

**HARMONY
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

Thursday, March 28, 2024

Remote Participation:

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

--or--

Call in (audio only) 929-205-6099, ID 4276669233



313 CAMPUS STREET
CELEBRATION, FLORIDA 34747
(407) 566-1935

CARBON

Harmony Community Development District

Board Members

Mark LeMenager, Chairman
Daniel Leet, Vice Chairman
Lucas Chokanis, Supervisor
Kerul Kassel, Supervisor
Joellyn Phillips, Supervisor



Staff Members:

Angel Montagna, District Manager
Michael Eckert, District Counsel
David Hamstra, District Engineer
Kerry Satterwhite, Area Field Manager

Meeting Agenda

Thursday, March 28, 2024 – 6:00 p.m.

1. **Call to Order and Roll Call**
2. **Audience Comments** – Three- (3) Minute Time Limit
3. **Staff Reports**
 - A. Landscaping: Benchmark Landscaping/United Land Services
 - i. Proposal #81424 for Tree Removals on Blue Stem.....Page 6
 - ii. Proposal #81431 for Tree Elevation Along U.S. Hwy 192Page 8
 - iii. Proposal #87858 for Sycamore Tree Replacement.....Page 10
 - iv. Proposal #87866 for Leaf Removal on Verges.....Page 12
 - B. Field Manager: Inframark
 - i. Monthly Report.....Page 15
 - C. District Engineer: Pegasus Engineering
 - i. Final Decision for the Blazing Star Lane Alley Repairs
 - ii. Lakefront Park Community Maintenance Facility Update
 - D. District Counsel: Kutak Rock
 - E. District Manager: Inframark
 - i. Assessment Methodology OptionsPage 44
 - ii. Resolution 2024-07 Designating OfficersPage 46
4. **Business Items**
 - A. School Request to Reserve the Pool for ESE Students.....Page 49
 - B. Discussion of Golf Course Maintenance Facility
5. **Consent Agenda**
 - A. Minutes from February 29, 2024Page 54
 - B. Financial StatementsPage 65
 - C. Check Register #286Page 79
6. **Supervisor Requests**
7. **Adjournment**

*The next budget workshop is scheduled for Thursday, April 25, 2024, at 4:30 p.m.
The next meeting is scheduled for Thursday, April 25, 2024, at 6:00 p.m.*

District Office:

313 Campus Street
Celebration FL 34747
407-566-1935
www.harmonyccd.org

Meeting Location:

3285 Songbird Circle
St. Cloud, FL 34773

Participate Remotely: Zoom <https://zoom.us/j/4276669233>
OR dial 929-205-6099, ID 4276669233

Section 3

Staff Reports

Subsection 3A

Landscaping: Benchmark/United Land

Subsection 3A(i)

Proposal #81424



Proposal #81424

Date: 3/21/2024

PO #

Customer:

Harmony CDD
Inframark
313 Campus Street
Kissimmee, FL 34747

Property:

Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

Blue Stem Tree Removals

Please see the below addresses that will have the tree and stump removed and graded. We will provide a separate proposal to install new trees.

6806 Little Blue Stem

6836 Little Blue Stem

6826 Little Blue Stem

Default Group

Arbor Services

| Items | Quantity | Unit | Price/Unit | Price |
|------------------------|----------|---------|------------|-------------------|
| Oak Tree Removal | 3.00 | Dollars | \$536.67 | \$1,610.01 |
| Arbor Services: | | | | \$1,610.01 |
| PROJECT TOTAL: | | | | \$1,610.01 |

Terms & Conditions

By _____
Nicholas Lomasney
Date 3/21/2024

United Land Services

By _____
Date _____
Harmony CDD

Subsection 3A(ii)

Proposal #81431



Proposal #81431

Date: 3/21/2024

PO #

Customer:

Harmony CDD
Inframark
313 Campus Street
Kissimmee, FL 34747

Property:

Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

192 Tree Elevations

Please see the below pricing to elevate 16 oak trees along the 192 fence. Trees have not been serviced in years, and are currently touching the ground in some areas.

Default Group

Arbor Services

| Items | Quantity | Unit | Price/Unit | Price |
|------------------------|----------|---------|------------|-------------------|
| Tree Elevations | 16.00 | Dollars | \$366.88 | \$5,870.08 |
| Arbor Services: | | | | \$5,870.08 |
| PROJECT TOTAL: | | | | \$5,870.08 |

Terms & Conditions

By _____

Nicholas Lomasney

Date 3/21/2024

United Land Services

By _____

Date _____

Harmony CDD

Subsection 3A(iii)

Proposal #87858



Benchmark
LANDSCAPING

Proposal #87858

Date: 3/21/2024

PO #

Customer:

Harmony CDD
Inframark
313 Campus Street
Kissimmee, FL 34747

Property:

Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

Sycamore Replacement - 7039 Buttonbush Loop

Price below includes replacement 30 gallon Sycamore tree, with water bag at 7039 Buttonbush Loop. Tree and stump was already removed.

Default Group

Sycamore Replacement

| Items | Quantity | Unit | Price/Unit | Price |
|------------------------------|----------|------------|------------|-----------------|
| Installation Labor | 1.00 | Hr | \$110.00 | \$110.00 |
| Sycamore 30g (2-3") | 1.00 | 30g (2-3") | \$300.83 | \$300.83 |
| Gator Tree Bag | 1.00 | ea | \$48.30 | \$48.30 |
| Sycamore Replacement: | | | | \$459.13 |

PROJECT TOTAL: \$459.13

Terms & Conditions

By _____

Nicholas Lomasney

Date 3/21/2024

United Land Services

By _____

Date _____

Harmony CDD

Subsection 3A(iv)

Proposal #87866



Benchmark
LANDSCAPING

Proposal #87866

Date: 3/21/2024

PO #

Customer:

Harmony CDD
Inframark
313 Campus Street
Kissimmee, FL 34747

Property:

Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

Verge Leaf Removal

Please see the pricing to remove leaf debris from all streets and verges and dispose of off site.

We are estimating it will take a 4 man crew - 3 weeks to remove leaf debris from all streets, with an average of 2 dumps per day. Work week will consist of Monday - Friday, any debris piles generated by residents will not be removed from the streets. This price does not include alleyways or non-CDD roads within the District boundaries.

Default Group

Street Leaf Clean-Up

| Items | Quantity | Unit | Price/Unit | Price |
|------------------------------|----------|------|------------|--------------------|
| Labor - Leaf Removal | 480.00 | Hr | \$55.00 | \$26,400.00 |
| Dump Fee | 30.00 | ea | \$148.50 | \$4,455.00 |
| Street Leaf Clean-Up: | | | | \$30,855.00 |
| PROJECT TOTAL: | | | | \$30,855.00 |

Terms & Conditions

By _____

Nicholas Lomasney

Date 3/21/2024

United Land Services

By _____

Date _____

Harmony CDD

Subsection 3B

Field Manager: Inframark

Subsection 3B(i)

Monthly Report

PROJECT 3/12/24, 9:31 AM

Harmony CDD

Tuesday, March 12, 2024

Prepared For Board Supervisors

52 Issues Identified



Issue 1 - East Entrance

Assigned To Benchmark

The bushes need to be trim throughout the property.

shrubs will be trimmed on the next scheduled visit



Issue 2 - East Entrance

Assigned To Benchmark

The annuals are scheduled and the ant piles needs to be treated, throughout the property.

a proposal will be put together for spot treatment of ant mounds throughout the property



Issue 3 - Townsquare

Assigned To Inframark

The monuments have several areas with rust, need to be repaired.



Issue 4 - Townsquare

Assigned To Benchmark

Benchmark already installed new sod in different areas of the townsquare.

this was part of the pocket park enhancement project last month



Issue 5 - Townsquare

Assigned To Benchmark

Benchmark already installed new sod in different areas of the townsquare.

this was part of the enhancement project last month



Issue 6 - Townsquare

Assigned To Inframark

The signs throughout need to be replaced.



Issue 7 - Townsquare

Assigned To Benchmark

The tall weeds that are growing between the pavers, need to be treated.

completed on 3/13/2024



Issue 8 - Townsquare

Assigned To Inframark

The flags need to be replaced.



Issue 9 - Townsquare

Assigned To Inframark

The drywall needs to be repaired.



Issue 10 - Townsquare

Assigned To Inframark

The light pole has the lid missing.



Issue 11 - Townsquare

Assigned To Inframark & Benchmark
The pavers sinking have trip hazard, needs to be repaired and the weeds need to be treated.

completed on 3/13/2024



Issue 12 - Townsquare

Assigned To Inframark
The wall and columns throughout were pressure washing and paint.



Issue 13 - Feathergrass Ct

Assigned To Benchmark

The tree suckers needs to be removed.

suckers will be removed on next scheduled visit



Issue 14 - Five Oaks Dr (West)

Assigned To Inframark

Someone made a hole and left debris in CDD property.

Reference:

3403 Feathergrass Ct
Saint Cloud, FL 34773
United States



Issue 15 - Five Oaks Dr. (West Pond)

Assigned To Inframark

The weeds need to be treated.



Issue 16 - Five Oaks Dr.

Assigned To Benchmark

The hole with irrigation system needs to be covered.

work will be completed on 3/25/2024



Issue 17 - Middlebrook Ln

Assigned To Inframark

The playground needs pressure washing.



Issue 18 - Five Oaks Dr. (Roundabout)

Assigned To Benchmark

Empty spots, needs new plants.

Recommendation: Benchmark will be submitting a proposal.

proposal will be available for review at the april cdd meeting



Issue 19 - Swim Club

Assigned To Benchmark

The palmettos leaves that are growing between the muck, needs to be treated.

not seeing palmettos in this picture. i will have the crew spot treat this area on the next scheduled visit



Issue 20 - Swim Club

Assigned To Inframark

The fence needs pressure washing.



Issue 21 - Swim Club

Assigned To Benchmark

Empty spots, and the grasses needs attentions

grass plants will be cut back on 3/25/2024



Issue 22 - Swim Club

Assigned To Benchmark

The low tree branches need to be trim.

low branches will be cut on 4/8/2024



Issue 23 - Swim Club

Assigned To Benchmark

The low tree branches need to be trim.

low branches will be cut on 4/8/2024



Issue 24 - Clay Brick Rd.

Assigned To Benchmark

Unhealthy pine trees need to be removed.

proposal will be available for review at the april cdd meeting



Issue 25 - Clay Brick Rd.

Assigned To Benchmark

The rest of tree branches need to be pick up.

picked up on 3/12/2024



Issue 26 - West Entrance

Assigned To Inframark

The tree branches are touching the electric wires.

Recommendation: Involve OUC.



Issue 27 - West Entrance

Assigned To Inframark

The debris needs to be to be picked up.



Issue 28 - West Entrance

Assigned To Benchmark

The tree branches need to be trim.

proposal was turned in will be reviewed at the next meeting



Issue 29 - West Entrance

Assigned To Inframark

The column along the entrance needs pressure washing and paint.



Issue 30 - West Entrance

Assigned To Inframark

The wall needs pressure washing.



Issue 31 - West Entrance

Assigned To Benchmark

The grass needs to be mow.

area is new sod from highway construction
will get first cut first week of april



Issue 32 - Little Blue Ln.

Assigned To Benchmark

The playground pipes and the sign
pole, need paint.



Issue 33 - Butterfly Dr.

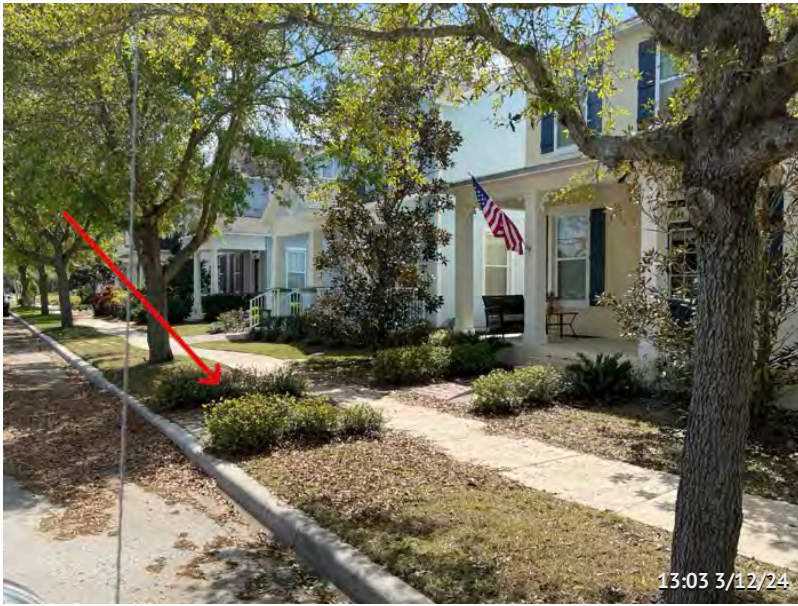
Assigned To Benchmark
Empty spots, Benchmark will be submitting an proposal.

proposal will be available for review at april cdd meeting



Issue 34 - 6850 Butterfly Dr.

Assigned To Inframark
Different species of tree in CDD property



Issue 35 - 6844 Butterfly Dr.

Assigned To Inframark

Someone plant a different species was planted in CDD property.



Issue 36 - 6854 Sundrop St.

Assigned To Inframark

Someone installed pavers in CDD property.



Issue 37 - 6852 Butterfly Dr.

Assigned To Inframark

Someone plant a different species was planted in CDD property.



Issue 38 - Schoolhouse Rd. (Near School)

Assigned To Inframark

The sign needs to be replaced.



Issue 39 - Schoolhouse Rd (Trail)

Assigned To Inframark & Benchmark
Someone dumped tree branches in
CDD property.

working with inframark to resolve this matter
mess will be cleaned up by the end of the
month



Issue 40 - Schoolhouse Rd (Trail)

Assigned To Benchmark
The exposed irrigation line needs to
be underground.

this line will be cut and capped .no longer
serves a purpose work will be completed
3/27/2024

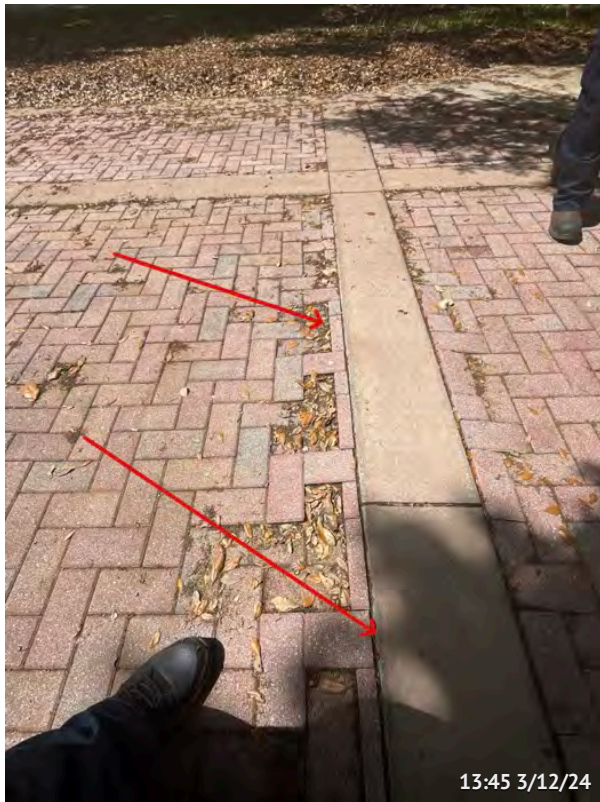


Issue 41 - Cat Brier Tr.

Assigned To Benchmark

The several leaves will be pick up by Benchmark.

this is a ongoing task in our daily operation .



Issue 42 - Cat Brier Tr. (Pocket Park)

Assigned To Inframark

The pavers that are sinking need to be repaired.



Issue 43 - Ashley Pool

Assigned To Inframark

The life ring missing, a new one needs to be installed.



Issue 44 - Ashley Pool

Assigned To Inframark

The pergola needs paint.



Issue 45 - Ashley Pool

Assigned To Inframark

The door rusted part need to be replaced.



Issue 46 - Five Oaks Dr.

Assigned To Benchmark

The ant piles needs to be treated.

a proposal is being put together to treat ant mounds throughout the property



Issue 47 - Swim Club

Assigned To Inframark

The women's restrooms wall need paint.



Issue 48 - Swim Club

Assigned To Inframark

The floor and the wall sections need new paint.



Issue 49 - Swim Club

Assigned To Inframark

The restrooms doors signs need to be replaced.

Recommendation: (5) Signs



Issue 50 - Five Oaks Dr.

Assigned To Benchmark

The tree sucker needs to be removed.

will be removed on our next scheduled visit



Issue 51 - Buck Lake Pavilion

Assigned To Benchmark
The tree suckers need to be removed.

will be removed on our next scheduled visit



Issue 52 - Cat Brier Tr. (Roundabout)

Assigned To Benchmark
The tree suckers need to be removed.

will be removed on our next scheduled visit

Subsection 3E

District Manager: Inframark

Subsection 3E(i)

Assessment Methodology Options

Memorandum

To: Harmony Community Development District

From: Finance Department

CC: Angel Montagna, District Manager

Date: March 19, 2024

Re: Harmony Operations and Maintenance (“O&M”) Assessment Methodology
Option Summary

The Harmony Community Development District prepares an annual Operations and Maintenance budget which currently allocates expenditures to all assessable property based on a methodology that is consistent with the Series 2014 and 2015 Bond Series. These expenditures include, but are not limited to administration, field, landscape services, utilities, and operation and maintenance. The Board has requested that Inframark provide an analysis of alternative allocation methods for levying the assessments associated with the annual O&M budget.

Current O&M Allocation:

The assessments are allocated based on the acreage of each parcel established by the District Engineer. The individual lot/unit assessment are divided into two classes. The Assessments for a multifamily parcel such as A-1 are spread evenly over the total number of platted units. For parcels such as B, C-1, C-2 D-1, E, and G, the Lot Front Footage methodology is applied as described in the Debt Service Analysis dated June 24, 2006 included within the District Meeting Minutes dated June 29, 2006.

Alternative Method #1: Equalization

This method provides an equal allocation of assessments to all product types. The use of this methodology contemplates that the total assessments are divided equally among the total number of units benefited, as each lot within the District benefits equally from the District’s operations and maintenance program.

Alternative Method #2: Equivalent Assessment Units (“EAU”) Allocation

The EAU method can be employed to equitably allocate the O&M costs to the properties in proportion to the benefits that they receive from O&M, which is expressed in terms of EAUs. The EAU quantity is determined as either the mean, median, or mode of the size of the lot for each product mix. This base is typically defined as 1 EAU and adjusted for each lot size. This is the most common method of apportionment.

Subsection 3E(ii)

Resolution 2024-07

RESOLUTION 2024-07

A RESOLUTION DESIGNATING OFFICERS OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the Harmony Community Development District desires to appoint the below-recited persons to the offices specified.

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

1. The following persons were appointed to the offices shown, to wit:

| | |
|-------------------------|---------------------|
| <u>Mark LeMenager</u> | Chairman |
| <u>Dan Leet</u> | Vice Chairman |
| <u>Angel Montagna</u> | Secretary |
| <u>Stephen Bloom</u> | Treasurer |
| _____ | Assistant Treasurer |
| <u>Howard Neal</u> | Assistant Secretary |
| <u>Lucas Chokanis</u> | Assistant Secretary |
| <u>Kerul Kassel</u> | Assistant Secretary |
| <u>Joellyn Phillips</u> | Assistant Secretary |

APPROVED AND EXECUTED THIS, 28TH DAY OF MARCH, 2024.

Secretary/Assistant Secretary

Chair/Vice Chair

Section 4

Business Items

Subsection 4A

Pool Reservation Request

HARMONY COMMUNITY DEVELOPMENT DISTRICT PARKS AND RECREATION FACILITY USAGE APPLICATION

ORGANIZATION/COMPANY USE APPLICATION

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

APPLICANT INFORMATION

Name of Entity/Organization/Company: Harmony High School Self-Contained ESE Units
 Address: 3601 Arthur J Gallagher Blvd, St Cloud, FL 34771
 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: Tammy Mabry E-mail: Tammy.Mabry@osceolaschools.net
 Work Phone: 407-933-9900 Cell Phone: 407-414-8794

EVENT INFORMATION

Type of event: Reward Fieldtrip for our ESE students
 Requested location: Harmony's Swimming Pool
 Event date(s): May 12, 2023 Times From: 8:30 (a.m./p.m.) To: 1:00 (a.m./p.m.)
 Anticipated # of attendees: 23 students and 5 teachers What age group? 9-12 grades

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: 0

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

Attached: Yes No

CATERING

Will your event require catering? Yes No

Name of Company: _____

Contact Person: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Work Phone: _____ Fax: _____

Cell/ Pager: _____ Email: _____

CONTACT INFORMATION

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

Osceola County Zoning and Code Enforcement:

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

Osceola County Parks and Recreation Department:

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

County Waste Management: Phone (407) 847-7370

INDEMNIFICATION AND HOLD HARMLESS

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

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

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

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

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: 3/23/2023

Printed Name: Tammy D. Mabry

APPROVAL FROM HARMONY CDD

Signature: _____ Date: _____

Printed Name: _____

Title: _____

Section 5

Consent Agenda

Subsection 5A

Minutes

1 **MINUTES OF MEETING**
2 **HARMONY COMMUNITY DEVELOPMENT DISTRICT**
3

4 The regular meeting of the Board of Supervisors of the Harmony Community Development
5 District (“CDD” or “District”) was held Thursday, February 29, 2024, at 6:00 p.m. at the Jones
6 Model Home, 3285 Songbird Circle, Saint Cloud, FL 34773.

7
8 Present and constituting a quorum were:

| | |
|---------------------|---------------|
| 9 Mark LeMenager | Chairman |
| 10 Daniel Leet | Vice Chairman |
| 11 Lucas Chokanis | Supervisor |
| 12 Kerul Kassel | Supervisor |
| 13 Joellyn Phillips | Supervisor |

14
15 Also present, either in person or via Zoom Video Communications, were:

| | |
|--|---|
| 16 Angel Montagna | District Manager, Inframark |
| 17 Michael Eckert (<i>via Zoom</i>) | District Legal Counsel, Kutak Rock |
| 18 David Hamstra | District Engineer, Pegasus Engineering |
| 19 Jorge Baez | Field Services Supervisor, Inframark |
| 20 Nick Lomasney | Benchmark Landscaping/United Land Service |
| 21 Victor Morrell | Field Services, Inframark |
| 22 Kerry Satterwhite | Area Field Manager, Inframark |
| 23 Residents and Members of the Public | |

24
25 *This is not a certified or verbatim transcript but rather represents a recap of the discussions and*
26 *actions taken at the meeting. The full meeting recording is available in audio format upon request.*
27 *Contact the District Office for any related costs for an audio copy.*
28

29 **FIRST ORDER OF BUSINESS** **Call to Order and Roll Call**

30 Mr. LeMenager called the meeting to order at 6:01 p.m.

31 Mr. LeMenager called the roll and indicated a quorum was present for the meeting.

32
33 **SECOND ORDER OF BUSINESS** **Audience Comments**

34 Mr. LeMenager indicated a three-minute time limit for comments. It is not a question-and-
35 answer period. Residents may email Board members with questions.

36 Ms. Mary Jane Sledz thanked the Board for movement of the speed signs, which is making the
37 situation much better. Regarding the apartments and estimated number of cars, the Lakes is
38 requesting the District be the voice for the residents as the project continues through Osceola
39 County (“County”). Amenities are limited, so residents will be using the Harmony pools. Ms.
40 Sledz provided her comments in writing, which will be made part of the minutes of this meeting.

41 Mr. Joe Janeczek commented on previous discussion regarding the maintenance facility and
42 associated costs related to each location, first estimates are lower and then revised estimates are
43 much higher. Mr. Janeczek asked why the Board is accepting such disparities in costs. Assessments

February 29, 2024
Harmony CDD

44 have increased the past two years. Mr. Janeczek suggested Spanish moss be left alone instead of
45 removed because it does not harm the tree and is pretty. Ponds are filling in and no budget item
46 relates to dredging. Flooding is probably due to leaves in the ponds, which are at stage 3. Mr.
47 Janeczek described the various stages of ponds. Mr. Janeczek raised the question if the District is
48 working for the Harmony Residential Owners Association (“HROA”), or vice versa, related to
49 action item list, which was clarified the HROA is separate from the District. Landscapers missed
50 a couple spots trimming the low-hanging branches.

51 Mr. George Schiro referenced comments made at a previous meeting about him and suggested
52 the comments were unprofessional and out of place for a Board meeting. Mr. Schiro raised points
53 to his defense that he was not nasty in a phone call and referenced prior instances with other public
54 officials, indicating he has remained calm and not launched personal attacks in meetings or in other
55 conversations, asking why he was labeled as nasty, and suggested records and emails have been
56 deleted or lost.

57

58 **THIRD ORDER OF BUSINESS** **Staff Reports**

59 **A. Landscaping: Benchmark Landscaping/United Land Services (“Benchmark”)**

60 Mr. Lomasney reviewed work efforts, and discussed items with the Board, including the pocket
61 parks at Harmony Square and Buck Lake Park are complete. Irrigation will be adjusted for the next
62 couple weeks. Cat Brier Trail had a leak, which is being investigated. Oak trees are 80% complete.
63 It is leaf fall season, and residents and/or their landscape contractors are blowing leaves onto
64 District property, notably areas Benchmark has been working to bring back, such as shaded areas.
65 Leaf removal averages 25 to 30 trucks per week and is the number-one priority. Leaves have not
66 been picked up on residential properties because it is not District property, but Mr. LeMenager
67 suggested that policy be revisited because leaves will affect the storm drains. Leaves will still get
68 in the storm drains through falling on the ponds and other means. Options were discussed utilizing
69 the County to sweep the streets more often, vacuum trucks have been used, getting a proposal for
70 Benchmark to remove leaves from residential properties, cleaning the storm drains are a District
71 maintenance responsibility, and leaves fall over a period of time.

72 A proposal for leaf removal in the verges on the main boulevards will be on the March agenda.

73 **i. Proposal #81424 for Tree Removal on Blue Stem**

74 Mr. Lomasney reviewed proposal #81424 for three tree removals on Blue Stem.

75 Discussion ensued regarding Ms. Kassel reviewing the sites with Mr. Lomasney, eight
76 additional trees will be a separate proposal, and the quantities and locations are confusing on the
77 proposals.

February 29, 2024
Harmony CDD

78 A revised proposal with an itemized count will be provided for the March meeting.

79 **ii. Proposal #81428 for Tree Removals, Entrance and Harmony Square**

80 Mr. Lomasney reviewed proposal #81428 for tree removals at the entrance and Harmony
81 Square.

82 Discussion ensued regarding this is a priority because the trees are near a walking path.

83

84 Ms. Kassel made a MOTION to approve proposal #81428 from
85 Benchmark Landscaping/United Land Service to remove trees at the
86 entrance and Harmony Square, in the amount of \$2,907.
87 Mr. Leet seconded the motion.

88

89 Discussion ensued regarding quantities on the proposal will be amended on the proposal.

90

91 Upon VOICE VOTE, with all in favor, unanimous approval was
92 given to proposal #81428 from Benchmark Landscaping/United
93 Land Service to remove trees at the entrance and Harmony Square,
94 in the amount of \$2,907.

95

96 **iii. Proposal #81431 for Tree Elevation Along U.S. Hwy 192**

97 Mr. Lomasney reviewed proposal #81431 for tree elevation along U.S. Hwy 192.

98 Ms. Kassel commented on the high cost of the proposal for removing some limbs. Mr.
99 Lomasney explained the limbs need to be trimmed higher up because they have been let go. Ms.
100 Kassel suggested only limbs in danger of damaging the fence be removed, but Mr. Lomasney
101 explained the plant material underneath is in danger of being choked out or dying. Further
102 description was given regarding the current condition of the trees and retaining plant material
103 underneath.

104 A revised proposal will be provided for the March meeting.

105 **iv. Miscellaneous**

106 Mr. Chokanis mentioned a broken sprinkler head inside the goal at the soccer field at the Buck
107 Lake playground. Ms. Phillips asked how many miles of irrigation lines. Mr. Lomasney explained
108 the system has 32 controllers, each having six zones. The irrigation system will always require
109 some sort of maintenance efforts.

110 **B. Field Manager: Inframark**

111 **i. Monthly Report**

112 Mr. Baez reviewed the landscaping report and discussed the following items: replacements at
113 Ashley Pool and the splash pad. Staff is obtaining proposals for the splash pad computer. The
114 motors are working, but the computer is not. Mr. Leet suggested running the motor so the splash
115 pad is on but without dancing sprays. Staff has to turn it on and off manually since it does not have

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116 a timer. Hoses will need to be replaced. Mr. Chokanis suggested some weekend hours for it to be
117 turned on for a few hours, and staff is onsite until 4:00 p.m. Mr. Baez will show Supervisors how
118 to turn it on and off. Staff has hauled debris from the garden to the landfill, including pvc pipe and
119 wood. The trolling motors and batteries were replaced in the bass boats. Ms. Phillips mentioned
120 the fading seat covers, and Mr. Baez is looking for proposals.

121 **ii. Harmony School Learning to Swim Program**

122 Discussion ensued regarding the Learning to Swim program the school has done on a regular
123 basis at the pool, with fees and deposit being waived. Mr. Eckert will provide a waiver for parents
124 of students to sign. Waivers will be signed prior to the event and sent back to the District.

125 **iii. Ponds**

126 Discussion ensued regarding ponds on Middlebrook Place, Billy's Trail, and Five Oaks Drive.
127 Mr. Chokanis sent pictures to Mr. Hamstra of the pond on Middlebrook Place and asked about the
128 District's responsibility regarding the ponds. Staff treats the ponds but does not remove vegetation.
129 Proposals can be obtained if the Board would like vegetation removed. The pond on Middlebrook
130 Place is maintained by the golf course. Further discussion will take place under the engineer's
131 report. If work needs to be done by the District, staff will obtain proposals.

132 **C. District Engineer: Pegasus**

133 **i. Golf Course Maintenance Facility**

134 Mr. LeMenager met with golf course manager and Mr. Satterwhite today at 4:00 p.m. to tour
135 the facility, and provided pictures. Ms. Montagna wanted to allow all Supervisors to attend the
136 tour, but it was received last minute and could not be advertised as a workshop. Mr. Leet also
137 toured the facility earlier in the week. Mr. LeMenager believes the facility is perfect for the
138 District's needs. It has a large area with air-conditioned offices, appropriate for Board meetings
139 and other community events. The space is more than sufficient for the field staff. It is two
140 buildings. Benchmark has indicated they would like to rent the covered garage building. Parking
141 is available in the back. Income can be generated by renting out spaces. An appraisal is not yet
142 available. The golf course wants their own pro shop, so they are building their own.

143 A brief discussion ensued regarding ownership of the golf course and related amenities. Ms.
144 Kassel would like to move forward with the current community facility plans until other details
145 and information can be provided, including financing, to which Mr. LeMenager agreed. The
146 current meeting location will not be available in the future.

147 Discussion ensued regarding a PD amendment for parking at the RV storage area. Ms. Kassel
148 requested a proposal and photos of the area, which photos will be provided. The Board expressed
149 consensus to have a backup plan for the maintenance facility in the agreed-upon location while the

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150 golf course builds their new facility, and suggested perhaps the District could rent their building
151 in the meantime. One area is 40 feet by 45 feet including restrooms and a breakroom, plus some
152 alcoves that are air conditioned, area available for the landscaping company and to rent to others,
153 and plenty of room for the District's needs. Ms. Kassel is hesitant for the District to act as a
154 property manager and landlord, to which Mr. Leet agreed. Ms. Phillips brainstormed that rooms
155 could be rented hourly for people working from home, which was disagreed with and suggested
156 to hold a brainstorming session at a workshop.

157 **ii. Lakefront Park Community Maintenance Facility**

158 Mr. Hamstra reviewed the permit officially submitted to the County, which has been received
159 and logged.

160 **iii. Blazing Star Lane Alley Repairs. Tracts AC-6 and AC-7**

161 Mr. Hamstra provided an update on the Blazing Star Lane alley repairs, which plans have been
162 finalized. The dollar is below the bidding threshold, so four contractors were contacted to provide
163 proposals: Element Environmental, Carr & Collier, Gregory, and Jr. Davis. An addendum was
164 issued on February 26. Two submitted bids and two declined. Gregory's price was \$80,718, and
165 Carr & Collier's price was \$135,464. DOT cost estimates of \$48,000 are still well below pricing
166 received. Options were presented to accept low price, reject and readvertise, or request a
167 contribution from the garbage company.

168 Mr. LeMenager reviewed the letter drafted by legal counsel that was sent to the County
169 regarding this issue, and the County sent it to Waste Management's insurance company as a
170 potential claim. The Chairman received two phone calls but the District has received no other
171 response. Staff will follow up.

172 Mr. Hamstra will ask the low bidder to hold the price for 30 more days. Ms. Kassel commented
173 \$48,000 feels unconscionable for one alley turn, \$80,000 seems outrageous, and requested to wait
174 for the insurance company's response before approving to spend funds.

175 Ms. Phillips asked about the urgency of getting the alley turn repaired. Mr. Hamstra suggested
176 waiting to award a contract to hold some leverage since they might be able to find a cheaper
177 contractor.

178 **iv. Five Oaks Drive and Cat Brier Trail Drainage Maintenance**

179 Mr. Hamstra indicated Element Environmental located the pipes, pumped the ponds down, and
180 found a lot of sediment inside the pipes. Video showed sediment going partially into the lake and
181 was packed at the end. The pipes were cleaned, the area backfilled, riprap installed, and the
182 disturbed area sodded. Staff will monitor through summer. Mr. Leet noted two inches of rain two
183 weeks ago showed no flooding or ponding.

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184 **v. Alley Paving**

185 Mr. Leet discussed the alley paving done a year ago with a current construction bond still in
186 place, and asked if any follow up needed to be done. Mr. Hamstra will provide an inspection before
187 the one year. Mr. Leet pointed out some minor issues, including some wear and normal cracking.
188 Mr. LeMenager loves them. Ms. Phillips indicated some areas do not drain for an hour or two after
189 a rain event, and the standard is 24 hours, so these are not a concern.

190 **vi. Billy's Trail**

191 Mr. Leet requested an update on the netting not on District property but perhaps a resolution
192 through Toho Water Authority ("Toho") to improve the state of it.

193 Mr. Hamstra called about moving the pedestrian bridge out of the pond and onto the trail, and
194 the cattails were sprayed. Mr. Hamstra is not aware if the developer or builder has been contacted
195 to remove his silt fencing and stakes. Ms. Montagna will follow up.

196 Mr. Leet asked what communications were done. Toho sent an email to the Board. Ms. Kassel
197 reached out to Toho with a question but has not received a response. She will try again. Mr.
198 Hamstra will reach out to Toho regarding the netting.

199 **vii. Buck Lake Control Structures**

200 Mr. Hamstra indicated Element Environmental picked up the grates that fell into the structure
201 and reset them. Pictures were provided in an email. Mr. Hamstra will reach out to South Florida
202 Water Management District ("SFWMD") regarding the need to survey before obtaining proposals.

203 Ms. Kassel asked if the entire control structure sank, due to the fact that it sank and was not
204 draining, which prompted a lot of growth in the path from the control structure to Buck Lake. Ms.
205 Kassel asked also if the District had permission to put it in and it was supposed to drain, why is a
206 survey needed to re-dredge. It is supposed to drain through the wetland. Mr. Hamstra walked the
207 length and does not know the depth. It may have been installed without knowing the depth of the
208 lake to remain unconstructed. It has been cleaned. The one by the Estates with the grate is always
209 flowing to Buck Lake, but this one may have been an oversight. Mr. Hamstra wanted to make sure
210 it was not compromised by a fallen tree but appears not to have been properly located. It has not
211 caused flooding, and mitigating would not be worth the cost, if so directed by SFWMD.

212 **viii. Alleys**

213 Mr. Hamstra reviewed a prior conversation about contacting Waste Management before
214 installing boulders, which might be part of the other conversation with Waste Management.

215 **ix. The Estates**

216 Mr. Hamstra reported from Inframark's staff that all 13 structures have been properly
217 maintained and are ready for hurricane season.

218 **x. Golf Course Driving Range**

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219 Mr. Hamstra has not heard from the golf course yet as they are discussing with Mr. Satterwhite
220 what debris they will remove.

221 **xi. Site Inspection**

222 Mr. Hamstra will perform a pre-hurricane site inspection of all the control structures, as was
223 done two years ago, and also take inventory of all the ponds with cattails. Once ponds are
224 determined to be the District's maintenance responsibility, Mr. Hamstra will solicit for cattail
225 removal, not spraying.

226 **D. District Counsel: Kutak Rock**

227 Mr. Eckert indicated they have not been very busy working on legal matters. He has not
228 received a response regarding the street lighting issue related to an easement from the developer,
229 nor will he pursue them for a response.

230 **E. District Manager: Inframark**

231 Ms. Montagna provided updates on the following items:

232 **i. Project Boards**

233 Ms. Montagna provided an update on project boards, which will be provided twice a month
234 since many items will not be updated between boards.

235 **ii. Request to Post Meeting Follow-Up Sheets on the Website**

236 Ms. Montagna reviewed a request from a resident to post follow-up sheets or project boards
237 on the website. Ms. Kassel is not opposed to posting them since it is public knowledge and shows
238 the Board endeavors to be transparent and accountable. Ms. Montagna will post the project boards
239 on the website when they are emailed to the Board, and keep updating them. Mr. LeMenager
240 requested they be posted the Friday prior to a meeting. After a brief conversation, the project
241 boards will be posted the first and third Fridays of each month.

242 Ms. Kassel indicated the request was for the emailed summary showing action items and follow
243 up to be posted on the website, which was replaced with the project boards. Staff can provide the
244 summary if that is the Board's desire, which used to be sent shortly after each meeting. Ms. Kassel
245 argued the project boards do not show everything the follow-up summaries did, including motions.
246 Mr. LeMenager indicated that is the purpose of the minutes. Summaries used to be posted on the
247 website at the direction of the previous District manager. Ms. Kassel shared the conversation with
248 the resident that they wanted to know the motions taken during the meeting, which is the purpose
249 of the minutes. Mr. LeMenager suggested the project boards be posted on the website. Ms. Kassel
250 prefers a synopsis of the meetings that residents are requesting. The meeting video and audio are
251 available.

252 Discussion ensued regarding Ms. Kassel's preference providing a meeting summary, it is easier
253 to read a summary than listen to a two-hour meeting, and summaries are different from the project

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254 boards. Decisions of the Board are included in the summaries but not details of the votes. Meeting
255 summaries are double information but staff can provide the summaries again. Project boards show
256 action items, and the minutes show the decisions made. Minutes are provided in the agenda
257 package to be accepted at the next meeting.

258 Further discussion ensued regarding the scope of Inframark's services, information is available
259 to residents, the District cannot email the residents with updates or summaries but would have to
260 be done by the HROA which Mr. LeMenager is opposed to doing, and purpose of the project
261 boards is to show the action item list. Mr. Chokanis suggested residents attend the meetings for
262 real-time data.

263 **iii. Fiscal Year 2025 Budget Dates**

264 Ms. Montagna reviewed the budget process, where the proposed budget has to be provided by
265 June 15. The schedule anticipates presenting the draft budget at the May meeting, with at least 60
266 days before the budget hearing, which is in July. The County's deadline for the assessment roll is
267 mid-August. The May meeting is scheduled for May 23, not 30. The budget template will be sent
268 to the Board over the next few weeks with preliminary numbers in Excel.

269 Discussion ensued on the previous fiscal year budget meeting and workshop dates. The budget
270 workshop will be May 23 prior to the regular meeting. Discussions will be held at the March and
271 April meetings.

272 Further discussion ensued regarding the assessment methodology for new developments and
273 options to amend the methodology discussed at previous meetings. Various options allow the
274 District to assess on front footage or square footage or other options depending on the use, density,
275 and amenities. Timing was discussed when a methodology should be considered. Ms. Kassel
276 indicated a previous request for an assessment methodology and requested the current
277 methodology be revised because it is not equitable. Ms. Kassel requested four or five methodology
278 options and the ramifications of each, to address the issues. Mr. Chokanis suggested comparing to
279 what other communities have used in this situation. Ms. Leah Popelka is already working with the
280 developer for the new development.

281 **FOURTH ORDER OF BUSINESS** **Business Items**

283 **A. Discussion of Golf Course Maintenance Facility**

284 This discussion having been held under the engineer's report, the next item followed.

285 **B. Harmony Isle Townhomes/Mailboxes**

286 Mr. Mark Langford is working with Hartizen Homes to develop townhomes off Five Oaks
287 Drive for Harmony Isles townhomes. The request is to add mailboxes to serve the 46 townhome
288 units, to be located on District property at no cost to the District. The PowerPoint presentation was

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289 included in the agenda package. The location was approved by the United States postal service
290 (“USPS”), near existing mailboxes.

291 Mr. Eckert indicated an agreement needs to be in place for facilities on District-owned
292 property, notably regarding who will provide maintenance.

293 Discussion ensued regarding poor condition of existing community mailboxes, developer is
294 not willing to sign such an agreement, and a suggestion the sub-HOA be responsible for
295 maintenance subject to USPS regulations.

296
297 Mr. Leet made a MOTION to approve the mailbox location for
298 Harmony Isle townhomes, as presented.
299 Mr. Chokanis seconded the motion.

300
301 Upon VOICE VOTE, with all in favor, unanimous approval was
302 given to the mailbox location for Harmony Isle townhomes, as
303 presented.

304
305 Ms. Kassel requested landscaping in front of the townhomes abutting the sidewalk have a
306 barrier to prevent mulch from washing over the sidewalk and into the street during rain events.
307 Mr. Langford will take the request to his contact at Hartizen Homes, which representative will
308 provide an update to the Board.

309
310 **FIFTH ORDER OF BUSINESS** **Consent Agenda**

311 **A. Minutes for the January 25, 2024, Regular Meeting**

312 The minutes are included in the agenda package and available for public review on the
313 District’s website or in the District Office during normal business hours.

314 Ms. Kassel provided minor amendments to staff, which were incorporated in the minutes
315 provided to be signed after the meeting.

316 **B. Financial Statements (January 2024)**

317 The financial statements are included in the agenda package and available for public review
318 on the District’s website or in the District Office during normal business hours.

319 **C. Check Register #285 (January 2024)**

320 The check register is included in the agenda package and available for public review on the
321 District’s website or in the District Office during normal business hours.

322 **D. Arbitrage Rebate Report, Series 2014 Refunding Bonds**

323 The arbitrage rebate report is included in the agenda package and available for public review
324 on the District’s website or in the District Office during normal business hours.

325

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Ms. Kassel made a MOTION to approve the consent agenda, minutes as amended.
Mr. Chokanis seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the consent agenda, minutes as amended.

Ms. Montagna reviewed two questions Ms. Kassel had on the check register: \$2,500 refund to a resident due to an easement deposit for constructing a pool, and two entries for assessments from the tax collector on the same date are correct.

Ms. Kassel noted the last assessment deposit is from January 10, and nothing from the end of January, when the financials were prepared the end of February. Ms. Kassel asked if the bulk of assessments to be received are from a number of owners or just a few, which Ms. Montagna will find out.

SIXTH ORDER OF BUSINESS Supervisor Requests

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS Adjournment

On MOTION by Ms. Kassel, seconded by Mr. Leet, with all in favor, the meeting adjourned at 7:37 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Subsection 5B

Financials

TO: Board of Supervisors, Harmony CDD
FROM: Christian Haller, Accountant
CC: Angel Montagna, District Manager
DATE: March 14, 2023
SUBJECT: February 2024 Financials

Please find the attached February 2024 revised 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 Christian.Haller@Inframark.com.

General Fund

- Total Revenue through February is approximately 79% of the annual budget. This is typical for this time of year.
 - Non Ad Valorem Assessment collections are currently at 78%.
 - Garden Lot - Includes lease payments for garden lot.

- Total Expenditures through February are at 47% of the annual budget.
 - ▶ Administrative
 - P/R-Board of Supervisors - Includes payroll for meetings through January 2024.
 - ProfServ-Engineering - Pegasus Engineering services through February 2024. Includes services for maintenance facility, Buck Lake, storm sewer system and other matters.
 - Insurance - General Liability - thru February 2024 EGIS insurance policy over budget by 15%
 - ▶ Field
 - ProfServ-Field Management - Contract with Inframark.
 - Miscellaneous Services - includes Nona Glass Services regarding mirror replacenet totaling \$807.73.
 - ▶ Landscaping Services
 - Contracts-Mulch - Contract with Benchmark Landscaping.
 - Contracts-Landscape - Benchmark Landscaping provides landscaping services.
 - ▶ 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 Feb invoice for draining of pond and disposal of vegetation.
 - R&M-Parks & Facilities - Various supplies and repairs, including dog waste bags, field staff supplies, swing repair, bathroom exhaust fan deposit, patio umbrellas, gate, mower tires, electrical panel repairs, signs, and two benches.
 - ▶ Debt Service
 - Principal Expense - Principal portion of VC1 debt service assessment transferred from the general fund to the series 2015 debt service fund.
 - Interest Expense - Interest portion of VC1 debt service assessment transferred from the general fund to the series 2015 debt service fund.

General Fund Reserves

- ▶ \$60,440 fund balance = \$1 Million fund balance transferred from General Fund in FY22, minus \$452,994 FY22 expenditures, plus \$300,000 fund balance transferred from General Fund in FY23, minus \$786,566 FY23 expenditures.

HARMONY
Community Development District

Financial Statements

(Unaudited)

February 29, 2024

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HARMONY
Community Development District

Financial Report

February 29, 2024

Prepared by



HARMONY
Community Development District

Governmental Funds

Balance Sheet
February 29, 2024

| ACCOUNT DESCRIPTION | GENERAL FUND | GENERAL FUND RESERVES | SERIES 2014 DEBT SERVICE FUND | SERIES 2015 DEBT SERVICE FUND | TOTAL |
|--|---------------------|--------------------------|----------------------------------|----------------------------------|---------------------|
| ASSETS | | | | | |
| Cash - Checking Account | \$ 575,688 | \$ - | \$ - | \$ - | \$ 575,688 |
| Accounts Receivable | 504 | - | - | - | 504 |
| Due From Other Funds | - | 60,440 | 13,324 | 5,973 | 79,737 |
| Investments: | | | | | |
| Money Market Account | 1,278,006 | - | - | - | 1,278,006 |
| Interest Account | - | - | - | 6,767 | 6,767 |
| Prepayment Account | - | - | - | 354,007 | 354,007 |
| Reserve Fund | - | - | 607,313 | 340,000 | 947,313 |
| Revenue Fund | - | - | 1,329,725 | 602,141 | 1,931,866 |
| Prepaid Items | 1,833 | - | - | - | 1,833 |
| TOTAL ASSETS | \$ 1,856,031 | \$ 60,440 | \$ 1,950,362 | \$ 1,308,888 | \$ 5,175,721 |
| LIABILITIES | | | | | |
| Accounts Payable | \$ 66,211 | \$ - | \$ - | \$ - | \$ 66,211 |
| Due To Other Funds | 79,737 | - | - | - | 79,737 |
| TOTAL LIABILITIES | 145,948 | - | - | - | 145,948 |
| FUND BALANCES | | | | | |
| Nonspendable: | | | | | |
| Prepaid Items | 1,833 | - | - | - | 1,833 |
| Restricted for: | | | | | |
| Debt Service | - | - | 1,950,362 | 1,308,888 | 3,259,250 |
| Assigned to: | | | | | |
| Operating Reserves | 467,801 | - | - | - | 467,801 |
| Unassigned: | 1,240,449 | 60,440 | - | - | 1,300,889 |
| TOTAL FUND BALANCES | \$ 1,710,083 | \$ 60,440 | \$ 1,950,362 | \$ 1,308,888 | \$ 5,029,773 |
| TOTAL LIABILITIES & FUND BALANCES | \$ 1,856,031 | \$ 60,440 | \$ 1,950,362 | \$ 1,308,888 | \$ 5,175,721 |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2024

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) |
|---------------------------------------|-----------------------------|------------------------|------------------------|--------------------------|
| <u>REVENUES</u> | | | | |
| Interest - Investments | \$ 30,000 | \$ 12,500 | \$ 16,394 | \$ 3,894 |
| Interest - Tax Collector | - | - | 4,699 | 4,699 |
| Special Assmnts- Tax Collector | 2,791,633 | 2,512,469 | 2,167,676 | (344,793) |
| Special Assessments-Tax Collector-VC1 | (33,132) | (29,818) | - | 29,818 |
| Special Assmnts- Discounts | (111,665) | (100,499) | (85,473) | 15,026 |
| Access Cards | 1,200 | 500 | 84 | (416) |
| User Facility Revenue | 600 | 250 | (642) | (892) |
| Garden Lot | 1,207 | 505 | 1,204 | 699 |
| TOTAL REVENUES | 2,679,843 | 2,395,907 | 2,103,942 | (291,965) |
| <u>EXPENDITURES</u> | | | | |
| <u>Administration</u> | | | | |
| P/R-Board of Supervisors | 14,000 | 5,835 | 2,200 | 3,635 |
| FICA Taxes | 1,071 | 445 | 230 | 215 |
| ProfServ-Arbitrage Rebate | 1,200 | - | 600 | (600) |
| ProfServ-Dissemination Agent | 1,500 | 1,500 | 1,500 | - |
| ProfServ-Engineering | 60,000 | 25,000 | 53,355 | (28,355) |
| ProfServ-Legal Services | 60,000 | 25,000 | 24,681 | 319 |
| ProfServ-Mgmt Consulting | 71,328 | 29,720 | 29,720 | - |
| ProfServ-Property Appraiser | 392 | 392 | - | 392 |
| ProfServ-Recording Secretary | 4,326 | 1,805 | 1,082 | 723 |
| ProfServ-Special Assessment | 9,087 | 9,087 | 8,822 | 265 |
| ProfServ-Trustee Fees | 10,160 | - | - | - |
| Auditing Services | 4,400 | - | - | - |
| Postage and Freight | 1,000 | 415 | 128 | 287 |
| Rental - Meeting Room | 7,500 | 3,125 | - | 3,125 |
| Insurance - General Liability | 20,000 | 20,000 | 22,932 | (2,932) |
| Printing and Binding | - | - | 174 | (174) |
| Legal Advertising | 1,200 | 500 | 524 | (24) |
| Misc-Assessment Collection Cost | 55,832 | 50,248 | 41,644 | 8,604 |
| Annual District Filing Fee | 175 | 175 | 175 | - |
| Total Administration | 323,171 | 173,247 | 187,767 | (14,520) |
| <u>Field</u> | | | | |
| ProfServ-Field Management | 375,810 | 156,590 | 156,587 | 3 |
| Miscellaneous Services | - | - | 808 | (808) |
| Total Field | 375,810 | 156,590 | 157,395 | (805) |
| <u>Landscape Services</u> | | | | |
| Contracts-Mulch | 77,347 | 32,230 | 77,348 | (45,118) |
| Contracts-Annuals | 14,000 | 5,835 | - | 5,835 |
| Contracts - Landscape | 699,567 | 291,486 | 283,243 | 8,243 |
| R&M-Irrigation | 30,000 | 12,500 | - | 12,500 |
| R&M-Trees and Trimming | 40,000 | 16,665 | 3,438 | 13,227 |

Statement of Revenues, Expenditures and Changes in Fund Balances For the Period Ending February 29, 2024

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) |
|--|-----------------------------|------------------------|------------------------|-----------------------------|
| Miscellaneous Services | 50,000 | 20,835 | 2,205 | 18,630 |
| Total Landscape Services | 910,914 | 379,551 | 366,234 | 13,317 |
| <u>Utilities</u> | | | | |
| Electricity - General | 43,550 | 18,146 | 14,315 | 3,831 |
| Electricity - Streetlights | 139,470 | 58,113 | 50,680 | 7,433 |
| Utility - Water & Sewer | 211,860 | 88,275 | 90,114 | (1,839) |
| Total Utilities | 394,880 | 164,534 | 155,109 | 9,425 |
| <u>Operation & Maintenance</u> | | | | |
| Utility - Refuse Removal | 3,500 | 1,460 | 1,731 | (271) |
| R&M-Ponds | 20,000 | 8,333 | 42,150 | (33,817) |
| R&M-Pools | 35,000 | 14,583 | 6,479 | 8,104 |
| R&M-Roads & Alleyways | 2,000 | 835 | - | 835 |
| R&M-Streetlights | 10,000 | 4,167 | - | 4,167 |
| R&M-Vehicles | 15,000 | 6,250 | 190 | 6,060 |
| R&M-Equipment Boats | 10,000 | 4,167 | 157 | 4,010 |
| R&M-Parks & Facilities | 45,000 | 18,750 | 19,538 | (788) |
| R&M-Garden Lot | 2,000 | 833 | - | 833 |
| Sidewalk Panel Replacements | 20,000 | 8,333 | - | 8,333 |
| R&M-Invasive Plant Maintenance | 105,000 | 43,750 | 5,050 | 38,700 |
| Security Enhancements | 5,700 | 2,375 | 2,746 | (371) |
| Op Supplies - Fuel, Oil | 8,000 | 3,333 | 61 | 3,272 |
| Cap Outlay - Vehicles | 15,000 | 15,000 | - | 15,000 |
| Reserve - Other | 412,000 | - | 59,801 | (59,801) |
| Total Operation & Maintenance | 708,200 | 132,169 | 137,903 | (5,734) |
| <u>Debt Service</u> | | | | |
| Principal Debt Retirement | 14,177 | - | 268,292 | (268,292) |
| Interest Expense | 12,423 | - | 6,767 | (6,767) |
| Total Debt Service | 26,600 | - | 275,059 | (275,059) |
| TOTAL EXPENDITURES | 2,739,575 | 1,006,091 | 1,279,467 | (273,376) |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | (59,732) | 1,389,816 | 824,475 | (565,341) |
| <u>OTHER FINANCING SOURCES (USES)</u> | | | | |
| Contribution to (Use of) Fund Balance | (59,732) | - | - | - |
| TOTAL FINANCING SOURCES (USES) | (59,732) | - | - | - |
| Net change in fund balance | \$ (59,732) | \$ 1,389,816 | \$ 824,475 | \$ (565,341) |
| FUND BALANCE, BEGINNING (OCT 1, 2023) | 885,608 | 885,608 | 885,608 | |
| FUND BALANCE, ENDING | \$ 825,876 | \$ 2,275,424 | \$ 1,710,083 | |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2024

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) |
|--|-----------------------------|------------------------|------------------------|--------------------------|
| <u>REVENUES</u> | | | | |
| Interest - Investments | \$ - | \$ - | \$ - | \$ - |
| TOTAL REVENUES | - | - | - | - |
| <u>EXPENDITURES</u> | | | | |
| TOTAL EXPENDITURES | - | - | - | - |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | - | - | - | - |
| Net change in fund balance | \$ - | \$ - | \$ - | \$ - |
| FUND BALANCE, BEGINNING (OCT 1, 2023) | - | - | 60,440 | |
| FUND BALANCE, ENDING | \$ - | \$ - | \$ 60,440 | |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2024

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) |
|--|-----------------------------|------------------------|------------------------|-----------------------------|
| <u>REVENUES</u> | | | | |
| Interest - Investments | \$ 60 | \$ 25 | \$ 25,550 | \$ 25,525 |
| Special Assmnts- Tax Collector | 1,208,761 | 1,087,885 | 946,426 | (141,459) |
| Special Assmnts- Discounts | (48,350) | (43,515) | (37,318) | 6,197 |
| TOTAL REVENUES | 1,160,471 | 1,044,395 | 934,658 | (109,737) |
| <u>EXPENDITURES</u> | | | | |
| <u>Administration</u> | | | | |
| Misc-Assessment Collection Cost | 24,175 | 21,758 | 18,182 | 3,576 |
| Total Administration | 24,175 | 21,758 | 18,182 | 3,576 |
| <u>Debt Service</u> | | | | |
| Principal Debt Retirement | 725,000 | - | - | - |
| Principal Prepayments | - | - | 20,000 | (20,000) |
| Interest Expense | 421,013 | 210,507 | 210,506 | 1 |
| Total Debt Service | 1,146,013 | 210,507 | 230,506 | (19,999) |
| TOTAL EXPENDITURES | 1,170,188 | 232,265 | 248,688 | (16,423) |
| Excess (deficiency) of revenues Over (under) expenditures | (9,717) | 812,130 | 685,970 | (126,160) |
| <u>OTHER FINANCING SOURCES (USES)</u> | | | | |
| Contribution to (Use of) Fund Balance | (9,717) | - | - | - |
| TOTAL FINANCING SOURCES (USES) | (9,717) | - | - | - |
| Net change in fund balance | \$ (9,717) | \$ 812,130 | \$ 685,970 | \$ (126,160) |
| FUND BALANCE, BEGINNING (OCT 1, 2023) | 1,264,392 | 1,264,392 | 1,264,392 | |
| FUND BALANCE, ENDING | \$ 1,254,675 | \$ 2,076,522 | \$ 1,950,362 | |

HARMONY

Community Development District

Series 2015 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2024

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) |
|--|-----------------------------|------------------------|------------------------|-----------------------------|
| <u>REVENUES</u> | | | | |
| Interest - Investments | \$ 30 | \$ 13 | \$ 9,052 | \$ 9,039 |
| Special Assmnts- Tax Collector | 593,460 | 534,114 | 424,269 | (109,845) |
| Special Assmnts- Other | 26,600 | 23,940 | 275,059 | 251,119 |
| Special Assmnts- Prepayment | - | - | 89,382 | 89,382 |
| Special Assmnts- Discounts | (23,738) | (21,364) | (16,729) | 4,635 |
| TOTAL REVENUES | 596,352 | 536,703 | 781,033 | 244,330 |
| <u>EXPENDITURES</u> | | | | |
| <u>Administration</u> | | | | |
| Misc-Assessment Collection Cost | 11,869 | 10,683 | 8,151 | 2,532 |
| Total Administration | 11,869 | 10,683 | 8,151 | 2,532 |
| <u>Debt Service</u> | | | | |
| Principal Debt Retirement | 295,000 | - | - | - |
| Principal Prepayments | - | - | 25,000 | (25,000) |
| Interest Expense | 269,100 | 134,550 | 134,550 | - |
| Total Debt Service | 564,100 | 134,550 | 159,550 | (25,000) |
| TOTAL EXPENDITURES | 575,969 | 145,233 | 167,701 | (22,468) |
| Excess (deficiency) of revenues Over (under) expenditures | 20,383 | 391,470 | 613,332 | 221,862 |
| <u>OTHER FINANCING SOURCES (USES)</u> | | | | |
| Contribution to (Use of) Fund Balance | 20,383 | - | - | - |
| TOTAL FINANCING SOURCES (USES) | 20,383 | - | - | - |
| Net change in fund balance | \$ 20,383 | \$ 391,470 | \$ 613,332 | \$ 221,862 |
| FUND BALANCE, BEGINNING (OCT 1, 2023) | 695,556 | 695,556 | 695,556 | |
| FUND BALANCE, ENDING | \$ 715,939 | \$ 1,087,026 | \$ 1,308,888 | |

HARMONY
Community Development District

Supporting Schedules

February 29, 2024

HARMONY

Community Development District

**Non-Ad Valorem Special Assessments
Osceola County Tax Collector - Monthly Collection Report
For the Fiscal Year Ending September 30, 2024**

| Date Received | Net Amount Received | Discount/ (Penalties) Amount | Collection Cost | Gross Amount Received | Allocation by Fund | | |
|-----------------------------------|---------------------|------------------------------|------------------|-----------------------|---------------------|--|--|
| | | | | | General Fund | Series 2014 Debt Service Fund ⁽¹⁾ | Series 2015 Debt Service Fund ⁽¹⁾ |
| ASSESSMENTS LEVIED FY 2024 | | | | \$ 4,502,795 | \$ 2,758,501 | \$ 1,204,385 | \$ 539,909 |
| Allocation % | | | | 100% | 61% | 27% | 11.99% |
| 11/10/2023 | \$ 21,549 | \$ 1,162.7 | \$ 440 | \$ 23,151 | \$ 14,183 | \$ 6,192 | \$ 2,776 |
| 11/24/2023 | \$ 248,290 | \$ 10,556.5 | \$ 5,067 | \$ 263,914 | \$ 161,679 | \$ 70,590 | \$ 31,645 |
| 12/11/2023 | \$ 2,797,087 | \$ 118,923.6 | \$ 57,083 | \$ 2,973,094 | \$ 1,821,376 | \$ 795,228 | \$ 356,489 |
| 12/22/2023 | \$ 133,910 | \$ 5,234.9 | \$ 2,733 | \$ 141,877 | \$ 86,917 | \$ 37,949 | \$ 17,012 |
| 1/10/2024 | \$ 68,699 | \$ 2,168.0 | \$ 1,402 | \$ 72,269 | \$ 44,274 | \$ 19,330 | \$ 8,665 |
| 1/10/2024 | \$ 11,526 | \$ 363.8 | \$ 235 | \$ 12,125 | \$ 7,428 | \$ 3,243 | \$ 1,454 |
| 2/8/2024 | \$ 581 | \$ 18.4 | \$ 12 | \$ 611 | \$ 375 | \$ 164 | \$ 73 |
| 2/8/2024 | \$ 49,231 | \$ 1,093.2 | \$ 1,005 | \$ 51,329 | \$ 31,445 | \$ 13,729 | \$ 6,155 |
| TOTAL | \$ 3,330,873 | \$ 139,521 | \$ 67,977 | \$ 3,538,371 | \$ 2,167,676 | \$ 946,426 | \$ 424,269 |

Collected in % 78.6%

| | | | | |
|--------------------------|------------|------------|------------|------------|
| TOTAL OUTSTANDING | \$ 964,424 | \$ 590,825 | \$ 257,959 | \$ 115,639 |
|--------------------------|------------|------------|------------|------------|

Note (1): Variance between budget and assessment levy is due to prepayments received during the budget process.

HARMONY

Community Development District

Cash and Investment Report
February 29, 2024

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 | Bank United | Checking Account | n/a | 0.00% | \$575,688 |
| Money Market Account | BankUnited | Money Market Account | n/a | 5.25% | \$1,278,006 |
| Subtotal | | | | | <u>\$1,853,694</u> |

Debt Service Funds

| <u>Account Name</u> | <u>Bank Name</u> | <u>Investment Type</u> | <u>Maturity</u> | <u>Yield</u> | <u>Balance</u> |
|-----------------------------|------------------|------------------------|-----------------|--------------|---------------------------|
| Series 2015 Interest Fund | US Bank | US Bank Open-Ended Cc | n/a | 3.82% | \$6,767 |
| Series 2015 Prepayment Fund | US Bank | US Bank Gcts | n/a | 5.25% | \$354,007 |
| Series 2015 Reserve Fund | US Bank | US Bank Gcts | n/a | 5.25% | \$340,000 |
| Series 2015 Revenue Fund | US Bank | US Bank Gcts | n/a | 5.25% | \$602,141 |
| Series 2014 Reserve Fund | US Bank | US Bank Gcts | n/a | 5.25% | \$607,313 |
| Series 2014 Revenue Fund | US Bank | US Bank Gcts | n/a | 5.25% | \$1,329,725 |
| Subtotal | | | | | <u>\$3,239,953</u> |
| Total | | | | | <u><u>\$5,093,647</u></u> |

Subsection 5C

Approvals

HARMONY CDD

General Fund

INVOICE APPROVAL # 286

14-Mar-24

| <u>Payee</u> | Invoice Number | A= Approval R= Ratification | Invoice Amount | Total |
|------------------------------|---------------------|-----------------------------------|----------------|-------|
| BENCHMARK LANDSCAPING LLC | 65476 | R | 59,250.00 | |
| | 68964 | R | 1,160.00 | |
| | 71073 | R | 59,250.00 | |
| | 71670 | R | 4,000.00 | |
| | 71671 | R | 11,305.00 | |
| | 72221 | R | 1,320.00 | |
| | Vendor Total | | | |
| CHARTER COMMUNICATIONS - ACH | 1997518012824 | R | \$ 119.98 | |
| | 1997500020624 | R | \$ 123.98 | |
| | Vendor Total | | | |
| DIGITAL ASSURANCE | 97021 | R | \$ 1,500.00 | |
| | Vendor Total | | | |
| ELAN FINANCIAL SERVICES | 12424.1777 | R | \$ 1,494.62 | |
| | Vendor Total | | | |
| ELEMENT ENVIRONMENTAL | 1094 | R | \$ 25,010.00 | |
| | Vendor Total | | | |
| FEDEX | 8-414-90360 | R | \$ 44.74 | |
| | Vendor Total | | | |
| INFRAMARK, LLC | 110775 | | \$ 7.66 | |
| | 111403 | | \$ 37,261.50 | |
| | Vendor Total | | | |
| KUTAK ROCK LLP | 3352377 | R | \$ 3,439.50 | |
| | Vendor Total | | | |
| ORLANDO UTILITIES COMMISSION | 100323ACH | R | \$ 13,959.50 | |
| | Vendor Total | | | |

HARMONY CDD

General Fund

INVOICE APPROVAL # 286

| <u>Payee</u> | Invoice Number | A= Approval R= Ratification | Invoice Amount | Total |
|--------------------------|---------------------|-----------------------------------|--------------------|---------------------|
| PEGASUS ENGINEERING, LLC | 227115 | R | \$ 7,855.00 | |
| | 227051 | R | \$ 5,050.00 | |
| | Vendor Total | | | \$ 12,905.00 |
| POOLSURE | 1012956478243 | R | \$ 222.75 | |
| | 1012695648494 | R | \$ 35.00 | |
| | 101295648493 | R | \$ 60.00 | |
| | 101295649673 | R | \$ 549.75 | |
| | 101295649327 | R | \$ 60.00 | |
| | 101295649328 | R | \$ 35.00 | |
| | 101295650331 | R | \$ 60.00 | |
| | 101295650762 | R | \$ 413.25 | |
| | 102956950763 | R | \$ 694.50 | |
| | 101295650332 | R | \$ 35.00 | |
| | 101295650944 | R | \$ 60.00 | |
| | 101295650945 | R | \$ 35.00 | |
| | 101295648234 | R | \$ 676.50 | |
| Vendor Total | | | \$ 2,936.75 | |
| PROPET DISTRIBUTORS INC | 144985 | R | \$ 1,223.60 | |
| | Vendor Total | | | \$ 1,223.60 |
| SERVUSAT | 4742 | R | \$ 1,150.00 | |
| | Vendor Total | | | \$ 1,150.00 |
| SOLITUDE LAKE MANAGEMENT | PSI029291 | R | \$ 9,450.00 | |
| | PSI029292 | R | \$ 500.00 | |
| | Vendor Total | | | \$ 9,950.00 |

HARMONY CDD

General Fund

INVOICE APPROVAL # 286

| <u>Payee</u> | Invoice Number | A= Approval R= Ratification | Invoice Amount | Total |
|--------------|---------------------------|--|---------------------------|--------------|
|--------------|---------------------------|--|---------------------------|--------------|

| | | | | |
|----------------------------|-----------------|---|--------------|--------------|
| TOHO WATER AUTHORITY - ACH | 011924-8389 ACH | R | \$ 14,778.82 | |
| | | | Vendor Total | \$ 14,778.82 |

| | | | | |
|--------------------------|-------------|---|--------------|-----------|
| WASTE CONNECTIONS OF FL. | 1486615W460 | R | \$ 346.21 | |
| | | | Vendor Total | \$ 346.21 |

| | | | | |
|--|--|--|--------------|----------------------|
| | | | Total | \$ 262,536.86 |
|--|--|--|--------------|----------------------|