ACH	02/26-03/25/20 244553043	Communication - Telephone	001-541003-53910	\$428.34
ACH	DD532	04/01/20	Vendor	OSCAR INSURANCE CO OF FL - ACH	08547065-2ED9 ACH	4/1/20-4/30/20 HEALTH INSUR	ProfServ-Field Management	001-531016-53901	\$851.80
ACH	DD536	04/15/20	Vendor	TOHO WATER AUTHORITY - ACH	031720 ACH	02/16/20-03/17/20 UTILITY SRVCS	Utility - Water & Sewer	001-543021-53903	\$14,400.11
ACH	DD537	04/24/20	Employee	STEVEN P. BERUBE	PAYROLL	April 24, 2020 Payroll Posting			\$184.70
ACH	DD538	04/24/20	Employee	DAVID L. FARNSWORTH	PAYROLL	April 24, 2020 Payroll Posting			\$184.70
ACH	DD539	04/24/20	Employee	WILLIAM BOKUNIC	PAYROLL	April 24, 2020 Payroll Posting			\$184.70
ACH	DD540	04/24/20	Employee	MICHAEL J. SCARBOROUGH	PAYROLL	April 24, 2020 Payroll Posting			\$184.70
ACH	DD545	04/23/20	Vendor	BRIGHT HOUSE NETWORKS - ACH	028483401040720 ACH	04/06-05/05/20 0050284834-01 Internet	Misc-Security Enhancements	001-549911-53910	\$123.98
ACH	DD546	04/28/20	Vendor	FLORIDA RESOURCE MGT LLC-ACH	80903	PAYROLL PE 04/19/20	ProfServ-Field Management	001-531016-53901	\$10,288.27
ACH	DD547	04/28/20	Vendor	ORLANDO UTILITIES COMMISSION-ACH	040920-9921 ACH	03/09-04/09/20 UTILITY SRVCS	Electricity - General	001-543006-53903	\$2,635.20
ACH	DD547	04/28/20	Vendor	ORLANDO UTILITIES COMMISSION-ACH	040920-9921 ACH	03/09-04/09/20 UTILITY SRVCS	Electricity - Streetlighting	001-543013-53903	\$8,496.94
Account Total									\$272,911.56

Total Amount Paid	\$272,911.56
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HARMONY
Community Development District

Debit Card Invoices

April 1 - April 30, 2020

**Monthly Debit Card Purchases
Apr-20**

Date	Vendor	Description	Amount
4/10/2020	Home Depot	Concrete, Paint and Supplies	255.75
4/10/2020	eBay	Fertilizer	32.99
4/16/2020	Davehitchco	Irrigation Controller	214.46
4/27/2020	Pneumatic	Air Compressor Hose	44.96
4/29/2020	APW	Pressure Washer Hose Reel	168.95
4/1/2020	Caliber Collision	Truck Repair	1,500.00
4/2/2020	Apple.com	iCloud 200 GB Storage Plan (Apple)	2.99
4/3/2020	Amazon	Hoodell Carb	12.99
4/3/2020	Caliber Collision	Truck Repair	1,469.11
4/6/2020	Amazon	Module Ignition Control	10.99
4/6/2020	Sunoco	Fuel - Sidewalks	36.20
4/6/2020	Sunoco	Fuel	41.15
4/6/2020	Amazon	Surface Cleaner Swivel	275.97
4/7/2020	Amazon	USB Car Charger	12.47
4/7/2020	Amazon	Spark Plugs	12.25
4/7/2020	Amazon	LED Law Enforcement Hazard Strobe Light	33.99
4/7/2020	ID Zone	Proximity Card	502.72
4/7/2020	Amazon	Lotion Soap	67.06
4/8/2020	Amazon	Fiskars Trowel (3)	21.30
4/8/2020	Amazon	Suction Cup Reacher Grabber	59.98
4/10/2020	Amazon	Return Patio Umbrella	(69.98)
4/10/2020	Amazon	Zoeller High Capacity Sump Pump	193.50
4/10/2020	Amazon	Paper Towels	107.84
4/10/2020	Amazon	Pressure Washer O Rings	15.00
4/13/2020	Signs.com	10% Discount on Aluminum Sign	(26.75)
4/13/2020	Signs.com	Aluminum Sign	267.41
4/13/2020	Amazon	Thompsons Waterseal - Docks	151.01
4/14/2020	Amazon	Face Masks	104.85
4/15/2020	Sunoco	Fuel	40.47
4/15/2020	Sunoco	Fuel - Pressure Washer	13.03
4/16/2020	Amazon	Sprinkler Controller	97.50
4/16/2020	Amazon	Spark Plugs	12.35
4/16/2020	Amazon	Spark Plugs	9.92
4/16/2020	Amazon	Polaris RZR Part	13.63
4/16/2020	Amazon	Sixty XT CV Axle for Polaris	71.24
4/17/2020	Amazon	Retractable Air Hose Reel	109.99
4/17/2020	Amazon	Spark Plug	4.42
4/17/2020	Wawa	Fuel	31.24
4/20/2020	Amazon	Rotating Warning Strobe Lights	17.12
4/20/2020	Amazon	Carburetor for Redmax Trimmer Blower Brushcutter	18.49
4/20/2020	Jami Tires	1 Plug	10.75
4/20/2020	Creative Printing	Door Decal GMC Truck	80.00
4/21/2020	Amazon	Submersible Boat Water Pump w/ Float Switch	34.99
4/21/2020	Amazon	Rain Bird Potted Latching Solenoid	64.20
4/22/2020	Sunoco	Fuel	35.80
4/22/2020	Sunoco	Fuel - Sidewalks	30.42
4/22/2020	Amazon	Camshaft Cover O Ring	18.95
4/23/2020	Amazon	Spark Plug	6.50
4/23/2020	D's Ace Hardware	Supplies	151.89
4/24/2020	Amazon	Duster w/ Extension Pole	58.04
4/24/2020	Amazon	Ignition Coil	17.50
4/27/2020	Amazon	Tie Down Anchor	21.49
4/27/2020	Amazon	Brake Parts Cleaner	36.77
4/28/2020	Amazon	Return Patio Umbrella	(69.98)
4/28/2020	Sherwin Williams	Paint	162.46
4/28/2020	Amazon	Lucas Oil Marine Grease	7.98
4/29/2020	Sunoco	Fuel	39.55
4/29/2020	Sunoco	Fuel	25.71
4/29/2020	Amazon	Ignition Coil	17.50
4/29/2020	Amazon	Wireless Security Camera - Lighting Damage W. Entrance	195.99
4/30/2020	Amazon	Reversible Airless Spray Tip for Paint Sprayer	15.95
4/30/2020	Amazon	USB Car Charger and Strobe Light	34.83
4/30/2020	Amazon	Tie Down Anchor	21.49
		TOTAL	6,977.34

7D.

7Di.

RESOLUTION 2020-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT APPROVING THE BUDGET FOR FISCAL YEAR 2021 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW

WHEREAS, the District Manager has heretofore prepared and submitted to the Board a Proposed Operating and/or Debt Service Budget for Fiscal Year 2021; a copy of which is attached hereto, and

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

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

1. The Budget proposed by the District Manager for Fiscal Year 2021 is hereby approved as the basis for conducting a Public Hearing to adopt said budget.
2. A Public Hearing on said approved Budget is hereby declared and set for the following date, hour and location:

Date: Thursday, July 30, 2020

Hour: 6:00 p.m.

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

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

Adopted this 28th day of May, 2020.

Steven Berube
Chairman

Kristen Suit
Secretary

7E.

7Ei

[Harmony Facility Reservation Form--corporate 2015 - Soccer Shots 2020 - 2nd Semester.pdf](#)

Mona- Please include email below and attachment in the agenda package. Thanks

From: Eduardo Rampazzo <erampazzo@soccershots.org>

Sent: Tuesday, May 19, 2020 3:33 PM

Subject: RE: Soccer application

Hello Rosemary,

I hope you, your family and coworkers are healthy and safe! Due to the COVID-19 we shut down any operation related to Soccer at Harmony on March 6th. Now due to the improving conditions we are considering restarting the program by the end of June/beginning of July. We are taking extra precautions and procedures to provide a safe place for children and families to join sports again (please check further info at <https://www.soccershots.org/home/health-and-safety/>).

WE are submitting a request to use the field again as soon as we are allowed by local authorities to resume outdoor activities with groups of 50 people or less (we usually have less than 20 people at a time in the area). We also added a note explaining that due to the temporary shut down we were only able to use 8 weeks of the initially planned 20 weeks. It would be greatly appreciated if we could somehow use part of the amount paid as a credit but we would be interested even if that is not possible.

Please let us know if you need any further info.

Thank you!

Eduardo Rampazzo

Director of Operations

Soccer Shots Orlando South, Osceola & Polk County

(o) 407.900.0905

soccershots.org/orlandosouth

This Soccer Shots franchise is independently owned and operated.

Subject: Soccer application

Good Morning Eduardo:

The Harmony Board of Supervisors approved your soccer application with the stipulation that you pay a \$200 fee.

Please mail a check payable to Harmony CDD to the address below.

Thank you and Best Regards,

Rosemary Tschinkel | Administrative Assistant II

313 Campus Street | Celebration FL 34747

(O) 407.566.1935 |

[https://urldefense.com/v3/__http://www.inframarkims.com__!!GqRiWhUXVfE!C1_XupQoV9SiBopg4eM-NaIl4lZYSW9KZ_N9xSDtrJzdOfsAWhOwHqJMBtRZOJLgScKsoY0X\\$](https://urldefense.com/v3/__http://www.inframarkims.com__!!GqRiWhUXVfE!C1_XupQoV9SiBopg4eM-NaIl4lZYSW9KZ_N9xSDtrJzdOfsAWhOwHqJMBtRZOJLgScKsoY0X$)

-----Original Message-----

From: Printer Mailer <SV-PrintMailer@inframark.com>

Sent: Friday, November 22, 2019 10:56 AM

To: Tschinkel, Rosemary <rosemary.tschinkel@inframark.com>

Subject: HARMONY

Please open the attached document. It was sent to you using a Xerox multifunction printer.

Attachment File Type: pdf, Multi-Page

Multifunction Printer Location:

Device Name: XRX9C934E999157

For more information on Xerox products and solutions, please visit

[https://urldefense.com/v3/__http://www.xerox.com__!!GqRiWhUXVfE!C1_XupQoV9SiBopg4eM-NaIl4lZYSW9KZ_N9xSDtrJzdOfsAWhOwHqJMBtRZOJLgSUZ4ef87\\$](https://urldefense.com/v3/__http://www.xerox.com__!!GqRiWhUXVfE!C1_XupQoV9SiBopg4eM-NaIl4lZYSW9KZ_N9xSDtrJzdOfsAWhOwHqJMBtRZOJLgSUZ4ef87$)

HARMONY COMMUNITY DEVELOPMENT DISTRICT PARKS AND RECREATION FACILITY USAGE APPLICATION

ORGANIZATION/COMPANY USE APPLICATION

IMPORTANT: Please type or print legibly. All sections must be completed. Some applications may require additional review and approval from the District. **Usage will only be confirmed if all appropriate information has been supplied.**

APPLICANT INFORMATION

Name of Entity/Organization/Company: SR Brazil LLC dba Soccer Shots

Address: 551 Neptune Bay Cir, Unit 1, St Cloud, FL, 34769

Type of Organization: ☐ Non-Profit ☒ Commercial ☐ Government ☐ Private
If Non-Profit, does your organization hold a current 503(c)(3) certificate? ☐ Yes ☐ No

Contact Person: Eduardo Rampazzo E-mail: erampazzo@soccershots.org

Work Phone: (407) 900-0905 Cell Phone: (407) 900-0905

EVENT INFORMATION

Type of event: Soccer instruction for children age 2-8

Requested location: Soccer Field - Only half of it is necessary

Note: Due to COVID-19 we only were able 8 weeks during the first semester. Please consider if part of the amount paid of \$200 could be used to pay for the second semester or extend the previous permit. Thank you!

Event date(s): Every Friday starting July 3rd until Dec 18th Times From: 5pm (a.m./p.m.) To: 7pm (a.m./p.m.)
Total use of 20 weeks

Anticipated # of attendees: 30-40 children plus parents What age group? 2-8 years olds
divided in groups of 10

NOTE: *If requesting use of a pool area, please be advised the access gates are not to be propped open at any time before or during the event. This is an electronic card reader access system, and propping the gates will result in a default that disables the card readers where no one will have access.*

DAMAGE DEPOSIT

For each event with 10 or more attendees, the District shall collect from the event organizer a **Damage Deposit** in the amount **\$250** at the time the event is scheduled with the District Manager.

At the conclusion of the event and upon inspection, the District shall either (1) return the Damage Deposit to the event organizer if there is no damage to District property or (2) charge the event organizer for any damage to the District property and apply the Damage Deposit to the charge.

If the damage to the District property is less than the Damage Deposit, the excess amount from the deposit shall be returned to the event organizer. If the damage to the District property exceeds the Damage Deposit, the event organizer shall be charged for the property damages. All damage charges must be paid to the District no later than 15 days after invoice date.

VENDORS/MERCHANDISE

Any vendor who will sell or give away merchandise must have a vendor agreement, a copy of their business license, and insurance on file with the Osceola County Parks and Recreation Department.

How many vendor/merchandise locations will your event require? 0

Please describe vendors/type that will occur on day of event: _____

A complete detailed listing of names must be provided of all vendors. Please attach a list with the names, addresses, phone numbers and types of service of any person(s) that you have an agreement/contract for any service they will provide for you.

Attached: ☐ Yes ☒ No

CATERING

Will your event require catering? ☐ Yes ☒ No

Name of Company: _____

Contact Person: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Work Phone: _____ Fax: _____

Cell/ Pager: _____ Email: _____

CONTACT INFORMATION

Contact information to obtain a County permit or additional waste management services, as required in the Harmony Community Development District Parks and Recreation Facilities Policy.

Osceola County Zoning and Code Enforcement:

One Courthouse Square, Suite 1200, Kissimmee, FL 34741
Phone (407) 343-3400

Osceola County Parks and Recreation Department:

One Courthouse Square, Suite 1200, Kissimmee, FL 34741
Phone (407) 343-2380

County Waste Management: Phone (407) 847-7370

INDEMNIFICATION AND HOLD HARMLESS

The EVENT ORGANIZER agrees that this application applies to the entity, corporation or organization and all of its agents, officers, directors, employees, consultants or similar persons.

UPON SIGNATURE of this application, THE EVENT ORGANIZER AGREES TO BE LIABLE for any and all damages, losses and expenses incurred by the District, caused by the acts and/or omissions of the event organizer, or any of its agents, officers, directors, employees, consultants or similar persons.

THE EVENT ORGANIZER AGREES TO INDEMNIFY, DEFEND, AND HOLD THE DISTRICT HARMLESS for any and all claims, suits, judgments, damages, losses and expenses, including but not limited to, court costs, expert witnesses, consultation services and attorney's fees, arising from any and all acts and/or omissions of the organizer, or any of his or her agents, officers, directors, employees, consultants or similar persons.

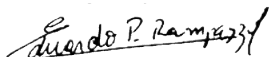
The State, agency or subdivision of the State shall not be subject to this indemnification clause in accordance with Section 768.28(19), Florida Statutes.

None of the indemnification or insurance requirements referenced in the Harmony Community Development District Parks and Recreation Facilities Policy or in this Application constitute a waiver of sovereign immunity pursuant to Section 768.28, F.S.

SIGNATURE OF APPLICANT/EVENT ORGANIZER

ACKNOWLEDGEMENT:

- *I understand that this is an application only and does not obligate the Harmony Community Development District in any fashion to reserve any facility and/or approve any event.*
- *I have read, understand, and agree to abide by the policies set forth by the Harmony Community Development District in Chapter 4, Parks and Recreation Facilities Rules.*
- *If approved, I understand that I must have a copy of the signed, approved application in my possession at the event or I will be denied access for this event.*

Signature: 

Date: 05/19/2020

Printed Name: EDUARDO RAMPAZZO

APPROVAL FROM HARMONY CDD

Signature: _____

Date: _____

Printed Name: _____

Title: _____

EIGHTH ORDER OF BUSINESS

8A

On Postcard--- (one card sent to each property owner)

According to Osceola County property records, you own residential property in the Community Development District (CDD) of Harmony in Florida. The governing body of the Harmony CDD is considering the construction of a Community Center within Harmony CDD and is seeking your input on this decision. If approved, this decision will result in an increase in the CDD fees for your property.

Please go to _____ to provide your input on this important issue. Please vote only once for each residential property you own in Harmony, FL. Include the street address for the property for which you are casting a vote in the area provided on the survey. Survey responses which do not list a property address will not be accepted. More than one survey response per address will nullify all responses for that address.

On Survey---

The Harmony CDD is considering constructing a Community Center on Buck Lake in Harmony. The one-time cost of construction of a 5000 square foot building is roughly estimated to be \$1 million (\$200/square foot). If all residential properties pay an equal portion, the approximate additional one-time assessment for this construction would be \$540 for each house, condominium, and vacant residential lot.

Following construction there will be recurring costs for utilities, maintenance and reserve, staffing, and insurance which are roughly estimated to be \$60,300/year. This cost, shared among present and future units, would result in an increase of \$30/year for each residential unit and vacant residential lot.

The Community Center could be used for meetings of the CDD, HROA, HOA, and other groups, book clubs, educational sessions, craft classes, game groups, trivia tournaments, and other social events. It could also benefit the youth of Harmony in being a place where they can gather after school for tutoring, homework, chess clubs, and socialization.

Operating costs could be defrayed by renting the Community Center for non-community uses such as weddings, private parties, social gatherings, and religious services, but rentals will also result in an increase in operating costs.

SURVEY QUESTIONS

Community Center

1. Construction of a Community Center (select only one)
 - a. I am in favor of the CDD instituting a one-time fee of no more than \$600 and increasing my CDD assessment no more than \$40/year for the construction and operation of a Community Center in Harmony.
 - b. I am opposed to the CDD constructing and operating a Community Center in Harmony.
2. If a Community Center is constructed in Harmony it should be reserved for the exclusive use by the residents of Harmony and their guests (select one)
 - a. 100% of the time (No rental use)
 - b. 90% of the time between the hours of 7 am and 9 pm
 - c. 75% of the time between the hours of 7 am and 9 pm

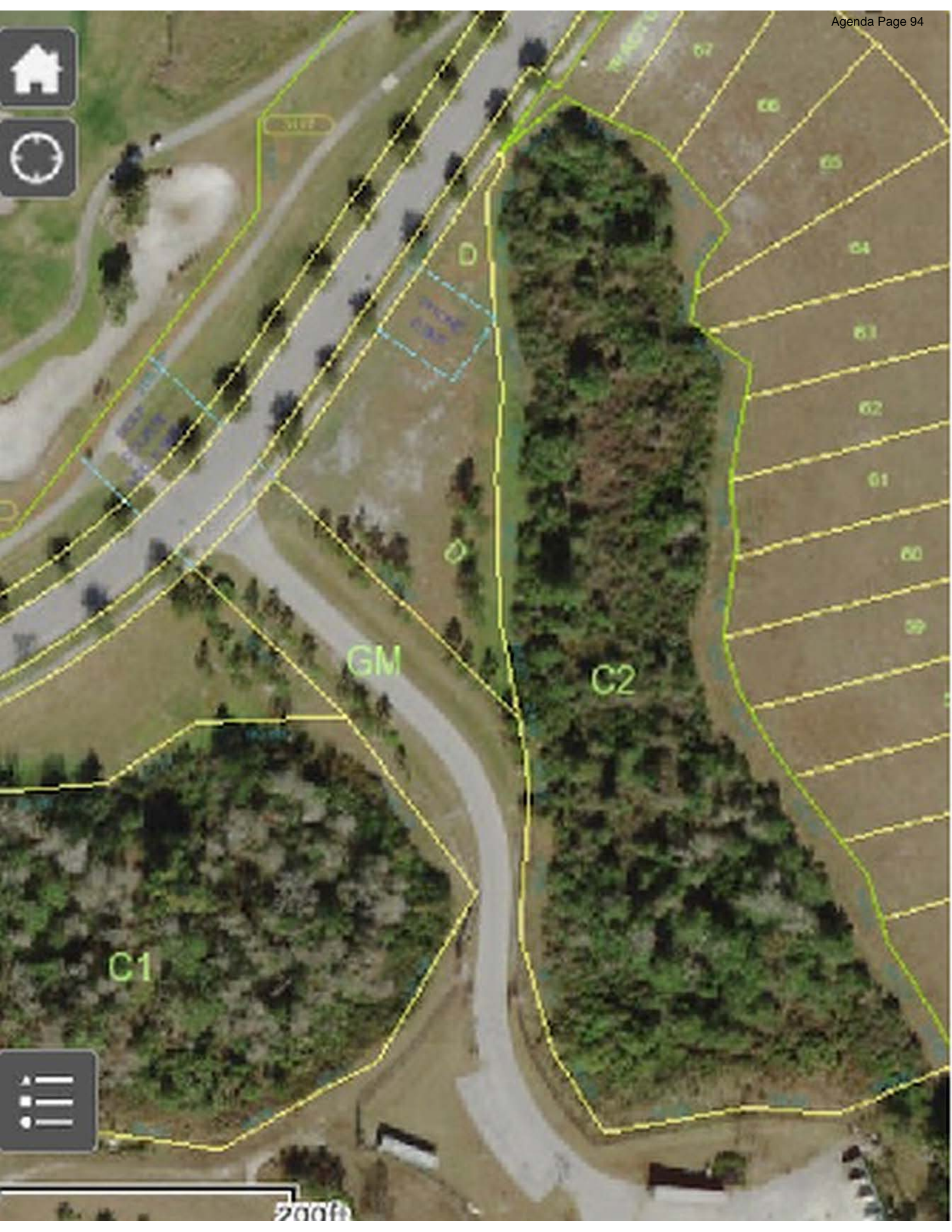
- d. 50% of the time between the hours of 7 am and 9 pm

Possible Major Improvements (please prioritize all that you would like to see considered in future long-term planning- #1 being your top priority)

- a. Community Center
- b. Boardwalk along entire length of Harmony CDD's Buck Lake waterfront
- c. Trail along entire length of Harmony CDD's Buck Lake waterfront
- d. Finger docks at east and west ends of Buck Lake waterfront
- e. Additional pool located near Harmony Community School (would require property acquisition)
- f. Family primitive camping area (two possible locations on CDD holdings)
- g. Putt-putt golf course (would require property acquisition)
- h. Botanical garden area using native landscaping and featuring butterfly garden, xeriscape, and other Florida friendly landscape design with benches and meditation areas.

8C.





200ft

8D.

HCDD Employee Policy Manual

E. Exit Interview

Exit interviews are used to collect feedback from employees who separate so as to promote continuous quality improvement. Employees are encouraged to conduct an in-person exit interview with the District Manager. If employees desire an exit interview, please contact the District Manager, Kristen Suit with InfraMark at 407-566-1935. Even when employees do not desire an in-person exit interview, they are encouraged to complete the exit informational survey attached as Appendix 5.

IV. COMPENSATION

A. Job Descriptions

Job Descriptions are contained in Appendix 4.

B. Compensation for Hours Worked

Starting wages are offered on a competitive basis commensurate with experience and breadth of position offered as established in the attached Appendix 4.

Special licenses, if required for the employee's position, are paid for by the District and merit a wage increase. Said increase anticipates that employees will maintain the special license and continue in the position that the employee had when obtaining the license.

Information regarding pay and salary ranges is also contained in Appendix 4.

C. Raises

All positions are subject to a 90-day probationary period; if satisfactorily completed, most positions are provided a modest wage increase. Employees may be entitled to an annual pay increase subject to the discretion and approval of the Board of Supervisors.

The Field Operations Manager may be granted a longevity and/or performance increase subject to the discretion and approval of the District Manager and the Board of Supervisors.

D. Benefits

Employees may be entitled to health, dental, and vision benefits once they have completed their 90-day probationary period. Coverage for the employee is provided at no cost. Spouse and/or family coverage is available, but the employee must pay the full cost of that additional coverage through a payroll deduction. For more information on benefits, please contact the Field Operations Manager. If an employee elects not to receive benefits through the District, the employee may be subject to an additional compensation package.