

**COPY**

**HARMONY  
COMMUNITY DEVELOPMENT DISTRICT**

**OCTOBER 6, 2022  
AGENDA PACKAGE**

**Meeting Location:  
3285 Songbird Circle, Harmony, FL 34773**

**Zoom: <https://zoom.us/j/4276669233>**

**Call-in: 929-205-6099 Meeting ID: 4276669233#  
Access Code: 4276669233 ("Harmony CDD")**



210 N. UNIVERSITY DRIVE, SUITE 702  
CORAL SPRINGS, FLORIDA 33071

Harmony Community Development District

Board Members:

Teresa Kramer, Chair
Daniel Leet, Vice-Chair
Kerul Kassel, Assistant Secretary
Jo Phillips, Assistant Secretary
Dane Short, Assistant Secretary



Staff Members:

Angel Montagna, District Manager
Michael Eckert, District Counsel
David Hamstra, District Engineer
Brett Perez, Area Field Director
Sean Israel, District Manager

October 1, 2022
Board of Supervisors
Harmony Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Harmony Community Development District held on Thursday, September 29, 2022 was suspended and will be resumed on Thursday, October 6, 2022 at 6:00 pm in the Model Home at 3285 Songbird Circle, Harmony, FL 34773.

via Zoom: https://zoom.us/j/4276669233
Call-in: 929-205-6099 ID: 427-666-9233

Following is the advance agenda for the meeting:

- 1. Call to Order and Roll Call
2. Audience Comments (Limited to a Maximum of 3 Minutes)
3. Consent Agenda
A. Acceptance of the July 28, 2022 and August 15, 2022 Meeting Minutes...Page 4
B. Acceptance of August 2022 Financial Statements ...Page 5
C. Approval of #268 Invoices and Check Register (Invoices Available Upon Request)...Page 20
4. Contractor's Report
A. Servello
i. Inside Tree Trimming Proposal #7122...Page 25
ii. Lifting and Trimming Trees #7185...Page 28
iii. Discussion of Palm Trimming
5. Staff Reports
A. Field Manager's Report ...Page 32
B. Proposals
i. Proposals for HVAC (Vent Fan for Swim Club Bathhouse) ...Page 66
ii. Spies Splash Pad Pump and Installation...Page 69
iii. 4M&J Services #56, Electrical at Dog Park Gazebo...Page 71
iv. 4M&J Services #57, Buck Lane Park Electrical Repairs...Page 73
v. JL Electrical #20221070, Electrical at 3340 Cat Brier Trail...Page 75
vi. JL Electrical #20221071, Electrical at 6917 Beargrass Road...Page 77
C. District Engineer Report
i. Estates Drainage
ii. Alleyway Paving
iii. Garden Road
D. District Counsel Report
E. District Manager Report
i. Discussion of RV Lot
a. Cost Analysis...Page 80
6. New Business Matters
A. Berger, Toombs, Elam, Gaines & Frank Audit Engagement Letter...Page 83
B. Pegasus Fiscal Year 2023 District Engineer Services Proposal...Page 95
C. Discussion of Donation of Royal Poinciana Tree (Nancy Snyder)...Page 101
D. Discussion of Removal of Concrete Pads Around Oak (Pocket Park in Primrose Willow-Beargrass - Schoolhouse Alley Triangle)...Page 104
E. Discussion of Amending Rules and Fees (Non-Resident User Fees/Access Card Fees)
F. Discussion of Staffing for Holidays
G. Tri-Party Succession Agreement...Page 113
7. Old Business
A. Informational Signs...Page 118
i. Supervisor Kramer Suggestions...Page 126
ii. Supervisor Kassel Suggestions...Page 134
8. Supervisors' Requests
9. Adjournment

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

Angel Montagna

Angel Montagna
District Manager

The next meeting is scheduled for Thursday, October 27, 2022

# **Section 3**

# **Consent Agenda**

# Subsection 3A

# Minutes

{ Two Meetings }  
Markup Review Versions  
Delivered Under [Separate Cover](#)



# **Subsection 3B**

## **Financials**

**TO: Board of Supervisors, Harmony CDD**  
**FROM: Samantha Smith, Accountant**  
**CC: Angel Montagna, District Manager**  
**DATE: September 13, 2022**  
**SUBJECT: August 2022 Financials**

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Please find the attached August 2022 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 is provided below. Should you have any questions or require additional information, please contact me at Samantha.Smith@Inframark.com.

**General Fund**

- Total Revenue through August is approximately 103% of the annual budget.
  - Non Ad Valorem Assessment collections are at 100%.
  - Sale of Surplus Equipment - Includes sale of old cell phones (\$2,171).
  - Other Miscellaneous Revenues - Includes sales tax collection allowance, and payment for Ashley Park damage.
  - Garden Lot - Includes lease payments for garden lot.
  
- Total Expenditures through August are at 97% of the annual budget.
  - ▶ Administrative
    - P/R-Board of Supervisors - Includes payroll for meetings through August.
    - ProfServ-Engineering - Pegasus Engineering services thru July 2022.
    - ProfServ-Legal Services - Young Qualls, PA general counsel.
    - ProfServ-Management Consulting - Contract with Inframark.
    - ProfServ-Recording Secretary - Inframark provides near verbatim minutes.
    - ProfServ-Special Assessment - Assessment roll services.
    - Postage and Freight - FedEx services, postage reimbursements to Inframark and survey mailing.
    - Insurance-General Liability - Egis Insurance Advisors provides auto, general liability, inland marine and property insurance.
    - Misc.-Contingency - Includes Inframark management services and ancillary costs.
  - ▶ Field
    - ProfServ-Field Management - Contract with Inframark.
    - Trailer Rental - Includes monthly rental of 1 container and 1 office trailer.
  - ▶ Landscaping Services
    - Contracts-Mulch - Contract with Servello and Sons.
    - Contracts-Irrigation - Contract with Servello and Sons.
    - Contracts-Landscape - Contract with Servello and Sons.
    - Contracts-Shrub/Ground Cover - Contract with Servello and Sons.
    - R&M Irrigation - Includes various irrigation supplies and repairs by Servello and Sons.
    - R&M-Trees and Trimming - Includes Oct 2021 tree trimming project and Mar 2022 sycamore tree insecticide by Servello and Sons. Also includes May 2022 pine tree removals and Jun 2022 tree trimming by Bee and Bee.
    - Miscellaneous Services - Includes Oct 2021 and Feb 2022 landscape maintenance by Servello & Sons. Also includes Bowman and Blair Ecology consulting services through Jan 2022.
  - ▶ Utilities
    - Electricity-General - Services provided by OUC.
    - Electricity-Streetlighting - Services provided by OUC.
    - Utility-Water & Sewer - Services provided by TOHO.
  - ▶ Operation & Maintenance
    - Utility-Refuse Removal - Services provided by Waste Connections of FL.
    - R&M-Ponds - Includes Dec purchase of chemicals from Nutrien Ag Solutions, Feb Buck Lake cost share agreement, and Aug Estate Mngt Pond Treatment.
    - R&M-Pools - Includes control leases for Ashley Park and splash pad, permits, chemicals. Also includes pool resurfacing and lights by Spies Pool.
    - R&M-Sidewalks - Includes Oct 2021 crosswalks & curbs installation by K & D Concrete, Jan 2022 concrete bench pads and entrance pads, Jan 2022 concrete sidewalk and crosswalk with curb, and Feb 2022 pressure washer hose purchase.
    - R&M-Equipment Boats - Includes purchase of boating supplies and annual service by Advanced Marine.
    - R&M-Parks & Facilities - Various supplies and repairs, including bench pads at dog park, repairing sinking pavers, and park signage.
    - R&M-Garden Lot - Includes garden yard signs and tree trimming.
    - Miscellaneous Services - Includes pool permit and access control cards.
  - ▶ Debt Service
    - Principal Debt Retirement - Principal portion of VC10 debt service assessment was transferred from the general fund to the series 2015 debt service fund and paid in May 2022.
    - Interest Expense - Interest portion of VC10 debt service assessment was transferred from the general fund to the series 2015 debt service fund and paid May 2022.

**General Fund Reserves**

- ▶ \$1 Million fund balance transferred from General Fund, per May 2022 board meeting (\$324,754 from fund balance, \$675,246 from transfer in = \$1,000,000).
  - Reserve-Renewal & Replacement - Includes replacement of decking and railing, repair of erosion, installation of geogrid, new dog park fence and gate, reserve study, tow boat repairs, and storm pipe cleaning & CCTV.
  
- Assigned fund balance represents the motion to assign fund balance at 9/30/21 plus current year activity.
- 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. These loans have been repaid.

**HARMONY**

Community Development District

*Financial Report*

*August 31, 2022*

**Prepared by**



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**HARMONY**

Community Development District

**Financial Statements**

(Unaudited)

**August 31, 2022**

## HARMONY

Community Development District

**Governmental Funds**

### Balance Sheet August 31, 2022

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND RESERVES	SERIES 2014 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<b>ASSETS</b>					
Cash - Checking Account	\$ 376,221	\$ -	\$ -	\$ -	\$ 376,221
Accounts Receivable	87	-	-	-	87
Due From Other Funds	-	805,881	-	-	805,881
Investments:					
Money Market Account	1,156,074	-	-	-	1,156,074
Prepayment Account	-	-	67,625	984,505	1,052,130
Reserve Fund	-	-	607,313	340,000	947,313
Revenue Fund	-	-	622,866	333,246	956,112
<b>TOTAL ASSETS</b>	<b>\$ 1,532,382</b>	<b>\$ 805,881</b>	<b>\$ 1,297,804</b>	<b>\$ 1,657,751</b>	<b>\$ 5,293,818</b>
<b>LIABILITIES</b>					
Accounts Payable	\$ 38,656	\$ 14,157	\$ -	\$ -	\$ 52,813
Accrued Expenses	36,146	-	-	-	36,146
Due To Other Funds	805,881	-	-	-	805,881
<b>TOTAL LIABILITIES</b>	<b>880,683</b>	<b>14,157</b>	<b>-</b>	<b>-</b>	<b>894,840</b>
<b>FUND BALANCES</b>					
<b>Restricted for:</b>					
Debt Service	-	-	1,297,804	1,657,751	2,955,555
<b>Assigned to:</b>					
Operating Reserves	401,042	-	-	-	401,042
Reserves - Sidewalks & Alleyways	-	294,984	-	-	294,984
Reserves-Uninsured Repairs	-	50,000	-	-	50,000
<b>Unassigned:</b>	<b>250,657</b>	<b>446,740</b>	<b>-</b>	<b>-</b>	<b>697,397</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 651,699</b>	<b>\$ 791,724</b>	<b>\$ 1,297,804</b>	<b>\$ 1,657,751</b>	<b>\$ 4,398,978</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,532,382</b>	<b>\$ 805,881</b>	<b>\$ 1,297,804</b>	<b>\$ 1,657,751</b>	<b>\$ 5,293,818</b>

**HARMONY**

Community Development District

**General Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 2,814	\$ 2,585	\$ 2,946	\$ 361
Interest - Tax Collector	-	-	21,818	21,818
Special Assmnts- Tax Collector	1,876,213	1,876,213	1,853,780	(22,433)
Special Assessments-Tax Collector-VC1	(22,435)	(22,435)	-	22,435
Special Assmnts- Discounts	(75,048)	(75,048)	(56,152)	18,896
Sale of Surplus Equipment	-	-	2,171	2,171
Other Miscellaneous Revenues	-	-	162	162
Access Cards	1,200	1,100	950	(150)
Facility Revenue	600	550	3,538	2,988
User Facility Revenue	15,000	13,750	22,310	8,560
Garden Lot	-	-	1,237	1,237
<b>TOTAL REVENUES</b>	<b>1,798,344</b>	<b>1,796,715</b>	<b>1,852,760</b>	<b>56,045</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
P/R-Board of Supervisors	14,000	12,837	9,200	3,637
FICA Taxes	1,071	979	704	275
ProfServ-Arbitrage Rebate	1,200	1,200	1,200	-
ProfServ-Dissemination Agent	1,500	1,500	1,500	-
ProfServ-Engineering	20,000	18,337	108,773	(90,436)
ProfServ-Legal Services	65,000	59,587	40,000	19,587
ProfServ-Mgmt Consulting	69,250	63,481	63,441	40
ProfServ-Property Appraiser	392	392	751	(359)
ProfServ-Recording Secretary	3,300	3,025	3,025	-
ProfServ-Special Assessment	8,822	8,822	8,822	-
ProfServ-Trustee Fees	10,160	10,160	10,160	-
Auditing Services	4,400	4,400	4,400	-
Postage and Freight	1,000	913	1,533	(620)
Rental - Meeting Room	2,750	2,519	-	2,519
Insurance - General Liability	27,762	27,762	18,281	9,481
Printing and Binding	500	462	278	184
Legal Advertising	1,000	913	2,053	(1,140)
Misc-Records Storage	1,500	1,375	267	1,108
Misc-Assessment Collection Cost	37,524	37,524	36,159	1,365
Misc-Contingency	5,000	4,587	1,254	3,333
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>276,306</b>	<b>260,950</b>	<b>311,976</b>	<b>(51,026)</b>
<b><u>Field</u></b>				
ProfServ-Field Management	338,872	310,629	310,633	(4)
Trailer Rental	6,960	6,380	6,380	-
<b>Total Field</b>	<b>345,832</b>	<b>317,009</b>	<b>317,013</b>	<b>(4)</b>

**HARMONY**

Community Development District

**General Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>Landscape Services</u></b>				
Contracts-Mulch	62,220	57,035	56,310	725
Contracts-Irrigation	26,400	24,200	24,611	(411)
Contracts - Landscape	272,300	249,612	245,838	3,774
Cntrs-Shrub/Grnd Cover Annual Svc	161,110	147,686	146,257	1,429
R&M-Irrigation	15,000	13,750	28,683	(14,933)
R&M-Trees and Trimming	40,000	36,663	32,100	4,563
Miscellaneous Services	35,000	32,087	5,695	26,392
<b>Total Landscape Services</b>	<b>612,030</b>	<b>561,033</b>	<b>539,494</b>	<b>21,539</b>
<b><u>Utilities</u></b>				
Electricity - General	37,000	33,913	30,163	3,750
Electricity - Streetlights	110,000	100,837	97,170	3,667
Utility - Water & Sewer	180,000	165,000	183,448	(18,448)
<b>Total Utilities</b>	<b>327,000</b>	<b>299,750</b>	<b>310,781</b>	<b>(11,031)</b>
<b><u>Operation &amp; Maintenance</u></b>				
Utility - Refuse Removal	3,000	2,750	2,658	92
R&M-Ponds	3,500	3,212	5,896	(2,684)
R&M-Pools	32,000	29,337	105,529	(76,192)
R&M-Roads & Alleyways	2,000	1,837	-	1,837
R&M-Sidewalks	15,000	13,750	11,676	2,074
R&M-Vehicles	15,000	13,750	3,669	10,081
R&M-User Supported Facility	20,000	18,337	7,553	10,784
R&M-Equipment Boats	6,000	5,500	4,335	1,165
R&M-Parks & Facilities	25,000	22,913	27,476	(4,563)
R&M-Garden Lot	-	-	1,273	(1,273)
Miscellaneous Services	1,100	1,012	1,350	(338)
Misc-Contingency	8,000	7,337	9,548	(2,211)
Security Enhancements	5,700	5,225	9,667	(4,442)
Op Supplies - Fuel, Oil	4,000	3,663	2,993	670
Cap Outlay - Vehicles	30,000	30,000	-	30,000
<b>Total Operation &amp; Maintenance</b>	<b>170,300</b>	<b>158,623</b>	<b>193,623</b>	<b>(35,000)</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	12,868	12,868	12,868	-
Interest Expense	13,732	13,732	13,732	-
<b>Total Debt Service</b>	<b>26,600</b>	<b>26,600</b>	<b>26,600</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>1,758,068</b>	<b>1,623,965</b>	<b>1,699,487</b>	<b>(75,522)</b>



**HARMONY**

Community Development District

**General Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Excess (deficiency) of revenues				
Over (under) expenditures	40,276	172,750	153,273	(19,477)
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Operating Transfers-Out	(66,540)	(66,540)	(675,246)	(608,706)
Contribution to (Use of) Fund Balance	(26,264)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(92,804)</b>	<b>(66,540)</b>	<b>(675,246)</b>	<b>(608,706)</b>
Net change in fund balance	\$ (26,264)	\$ 106,210	\$ (521,973)	\$ (628,183)
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>1,155,721</b>	<b>1,155,721</b>	<b>1,155,721</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,129,457</b>	<b>\$ 1,261,931</b>	<b>\$ 633,748</b>	

**HARMONY**

Community Development District

**General Fund Reserves**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ -	\$ -	\$ -
<b>TOTAL REVENUES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Operation &amp; Maintenance</u></b>				
Reserve - Renewal&Replacement	23,040	23,040	208,277	(185,237)
Reserve - Sidewalks & Alleyways	43,500	43,500	-	43,500
<b>Total Operation &amp; Maintenance</b>	<b>66,540</b>	<b>66,540</b>	<b>208,277</b>	<b>(141,737)</b>
<b>TOTAL EXPENDITURES</b>	<b>66,540</b>	<b>66,540</b>	<b>208,277</b>	<b>(141,737)</b>
Excess (deficiency) of revenues Over (under) expenditures	(66,540)	(66,540)	(208,277)	(141,737)
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	66,540	66,540	675,246	608,706
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>66,540</b>	<b>66,540</b>	<b>675,246</b>	<b>608,706</b>
Net change in fund balance	\$ -	\$ -	\$ 466,969	\$ 466,969
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>324,755</b>	<b>324,754</b>	<b>324,755</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 324,755</b>	<b>\$ 324,754</b>	<b>\$ 791,724</b>	

**HARMONY**

Community Development District

**Series 2014 Debt Service Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 62	\$ 55	\$ 63	\$ 8
Special Assmnts- Tax Collector	1,230,013	1,230,013	1,228,420	(1,593)
Special Assmnts- Prepayment	-	-	136,685	136,685
Special Assmnts- Discounts	(49,201)	(49,201)	(37,209)	11,992
<b>TOTAL REVENUES</b>	<b>1,180,874</b>	<b>1,180,867</b>	<b>1,327,959</b>	<b>147,092</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	24,600	24,600	23,961	639
<b>Total Administration</b>	<b>24,600</b>	<b>24,600</b>	<b>23,961</b>	<b>639</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	670,000	670,000	665,000	5,000
Principal Prepayments	-	-	85,000	(85,000)
Interest Expense	497,313	497,313	496,931	382
<b>Total Debt Service</b>	<b>1,167,313</b>	<b>1,167,313</b>	<b>1,246,931</b>	<b>(79,618)</b>
<b>TOTAL EXPENDITURES</b>	<b>1,191,913</b>	<b>1,191,913</b>	<b>1,270,892</b>	<b>(78,979)</b>
Excess (deficiency) of revenues Over (under) expenditures	(11,039)	(11,046)	57,067	68,113
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(11,039)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(11,039)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (11,039)	\$ (11,046)	\$ 57,067	\$ 68,113
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>1,240,737</b>	<b>1,240,737</b>	<b>1,240,737</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,229,698</b>	<b>\$ 1,229,691</b>	<b>\$ 1,297,804</b>	

**HARMONY**

Community Development District

**Series 2015 Debt Service Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 43	\$ 33	\$ 47	\$ 14
Special Assmnts- Tax Collector	856,710	856,710	841,966	(14,744)
Special Assmnts- Other	26,600	26,600	26,600	-
Special Assmnts- Prepayment	-	-	1,265,098	1,265,098
Special Assmnts- Discounts	(34,269)	(34,269)	(25,504)	8,765
<b>TOTAL REVENUES</b>	<b>849,084</b>	<b>849,074</b>	<b>2,108,207</b>	<b>1,259,133</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	17,134	17,134	16,423	711
<b>Total Administration</b>	<b>17,134</b>	<b>17,134</b>	<b>16,423</b>	<b>711</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	390,000	390,000	385,000	5,000
Principal Prepayments	-	-	445,000	(445,000)
Interest Expense	430,606	430,606	426,544	4,062
<b>Total Debt Service</b>	<b>820,606</b>	<b>820,606</b>	<b>1,256,544</b>	<b>(435,938)</b>
<b>TOTAL EXPENDITURES</b>	<b>837,740</b>	<b>837,740</b>	<b>1,272,967</b>	<b>(435,227)</b>
Excess (deficiency) of revenues Over (under) expenditures	11,344	11,334	835,240	823,906
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	11,344	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>11,344</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 11,344	\$ 11,334	\$ 835,240	\$ 823,906
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>822,511</b>	<b>822,511</b>	<b>822,511</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 833,855</b>	<b>\$ 833,845</b>	<b>\$ 1,657,751</b>	

**HARMONY**

Community Development District

**Supporting Schedules**

**August 31, 2022**

**HARMONY**

Community Development District

**Non-Ad Valorem Special Assessments  
Osceola County Tax Collector - Monthly Collection Report  
For the Fiscal Year Ending September 30, 2022**

					Allocation by Fund		
Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	General Fund	Series 2014 Debt Service Fund	Series 2015 Debt Service Fund
<b>ASSESSMENTS LEVIED FY 2022</b>				\$ 3,924,167	\$ 1,853,780	\$ 1,228,420	\$ 841,966 <sup>(1)</sup>
Allocation %				100%	47.24%	31.30%	21.46%
11/22/21	\$ 288,449	\$ 12,264	\$ 5,887	\$ 306,599	\$ 144,838	\$ 95,978	\$ 65,784
11/26/21	\$ 13,417	\$ 726	\$ 274	\$ 14,417	\$ 6,811	\$ 4,513	\$ 3,093
12/08/21	\$ 1,953,498	\$ 83,057	\$ 39,867	\$ 2,076,422	\$ 980,904	\$ 650,003	\$ 445,516
12/09/21	\$ 1,872	\$ 4	\$ 38	\$ 1,914	\$ 904	\$ 599	\$ 411
12/22/21	\$ 417,110	\$ 17,654	\$ 8,512	\$ 443,277	\$ 209,405	\$ 138,763	\$ 95,109
01/10/22	\$ 57,709	\$ 1,821	\$ 1,178	\$ 60,708	\$ 28,678	\$ 19,004	\$ 13,025
01/10/22	\$ 6,160	\$ 194	\$ 126	\$ 6,480	\$ 3,061	\$ 2,028	\$ 1,390
02/08/22	\$ 365	\$ 12	\$ 7	\$ 383	\$ 181	\$ 120	\$ 82
02/09/22	\$ 115,291	\$ 2,691	\$ 2,353	\$ 120,335	\$ 56,846	\$ 37,670	\$ 25,819
03/10/22	\$ 38,282	\$ 424	\$ 781	\$ 39,487	\$ 18,654	\$ 12,361	\$ 8,472
04/08/22	\$ 118,384	\$ 19	\$ 2,416	\$ 120,819	\$ 57,075	\$ 37,821	\$ 25,923
04/08/22	\$ 6,120	\$ -	\$ 125	\$ 6,244	\$ 2,950	\$ 1,955	\$ 1,340
05/07/22	\$ 273,659	\$ -	\$ 5,756	\$ 279,415	\$ 131,996	\$ 87,468	\$ 59,951
05/07/22	\$ 1,139	\$ -	\$ 24	\$ 1,163	\$ 549	\$ 364	\$ 249
06/08/22	\$ 71,693	\$ -	\$ 1,508	\$ 73,201	\$ 34,580	\$ 22,915	\$ 15,706
06/17/22	\$ 365,612	\$ -	\$ 7,690	\$ 373,302	\$ 176,348	\$ 116,858	\$ 80,095
TOTAL	\$ 3,728,759	\$ 118,865	\$ 76,542	\$ 3,924,167	\$ 1,853,780	\$ 1,228,420	\$ 841,966

Collected in % 100%

<b>TOTAL OUTSTANDING</b>	\$ -	\$ -	\$ -	\$ -
--------------------------	------	------	------	------

Note (1): Variance due to prepayments being received during budget process.

**HARMONY**  
Community Development District

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**Cash and Investment Report**  
*August 31, 2022*

<b>General Fund</b>
---------------------

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account- Operating	Bank United	Checking Account	n/a	0.00%	\$376,221
Money Market Account	BankUnited	Money Market Account	n/a	2.10%	\$1,156,074
					<b>Subtotal</b>
					\$1,532,295

<b>Debt Service and Capital Projects Funds</b>
------------------------------------------------

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2014 Prepayment Fund	US Bank	US Bank Governmental Obligation Fund	n/a	0.005%	\$67,625
Series 2014 Reserve Fund	US Bank	US Bank Governmental Obligation Fund	n/a	0.005%	\$607,313
Series 2014 Revenue Fund	US Bank	US Bank Governmental Obligation Fund	n/a	0.005%	\$622,866
Series 2015 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.005%	\$984,505
Series 2015 Reserve Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.005%	\$340,000
Series 2015 Revenue Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.005%	\$333,246
					<b>Subtotal</b>
					\$2,955,555
					<b>Total</b>
					<b>\$4,487,850</b>

# **Subsection 3C**

# **Invoices and Check Register**



# Harmony

Community Development District

*General Fund*

**Invoice Approval Report # 268**

**September 14, 2022**

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
<b>BRIGHT HOUSE NETWORKS - ACH</b>	073022-3501 ACH	R	\$ 114.98
	028483401080722 ACH	R	\$ 123.98
	028483501083022 ACH	R	\$ 114.98
	<b>Vendor Total</b>		<b>\$ 353.94</b>
<b>ESTATE MANAGEMENT SERVICES INC</b>	41417	R	\$ 3,306.50
		<b>Vendor Total</b>	<b>\$ 3,306.50</b>
<b>INFRAMARK</b>	81688	A	\$ 38,044.66
		<b>Vendor Total</b>	<b>\$ 38,044.66</b>
<b>MARK A. DAVIS dba MARK DAVIS CONSTRUCTION</b>	214	R	\$ 14,157.00
		<b>Vendor Total</b>	<b>\$ 14,157.00</b>
<b>MARTZ PRESSURE WASHING &amp; MAINTENANCE, INC. dba MARK DAVIS CONSTRUCTION</b>	4006	R	\$ 1,196.00
		<b>Vendor Total</b>	<b>\$ 1,196.00</b>
<b>ORLANDO UTILITIES COMMISSION-ACH</b>	080922 ACH	R	\$ 11,351.57
		<b>Vendor Total</b>	<b>\$ 11,351.57</b>
<b>PEGUSUS ENGINEERING</b>	226208	A	\$ 5,399.31
		<b>Vendor Total</b>	<b>\$ 5,399.31</b>
<b>PINEY BRANCH MOTORS INC - ACH</b>	RI1173206 EFT	R	\$ 90.00
		<b>Vendor Total</b>	<b>\$ 90.00</b>
<b>POOLSURE</b>	101295634107	R	\$ 351.50
	10129534106	R	\$ 146.75
	101295634239	R	\$ 60.00
	101295634240	R	\$ 35.00
	<b>Vendor Total</b>		<b>\$ 593.25</b>
<b>SERV US@, LLC</b>	4195	R	\$ 1,150.00
	4239	R	\$ 564.33
	4241	R	\$ 507.90
	<b>Vendor Total</b>		<b>\$ 2,222.23</b>

Harmony

Community Development District

General Fund

Invoice Approval Report # 268

September 14, 2022

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
SERVELLO & SONS INC	22459	R	\$ 280.00
	22669	R	\$ 320.02
	22486	R	\$ 697.73
	22273	R	\$ 487.60
	22504	R	\$ 688.03
	22505	R	\$ 1,089.16
	22506	A	\$ 226.18
	22507	A	\$ 455.28
	22500	R	\$ 452.66
	22460	R	\$ 1,338.00
	22472	R	\$ 1,340.15
		Vendor Total	
TOHO WATER AUTHORITY - ACH	081822 ACH	R	\$ 17,951.07
		Vendor Total	\$ 17,951.07
US BANK	6567196	R	\$ 4,770.63
		Vendor Total	\$ 4,770.63
WASTE CONNECTIONS OF FL.	1405296W460 ACH	R	\$ 276.00
		Vendor Total	\$ 276.00
			<b>Total Invoices \$ 107,086.97</b>

# **Section 4**

# **Contractor's Report**

# **Subsection 4A**

## **Servello**

# **Subsection 4i**

# **Proposal #7122**



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

# Proposal

Date	Proposal #
08/30/2022	7122

Submitted To
<p><b>Harmony CDD</b></p> <p>210 North University Drive Suite 702                      Coral Springs, FL 33071</p>

Project
<p>Harmony CDD                      7360 Five Oaks Dr.                      Harmony, FL 34773</p>

## Scope

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

### Arbor Services

Lift and thin all Hardwood trees throughout the community that are not under the current contract. Trees are located at park areas, in front of homes on sidewalk and curb areas within the community. Lifting will consist of trimming each tree up to 12ft to 14ft in height. Thinning will consist of removing sucker growth, dead wood and excessive branches to promote sunlight. All debris removal is included in quote. Please note price increase from \$22,400 to \$28,600 due to the tree size changing each year so it's more labor intensive and increases in labor and equipment.

Description	Quantity	Unit	Price
Lift and thin out trees throughout community.	1.00	Ea	28,600.00
<b>Subtotal Arbor Services</b>			28,600.00
<b>Project Total</b>			\$28,600.00

Harmony CDD

**Proposal # 7122**

**Project Total**

\$28,600.00

**Terms & Conditions**

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

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

By: Scottie Feliciano 8/30/2022 Accepted: \_\_\_\_\_  
Servello & Son, Inc. Date Harmony CDD Date

The above prices, specifications and conditions are accepted. **Not valid after 30 days.** Full payment is due upon completion. **All jobs equal to or totaling a price of \$10,000.00 and above: A minimum 40% draw is required to schedule and start the job.**

# **Subsection 4Aii**

# **Proposal #7185**





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

# Proposal

Date	Proposal #
09/20/2022	7185

Submitted To
<b>Harmony CDD</b> Brett Perez 210 North University Drive Suite 702 Coral Springs, FL 33071

Project
Harmony CDD 7360 Five Oaks Dr. Harmony, FL 34773

## Scope

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

### Arbor Services

Lifting and trimming of remaining trees located in the neighborhoods that are not under the current contract. Trees are located in front of homes between the sidewalk and curb. The neighborhoods are Dark Sky, Butterfly, Blazing Star and H1.

Description	Quantity	Unit	Price
Lifting and thinning of remaining trees	1.00	Ea	14,300.00
Fuel Surcharge	1.00	ea	357.50
<b>Subtotal Arbor Services</b>			<b>14,657.50</b>
<b>Project Total</b>			<b>\$14,657.50</b>

Harmony CDD

**Proposal # 7185**

**Project Total**

\$14,657.50

**Terms & Conditions**

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

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

By: <u>Pedro Betancourt</u>	<u>9/20/2022</u>	Accepted: _____	_____
Servello & Son, Inc.	Date	Harmony CDD	Date

The above prices, specifications and conditions are accepted. **Not valid after 30 days.** Full payment is due upon completion. **All jobs equal to or totaling a price of \$10,000.00 and above: A minimum 40% draw is required to schedule and start the job.**

# **Section 5**

# **Staff Reports**

# **Subsection 5A**

# **Field Manager**

# **SEPTEMBER 2022 FIELD INSPECTION**

**Harmony CDD**

**Monday, September 12, 2022**

**Prepared For Board Supervisors**

**62 Items Identified**



**Item 1 - West Entrance Median**

Assigned To Servello

Fire crackers needs attention, looks burned.

In progress



**Item 2 - West Entrance - Right Side**

Assigned To Servello

Behind of the Harmony sign need to be mow, tall grass.

On schedule for Friday





**Item 3 - West Entrance - Left Side**  
Assigned To Servello  
Behind of the Harmony sign, need to be mow, tall grass and bushes need attention.

**Completed**



**Item 4 - Dark Sky Dr (West Entrance)**  
Assigned To Inframark  
Little section of fence are missing to pressure washing.



**Item 5 - Buck Lake Playground**

Assigned To Servello

The tree branches need to be trimmed up.

On schedule for the week of 9/19



**Item 6 - Schoolhouse Rd - Pole Sign**

Assigned To Inframark

Signs need to be cleaned up, have a green algae.





**Item 7 - Buck Lakeshore Gazebo**

Assigned To Inframark  
Gazebo canopy cover need to soft washed, and pole painting.



**Item 8 - Buck Lakeshore Playground**

Assigned To Servello  
The tree branches need to be trimmed up.

On schedule for the week of 9/19



**Item 9 - Five Oaks Dr. West Entrance**

Assigned To Servello  
Bushes needs the hedges throughout the fence.

**Completed**



**Item 10 - South Lake Pond (3326)**

Assigned To Servello  
Tall grass needs to be mowed throughout pond CDD property.

**Completed**





**Item 11 - South Lake Pond (3352)**

Assigned To Servello

Tall grass needs to be trimmed up throughout pond CDD property.

**Completed**



**Item 12 - East Five Oaks Between Golf Course**

Assigned To Servello

Sod burned, location between Golf Course and Five Oaks.

**Will send proposal for new sod**



**Item 13 - East Five Oaks Dr.**

Assigned To Servello

Tall grass throughout Pond located between Feathergrass Ct and Middlebrook Ln, needs to be mowed.

Completed



**Item 14 - Town Square**

Assigned To Inframark

Sidewalk need to be pressure washed.





**Item 15 - Town Square Benches**

Assigned To Inframark

The benches throughout Town Square need to be pressure washed.



**Item 16 - Town Square Towers**

Assigned To Inframark

Ornamental towers needs to be pressure washed throughout Town Square.



**Item 17 - Town Square**

Assigned To Servello

Weeds growing between pavers and need to be sprayed.

Will be sprayed by end of week



**Item 18 - Town Square Flags**

Assigned To Inframark

Three flags needs to be replaced, Florida State, USA and Harmony CDD.





**Item 19 - Town Square**

Assigned To Servello

Empty Spot, located in the right side in front of the market.

Has been proposed  
Proposal 5873



**Item 20 - Town Square Center**

Assigned To Inframark

Concrete panel needs to be pressure washed.



**Item 21 - Town Square Sculpture**  
Assigned To Inframark  
The sculpture needs to be replaced or repaired, have rust in the corners and the screws.



**Item 22 - Swim Club**  
Assigned To Servello  
The tree branches needs to be trimmed up, are touching the roof.

Scheduled for the week of 9/19





**Item 23 - Swim Club**

Assigned To Inframark

Sidewalk in front of the Swim Club needs to be pressure washed.



**Item 24 - Swim Club**

Assigned To Servello

Bushes needs attention.

Has been proposed  
Proposal 6587



**Item 25 - Swim Club**

Assigned To Servello

Empty spots and behind the fence the bushes and the garden needs attention.

**Has been proposed  
Proposal 6365**



**Item 26 - Swim Club Kiddy Pool**

Assigned To Servello And Inframark

Weeds growing between pavers and the pavers needs to be pressure washed.

**Completed**





**Item 27 - Swim Club**

Assigned To Servello  
Garden needs new mulch and attention.

Has been proposed  
Proposal 6365



**Item 28 - Swim Club**

Assigned To Servello  
The tree branches needs to be trimmed up, are touching the pergola.

Scheduled for the week of 9/19



**Item 29 - Swim Club**

Assigned To Servello

Area needs new mulch.

**Scheduled for the week of 10/17**



**Item 30 - Swim Club**

Assigned To Servello

The tree branches needs to be trimmed up.

**Scheduled for the week of 9/19**





**Item 31 - Harmony Square West Dr.**

Assigned To Servello

CDD property Sidewalk have weeds growing between the concrete panels, needs to be sprayed.

**Will be sprayed**



**Item 32 - Ashley Pool**

Assigned To Servello

Bushes growing between the fence.

**Completed**



**Item 33 - Ashley Pool**

Assigned To Servello

The tree branches needs to be trimmed up.

Scheduled for the week of 9/19



**Item 34 - Ashley Pool**

Assigned To Servello

Dead plants and empty spots.

Has been proposed Proposal 6611





**Item 35 - Ashley Pool Men's Restroom**

Assigned To Inframark  
Wall dividing the toilet area need replacement.



**Item 36 - Ashley Pool**

Assigned To Servello  
Empty spots.

Has been proposed  
Proposal 6611



**Item 37 - Ashley Pool**

Assigned To Servello

The tree branch needs to be trimmed up.

Scheduled for the week of 9/19



**Item 38 - Ashley Pool**

Assigned To Servello

The tree branches needs to be trimmed up, are touching the pergola.

Scheduled for the week of 9/19





**Item 39 - Clay Brick Rd. Fence**

Assigned To Inframark  
Fence again broken, three areas needs to be repaired.



**Item 40 - Cat Brier Tr. Park**

Assigned To Servello And Inframark  
Weeds growing between pavers, needs to be sprayed. Pavers leveling and pressure washing.

Will be sprayed



**Item 41 - Primrose Willow Park (Dog Park)**

Assigned To Inframark  
Bench, table and concrete square throughout Park needs pressure washing.



**Item 42 - Dog Park**

Assigned To Servello  
Bushes needs to be trimmed up.

**Dog park scheduled for detail 9/30**





**Item 43 - Dog Park**

Assigned To Servello

The tree branches needs to be trimmed up, are touching the Shed.

Dog park scheduled  
See above



**Item 44 - Dog Park Trail**

Assigned To Servello

Tree needs to be trimmed up.

Dog park scheduled  
See above



**Item 45 - Dog Park Trail**

Assigned To Servello

The tree branches needs to be trimmed up.

Dog park scheduled



**Item 46 - Dog Park Trail**

Assigned To Servello

Tall grass needs to be mowed.

Was taken before it  
Was mowed





**Item 47 - Dog Park Trail**

Assigned To Servello

Tall grass needs to be mowed throughout including the ponds areas.

Completed



**Item 48 - Dog Park Trail**

Assigned To Servello

Dead tree branches needs to be picked up.

Completed



**Item 49 - Buck Lakeshore Tower**

Assigned To Inframark  
Tower need to be painted.



**Item 50 - Buck Lakeshore Wood Trails #1**

Assigned To Inframark  
Wood trail have green algae, need pressure washing.

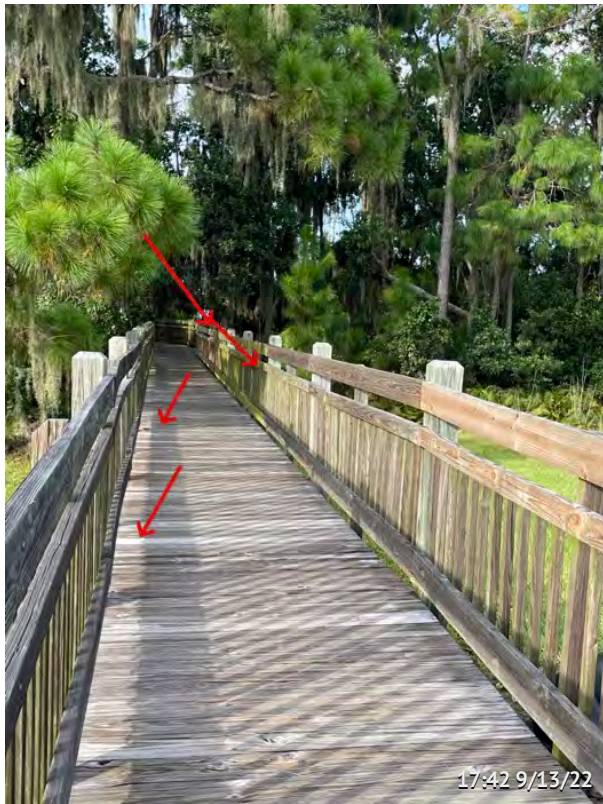




**Item 51 - Buck Lakeshore Sidewalk**

Assigned To Inframark

A sidewalk panel needs to be grind, located in the second foot bridge.



**Item 52 - Buck Lakeshore Wood Trails #2**

Assigned To Inframark

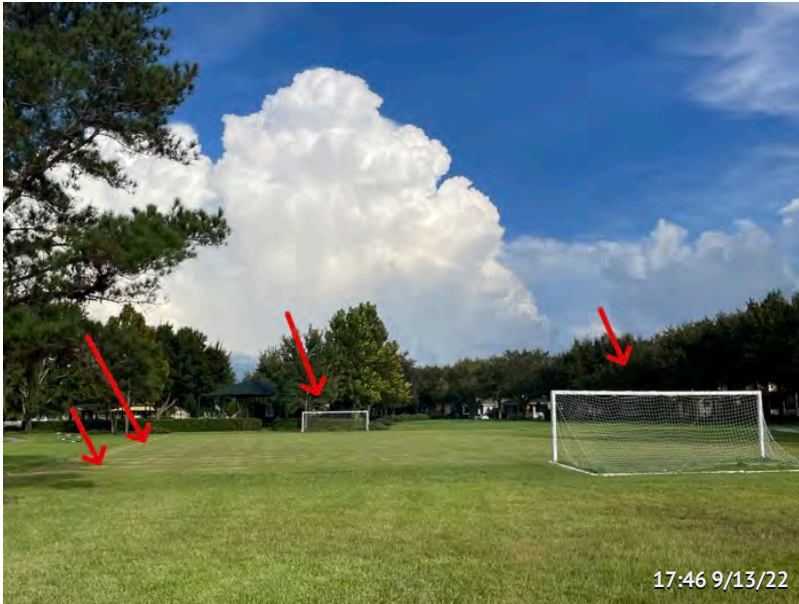
Wood Trail have green algae, needs to be pressure washed.



**Item 53 - Buck Lakeshore Benches**

Assigned To Inframark

The benches and the sidewalk panels throughout Buck Lakeshore needs to be cleaned up with pressure washing.



**Item 54 - Soccer Course**

Assigned To Servello And Inframark

Lawn burned and the Net need adjustment with a new cord.

Will look into





**Item 55 - Pond Pines Park**

Assigned To Servello

Weeds growing between pavers.

**Completed**



**Item 56 - Pond Pines Park**

Assigned To Inframark

The sidewalk panels needs to be pressure washed.



**Item 57 - West Entrance (US-192)**  
**Left Side**

Assigned To Servello  
CDD property needs to be mowed throughout the fence (US-192)

**Completed**



**Item 58 - West Entrance (US-192)**  
**Left Side**

Assigned To Servello  
Palmettos needs attentions, dried leaves.

**Palmetto cleaning in winter months**



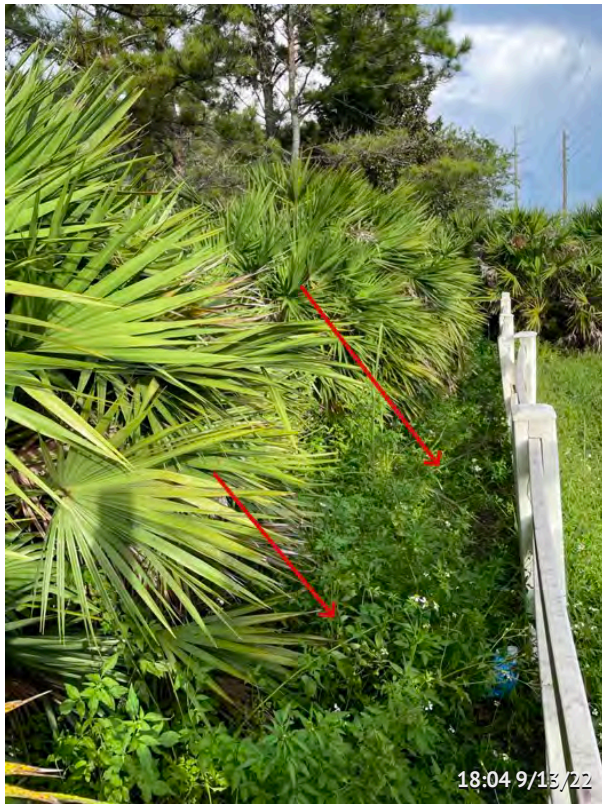


**Item 59 - West Entrance (US-192)  
Right Side**

Assigned To Servello

CDD property need to be mowed, tall grass and Palmettos needs attention.

**Mowing completed  
Palmetto for winter  
Months**



**Item 60 - West Entrance (US-192)  
Left Side**

Assigned To Servello

Tall grass behind the fence and need to be mowed and Palmettos needs attention.

**Has been scheduled**



**Item 61 - East Entrance Tower**

Assigned To Servello  
Empty spots.

Will be proposed



**Item 62 - East Entrance Tower**

Assigned To Servello  
Empty spot and plant in bad shape.

Will be proposed

# **Subsection 5B**

# **Field Proposals**

# **Subsection 5Bi**

## **HVAC Proposals**



# COPY

**Access Air LLC**  
 3370 Cat Brier Trail  
 Harmony, FL 34773  
 elfarnsworth@live.com

## Estimate



ADDRESS
Harmony CDD 210 N University Dr. STE 702 Coral Springs, FL 33071

SHIP TO
Harmony CDD 210 N University Dr. STE 702 Coral Springs, FL 33071

ESTIMATE #	DATE
1377	08/23/2022

DESCRIPTION	ITEM	QTY	RATE	AMOUNT
EF1 - Supply and install replacement fan FKD10	S-Order	1	1,400.00	1,400.00
EF2 - Supply and install replacement fan FKD12	S-Order	1	1,800.00	1,800.00
EF3 - Supply and install replacement fan FKD10	S-Order	1	1,400.00	1,400.00
EF4 - Supply and install replacement fan FKD10	S-Order	1	1,400.00	1,400.00
EF5 - Supply and install replacement fan FKD8	S-Order	1	1,200.00	1,200.00

TOTAL **\$7,200.00**

Accepted By

Accepted Date



# QUOTE #5172132

**SENT ON:**

Aug 16, 2022

**RECIPIENT:**

**Harmony CDD**

210 North University Drive  
Coral Springs, Florida 33071

**SENDER:**

**Heavenly Cooling and Heating LLC**

1180 Creekview Court  
St. Cloud, Florida 34772

Phone: 4076020070

Email: [info@heavenlycoolingandheating.com](mailto:info@heavenlycoolingandheating.com)

Website: <https://heavenlycoolingandheating.com>

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Fan Motor Assembly	Fan Motor Assembly Model Z-10S/HTDA	5	\$700.00	\$3,500.00
Calendar Dial Time Switch	Intermatic T2005 Calendar Dial Time Switch	1	\$300.00	\$300.00
Labor and installation	<p>Installation The installation will take approximately one day per system to complete, and will include 5 vents motor assembly and timer.</p> <p>Next steps On acceptance of your quote, we'll contact you to arrange a suitable time and date for the installation.</p> <p>Payment Terms After acceptance of order, we will invoice you for 50% of the quote. The remaining will be due on completion of the installation.</p> <p>Payment is accepted via cash, check or a major credit card.</p> <p>Financing options are available.</p>	1	\$3,500.00	\$3,500.00

**Total**

**\$7,300.00**

This quote is valid for the next 30 days, after which values may be subject to change.

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_



# **Subsection 5Bii**

# **Spies Proposal**

**COPY**

- Commercial Swimming Pool Chemicals & Supplies
- Chlorine for Treatment of Drinking & Waste Water



- Parts, Repairs and Renovations  
Lic # CP C043205
- Pool Heater Sales and Repair  
Lic # 12152

HARMONY  
 7124 HARMONY SQ. DR.  
 ST. CLOUD, FLA. 34773

09/15/2022

ATTN: VINCENT

THIS QUOTE IS FOR THE INSTALLATION OF A NEW FEATURE PUMP ON THE SPLASH PAD. YOUR EXISTING PUMP IS AN GRISWOLD PUMP AND PARTS ARE NO LONGER MADE FOR YOUR PUMP MODEL. BASED ON THIS WE RECOMMEND INSTALLING A COMPLETE NEW PUMP.

SPIES WILL REMOVE THE EXISTING PUMP HOUSING, INSTALL 1 NEW 5 HP 3 PHASE GOULDS POWDER COATED PUMP AND CONNECT THE NEW PUMP TO EXISTING PIPING WITH NEW SCHEDULE 80 6" AND 4" PVC FITTINGS AS NEEDED. PRICE INCLUDES ALL LABOR FOR THE INSTALLATION.

\$8,992.00 PLUS TAX

PLEASE NOTE: NEW PUMP IS CURRENTLY IN STOCK LOCALLY WITH A 1 DAY LEAD TIME FOR IMPELLER TRIMMING. PRICE IS GOOD FOR 30 DAYS FROM DATE ON QUOTE.

ACCEPTED AND AGREED:

NAME \_\_\_\_\_  
 TITLE \_\_\_\_\_  
 DATE \_\_\_\_\_

REGARDS,

KEN SOUKUP  
 SERVICE MANAGER  
 SPIES POOL LLC  
 CP C043205

801 Sawdust Trail  
 Kissimmee, FL 34744



407-847-2771  
 Fax 407-847-8242

www.spiespool.com

# **Subsection 5Biii**

## **4M&J Services #56**



ESTIMATE	#56
ESTIMATE DATE	Aug 18, 2022
<b>TOTAL</b>	<b>\$867.93</b>

**4M&J Services LLC**

Harmony CDD  
 210 N University Dr, 702  
 Coral Springs, FL 33071

CONTACT US  
 3539 Bristol Cove Ln  
 St. Cloud, FL 34772

☎ (407) 361-3559  
 ✉ [vincent.morrell@inframark.com](mailto:vincent.morrell@inframark.com)

☎ (407) 576-3788  
 ✉ [4mandjservices@gmail.com](mailto:4mandjservices@gmail.com)

**ESTIMATE**

Services	qty	unit price	amount
<b>Estimate</b>	1.0	\$550.00	\$550.00
Estimate to repair electrical panel and GFCI outlet at dog park gazebo.			
Materials	qty	unit price	amount
100-Amp outdoor electrical panel	1.0	\$188.00	\$188.00
20-amp GFCI outlet	1.0	\$25.00	\$25.00
Weatherproof single gang box	1.0	\$9.00	\$9.00
weatherproof bubble cover	1.0	\$7.00	\$7.00
<b>Photocell</b>	2.0	\$23.99	\$47.98
20-amp single electrical breaker	4.0	\$6.50	\$26.00
20-amp double electrical breaker	1.0	\$14.95	\$14.95
<b>Subtotal</b>			<b>\$867.93</b>
<b>Tax (Materials 7.5%)</b>			<b>\$23.84</b>
<b>Total</b>			<b>\$867.93</b>



# **Subsection 5Biv**

## **4M&J Services**

### **#57**



ESTIMATE	#57
ESTIMATE DATE	Aug 18, 2022
<b>TOTAL</b>	<b>\$822.49</b>

## 4M&J Services LLC

Harmony CDD  
 210 N University Dr, 702  
 Coral Springs, FL 33071

CONTACT US  
 3539 Bristol Cove Ln  
 St. Cloud, FL 34772

☎ (407) 361-3559  
 ✉ [vincent.morrell@inframark.com](mailto:vincent.morrell@inframark.com)

☎ (407) 576-3788  
 ✉ [4mandjservices@gmail.com](mailto:4mandjservices@gmail.com)

### ESTIMATE

Services	qty	unit price	amount
<b>Estimate</b>	<b>1.0</b>	<b>\$550.00</b>	<b>\$550.00</b>
Estimate to repair electrical panel and GFCI outlet at Buck Lane Park.			
Materials	qty	unit price	amount
100-Amp outdoor electrical panel	1.0	\$188.00	\$188.00
20-Amp GFCI outlet	1.0	\$25.00	\$25.00
weatherproof single gang box	1.0	\$9.00	\$9.00
weatherproof bubble cover	1.0	\$7.00	\$7.00
photocell	1.0	\$23.99	\$23.99
20-amp single electrical breaker	3.0	\$6.50	\$19.50

<b>Subtotal</b>	<b>\$822.49</b>
<b>Tax (Materials 7.5%)</b>	<b>\$20.44</b>
<b>Total</b>	<b>\$822.49</b>

# **Subsection 5Bv**

**JL Electrical  
#20221070**

**COPY**

**JL ELECTRICAL SERVICE CONTRACTOR CORP.**  
 1426 SIMPSON RD.  
 SUITE #74  
 KISSIMMEE, FL 34744 US  
 info@jlelectricalco.com

**Estimate**



ADDRESS
Harmony CDD 210 N University Dr. STE. #702 Coral Spring, FL 33071

ESTIMATE #	DATE	EXPIRATION DATE
20221070	08/08/2022	09/30/2022

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
08/08/2022	<b>Services</b>	This Quote is intended for Vincent Morrell from Harmony CDD. To do work at 3340 Cat Brier Trial, Harmony, Florida 34773. To remove and install a (1) new 100 amps 8 space outdoor electrical panel. (2) weather resistant receptacle with a in use cover, (1) surge Suppressor, (4) 20 amps 1 pole brakers, and 1 30 amps 2 pole breaker. Any deviation from this agreed will be consider a change order and it is not included on this quote. In the event of a default, Harmony CDD agrees to liability for cost of collection, including attorney's fees. Payment in full \$3,349.00 must be paid to JL ELECTRICAL SERVICE CONTRACTOR CORP. Finance Charge of 2 % per month (18% per annum) will be charged on all invoices not paid within 30 days.	1	2,649.00	2,649.00

Dog Park  
 3340 Cat Brier Trial  
 Saint Cloud FL 34773

**TOTAL**

**\$2,649.00**

Accepted By

Accepted Date



# **Subsection 5Bvi**

**JL Electrical  
#20221071**

**COPY**

**JL ELECTRICAL SERVICE CONTRACTOR CORP.**  
 1426 SIMPSON RD.  
 SUITE #74  
 KISSIMMEE, FL 34744 US  
 info@jlelectricalco.com

**Estimate**



ADDRESS
Harmony CDD 210 N University Dr. STE. #702 Coral Spring, FL 33071

ESTIMATE #	DATE	EXPIRATION DATE
20221071	08/08/2022	09/30/2022

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
08/08/2022	<b>Services</b>	This Quote is intended for Vincent Morrell at Harmony CDD. To do work at 6917 BearGrass Rd. Harmony FL, 34773 To Remove and install a (1) new outdoor 100 amps 8 space electrical panel. Also, install a new (1) weather resistant GFCI with an in use cover, (2) breakers 20 1 pole. Any deviation from this agreed will be consider a change order and it is not included on this quote. In the event of a default, Harmony CDD to liability for cost of collection, including attorney's fees. Payment in full \$3,349.00 must be paid to JL ELECTRICAL SERVICE CONTRACTOR CORP. Finance Charge of 2 % per month (18% per annum) will be charged on all invoices not paid within 30 days.	1	1,865.00	1,865.00

Bug Lane Park  
 6917 BearGrass Rd.  
 Harmony FL, 34773

**TOTAL**

**\$1,865.00**

Accepted By

Accepted Date

# **Subsection 5E**

# **District Manager**

# **Subsection 5Eia**

## **Cost Analysis**



Cost Analysisist RV/Lot

	Comments	Quantity	Estimated Cost
Fencing	Site Prep to Fence Install		\$ 95,805.55
	15 gal. drought		
Landscape	resistant plant material	59	\$ 8,555.00
Irrigation	Not Required		\$ -
Road Improvements	Per specs		\$ 238,334.00
	Kennedy Concrete		
Marking Spaces	Parking Stops	300	\$ 19,500.00
Electrical	Estimate Only		\$ 10,000.00
	Based on Vista Lakes		
Lighting	Solar Lights	8	\$ 36,000.00
	Based on Harbour Isle		
Cameras	Camera Install	9	\$ 10,530.00
Recurring Cost/Maint	Estimate Only	Annually	\$ 4,000.00
<b>Total Estimated Costs</b>			<b>\$ 422,724.55</b>

5-Year RV Lot Revenue **Approx. \$100K**

# **Section 6**

# **New Business**

# **Subsection 6A**

# **Audit Engagement Letter**

**COPY**

## Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants FL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

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

September 12, 2022

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

### **The Objective and Scope of the Audit of the Financial Statements**

You have requested that we audit the financial statements of Harmony Community Development District, (the "District"), which comprise governmental activities and each major fund as of and for the year ended September 30, 2022, which collectively comprise the basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2022.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (GAAS) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

### **The Responsibilities of the Auditor**

We will conduct our audit in accordance with (GAAS). Those standards require that we comply with applicable ethical requirements. As part of an audit in accordance with GAAS, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

Fort Pierce / Stuart

Member AICPA

Member AICPA Division for CPA Firms  
Private Companies practice Section

Member FICPA



Harmony Community Development District  
September 12, 2022  
Page 2

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for the reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS.

We will maintain our independence in accordance with the standards of the American Institute of Certified public Accountants.





Harmony Community Development District  
September 12, 2022  
Page 3

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

Management is responsible for:

1. Identifying and ensuring that the District complies with the laws and regulations applicable to its activities, and for informing us about all known violations of such laws or regulations, other than those that are clearly inconsequential;
2. The design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements; and
3. Informing us of its knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, analysts, regulators, short sellers, vendors, customers or others.

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

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

1. To evaluate subsequent events through the date the financial statements are issued or available to be issued, and to disclose the date through which subsequent events were evaluated in the financial statements. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;
2. For the design, implementation and maintenance of internal control relevant to the preparations of fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; and
3. To provide us with:
  - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including information relevant to disclosures;
  - b. Draft financial statements, including information relevant to their preparation and fair presentation, when needed to allowed for the completion of the audit in accordance with the proposed timeline;



Harmony Community Development District  
September 12, 2022  
Page 4

- c. Additional information that we may request from management for the purpose of the audit; and
- d. Unrestricted access to persons within the District from whom we determine it necessary to obtain audit evidence.

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

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

### **Reporting**

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

### **Records and Assistance**

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

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

### **Other Relevant Information**

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

Either party may unilaterally terminate this agreement, with or without cause, upon sixty (60) days written notice subject to the condition that the District will pay all invoices for services rendered prior to the date of termination.



Harmony Community Development District  
September 12, 2022  
Page 5

### **Fees, Costs and Access to Workpapers**

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Invoices for fees will be submitted in sufficient detail to demonstrate compliance with the terms of this engagement. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2022 will not exceed \$4,400, unless the scope of the engagement is changed, the assistance which of Harmony Community Development District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. All other provisions of this letter will survive any fee adjustment.

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

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

Access to requested documentation will be provided under the supervision of Berger, Toombs, Elam, Gaines, & Frank audit personnel and at a location designated by our Firm.



Harmony Community Development District  
September 12, 2022  
Page 6

### **Information Security – Miscellaneous Terms**

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

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

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

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

### **Retention of Records**

We will return to you all original records you provide to us in connection with this engagement. Further, in addition to providing you with those deliverables set forth in this engagement letter, we will provide to you a copy of any records we prepare or accumulate in connection with such deliverables which are not otherwise reflected in your books and records without which your books and records would be incomplete. You have the sole responsibility for retaining and maintaining in your possession or custody all of your financial and nonfinancial records related to this engagement. We will not host, and will not accept responsibility to host, any of your records. We, however, may maintain a copy of any records of yours necessary for us to comply with applicable law and/or professional standards or to exercise our rights under this engagement letter. Any such records retained by us will be subject to the confidentiality obligations set forth herein and destroyed in accordance with our record retention policies.

COPY



Harmony Community Development District  
September 12, 2022  
Page 7

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

Sincerely,

BERGER, TOOMBS, ELAM, GAINES & FRANK  
J. W. Gaines, CPA

Confirmed on behalf of the addressee:

---

---



COPY



Judson B. Baggett | 6815 Dairy Road  
 MBA, CPA, CVA, Partner | Zephyrhills, FL 33542  
 Marci Reutimann | (813) 788-2155  
 CPA, Partner | (813) 782-8606

## Report on the Firm's System of Quality Control

To the Partners

October 30, 2019

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

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, (the firm), in effect for the year ended May 31, 2019. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at [aicpa.org/prsummary](http://aicpa.org/prsummary). The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

### Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

### Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

### Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

### Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2019, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PL has received a peer review rating of *pass*.

*Baggett, Reutimann & Associates, CPAs, PA*  
 BAGGETT, REUTIMANN & ASSOCIATES, CPAs, PA  
Equal Opportunity Employer - Minorities and Women Encouraged to Apply

**ADDENDUM TO ENGAGEMENT LETTER BETWEEN BERGER, TOOMBS,  
ELAM, GAINES AND FRANK AND HARMONY COMMUNITY  
DEVELOPMENT DISTRICT  
(DATED SEPTEMBER 12, 2022)**

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

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

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

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

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

**E-VERIFY REQUIREMENTS.** Auditor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Auditor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Auditor has knowingly violated Section 448.091, Florida Statutes.

If the Auditor anticipates entering into agreements with a subcontractor for the Work, Auditor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Auditor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Auditor has otherwise complied with its obligations hereunder, the District shall promptly notify the Auditor. The Auditor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Auditor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Auditor represents that no public employer has terminated a contract with the Auditor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

**Auditor: J.W. Gaines**

**District: Harmony CDD**

By: \_\_\_\_\_



By: \_\_\_\_\_

Title: Director

Title: \_\_\_\_\_

Date: September 12, 2022

Date: \_\_\_\_\_

# **Subsection 6B**

# **Pegasus Proposal**



**COPY**

September 9, 2022

MSC-22055

Ms. Angel Montagna  
Regional Manager  
Inframark Infrastructure Management Services  
313 Campus Street  
Celebration, Florida 34747

**Re: Harmony Community Development District  
Fiscal Year 2022/2023 District Engineer Services**

Dear Angel:

The purpose of this proposal is to respectfully request authorization to provide professional engineering services associated with the above referenced community. Specifically, to perform the following services during Fiscal Year 2022/2023 (from October 1, 2022 through September 30, 2023) for the Harmony Community Development District (CDD):

1. Prepare for and attend the monthly Harmony Community Development District (CDD) Board of Supervisors meetings. More specifically, attend the CDD meetings on the last Thursday of every month.
2. Prepare for and conduct field reviews with the CDD Board Members and/or Inframark Management Services to investigate known problem areas and/or evaluate potential areas in need of repairs.
3. Review permitted construction plans and drainage calculations to evaluate future requested CDD property modifications.
4. Update the CDD Ownership and Maintenance Map, the Stormwater Infrastructure Exhibit, the Landscape Maintenance Exhibit, or the Sidewalk Exhibits, as needed.
5. Assist the CDD Board Members and/or Inframark with current and future projects (e.g., Garden Road improvements, Neighborhood C-1 and C-2 alleyways, The Estates drainage improvements, RV and Boat Storage Area, etc.).

*"Engineering a Higher Standard"*

301 West State Road 434, Suite 309, Winter Springs, FL 32708 • 407-992-9160 • Fax 407-358-5155

[www.pegasusengineering.net](http://www.pegasusengineering.net)

Ms. Angel Montagna

September 9, 2022

Page 2

6. Coordinate with subconsultants (e.g., surveyors, geotechnical engineers, and wetland scientists) to provide services requested by the CDD (e.g., CCTV pipe inspections, perform specific-purpose survey services, utility locates, preparation of easement documents, subsurface investigations, pavement cores, etc.).
7. Prepare conceptual plans and cost estimates to solicit / request bids from qualified general contractors.

The above-described services will be performed for an hourly not-to-exceed fee amount of **\$60,000** (refer to the attached Hourly Rate Sheet). Requested subconsultant services, incurred in connection with the above-described work, will be invoiced separately from the labor costs. In case the requested services exceed the anticipated contract amount, Pegasus Engineering will request additional funding, as necessary, to successfully address the requested engineering tasks.

We sincerely appreciate the opportunity to continue service as the Harmony CDD District Engineer. If you have any questions, please contact me directly at 407-992-9160, extension 309, or by email at david@pegasusengineering.net.

Respectfully,

PEGASUS ENGINEERING, LLC




David W. Hamstra, P.E., CFM  
Stormwater Department Manager

cc: Michael Eckert, District Counsel

Ms. Angel Montagna  
September 9, 2022  
Page 3

**Harmony Community Development District  
Fiscal Year 2022/2023 District Engineer Services**

Approved for Pegasus Engineering, LLC

	<u>Principal</u>	<u>September 9, 2022</u>
Fursan Munjed, P.E.	Officer's Title	Date

This Proposal is hereby accepted and authorization to proceed is hereby given.  
(Please return one executed copy of this proposal for our Pegasus Engineering records).

_____	_____	_____
Authorized Signature	Officer's Title	Date

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# Attachment "A"

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## Hourly Rate Sheet

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## **Subsection 6C**

# **Donation of Royal Poinciana Tree**

## Royal Poinciana

Summer in Florida means different things to everyone. While some think only of the stifling heat, other people see themselves relaxing in paradise, perhaps in a hammock swaying gently beneath a gorgeously blooming shade tree. For those in South Florida, royal poinciana (*Delonix regia*) is probably the tree they're imagining.

Also called flamboyant or flame tree, royal poinciana provides dappled shade in summer, with wide, spreading branches and brilliantly-colored flowers. Many people consider this to be one of the most beautiful trees in the world.

### Characteristics

Native to Madagascar, royal poinciana trees are known for their showy flowers. The botanical name is derived from the Greek words *delos* (meaning conspicuous) and *onyx* (meaning claw), referring to their appearance. With four spoon-shaped petals about 3 inches long, and one slightly larger petal (called the standard), they resemble orchids, and range in color from deep red to bright orange. Yellow-flowering cultivars also exist. These lovely flowers first appear in clusters between May and July, and can stay on the tree for a month or more.

A mature tree can resemble an umbrella, with a wider canopy than it is tall. The delicate, fern-like leaflets provide light shade and the perfect backdrop for the flowers to shine against. The bark is smooth and gray. Royal poinciana is deciduous, providing your landscape with cooling shade during the hottest parts of the year and warming sunshine in the winter. While it's not sturdy in storms, judicious pruning can help prevent breakage, and the tree will often recover quickly after losing limbs.



Royal poinciana (*Delonix regia*) tree in full bloom, Miami. Photo by Scott Zona (<https://www.flickr.com/photos/scottzona/2574965453/>).

### Planting and Care

This tree prefers frost-free areas, generally USDA hardiness zones 9b–11. Royal poinciana will grow in a variety of soil conditions and once established, is highly tolerant of both drought and salt. There are no major pest or disease problems. For the best flowers, plant your tree in an area that receives full sun.

Many find that royal poinciana is best for larger landscapes. Your tree could reach a mature height of 40 feet—with a canopy 40 to 60 feet wide. And because it has large surface roots, be sure to plant your poinciana at least 10 feet from pavement, sidewalks, and buildings. Be aware that grass will grow poorly beneath your tree.

Royal poinciana does require a level of maintenance that makes it less desirable to some homeowners. While adored for the beautiful flowers, the large "bean-pod" fruits that follow can become a nuisance. These 2 inch by 18 inch fruits persist through winter and drop off in the spring, becoming annoying landscape litter for some gardeners.

Beyond picking up fallen pods, pruning is necessary to create a strong tree structure. Royal poinciana branches are susceptible to breakage, particularly in high winds. Prune your tree early to encourage the development of branches that are well-attached to the trunk. Prune any major limbs that are half the diameter of the trunk. The best time of year is right before the spring regrowth starts, usually late March into April. Additionally, you should train your tree so that the major limbs are all 8 to 12 feet from the ground. This clearance below the canopy allows you to enjoy the shade while still keeping the tree strong. And take care while doing yard work; like most trees, the lower trunk of your royal poinciana can be damaged by line trimmers.

A newly planted royal poinciana will likely take five years to bloom, although there are reports of some trees taking twelve years or more. To avoid waiting for blooms, you can purchase a tree that's already flowering. Sometimes only portions of the tree will produce flowers, but these events usually only occur once every five years or so. The rest of the time you should be able to enjoy your royal poinciana blooming during the summer in South Florida.

Royal poinciana truly is a gorgeous tropical tree. Even if there isn't room in your own landscape, keep an eye out for this blooming beauty in South Florida.

#### UF/IFAS Sites

UF/IFAS Assessment: *Delonix regia* (<http://assessment.ifas.ufl.edu/assessments/delonix-regia/>)

#### UF/IFAS Publications

*Delonix regia*, Royal Poinciana (<https://edis.ifas.ufl.edu/st228>)



Flower of the royal poinciana tree (*Delonix regia*).  
©Gitta Hasing, University of Florida.

## **Subsection 6D**

# **Removal of Concrete Pads**



Inframark  
313 Campus Street, Celebration, FL 34747  
Phone: 407-566-1935

Date 09/20/2022  
Work order # WOH09202022  
Customer ID Harmony CDD

Proposal For  
Harmony CDD

Quotation valid until: 10/31/2022  
Prepared by: Brett Perez

Quantity	Description	Unit Price	Taxable?	Amount
9	Removal and disposal of 9 panels located around the oak tree in ally park between Primrose Willow and School House Rd. Saw cut the lead walk panel and install pine nugget mulch.	\$120.00	No	\$ 1080.00

**Full payment due within 30 days of finalizing project.**

If you have any questions concerning this quotation, please contact Freddy Blanco  
[Freddy.Blanco@inframark.com](mailto:Freddy.Blanco@inframark.com)

407-947-2489

Subtotal \$ 1080.00  
Tax Rate 0.00%  
Sales Tax \$ -  
Other

Thank you for your business!

**TOTAL \$1080.00**







COPY











COPY



COPY









COPY





# **Subsection 6G**

# **Tri-Party Succession Agreement**

**TRI-PARTY SUCCESSION AGREEMENT**

This Tri-Party Succession Agreement is dated as of October 23, 2022, among Harmony Community Development District (“the District”), U.S. Bank National Association, as Trustee (“USB”), and U.S. Bank Trust Company, National Association (“Trust Company”). Reference is made to the Master Trust Indentures between District and USB as successor Trustee to First Union National Bank (collectively, “the Indentures”) and the related to the bond issues identified on Attachment A. Capitalized terms used herein and not defined are used as defined in the Master Indentures. The parties agree as follows:

A. USB has notified the District that USB, has transferred (by contribution) substantially all its corporate trust business to Trust Company (USB’s direct wholly owned subsidiary) and desires to transfer its administration of the Indentures from USB to Trust Company such that Trust Company shall be the successor in interest to USB, as Trustee under the Indentures. Trust Company hereby represents and certifies to the District that it is a national banking association organized under the laws of the United States of America. Trust Company is qualified to do and does business in one or more states of the United States of America and has an officially reported combined capital, surplus, undivided profits and reserves aggregating at least \$100,000,000.

B. USB hereby resigns as Trustee under the Indentures, and the District hereby accepts such resignation and appoints Trust Company as the successor Trustee under the Indentures. Trust Company hereby accepts such appointment as successor Trustee under the Indentures, and the parties hereby agree that Trust Company is hereby fully vested with all the rights, immunities, indemnities, powers, trusts, duties and obligations of USB, its predecessor; and USB hereby transfers to Trust Company all such rights, powers and trusts and is contemporaneously herewith delivering all its records relating to the Indentures to Trust Company. USB hereby acknowledges its obligation under Section 611 of the Indentures to mail notice of its resignation to the Secretary of the District, Bond Owner, the Paying Agent, Bond Registrar, any Credit Facility issuer, and any Liquidity Facility issuer.

~~C. The District hereby certifies to Trust Company that no Event of Default or event which, with the giving of notice or the passage of time or both, would become an Event of Default, has occurred and is continuing under the Indentures.~~

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be duly executed, effective as of the day and year first above written.

HARMONY COMMUNITY DEVELOPMENT  
DISTRICT  
as the District

By: \_\_\_\_\_  
Name:  
Title:

*Signatures Continued on Next Page*



U.S. BANK NATIONAL ASSOCIATION, as Trustee

By: \_\_\_\_\_

Name: Leanne M. Duffy

Title: Vice President

U.S. BANK TRUST COMPANY, NATIONAL  
ASSOCIATION, as Successor Trustee

By: \_\_\_\_\_

Name: Leanne M. Duffy

Title: Vice President

**Attachment A**

Fifth Supplemental Trust Indenture dated June 1, 2014, supplementing the Master Trust Master Indenture dated as of December 1, 2000, relating to \$13,945,000 Harmony Community Development District Capital Improvement Revenue Refunding Bond, Series 2014

Sixth Supplemental Trust Indenture dated April 1, 2015, supplementing the Master Trust Master Indenture dated as of December 1, 2000, relating to \$13,530,000 Harmony Community Development District Capital Improvement Revenue Refunding Bond, Series 2015

# **Section 7**

# **Old Business**



# **Subsection 7A**

## **Informational Signs**

# INFORMATIONAL SIGNS TO BE UPDATED

West Entrance to Round about at Five Oaks and Schoolhouse



First sign as you enter Harmony at West Entrance

WELCOME sign? Notices about meetings?

Second Sign – near golf cart sign  
Information about golf cart use?





From west entrance at roundabout:

Directions to:

Community School

Lakefront/Recreation Areas/Docks

Golf Course

Harmony Town Square

Leaving Catbrier/Five Oaks Roundabout, in front of Ashley Park







On Five Oaks as you approach the old Welcome Center from the west.

Leaving Harmony at East Entrance





Entering Harmony at East Entrance

On Town Square facing entry road, Harmony Square Drive







At driveway entrance to Golf Course parking lot. At end of Harmony Square Drive, West



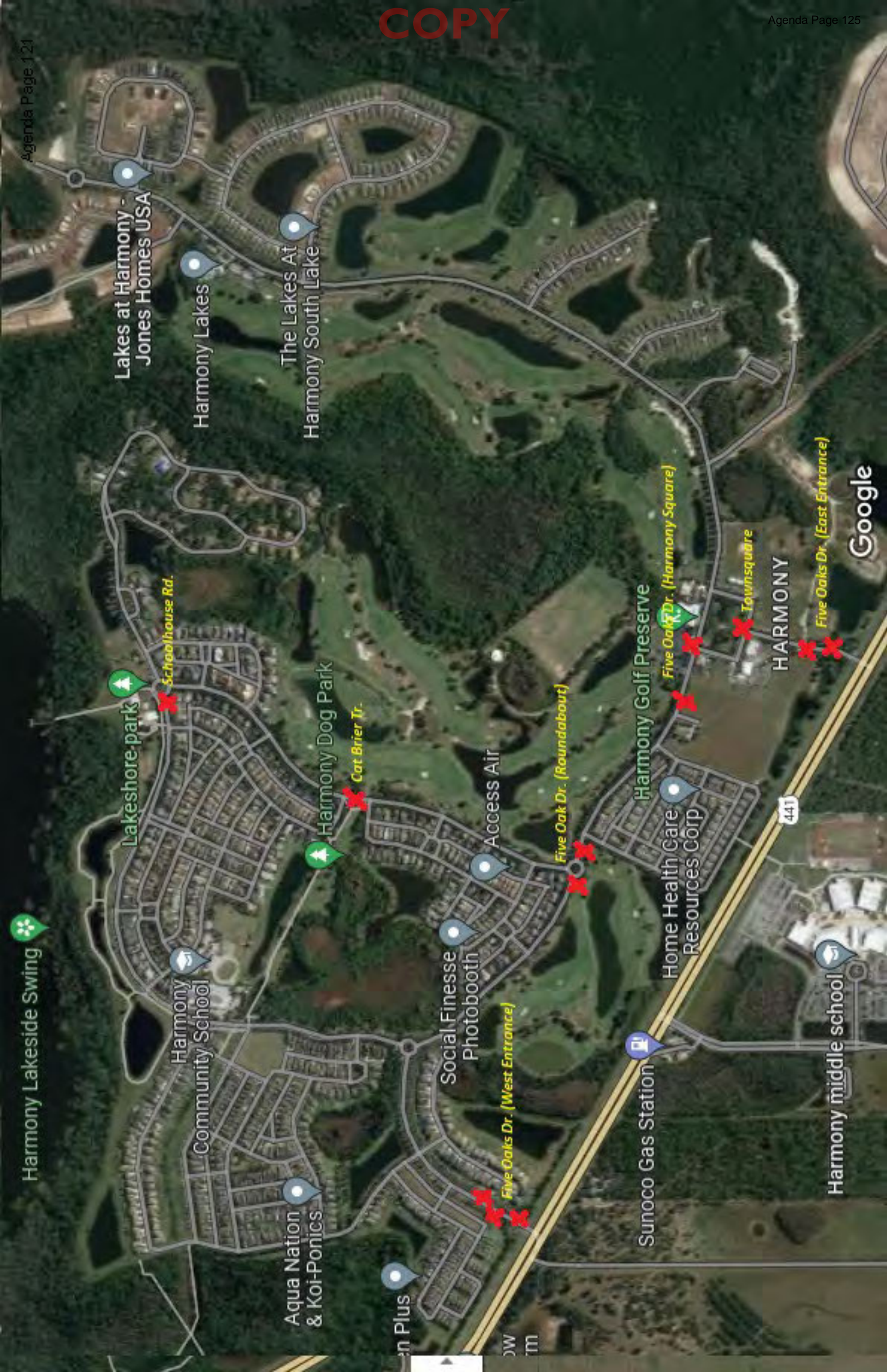
At Schoolhouse/Cat Brier Roundabout





On Cat Brier in front of Dog Park





Harmony Lakeside Swing

Lakeshore park

Harmony Community School

Aqua Nation & Koi-Ponics

Harmony Dog Park

Social Finesse Photobooth

Access Air

Sunoco Gas Station

Home Health Care Resources Corp

Harmony Golf Preserve

HARMONY

Harmony middle school

Lakes at Harmony - Jones Homes USA

Harmony Lakes

The Lakes At Harmony South Lake

Schoolhouse Rd.

Cat Brier Tr.

Five Oaks Dr. (Roundabout)

Five Oaks Dr. (Harmony Square)

Townsquare

Five Oaks Dr. (East Entrance)

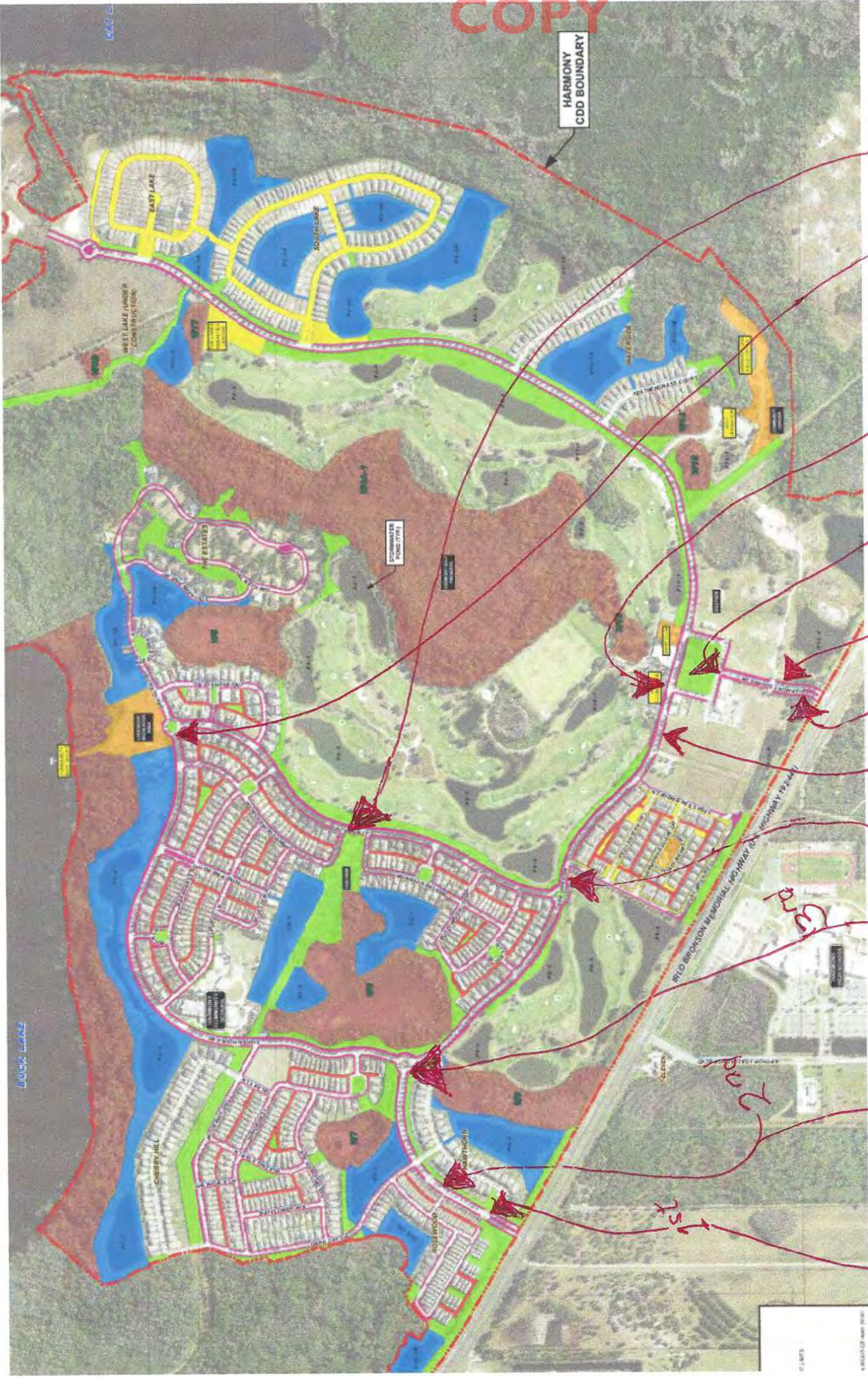
Google

# **Subsection 7Ai**

# **Supervisor Kramer Suggestions**



COPY



Handwritten red annotations on the right side of the map:

- 1st
- 2nd
- 3rd
- 4th
- 5th
- 6th
- 7th
- 8th
- 9th
- 10th
- 11th

STAMPS  
 © 2012 OF THE STATE



# INFORMATIONAL SIGNS TO BE UPDATED

West Entrance to Round about at Five Oaks and Schoolhouse



First sign as you enter Harmony at West Entrance

WELCOME sign? Notices about meetings?

*Changeable hanging signs*  
 HROA  
 HOA's  
 CDD

Second Sign – near golf cart sign

Information about golf cart use?





From west entrance at roundabout:

3<sup>rd</sup>

Directions to:

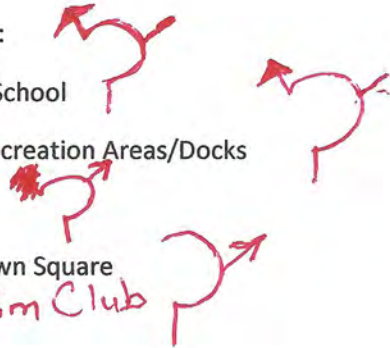
Community School

Lakefront/Recreation Areas/Docks

Golf Course

Harmony Town Square

/Swim Club



Leaving Catbrier/Five Oaks Roundabout, in front of Ashley Park

4<sup>th</sup>

- Golf Course ↑
- Town Center ↑
- The Lakes ↑
- Swim Club ↑
- Ashley Park Pool →
- East Entrance ↑







On Five Oaks as you approach the old Welcome Center from the west.

5<sup>th</sup>

Golf Course ←  
 Town Center/ →  
 East Entrance  
 Community Garden ↗

Leaving Harmony at East Entrance

6<sup>th</sup>

Add hanging  
 sign w/ interchangeable  
 message - Mtg  
 announcements

CDD  
 HROA  
 HOAs





Entering Harmony at East Entrance

*7th*

*The Lakes ↑*  
*Community Garden ↑*  
*Swim Club ←*  
*East Dog Park ↑*

On Town Square facing entry road, Harmony Square Drive

*Community Garden →<sup>8th</sup>*  
*The Lakes ↘*  
*Golf Course ↗*  
*Lakefront ↙*







At driveway entrance to Golf Course parking lot. At end of Harmony Square Drive, West

9th -  
 Golf Course ↑  
 Community Garden →  
 The Lakes →

10th  
 Lake front ←  
 Estates ↑  
 Town Center →



At Schoolhouse/Cat Brier Roundabout





On Cat Brier in front of Dog Park

11<sup>th</sup>

Main Dog Park →  
Golf Course ↑

?

# **Subsection 7Aii**

# **Supervisor Kassel Suggestions**

## INFORMATIONAL SIGNS SUGGESTIONS

My suggestions are to include directions to the below places on the signs that face in those directions.

- Lakeshore Park
- Harmony Community School
- Dog Parks
- Long Park
- Town Square
- Community Garden

Kind regards,  
Kerul