

**HARMONY  
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA PACKAGE**

**Thursday, July 25, 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, Assistant Secretary  
Kerul Kassel, Assistant Secretary  
Joellyn Phillips, Assistant Secretary



### Staff Members:

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

## Meeting Order Of Business

Thursday, July 25, 2024 – 6:00 p.m.

1. **Call to Order and Roll Call**
2. **Audience Comments** – Three- (3) Minute Time Limit
3. **Discussion of O&M Assessment Methodology**
4. **Public Hearings**
  - A. Presentation of FY 2025 Budget ..... Page 5
  - B. Public Hearing on FY 2025 Budget
    - i. Public Comment
    - ii. Consideration of Resolution 2024-10, Adopting the FY 2025 Budget ..... Page 20
  - C. Public Hearing on Levying O&M Assessments
    - i. Public Comment
    - ii. Consideration of Resolution 2024-11, Levying O&M Assessments ..... Page 24
5. **Staff Reports**
  - A. Landscaping: Benchmark Landscaping/United Land Services
  - B. Field Manager: Inframark
    - i. Monthly Report ..... Page 31
  - C. District Engineer: Pegasus Engineering
    - i. Change Order #1 ..... Page 71
    - ii. Lakefront Park Community Maintenance Facility Update
    - iii. Alleyway Inspection Results
    - iv. Drainage Matter in The Estates
    - v. Safety Ramp Improvements at the Intersection of Clay Brick Road and the High School
  - D. District Counsel: Kutak Rock
    - i. Consideration of Agreement with Flock and Related Negotiation Issues
    - ii. Consideration of Resolution 2024-12, Security Access Policy ..... Page 80
  - E. District Manager: Inframark
    - i. Consideration of Falcon Design & Construction Estimate #2344.1 ..... Page 85
6. **Business Items**
  - A. Consideration of FY 2025 Meeting Schedule ..... Page 89
  - B. Discussion of 192 Median Maintenance ..... Page 91
7. **Consent Agenda**
  - A. Minutes from June 27, 2024, Regular Meeting ..... Page 107
  - B. Financial Statements ..... Page 120
  - C. Check Register #290 ..... Page 132
8. **Supervisor Requests**
9. **Adjournment**

*The next meeting is scheduled for Thursday, August 22, 2024, at 6:00 p.m.*

### District Office:

313 Campus Street  
Celebration FL 34747  
407-566-1935  
[www.harmonycdd.org](http://www.harmonycdd.org)

### Meeting Location:

3285 Songbird Circle  
St. Cloud, FL 34773  
Zoom <https://zoom.us/j/4276669233>  
Dial 929-205-6099, ID 4276669233

# **Section 4**

# **Public Hearings**

# **Section 4A**

# **FY 2025 Budget**

## **HARMONY** Community Development District

### ***Annual Operating and Debt Service Budget***

**Fiscal Year 2025**

**Preliminary Budget**

Prepared by:



**Harmony**  
**Community Development District**

**Operating Budget**  
Fiscal Year 2025

**HARMONY**

Community Development District

General Fund

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2025 Budget

Account #	ACCOUNT DESCRIPTION	ADOPTED		ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
		ACTUAL FY 2023	BUDGET FY 2024	THRU 4/30/2024	May- 9/30/2024	PROJECTED FY 2024		BUDGET FY 2025
<b>REVENUES</b>								
361001	Interest - Investments	\$ 48,891	\$ 30,000	\$ 25,964	\$ 18,861	\$ 44,825	49.42%	30,000
361006	Interest - Tax Collector	18,049		5,112	-	5,112	0.00%	
363010	Special Assmnts- Tax Collector	2,412,788	2,791,633	2,366,330	425,303	2,791,633	0.00%	2,967,878
363011	Special Assessments-Tax Collector-VC1	-	(33,132)	-	-	-	-100.00%	-
363090	Special Assmnts- Discounts	(77,003)	(111,665)	(85,916)	-	(85,916)	-23.06%	(118,715)
369900	Other Miscellaneous Revenues	5,373					0.00%	
369941	Access Cards	1,060	1,200	94	68	162	-86.48%	1,200
369958	Insurance Reimbursements	7,709					0.00%	
369982	Facility Revenue	(24)	600	(642)	1,242	600	0.00%	600
	Garden Lot	1,292	1,207	1,325	-	1,325	9.78%	1,200
<b>TOTAL REVENUES</b>		<b>2,418,135</b>	<b>2,679,843</b>	<b>2,312,267</b>	<b>445,474</b>	<b>2,757,741</b>		<b>2,882,163</b>
<b>EXPENDITURES</b>								
<i>Administration</i>								
511001	P/R-Board of Supervisors	9,400	14,000	5,000	9,000	14,000	0.00%	14,000
521001	FICA Taxes	719	1,071	444	627	1,071	0.00%	1,071
531002	ProfServ-Arbitrage Rebate	600	1,200	600	600	1,200	0.00%	1,200
531012	ProfServ-Dissemination Agent	1,500	1,500	1,500	-	1,500	0.00%	1,500
531013	ProfServ-Engineering	86,854	60,000	58,680	42,626	101,306	68.84%	70,000
531023	ProfServ-Legal Services	72,177	60,000	35,028	25,445	60,473	0.79%	60,000
531027	ProfServ-Mgmt Consulting Serv	69,250	71,328	41,608	29,720	71,328	0.00%	73,468
531035	ProfServ-Property Appraiser	694	392	-	392	392	0.00%	392
	ProfServ-Recording Secretary	3,850	4,326	1,082	3,244	4,326	0.00%	4,456
531038	ProfServ-Special Assessment	8,822	9,087	8,822	265	9,087	0.00%	9,360
531045	ProfServ-Trustee Fees	10,160	10,160	-	10,160	10,160	0.00%	10,160
532002	Auditing Services	4,400	4,400	-	4,400	4,400	0.00%	5,000
541006	Postage and Freight	4,067	1,000	128	872	1,000	0.00%	1,000
544004	Rental - Meeting Room	3,211	7,500	-	7,500	7,500	0.00%	7,500
545002	Insurance - General Liability	18,732	20,000	22,932	-	22,932	14.66%	27,000
547001	Printing and Binding	1,309	-	174	-	174	0.00%	-
548002	Legal Advertising	1,703	1,200	524	381	905	-24.61%	1,200
549069	Misc-Records Storage	2,494					0.00%	
549070	Misc-Assessmnt Collection Cost	47,445	55,832	45,608	10,224	55,832	0.00%	59,358
549900	Misc-Contingency	773					0.00%	
554007	Annual District Filing Fee	175	175	175	-	175	0.00%	175
<b>Total Administration</b>		<b>348,335</b>	<b>323,171</b>	<b>222,305</b>	<b>145,456</b>	<b>367,761</b>		<b>346,839</b>
<i>Field</i>								
531016	ProfServ-Field Management	338,872	375,810	219,222	156,588	375,810	0.00%	387,084
549001	Miscellaneous Services	4,844		808	-	808	0.00%	-
<b>Total Field</b>		<b>343,716</b>	<b>375,810</b>	<b>220,030</b>	<b>156,588</b>	<b>376,618</b>		<b>387,084</b>
<i>Landscape Services</i>								
534065	Contracts - Mulch	-	77,347	77,348	-	77,348	0.00%	77,348
534171	Contracts - Landscape	526,187	699,567	403,063	296,504	699,567	0.00%	746,392
534172	Other Landscape	28,691		17,495	12,709	30,204	0.00%	-
	Contracts - Annuals	3,500	14,000	3,500	2,542	6,042	-56.84%	14,000
546041	R&M - Irrigation	8,667	30,000					30,000
546099	R&M - Trees and Trimming	54,146	40,000	10,900	7,918	18,818	-52.96%	40,000
549001	Miscellaneous Services	140	50,000	15	11	26	-99.95%	50,000
<b>Total Landscape Services</b>		<b>642,127</b>	<b>910,914</b>	<b>512,321</b>	<b>319,684</b>	<b>832,005</b>		<b>957,740</b>
<i>Utilities</i>								
543006	Electricity - General	35,034	43,550	20,506	14,896	35,402	-18.71%	43,000
543013	Electricity - Streetlighting	125,804	139,470	71,132	51,671	122,803	-11.95%	139,000
543021	Utility - Water & Sewer	157,166	211,860	110,621	80,357	190,978	-9.86%	220,000
<b>Total Utilities</b>		<b>318,004</b>	<b>394,880</b>	<b>202,259</b>	<b>146,924</b>	<b>349,183</b>		<b>402,000</b>

**HARMONY**

Community Development District

General Fund

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2025 Budget

Account #	ACCOUNT DESCRIPTION	ADOPTED		ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
		ACTUAL FY 2023	BUDGET FY 2024	THRU 4/30/2024	May- 9/30/2024	PROJECTED FY 2024		BUDGET FY 2025
<b>Operation &amp; Maintenance</b>								
543020	Utility - Refuse Removal	3,412	3,500	2,465	1,791	4,256	21.59%	3,500
546073	R&M-Ponds/Buck Lake	6,708	20,000	42,150	30,618	72,768	263.84%	100,000
546074	R&M-Pools	39,313	35,000	9,232	6,706	15,938	-54.46%	60,000
546081	R&M-Roads & Alleyways		2,000		-	-	-100.00%	2,000
	R&M-Streetlights		10,000		-	-	-100.00%	10,000
546104	R&M-Vehicles/Equipment	6,111	15,000	190	138	328	-97.81%	15,000
1	R&M-User Supported Facility	1,015			-	-	0.00%	-
546223	R&M-Equipment Boats	8,506	10,000	157	114	271	-97.29%	10,000
546225	R&M-Parks & Facilities	64,007	45,000	26,625	19,341	45,966	2.15%	45,000
	R&M-Garden Lot	235	2,000	208	151	359	-82.05%	2,000
	Sidewalk Panel Replacements		20,000	-	-	-	-100.00%	20,000
	R&M- Invasive Plant Maintenance	54,800	105,000	5,050	3,668	8,718	-91.70%	105,000
549911	Security Enhancements	10,164	5,700	4,384	3,185	7,569	32.78%	6,000
552030	Op Supplies - Fuel, Oil	1,702	8,000	122	89	211	-97.37%	8,000
564041	Cap Outlay - Vehicles	10,961	15,000		-	-	-100.00%	15,000
	Reserve - Other		412,000	59,801	43,440	103,241	-74.94%	387,000
	<b>Total Operation &amp; Maintenance</b>	<b>206,934</b>	<b>708,200</b>	<b>150,384</b>	<b>109,241</b>	<b>259,625</b>		<b>788,500</b>
<b>Debt Service</b>								
	Principal Debt Retirement	13,507	14,177	268,292	-	268,292	1792.45%	-
	Interest Expense	13,093	12,423	6,767	5,656	12,423	0.00%	-
	<b>Total Debt Service</b>	<b>26,600</b>	<b>26,600</b>	<b>275,059</b>	<b>5,656</b>	<b>280,715</b>		<b>-</b>
<b>TOTAL EXPENDITURES</b>		<b>1,885,716</b>	<b>2,739,575</b>	<b>1,582,358</b>	<b>883,549</b>	<b>2,465,907</b>		<b>2,882,163</b>
	Excess (deficiency) of revenues							
	Over (under) expenditures	532,419	(59,732)	729,909	(438,075)	291,834		0
	OPERATING TRANSFERS-OUT	(300,000)						(387,000)
	CONTRIBUTION TO (USE) FUND BALANCE		(59,732)					
	Net change in fund balance	232,419	(59,732)	729,909	(438,075)	291,834		0
391000	<b>FUND BALANCE, BEGINNING</b>	652,880	885,299	885,299	-	885,299		1,177,133
	<b>FUND BALANCE, ENDING</b>	<b>\$ 885,299</b>	<b>\$ 825,567</b>	<b>\$ 1,615,208</b>	<b>\$ (438,075)</b>	<b>\$ 1,177,133</b>		<b>1,177,133</b>



**HARMONY**

Community Development District

*General Fund*

**Exhibit "A"**  
Allocation of Fund Balances

FISCAL YEAR 2025 RESERVE FUND ANALYSIS	
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2023	\$ 885,299
Less: Forecasted Surplus/(Deficit) as of 9/30/2024	291,834
<b>Estimated Funds Available - 9/30/2024</b>	<b>1,177,133</b>

FISCAL YEAR 2025 RESERVE FUND ANALYSIS	
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2024	\$ 1,177,133
Less: First Month Operating Reserve	(240,180) <sup>(1)</sup>
Less: Designated Reserves for Capital Projects	-
Less: Forecasted Surplus/(Deficit) as of 9/30/2025	0
<b>Estimated Remaining Undesignated Cash as of 9/30/2025</b>	<b>936,953</b>

**Notes**

(1) Represents approximately 1 month of operating expenditures

## HARMONY

Community Development District

General Fund Reserves

### Summary of Revenues, Expenditures and Changes in Fund Balances General Fund Fiscal Year 2025 Budget

Account #	ACCOUNT DESCRIPTION	ACTUAL FY 2023	ADOPTED BUDGET FY 2024	ACTUAL THRU 4/30/2024	PROJECTED May- 9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
<b>REVENUES</b>							
	Interest Investment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL REVENUES</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>EXPENDITURES</b>							
<i>Operation &amp; Maintenance</i>							
	Reserve - Other	786,566	-	-	-	-	-
<b>Total Operation &amp; Maintenance</b>		<b>786,566</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>		<b>786,566</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Excess (deficiency) of revenues							
Over (under) expenditures		(786,566)	-	-	-	-	-
<b>OTHER FINANCING SOURCES (USES)</b>							
591000	Operating Transfers-In	300,000	-	-	-	-	387,000
599999	Contribution to (Use of) Fund Balance	-	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>		<b>300,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>387,000</b>
Net change in fund balance		(486,566)	-	-	-	-	387,000
391000	<b>FUND BALANCE, BEGINNING</b>	547,006	60,440	60,440	-	60,440	60,440
<b>FUND BALANCE, ENDING</b>		<b>\$ 60,440</b>	<b>\$ 60,440</b>	<b>\$ 60,440</b>	<b>\$ -</b>	<b>\$ 60,440</b>	<b>\$ 447,440</b>

**Harmony**  
**Community Development District**

**Debt Service Budgets**  
Fiscal Year 2025

**HARMONY**

Community Development District

2014 Debt Service

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
 Series 2014 Debt Service Fund  
 Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2024	ACTUAL THRU 4/30/2024	PROJECTED May- 9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
<b>REVENUES</b>					
Interest - Investments	\$ 60	\$ 32,866	\$ -	\$ 32,866.00	\$ -
Special Assmnts- Tax Collector	1,208,761	964,739	244,022	1,208,761	1,202,792
Special Assmnts- Discounts	(48,350)	(37,512)	(10,838)	(48,350)	(48,112)
<b>TOTAL REVENUES</b>	<b>1,160,471</b>	<b>960,093</b>	<b>233,184</b>	<b>1,193,277</b>	<b>1,154,680</b>
<b>EXPENDITURES</b>					
<i>Administrative</i>					
Misc-Assessmnt Collection Cost	24,175	18,545	5,630	24,175	24,056
<b>Total Administrative</b>	<b>24,175</b>	<b>18,545</b>	<b>5,630</b>	<b>24,175</b>	<b>24,056</b>
<i>Debt Service</i>					
Principal Debt Retirement	\$ 725,000		\$ 725,000	\$ 725,000	\$ 760,000
Principal Prepayments		20,000	-	20,000	-
Interest Expense	421,013	210,506	209,981	420,487	383,713
<b>Total Debt Service</b>	<b>1,146,013</b>	<b>230,506</b>	<b>934,981</b>	<b>1,165,487</b>	<b>1,143,713</b>
<b>TOTAL EXPENDITURES</b>	<b>1,170,188</b>	<b>249,051</b>	<b>940,611</b>	<b>1,189,662</b>	<b>1,167,768</b>
Excess (deficiency) of revenues Over (under) expenditures	(9,717)	711,042	(707,427)	3,615	(13,088)
Net change in fund balance	(9,717)	711,042	(707,427)	3,615	-
<b>FUND BALANCE, BEGINNING</b>	<b>1,264,392</b>	<b>1,264,392</b>	<b>-</b>	<b>1,264,392</b>	<b>1,268,007</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,254,675</b>	<b>\$ 1,975,434</b>	<b>\$ (707,427)</b>	<b>\$ 1,268,007</b>	<b>\$ 1,268,007</b>

**HARMONY**

Community Development District

2014 Debt Service

AMORTIZATION SCHEDULE

Period Ending	Outstanding Balance	Principal	Special Call	Coupon Rate	Interest	Annual Debt Service
11/1/2014	\$13,945,000					
5/1/2015	\$13,945,000	\$260,000	\$185,000	5%	\$597,819	\$1,042,819
11/1/2015	\$13,500,000		\$70,000		\$346,250	
5/1/2016	\$13,430,000	\$520,000	\$15,000	5%	\$344,450	\$1,295,700
11/1/2016	\$12,895,000	\$40,000			\$331,063	
5/1/2017	\$12,855,000	\$535,000		5%	\$330,031	\$1,236,094
11/1/2017	\$12,320,000		\$15,000		\$316,656	
5/1/2018	\$12,305,000	\$575,000	\$20,000	5%	\$316,281	\$1,242,938
11/1/2018	\$11,710,000		\$30,000		\$301,406	
5/1/2019	\$11,680,000	\$585,000	\$15,000	5%	\$300,619	\$1,232,025
11/1/2019	\$11,080,000		\$70,000		\$283,806	
5/1/2020	\$11,010,000	\$610,000	\$25,000	5%	\$283,806	\$1,272,613
11/1/2020	\$10,375,000		\$25,000		\$267,900	
5/1/2021	\$10,350,000	\$640,000	\$100,000	5%	\$267,244	\$1,175,144
11/1/2021	\$9,610,000		\$15,000		\$248,656	
5/1/2022	\$9,595,000	\$665,000	\$70,000	5%	\$248,275	\$1,161,931
11/1/2022	\$8,860,000		\$70,000		\$229,831	
5/1/2023	\$8,790,000	\$690,000	\$10,000	5%	\$228,013	\$1,147,844
11/1/2023	\$8,090,000		\$20,000		\$210,506	
5/1/2024	\$8,070,000	\$725,000		5%	\$209,981	\$1,145,488
11/1/2024	\$7,345,000				\$191,856	
5/1/2025	\$7,345,000	\$760,000		5%	\$191,856	\$1,143,713
11/1/2025	\$6,585,000				\$172,856	
5/1/2026	\$6,585,000	\$800,000		5%	\$172,856	\$1,145,713
11/1/2026	\$5,785,000				\$151,856	
5/1/2027	\$5,785,000	\$840,000		5%	\$151,856	\$1,143,713
11/1/2027	\$4,945,000				\$129,806	
5/1/2028	\$4,945,000	\$890,000		5%	\$129,806	\$1,149,613
11/1/2028	\$4,055,000				\$106,444	
5/1/2029	\$4,055,000	\$935,000		5%	\$106,444	\$1,147,888
11/1/2029	\$3,120,000				\$81,900	
5/1/2030	\$3,120,000	\$985,000		5%	\$81,900	\$1,148,800
11/1/2030	\$2,135,000				\$56,044	
5/1/2031	\$2,135,000	\$1,040,000		5%	\$56,044	\$1,152,088
11/1/2031	\$1,095,000				\$28,744	
5/1/2032	\$1,095,000	\$1,095,000		5%	\$28,744	\$1,152,488
		<b>\$7,345,000</b>			<b>\$1,839,013</b>	<b>\$9,184,013</b>

**HARMONY**

Community Development District

Series 2015 Debt Service

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Series 2015 Debt Service Fund Fund  
Fiscal Year 2025 Budget

Account #	ACCOUNT DESCRIPTION	ADOPTED BUDGET	ACTUAL THRU	PROJECTED	TOTAL PROJECTED	ANNUAL BUDGET
		FY 2024	4/30/2024	May-9/30/2024	FY 2024	FY 2025
<b>REVENUES</b>						
361001	Interest - Investments	\$ 30	\$ 13,891	\$ -	\$ -	
363010	Special Assmnts- Tax Collector	593,460	432,479	160,981	593,460	474,957
	Special Assmnts- Other	26,600	275,059	-	275,059	
363030	Special Assmnts- Prepayment		118,765	-	118,765	-
363090	Special Assmnts- Discounts	(23,738)	(16,816)	(6,922)	(23,738)	(18,998)
<b>TOTAL REVENUES</b>		<b>596,352</b>	<b>823,378</b>	<b>154,059</b>	<b>963,546</b>	<b>455,959</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
549070	Misc-Assessmnt Collection Cost	11,869	8,313	3,556	11,869	9,499
<b>Total Administrative</b>		<b>11,869</b>	<b>8,313</b>	<b>3,556</b>	<b>11,869</b>	<b>9,499</b>
<i>Debt Service</i>						
571001	Principal Debt Retirement	295,000	-	-	-	310,000
571006	Principal Prepayments	-	25,000	-	25,000	-
572001	Interest Expense	269,100	134,550	133,909	268,459	253,806
<b>Total Debt Service</b>		<b>564,100</b>	<b>159,550</b>	<b>133,909</b>	<b>293,459</b>	<b>563,806</b>
<b>TOTAL EXPENDITURES</b>		<b>575,969</b>	<b>167,863</b>	<b>137,465</b>	<b>305,328</b>	<b>573,305</b>
Excess (deficiency) of revenues						
Over (under) expenditures		20,383	655,515	16,594	658,218	(117,346)
Net change in fund balance		20,383	655,515	16,594	658,218	-
391000	<b>FUND BALANCE, BEGINNING</b>	695,556	695,556	-	695,556	1,353,774
<b>FUND BALANCE, ENDING</b>		<b>\$ 715,939</b>	<b>\$ 1,351,071</b>	<b>\$ 16,594</b>	<b>\$ 1,353,774</b>	<b>\$ 1,353,774</b>

**HARMONY**

Community Development District

2015 Debt Service

AMORTIZATION SCHEDULE

				Period Ending	Outstanding Balance	Principal	Special Call	Coupon Rate	Interest	Annual Debt Service
P	2015	P2015	4/2/2015		\$13,530,000			3.750%	\$0	\$0
I	2016	I2016	11/1/2015		\$13,530,000			3.750%	\$337,079	
P	2016	P2016	5/1/2016		\$13,530,000	\$390,000		3.750%	\$202,241	\$929,320
I	2017	I2017	11/1/2016		\$13,140,000			3.750%	\$194,928	
P	2017	P2017	5/1/2017		\$13,140,000	\$410,000		3.750%	\$194,928	\$799,856
I	2018	I2018	11/1/2017		\$12,730,000		\$45,000	3.750%	\$315,419	
P	2018	P2018	5/1/2018		\$12,685,000	\$425,000	\$330,000	3.750%	\$315,419	\$1,430,838
I	2019	I2019	11/1/2018		\$11,930,000		\$335,000	3.750%	\$299,181	
P	2019	P2019	5/1/2019		\$11,595,000	\$420,000	\$100,000	4.750%	\$290,784	\$1,444,966
I	2020	I2020	11/1/2019		\$11,075,000		\$955,000	4.750%	\$278,303	
P	2020	P2020	5/1/2020		\$10,120,000	\$395,000	\$360,000	4.750%	\$254,309	\$2,242,613
I	2021	I2021	11/1/2020		\$9,365,000		\$335,000	4.750%	\$235,919	
P	2021	P2021	5/1/2021		\$9,030,000	\$380,000	\$125,000	4.750%	\$227,466	\$1,303,384
I	2022	I2022	11/1/2021		\$8,525,000		\$160,000	4.750%	\$215,303	
P	2022	P2022	5/1/2022		\$8,365,000	\$385,000	\$285,000	4.750%	\$211,241	\$811,544
I	2023	I2023	11/1/2022		\$7,695,000		\$1,165,000	4.750%	\$194,888	
P	2023	P2023	5/1/2023		\$6,530,000	\$330,000	\$905,000	4.750%	\$165,381	\$690,269
I	2024	I2024	11/1/2023		\$5,295,000		\$25,000	4.750%	\$134,550	
P	2024	P2024	5/1/2024		\$5,270,000	\$295,000		4.750%	\$133,909	\$563,459
I	2025	I2025	11/1/2024		\$4,975,000			4.750%	\$126,903	
P	2025	P2025	5/1/2025		\$4,975,000	\$310,000		4.750%	\$126,903	\$563,806
I	2026	I2026	11/1/2025		\$4,665,000			4.750%	\$119,541	
P	2026	P2026	5/1/2026		\$4,665,000	\$325,000		5.125%	\$119,541	\$564,081
I	2027	I2027	11/1/2026		\$4,340,000			5.125%	\$111,213	
P	2027	P2027	5/1/2027		\$4,340,000	\$340,000		5.125%	\$111,213	\$562,425
I	2028	I2028	11/1/2027		\$4,000,000			5.125%	\$102,500	
P	2028	P2028	5/1/2028		\$4,000,000	\$360,000		5.125%	\$102,500	\$565,000
I	2029	I2029	11/1/2028		\$3,640,000			5.125%	\$93,275	
P	2029	P2029	5/1/2029		\$3,640,000	\$375,000		5.125%	\$93,275	\$561,550
I	2030	I2030	11/1/2029		\$3,265,000			5.125%	\$83,666	
P	2030	P2030	5/1/2030		\$3,265,000	\$395,000		5.125%	\$83,666	\$562,331
I	2031	I2031	11/1/2030		\$2,870,000			5.125%	\$73,544	
P	2031	P2031	5/1/2031		\$2,870,000	\$420,000		5.125%	\$73,544	\$567,088
I	2032	I2032	11/1/2031		\$2,450,000			5.125%	\$62,781	
P	2032	P2032	5/1/2032		\$2,450,000	\$440,000		5.125%	\$62,781	\$565,563
I	2033	I2033	11/1/2032		\$2,010,000			5.125%	\$51,506	
P	2033	P2033	5/1/2033		\$2,010,000	\$465,000		5.125%	\$51,506	\$568,013
I	2034	I2034	11/1/2033		\$1,545,000			5.125%	\$39,591	
P	2034	P2034	5/1/2034		\$1,545,000	\$490,000		5.125%	\$39,591	\$569,181
I	2035	I2035	11/1/2034		\$1,055,000			5.125%	\$27,034	
P	2035	P2035	5/1/2035		\$1,055,000	\$515,000		5.125%	\$27,034	\$569,069
I	2036	I2036	11/1/2035		\$540,000			5.125%	\$13,838	
P	2036	P2036	5/1/2036		\$540,000	\$540,000		5.125%	\$13,838	\$567,675
				<b>Total</b>		<b>\$4,975,000</b>			<b>\$1,810,781</b>	<b>\$6,785,781</b>

**Harmony**  
**Community Development District**

**Supporting Budget Schedules**  
Fiscal Year 2025



Harmony  
Community Development District  
Summary of Assessment Rates

Neighborhood	Neighborhood Name	Lot Type	Lot Width	O & M		2014 Debt Service		2015 Debt Service		Total		Units	Acres	FY 2025 Per Balance Per Unit/acre			
				FY 2025	FY 2024	% Change (Decrease)/Increase	FY 2025	FY 2024	% Change (Decrease)/Increase	FY 2025	FY 2024				% Change (Decrease)/Increase		
A-1 B	Ashley Park Brookwood	MF	n/a	\$ 737.13	\$ 685.13	\$ 605.71	\$ 605.71	\$ -	\$ -	\$ 1,342.84	\$ 1,290.84	186	19.77	\$ 3,400			
		SF	80	\$ 2,330.31	\$ 2,165.92	\$ 1,914.87	\$ 1,914.87	\$ -	\$ -	\$ 4,245.18	\$ 4,080.79	9	23.58	\$ 10,500			
C-1	Cypress	SF	65	\$ 1,893.38	\$ 1,759.81	\$ 1,555.83	\$ 1,555.83	\$ -	\$ -	\$ 3,449.21	\$ 3,315.64	25		\$ 8,600			
		SF	52	\$ 1,514.70	\$ 1,407.85	\$ 1,244.66	\$ 1,244.66	\$ -	\$ -	\$ 2,759.36	\$ 2,625.51	35		\$ 6,500			
		SF	42	\$ 1,223.41	\$ 1,137.11	\$ 1,005.31	\$ 1,005.31	\$ -	\$ -	\$ 2,228.72	\$ 2,142.42	22		\$ 5,500			
		SF	35	\$ 1,018.51	\$ 947.59	\$ 837.75	\$ 837.75	\$ -	\$ -	\$ 1,875.26	\$ 1,785.34	15		\$ 4,600			
		SF	80	\$ 2,292.02	\$ 2,130.33	\$ 1,883.40	\$ 1,883.40	\$ -	\$ -	\$ 4,175.42	\$ 4,013.73	30	25.82	\$ 10,300			
		SF	65	\$ 1,862.27	\$ 1,730.89	\$ 1,530.26	\$ 1,530.26	\$ -	\$ -	\$ 3,392.53	\$ 3,261.15	30		\$ 8,400			
C-2	Cypress	SF	52	\$ 1,488.82	\$ 1,384.71	\$ 1,224.21	\$ 1,224.21	\$ -	\$ -	\$ 2,713.03	\$ 2,608.92	35		\$ 6,700			
		SF	42	\$ 1,203.31	\$ 1,118.42	\$ 988.78	\$ 988.78	\$ -	\$ -	\$ 2,192.09	\$ 2,107.20	30		\$ 5,400			
		SF	35	\$ 1,002.76	\$ 932.02	\$ 823.98	\$ 823.98	\$ -	\$ -	\$ 1,826.74	\$ 1,756.00	12	17.54	\$ 4,500			
		SF	80	\$ 2,383.38	\$ 2,215.24	\$ 1,958.47	\$ 1,958.47	\$ -	\$ -	\$ 4,346.85	\$ 4,173.71	4		\$ 10,700			
D-1	Drake	SF	65	\$ 1,936.30	\$ 1,798.88	\$ 1,591.26	\$ 1,591.26	\$ -	\$ -	\$ 3,527.76	\$ 3,391.14	14		\$ 9,000			
		SF	32	\$ 1,349.20	\$ 1,259.80	\$ 1,123.01	\$ 1,123.01	\$ -	\$ -	\$ 2,466.21	\$ 2,346.31	13		\$ 6,800			
		SF	35	\$ 1,042.73	\$ 969.17	\$ 856.83	\$ 856.83	\$ -	\$ -	\$ 1,903.56	\$ 1,828.00	25		\$ 4,700			
D-2	Drake Estates	SF	80	\$ 2,462.38	\$ 2,288.66	\$ 2,023.39	\$ 2,023.39	\$ -	\$ -	\$ 4,485.77	\$ 4,312.05	9	10.35	\$ 11,000			
		SF	65	\$ 2,000.68	\$ 1,859.54	\$ 1,644.00	\$ 1,644.00	\$ -	\$ -	\$ 3,684.68	\$ 3,503.54	20		\$ 9,000			
E	Green	SF	52	\$ 1,600.55	\$ 1,497.63	\$ 1,315.20	\$ 1,315.20	\$ -	\$ -	\$ 2,915.75	\$ 2,802.83	6		\$ 7,200			
		SF	n/a	\$ 1,462.68	\$ 1,359.49	\$ 1,201.91	\$ 1,201.91	\$ -	\$ -	\$ 2,664.59	\$ 2,561.40	11	2.32	\$ 6,600			
		SF	52	\$ 3,902.70	\$ 3,627.37	\$ 3,206.92	\$ 3,206.92	\$ -	\$ -	\$ 7,109.62	\$ 6,834.29	51	28.70	\$ 17,600			
G	Rosewood	SF	42	\$ 1,422.99	\$ 1,322.80	\$ 1,169.30	\$ 1,169.30	\$ -	\$ -	\$ 2,592.29	\$ 2,491.90	62	39.86	\$ 8,000			
		SF	35	\$ 1,185.83	\$ 1,102.17	\$ 974.41	\$ 974.41	\$ -	\$ -	\$ 2,160.24	\$ 2,076.58	85		\$ 5,400			
H-1	Rosewood	SF	35	\$ 1,325.40	\$ 1,231.89	\$ 1,073.54	\$ 1,073.54	\$ -	\$ -	\$ 2,398.94	\$ 2,305.43	39	20.34	\$ 5,800			
		SF	40	\$ 1,514.74	\$ 1,407.88	\$ 1,288.25	\$ 1,288.25	\$ -	\$ -	\$ 2,802.99	\$ 2,698.13	14		\$ 5,800			
H-2/J-A-2/M	H-2=Highhome F=Cherry Hill M=Lakes	SF	50	\$ 1,893.42	\$ 1,759.85	\$ 1,584.98	\$ 1,584.98	\$ -	\$ -	\$ 3,488.40	\$ 3,354.83	13		\$ 8,700			
		SF	25	\$ 946.71	\$ 879.92	\$ 786.62	\$ 786.62	\$ -	\$ -	\$ 1,713.53	\$ 1,648.74	46		\$ 4,200			
I/J/L/O	I=South Lake J=East O=Waterdale	SF	50	\$ 1,926.61	\$ 1,790.89	\$ 1,592.89	\$ 1,592.89	\$ -	\$ -	\$ 3,519.50	\$ 3,383.58	164	45.56	\$ 8,700			
		SF	40	\$ 1,908.40	\$ 1,777.76	\$ 1,604.87	\$ 1,604.87	\$ -	\$ -	\$ 3,443.13	\$ 3,312.49	138	153.00	\$ 13,000			
K	North Lake	SF	50	\$ 2,385.50	\$ 2,222.21	\$ 1,918.41	\$ 1,918.41	\$ -	\$ -	\$ 4,303.91	\$ 4,140.62	222		\$ 16,200			
		SF	60	\$ 2,892.60	\$ 2,698.65	\$ 2,302.10	\$ 2,302.10	\$ -	\$ -	\$ 5,184.70	\$ 4,988.75	31		\$ 19,500			
Office	Golf Course	SF	50	\$ 2,385.50	\$ 2,222.21	\$ 1,918.41	\$ 1,918.41	\$ -	\$ -	\$ 4,303.91	\$ 4,140.62	222		\$ 16,200			
		SF	60	\$ 2,892.60	\$ 2,698.65	\$ 2,302.10	\$ 2,302.10	\$ -	\$ -	\$ 5,184.70	\$ 4,988.75	31		\$ 19,500			
Comm	Commercial	SF	50	\$ 2,385.50	\$ 2,222.21	\$ 1,918.41	\$ 1,918.41	\$ -	\$ -	\$ 4,303.91	\$ 4,140.62	222		\$ 16,200			
		SF	60	\$ 2,892.60	\$ 2,698.65	\$ 2,302.10	\$ 2,302.10	\$ -	\$ -	\$ 5,184.70	\$ 4,988.75	31		\$ 19,500			
Tract GA	Town Center	Office	60	\$ 6,935.10	\$ 6,446.85	\$ 5,505.44	\$ 5,505.44	\$ -	\$ -	\$ 12,440.54	\$ 11,951.29	14	0.28	\$ 46,500			
		Comm	60	\$ 6,935.10	\$ 6,446.85	\$ 5,505.44	\$ 5,505.44	\$ -	\$ -	\$ 12,440.54	\$ 11,951.29	14	0.28	\$ 46,500			
Cat Lake Access	Town Center	TBD	50	\$ 6,935.10	\$ 6,446.85	\$ 5,505.44	\$ 5,505.44	\$ -	\$ -	\$ 12,440.54	\$ 11,951.29	14	0.28	\$ 46,500			
		TBD	50	\$ 6,935.10	\$ 6,446.85	\$ 5,505.44	\$ 5,505.44	\$ -	\$ -	\$ 12,440.54	\$ 11,951.29	14	0.28	\$ 46,500			
TC	TC 1 and TC 2	SF	50	\$ 1,996.29	\$ 1,858.25	\$ 1,645.85	\$ 1,645.85	\$ -	\$ -	\$ 3,635.10	\$ 3,485.85	35	2.61	\$ 10,420			
		SF	50	\$ 1,996.29	\$ 1,858.25	\$ 1,645.85	\$ 1,645.85	\$ -	\$ -	\$ 3,635.10	\$ 3,485.85	35	2.61	\$ 10,420			
TC'	TC 3 and TC 4	SF	50	\$ 6,935.10	\$ 6,446.85	\$ 5,505.44	\$ 5,505.44	\$ -	\$ -	\$ 12,440.54	\$ 11,951.29	14	0.28	\$ 46,500			
		SF	50	\$ 6,935.10	\$ 6,446.85	\$ 5,505.44	\$ 5,505.44	\$ -	\$ -	\$ 12,440.54	\$ 11,951.29	14	0.28	\$ 46,500			
Total													\$ 3,383.58	\$ 3,383.58	1561	427.89	\$ 36,200

1.) All lands, with the exception of Parcel VCI, are assessed on the Tax Collector Assessment Roll  
 2.) FY 2023 Per balances provided are for informational purposes only, are subject to change, and payoffs must be obtained via estoppel from Inframark.

## **Section 4B**

# **Public Hearing on FY 2025 Budget**

## **Section 4B(ii.)**

# **Resolution 2024-10, Adopting the FY 2025 Budget**

**RESOLUTION 2024-10****THE ANNUAL APPROPRIATION RESOLUTION OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2024, submitted to the Board of Supervisors (“**Board**”) of the Harmony Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT:****SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Harmony Community Development District for the Fiscal Year Ending September 30, 2025.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2024/2025, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND SERIES 2014	\$_____
DEBT SERVICE FUND SERIES 2015	\$_____
TOTAL ALL FUNDS	\$_____

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2024/2025, or within 60 days following the end of the Fiscal Year 2024/2025, may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if

the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 25<sup>TH</sup> DAY OF JULY, 2024.**

ATTEST:

**HARMONY COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

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

**Exhibit A:** Fiscal Year 2024/2025 Budget

## **Section 4C**

# **Public Hearing on Levying O&M Assessments**

## **Section 4C(ii)**

# **Resolution 2024-11, Levying O&M Assessments**



## RESOLUTION 2024-11

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2024/2025; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Harmony Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Osceola County, Florida ("**County**"); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("**Fiscal Year 2024/2025**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2024/2025; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Harmony Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits “A” and “B,”** is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION.** The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits “A” and “B.”** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified to the County Tax Collector and shall be collected by the County

Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 25<sup>th</sup> day of July 2024.

ATTEST:

**HARMONY COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chair / Vice Chair, Board of Supervisors

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll

# **Section 5**

## **Staff Reports**

# **Subsection 5B**

## **Field Manager: Inframark**

# **Subsection 5B(i)**

## **Monthly Report**

# **PROJECT 7/8/24, 11:08 AM**

**Harmony CDD**

**Monday, July 8, 2024**

**Prepared For Board Supervisors**

**75 Issues Identified**



## Issue 1 - Five Oaks Dr. (Roundabout)

Assigned To Benchmark

The grass is burned, will be monitored because the grass is growing again.

Reference location: East side by the new construction.

drought damage, irrigation was inspected with no issues to report. we will continue to monitor for improvement .possible proposal in later months to sod open areas .



## Issue 2 - Five Oaks Dr.

Assigned To Benchmark

The Spanish moss throughout the property trees needs to be removed at the lower side.

our team removes moss that can be reached from the ground they will continue to remove moss as they complete each weekly service visit





### Issue 3 - Middlebrook Pl. (Playground)

Assigned To Benchmark

A new sod will be installing  
throughout the area missing.

this area is being proposed for new  
sod as well as the verge in front of  
the park.



### Issue 4 - Pond (Middlebrook Pl - Feathergrass Ct.)

Assigned To Inframark

The hydrilla needs to be treated.



## Issue 5 - Feathergrass Ct.

Assigned To Benchmark

The dried bushes need to be removed.

Action: A removal & replacement will be submitted.

proposal will be turned in for review no irrigation issue found or reported



## Issue 6 - Feathergrass Ct.

Assigned To Benchmark

A new sod will be installing throughout the area missing.

proposal will be up for review as stated above .



## Issue 7 - Five Oaks (Maintenance Building)

Assigned To Inframark

The dead tree needs to be removed.



## Issue 8 - Five Oaks (Dog Park)

Assigned To Inframark

The dead tree needs to be removed.



## Issue 9 - Swim Club (Parking Entrance)

Assigned To Benchmark

The tree is dying, and needs to be removed.

Action: A removal & replacement proposal will be submitted.

a proposal for removal and replacement will be available for review I think this is due to lighting



## Issue 10 - Town Square

Assigned To Inframark

The structure needs to be painted and repaired.



## Issue 11 - Time Square

Assigned To Benchmark

The dead branches were pruned, the tree will be keeping monitored.

trying to save the tree before replacing it will monitor for 60 days starting day of pruning



## Issue 12 - Time Square

Assigned To Inframark

The bulletin board needs to be restored and a new informational sign needs to be installed.

Quantity: (2)

The column needs to be painted.



## Issue 13 - Time Square (Sculptures)

Assigned To Inframark

The sculpture has several areas with rust, needs to be restored and painted.



## Issue 14 - Harmony Entrance (Tower)

Assigned To Inframark

The tower door needs new paint.



## Issue 15 - Harmony Entrance (East)

Assigned To Benchmark

The tall weeds need to be trimmed.

will be completed on 7/18/24



## Issue 16 - Harmony Entrance (East)

Assigned To Toho

A new sod has been installing at the area damaged by the construction.



## Issue 17 - Harmony Entrance (West)

Assigned To Inframark

The columns throughout the west area needs to be painted.



## Issue 18 - Harmony Entrance (West)

Assigned To Benchmark

The lower tree branches need to be trimmed.

this proposal was rejected we will trim what we can to bring it up this will take place in august ( we do recommend the bod reconsider the proposal to trim trees on hwy 192)





## Issue 19 - Harmony Entrance (West)

Assigned To OUC

The tree branches that are touching the electrical wiring need to be trimmed.



## Issue 20 - Harmony Entrance (West)

Assigned To Benchmark The dried leaves need to be trimmed.

these plants are set to be trimmed in august



## Issue 21 - Harmony Entrance (West)

Assigned To Benchmark

The weeds growing between the bushes need to be removed.

will be completed 7/18/2024



## Issue 22 - Harmony Entrance (West)

Assigned To Benchmark

The dried bushes need ms to be removed.

we will cut out the dead in the hedge on 7/25/24



## Issue 23 - Harmony Entrance (West)

Assigned To Benchmark

The bushes are dried, benchmark will be monitoring.

we will cut back shrubs in august they are improving new growth from the bottoms.



## Issue 24 - Five Oaks Dr. (West)

Assigned To Inframark

The abandoned truck have been parked for a while in the spot, the Osceola Sheriff's Office was called and they took the report.



## Issue 25 - Little Blue Ln.

Assigned To Inframark

Residents cars have been parked at CDD property.



## Issue 26 - Little Blue Ln. (Playground)

Assigned To Inframark

The playground pipes need to be painted.



## Issue 27 - Little Blue Ln. (Playground)

Assigned To Benchmark The weeds growing at the playground mulch needs to be treated.

weeds were treated on 7/10/24



## Issue 28 - Little Blue Ln. (Playground)

Assigned To Benchmark The playground needs mulch.

Action: Benchmark will be submitting proposal for new mulch.

mulch proposal in playground will be ready for august CDD meeting



## Issue 29 - Butterfly Dr.

Assigned To Benchmark

The dead plants need to be removed.

Action: A removal & replacement proposal will be submitted.

dead shrubs will be removed I will bring this up in CDD meeting in July .(sod over or replant)



## Issue 30 - Bracken Fern Dr.

Assigned To Inframark

The tires dumped were picked up by the field service during the inspection.



## Issue 31 - Sedge Ln.

Assigned To Benchmark

The dried bushes need to be trimmed.

Action: Benchmark will be monitoring the bush status.

we will cut back and monitor for 60 days before moving forward with proposal



## Issue 32 - Ashley Pool

Assigned To Inframark

The main gate needs to be painted.



### Issue 33 - Ashley Pool (Men's Restrooms)

Assigned To Inframark

The toilet partition damaged needs to be replaced.



### Issue 34 - Ashley Pool

Assigned To Inframark

The columns throughout the amenity need to be painted.





## Issue 35 - Ashley Pool

Assigned To Inframark

The amenities need to be painted.



## Issue 36 - Ashley Pool

Assigned To Inframark

Safeguard ring missing.

Action: A new one needs to be installed.



## Issue 37 - Ashley Pool

Assigned To Inframark

The fence throughout the pool area needs pressure washing and paint.



## Issue 38 - Ashley Pool

Assigned To Inframark

The pergola needs repairs and new paint.



## Issue 39 - Ashley Pool

Assigned To Inframark

The pavers need to be fixed, have trip hazard.



## Issue 40 - Ashley Pool

Assigned To Benchmark The dried plants need to be removed.

will complete by 7/24/24



## Issue 41 - Ashley Pool

Assigned To Inframark

The rusted door frame needs to be treated.



## Issue 42 - Ashley Park

Assigned To Inframark

The sidewalk panel needs to be replaced, have a trip hazard.



## Issue 43 - Buck Lake Pavilion

Assigned To Inframark

The sidewalk panel needs to be replaced, have a trip hazard.



## Issue 44 - Buck Lake Dock

Assigned To Inframark

The tall vegetation needs to be treated.



## Issue 45 - Buck Lake Dock

Assigned To Inframark The pieces at the ground need to be fixed, have trip hazard.



## Issue 46 - Buck Lake Dock

Assigned To Inframark The damaged pieces of wood need to be replaced throughout the dock.



## Issue 47 - Buck Lake Dock

Assigned To Inframark

The pieces of wood throughout the dock need to be painted.



## Issue 48 - Buck Lake Pavilion

Assigned To Inframark

The sidewalk panel needs to be replaced, have a trip hazard.



## Issue 49 - Buck Lake Restrooms

Assigned To Inframark

The structure needs to be painted.



## Issue 50 - Buck Lake Restrooms

Assigned To Inframark

The restrooms ground was painted by the field service.





## Issue 51 - Buck Lake Restrooms

Assigned To Inframark

The water fountain needs to be replaced.



## Issue 52 - Buck Lake Restrooms

Assigned To Inframark

The doors need to be repaired.



## Issue 55 - Buck Lake Restrooms

Assigned To Inframark

The structure needs to be painted.



## Issue 56 - Buck Lake Restrooms

Assigned To Inframark

The ceiling needs to be cleaned and repaired.



## Issue 57 - Volleyball Court

Assigned To Benchmark

The edges need to be trimmed.



## Issue 58 - Buck Lake Pavilion

Assigned To Inframark

The table legs need to be painted.



## Issue 59 - Buck Lake Pavilion

Assigned To Inframark

The sidewalk panel needs to be replaced, have a trip hazard.

will be complete by 7/24/24



## Issue 60 - Buck Lake Pavilion

Assigned To Inframark

The sign and pole needs to be painted.



## Issue 61 - Buck Lake Parking

Assigned To Inframark

The wood rails need to be repaired.



## Issue 62 - Buck Lake Parking

Assigned To Inframark

The leaned pole of the wooden fence needs to be repaired.



## Issue 63 - Buck Lake Parking

Assigned To Inframark

The wooden fence throughout the parking needs to be painted.



## Issue 64 - Cat Brier Tr.

Assigned To Inframark

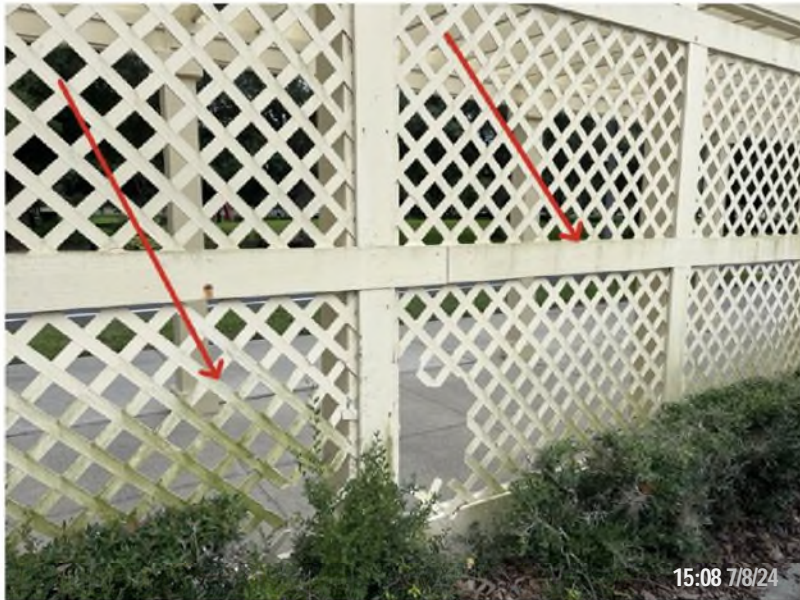
The sidewalk panel needs to be replaced, have a trip hazard.



## Issue 65 - Cat Brier Tr.

Assigned To Inframark

The pavers need to be fixed, have trip hazard.



## Issue 66 - Swim Club

Assigned To Inframark

The fencing area needs to be cleaned and the broken part needs to be fixed.



## Issue 67 - Swim Club

Assigned To Inframark

The structure needs to be painted.



## Issue 68 - Swim Club

Assigned To Inframark

The deteriorated restroom sign needs to be replaced.





## Issue 69 - Swim Club

Assigned To Inframark

The deteriorated restroom sign needs to be replaced.



## Issue 70 - Swim Club

Assigned To Inframark

The structure needs to be painted.



## Issue 71 - Swim Club

Assigned To Inframark

The deteriorated restroom sign needs to be replaced.



## Issue 72 - Swim Club

Assigned To Inframark

The deteriorated restroom sign needs to be replaced.



## Issue 73 - Swim Club

Assigned To Inframark

The structure needs to be painted.



## Issue 74 - Swim Club

Assigned To Inframark

The deteriorated restroom sign needs to be replaced.

## Issue 75 - Ashley Park

Assigned To Inframark

The leaned pole needs to be fixed.



# **Subsection 5C**

# **District Engineer**

# **Subsection 5C(i)**

## **Change Order #1**



July 10, 2024

MSC-22055

Mr. Howard Neal  
District Manager  
Harmony Community Development District  
313 Campus Street  
Celebration, Florida 34747

**Re: Harmony Community Development District  
Fiscal Year 2023/2024 District Engineer Services**

**Subj: Change Order #1**

Dear Howard:

The purpose of this letter is to respectfully request a change order to our current authorization to continue serving as the District Engineer for the Harmony Community Development District (CDD). Based on our latest invoice (refer to **Attachment "A"**) we have exceeded our current **\$60,000** budget associated with Fiscal Year 2023/2024 District Engineer services. More specifically, as of week ending June 1, 2024, we have incurred \$2,650.71 in overbudget engineering fees.

With that said, we respectfully request an hourly not-to-exceed amount of **\$15,000** to cover the current fees over budget and to continue providing miscellaneous engineering services on a continuous basis during the next 4 months through September 30, 2024. Pegasus Engineering will continue to invoice the District for these services on a time and expense basis in accordance with the current Schedule of Hourly Rates and Reimbursable Costs.

We sincerely appreciate the opportunity to continue assisting the Harmony Community Development District and thank you in advance for your consideration of this request. If you have any questions, please contact me directly at 407-992-9160, extension 309, or by email at david@pegasusengineering.net.

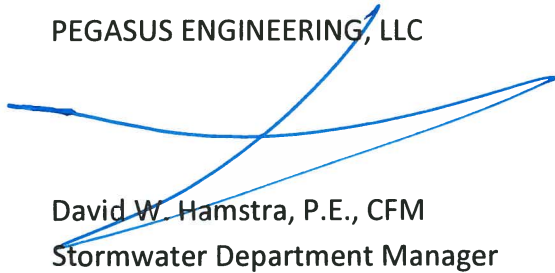
Mr. Howard Neal

July 10, 2024

Page 2

Respectfully,

PEGASUS ENGINEERING, LLC



David W. Hamstra, P.E., CFM

Stormwater Department Manager

**Harmony Community Development District  
Fiscal Year 2023/2024 District Engineer Services  
Change Order #1**

Approved for Pegasus Engineering, LLC



Fursan Munjed, P.E.

Principal  
Officer's Title

July 10, 2024  
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"

---

Pegasus Engineering  
Invoice (Billing No. 8)

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"Practical Engineering Solutions"

## INVOICE

Email invoices to: [inframark@avidbill.com](mailto:inframark@avidbill.com)

Pegasus Engineering, LLC  
 301 West State Road 434, Suite 309  
 Winter Springs, Florida 32708  
 Phone 407-992-9160

INVOICE DATE: June 30, 2024  
 INVOICE NO.: 227354  
 BILLING NO.: 8

*DWH*

**TO:**  
 Harmony Community Development District  
 Inframark  
 210 North University Drive, Suite 702  
 Coral Springs, Florida 33071

**FOR:**  
 Harmony Community Development District  
 Fiscal Year 2023 / 2024 District Engineer Services  
 Project No.: MSC-22055  
 Period of Service: 04/21/24 – 06/01/24

Authorization:  Letter Proposal dated October 25, 2023 (Hourly Not-to-Exceed \$60,000.00).  
 Approved by the Community Development District on October 26, 2023.

- Scope of Work:
- The week of April 21, 2024, Pegasus Engineering (David Hamstra) coordinated with County staff regarding the pending review comments for the Lakeshore Park Community Development District (CDD) Maintenance Building; and prepared quantity takeoffs and preliminary costs for the future alley resurfacing. [6.0 hrs]
  - The week of April 21, 2024, Pegasus Engineering (Beth Whikehart) coordinated with Aquatic Weed Management (Bill Snively) to try to obtain a budget estimate for invasive treatment. [0.5 hr]
  - The week of April 21, 2024, Pegasus Engineering (Donny Greenough) downloaded the new Osceola County Parcel coverage from the Property Appraisers; documented the current developed and undeveloped lots; and prepared an exhibit for the CDD meeting. [4.0 hrs]
  - On Thursday, April 25, 2024, Pegasus Engineering (David Hamstra) prepared for and attended the CDD Budget Workshop and CDD Meeting. [8.0 hrs]
  - The week of May 5, 2024, Pegasus Engineering (David Hamstra) coordinated with Inframark on 05/07/24 regarding the Maintenance Facility and the current bonds; coordinated with Donny Greenough regarding the upcoming alleyway site inspections; and prepared for and attended an on-site meeting with Mike (Harmony Golf Club) and Inframark (Kerry Satterwhite, Jorge Baez, and Vincent Morrell) on 05/10/24 regarding the current Golf Maintenance Facility. [10.0 hrs]
  - The week of May 12, 2024, Pegasus Engineering (Donny Greenough) created exhibits and figures for the upcoming field review of the alleyway update of the current vacant parcels. [8.0 hrs]
  - On Friday, May 17, 2024, Pegasus Engineering (David Hamstra) participated in a Teams Meeting with Inframark and others regarding the Golf Maintenance Facility. [1.0 hr]
  - The week of May 19, 2024, Pegasus Engineering (Donny Greenough) set-up the data collector for the field review of the alleyways. [3.0 hrs]

Invoice No. 227354/Billing No. 8  
 June 30, 2024  
 Page 2  
 Project No. MSC-22055

- On Thursday, May 23, 2024, Pegasus Engineering (David Hamstra) prepared for and attended the CDD Meeting. [5.0 hrs]
- The week of May 26, 2024, Pegasus Engineering (David Hamstra) reviewed the Middlebrook Place As-Built Drawings; coordinated with Donny Greenough regarding the site inspection figures and exhibits; and prepared for the 06/02/24 site inspections. [2.0 hrs]
- The week of May 26, 2024, Pegasus Engineering (Donny Greenough) prepared figures for Clay Brick Road and the Middlebrook Place air release valve for David Hamstra's site inspections; and researched and located the Middlebrook Place As-Built Drawings. [3.0 hrs]

**LABOR COSTS**

Sr. Project Manager, Hamstra, P.E.	32.0 hrs	@	\$ 195.00/hr	=	\$ 6,240.00
Project Engineer, Whikehart, P.E.	0.5 hrs	@	\$ 150.00/hr	=	\$ 75.00
Sr. CADD/GIS Technician, Greenough	18.0 hrs	@	\$ 100.00/hr	=	\$ 1,800.00
Word Processor/Clerical, Villanueva	<u>1.5 hrs</u>	@	\$ 80.00/hr	=	<u>\$ 120.00</u>
	52.0 hrs				

Sub-Total Labor Costs \$ 8,235.00  
 (Total Labor Costs to Date \$59,942.50)

**OTHER DIRECT COSTS**

In-house plots, prints, and copies	\$ 88.00
Travel expenses (CDD Meetings and Site Inspections)	<u>\$ 332.57</u>

Sub-Total Other Direct Costs \$ 420.57  
 (Total Other Direct Costs to Date \$2,708.21)

**SUBCONSULTANT COSTS**

None this billing period \$ 0.00

Sub-Total Subconsultant Costs \$ 0.00  
 (Total Subconsultant Costs to Date \$0.00)

Amount Due This Invoice	\$ 8,655.57
Less Amount Over Budget	<u>(\$ 2,650.71)</u>
<b>Amount Due This Invoice</b>	<b>\$ 6,004.86</b>

Total Authorization	\$ 60,000.00
Total Amount Billed to Date	<u>\$ 62,650.71</u>
Balance Remaining	(\$ 2,650.71)

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# Attachment “B”

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Hourly Rate Sheet

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FISCAL YEAR 2023/2024 HOURLY RATE SCHEDULE	
Senior Project Manager	\$195.00 / Hour
Project Manager	\$190.00 / Hour
Senior Project Engineer	\$180.00 / Hour
Project Engineer	\$150.00 / Hour
Senior Designer	\$100.00 / Hour
Senior CADD / GIS Technician	\$100.00 / Hour
Designer	\$90.00 / Hour
Word Processor / Clerical	\$80.00 / Hour
Mileage	0.56¢ / mile
Copies and Prints (In-House)	
Black and White Copies	
8.5 x 11	\$0.10 / page
11 x 17	\$0.15 / page
Color Copies	
8.5 x 11	\$1.00 / page
11 x 17	\$1.50 / page
Plots (In-House)	
All Color Plots	\$5.00 / SF
All B&W Sizes	\$0.15 / SF
Overnight Delivery	Actual Cost
Courier Services	Actual Cost
Postage	Actual Cost
Government Permits	Actual Cost

# **Subsection 5D**

# **District Counsel**

## **Subsection 5D(ii)**

# **Resolution 2024-12, Security Access Policy**

## RESOLUTION 2024-12

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF HARMONY COMMUNITY DEVELOPMENT DISTRICT ADOPTING POLICIES FOR ACCESS TO THE SECURITY SYSTEM AND ITS DATA; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Harmony Community Development District (“**District**”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in Osceola County, Florida (“**County**”); and

**WHEREAS**, the District owns and operates multiple roadways, stormwater management facilities and other facilities (together, the “**Infrastructure**”); and

**WHEREAS**, the District desires to provide a security system (“**System**”) to protect the District’s Infrastructure and property and for the benefit of District residents, guests, staff, property and local law enforcement; and

**WHEREAS**, the Board of Supervisors (“**Board**”) finds that it is in the best interests of the District and necessary for the efficient operation of the District to adopt by resolution an Access Policy, attached hereto as **Exhibit A** and incorporated herein by this reference (“**Access Policy**”), for immediate use and application; and

**WHEREAS**, pursuant to Sections 119.071(3)(a) and 281.301, Florida Statutes, security system plans including “all records, information, photographs, audio and visual presentations, schematic diagrams . . . or portions thereof relating directly to the physical security of the facility or revealing security systems” are classified as confidential and exempt from the Public Records Act.

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

**SECTION 1.** The above stated recitals are true and correct and are hereby incorporated herein by reference.

**SECTION 2.** The attached Access Policy is hereby adopted pursuant to this Resolution as necessary for the conduct of District business. The Access Policy shall stay in full force and effect until such time as the Board may amend it. The Board reserves the right to approve such amendments by motion.

**SECTION 3.** The District’s System and the data generated by it (“**Security Data**”) are confidential and exempt from disclosure to the public. Consequently, the District will deny any public records requests for such Security Data. However, the District may disclose the Security Data in accordance with the provisions of Section 119.071, Florida Statutes. Finally, the District



will strictly follow this policy since the Public Records Act imposes punishments for violations, which are enforced by Florida’s Criminal Code.

**SECTION 4.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 5.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 25th day of July, 2024.

ATTEST:

**HARMONY COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Access Policy

**Exhibit A****HARMONY COMMUNITY DEVELOPMENT DISTRICT**  
**ACCESS POLICY****1. Purpose of Security System**

This policy sets out the framework within which the Harmony Community Development District (“District”) will use data generated by the security system (“Security Data”). The primary use of the security system is to discourage inappropriate and illegal behavior and to enhance the opportunity to apprehend offenders.

**2. Use/Disclosure of Security Data**

Security Data is recorded and stored by a third party vendor. Normal retention period for recordings is up to thirty calendar days, per Florida Department of State Record Retention Schedule for Surveillance Recordings. Security Data required for evidence are saved to CD and stored in a secure environment. Such records will be destroyed when no longer required for evidence.

Access to Security Data shall be limited to [REDACTED] with [REDACTED] and his/her successor, who shall only access such records during the course of his/her regular duties to:

- a. Identify the person or persons responsible for District rule or policy violations, criminal activity, or actions considered disruptive to normal District operations.
- b. Assist law enforcement agencies in accordance with applicable state and federal laws.

Any such review of Security Data will be with the knowledge and approval of [REDACTED] and District Counsel, and their successors. Only [REDACTED] and his/her successor shall be authorized to release any Security Data to anyone, including but not limited to, law enforcement personnel, media, patrons and other persons.

**3. Public Records Requests**

The Security Data is confidential and exempt from disclosure to the public. Consequently, the District will deny any public records requests for District Security Data. However, the District may, but may not be required to, disclose the Security Data to (1) itself; (2) in furtherance of the official duties and responsibilities of the District; (3) to another agency in furtherance of that agency’s official duties and responsibilities; and (4) upon a showing of good cause before a court of competent jurisdiction. The District will also comply with any court orders that require disclosure of Security Data. Finally, the District will strictly follow this policy since the Public Records Act imposes punishments for violations, which are enforced by Florida’s Criminal Code.

# **Subsection 5E**

## **District Manager**

# **Subsection 5E(i)**

## **Falcon Design & Construction Estimate 2344.1**



# PROPOSAL

**Falcon Design and Construction, LLC.**  
 346 Freeman Street  
 Suite 209  
 Longwood, Florida 32750  
 United States

4073422570  
 www.fdcbuilds.com

**BILL TO**  
**Inframark**  
 Kerry Satterwhite  
 313 Campus Street  
 Kissimmee, Florida 34747  
 United States  
  
 321-316-2333  
 kerry.satterwhite@inframark.com

**Estimate Number:** 2344.1  
**Customer Ref:** Harmony Shed  
**Estimate Date:** July 16, 2024  
**Valid Until:** July 31, 2024

**Estimate Total (USD):** **\$2,487.50**

Items	Quantity	Rate	Amount
<b>Construction Services</b> Harmony CDD Utility Shed (LABOR ONLY)  1) Provide permit administration, labor and supervision for pre-fabricated 10x12 shed tie down anchoring per Osceola County requirements.  NOTE: Owner's shed delivery company shall place the shed on the existing concrete pad in final installation position for anchoring.	1	\$2,487.50	\$2,487.50
<b>Exclusions</b> This proposal excludes concrete foundation and flatwork, site work, painting, insulation, electrical, plumbing, mechanical, fire protection, low voltage etc.	1	\$0.00	\$0.00

<b>Subtotal:</b>	\$2,487.50
<hr/>	
<b>Total:</b>	\$2,487.50
<hr/>	
<b>Estimate Total (USD):</b>	<b>\$2,487.50</b>

## PROPOSAL



**Falcon Design and Construction, LLC.**  
346 Freeman Street  
Suite 209  
Longwood, Florida 32750  
United States

4073422570  
[www.fdcbuilds.com](http://www.fdcbuilds.com)

**Notes / Terms**

Thank you for considering FDC for your project. We have provided this estimate based on the information available to us, and it is subject to change upon further finalization of project details. Please note that this estimate does not include any unforeseen circumstances or additional requirements that may arise during the course of the project.

If you have any questions or would like to discuss this estimate further, please do not hesitate to contact us. We are dedicated to delivering exceptional service and ensuring your complete satisfaction. Thank you for the opportunity to work with you, and we look forward to bringing your vision to life.

# **Section 6**

# **Business Items**

# **Subsection 6A**

## **FY 2025 Meeting Schedule**



## **NOTICE OF FISCAL YEAR 2025 MEETING SCHEDULE HARMONY COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Harmony Community Development District will hold their meetings for Fiscal Year 2024-2025 at \_\_\_\_\_, on the last Thursday of each month at 6:00 p.m., with the exception as noted below:

October 31, 2024 @ 6pm  
November 21, 2024 @ 6pm (*third Thursday*)  
December 19, 2024 @ 6pm (*third Thursday*)  
January 30, 2025 @ 6pm  
February 27, 2025 @ 6pm  
March 27, 2025 @ 4:30pm Budget Workshop  
March 27, 2025 @ 6pm  
April 24, 2025 @ 4:30pm Budget Workshop  
April 24, 2025 @ 6pm  
May 29, 2025 @ 6pm  
June 26, 2025 @ 6pm  
July 31, 2025 @ 6pm  
August 28, 2025 @ 6pm  
September 25, 2025 @ 6pm

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued in progress to a time, date, and location stated on the record without additional publication of notice.

There may be occasions when one or more Supervisors will participate via telephone. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Management Company, Inframark at (954) 603-0033 at least two (2) calendar days prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1-800-955-8771 (TTY)/1-800-955-8770 (Voice), for aid in contacting the District Management Company at least two (2) days prior to the date of the meetings.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that person will need a record of the proceedings and accordingly, the person may need to ensure a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Howard Neal  
District Manager

## **Subsection 6B**

# **192 Median Maintenance**

Financial Management No: 239674-3-58-01	Fund: DS    Function: 200 Federal No.: NA	FLAIR Approp: 088717 FLAIR Obj.: 563007
Agency: Harmony Community Development District	Catalog of Federal Domestic Assistance No.: NA	Org. Code: 55054010508 Vendor No.: F650991891001
Contract No: ANM31		

**JOINT PARTICIPATION AGREEMENT  
BETWEEN  
THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
AND  
HARMONY COMMUNITY DEVELOPMENT DISTRICT**

This **AGREEMENT**, by and between the **STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION**, (hereinafter referred to as the **DEPARTMENT**) and **HARMONY COMMUNITY DEVELOPMENT DISTRICT**, an independent special and single purpose local government of the State of Florida ( hereinafter referred to as the **LOCAL GOVERNMENT**), and is based on the following premises:

**WITNESSETH**

**WHEREAS**, the parties have been granted specific legislative authority to enter into this Agreement pursuant to Section 339.12, Florida Statutes; and

**WHEREAS**, the **DEPARTMENT** is prepared, in accordance with its Five Year Work Program, to undertake the project generally described as: Landscaping Improvements on State Road US 192, 1,950 Feet East of County Road 534 (AKA Hickory Tree Road) to 1.513 Miles East of County Road 534 (AKA Hickory Tree Road), in the **DEPARTMENT'S** Fiscal Year 2004/2005. Said project being known as, Financial Management Number 239674-3-58-01, Osceola County, Maximum Limiting Amount **\$150,000.00** (One Hundred Fifty Thousand and No/100 Dollars), hereinafter referred to as, the "PROJECT"; and

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**WHEREAS**, the PROJECT is on the State Highway System, is not revenue producing and is contained in the Adopted Five Year Transportation Plan; and

**WHEREAS**, the implementation of the PROJECT is in the interests of both the **DEPARTMENT** and the **LOCAL GOVERNMENT** and it would be most practical, expeditious, and economical for the **DEPARTMENT** to reimburse the funds for the PROJECT to the **LOCAL GOVERNMENT** pursuant to Section 334.044 of the Florida Statutes and for the **LOCAL GOVERNMENT** to perform the services to complete the PROJECT;

**NOW THEREFORE**, in consideration of the mutual benefits to derived from the joint participation of this Agreement, the parties agree as follows:

1. The **LOCAL GOVERNMENT** will prepare all design plans for the PROJECT suitable for reproduction, together with a complete set of specifications covering all construction requirements for the PROJECT. A detailed scope of the project is attached hereto as Exhibit "A". Five (5) copies of the Design Plans shall be provided to the **DEPARTMENT** along with a Cost Estimate Summary Sheet in a form similar to the one attached hereto and made a part thereof as EXHIBIT "B"). The **DEPARTMENT** shall review the plans and the Cost Estimate Summary for conformance to the **DEPARTMENT'S** requirements and feasibility within forty-five (45) days of delivery by **LOCAL GOVERNMENT**. The **DEPARTMENT'S** review shall not be considered an adoption of the plans nor a substitution for the engineer's responsibility for the plans. All changes requested by the **DEPARTMENT** shall be made by the **LOCAL GOVERNMENT** and final, corrected plans shall be provided to the **DEPARTMENT**, upon request, in a timely manner. The Cost Estimate Summary Sheet shall be reviewed by the **DEPARTMENT** before the construction and installation of the PROJECT begins to monitor compliance with the terms of this Agreement. If the **LOCAL GOVERNMENT'S** bid procedures require the

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PROJECT to be bid, the **LOCAL GOVERNMENT** shall provide a copy of the Final Bid documents to the **DEPARTMENT**. The expenditure of funds pursuant to this Agreement shall comply with the terms of §334.044(26), Florida Statute and as amended. Except where prohibited by federal law or federal regulation and to the extent practical, a minimum of 50% of these funds shall be used to purchase large plant materials (large plant materials have been defined by the Florida Department of Transportation to be five (5) gallon or larger containers as defined by the Florida Department of Agriculture's "Grades and Standards for Nursery Plants") with the remaining funds for other plant materials. All of the plant materials purchased shall be purchased from Florida-Based Nurseryman stock on a uniform competitive bid basis. The **DEPARTMENT'S** payment as required herein shall only be utilized by the **LOCAL GOVERNMENT** to pay the cost of purchase of plant materials for said PROJECT and for the installation of said plant materials. No funds shall be used for irrigation.

2. If the **LOCAL GOVERNMENT'S** bid procedures require the PROJECT to be bid, the **LOCAL GOVERNMENT** shall hire a contractor, using the **LOCAL GOVERNMENT'S** normal bid procedures to perform the construction work for the PROJECT. The payment from the **DEPARTMENT** to the **LOCAL GOVERNMENT** set forth in Paragraph three (3) herein is conditioned upon the completion of the PROJECT by the **LOCAL GOVERNMENT'S** contractor, in a manner consistent with the PROJECT construction plans.

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3. The **DEPARTMENT** agrees to reimburse the **LOCAL GOVERNMENT** for the actual direct cost, excluding **LOCAL GOVERNMENT** overhead, in accordance with Section 339.12 of the Florida Statutes and subject to legislative approval and appropriation in a one-time, maximum limiting amount of **\$150,000.00** (One Hundred Fifty Thousand and No/100 Dollars).

4. Payment to the **LOCAL GOVERNMENT** is conditioned on the following:

- A. That the **LOCAL GOVERNMENT** has incurred the amounts specified in Paragraph Three (3) for the purchase and installation of landscaping materials, in accordance with the landscaping plans and contract documents developed under this Agreement; and
- B. Bills for fees or other compensation for services or expenses shall be submitted in detail sufficient for a proper pre-audit and post-audit thereof; and
- C. That the **LOCAL GOVERNMENT** has completed construction of the PROJECT.
- D. The **LOCAL GOVERNMENT** must have used the funds for purchasing and installing the landscaping for this PROJECT prior to a two year period from the date this Agreement was executed or this Agreement maybe unilaterally terminated by the **DEPARTMENT**.

5. Participants providing goods and services to the **DEPARTMENT** should be aware of the following time frames. Upon receipt, the **DEPARTMENT** has twenty (20) working days to inspect and approve the goods and services, unless the Agreement specifies otherwise. The **DEPARTMENT** has twenty (20) days to deliver a request

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for payment (voucher) to the Department of Financial Services. The twenty (20) days are measured from the latter of the date the invoice is received or the goods or services are received, inspected and approved. If payment is not available within forty (40) days, a separate interest penalty at a rate as established pursuant to Section 215.422(3)(b), Florida Statutes, will be due and payable, in addition to the invoice amount, to the participant. Interest penalties of less than one dollar (\$1.00) will not be enforced, unless the participant request payment. Invoices, which have to be returned to a Participant because of participant preparation errors, will result in a delay in the payment. The invoice payment requirements do not start until a properly completed invoice is provided to the **DEPARTMENT**. A Vendor Ombudsman has been established within the Department of Financial Services. The duties of this individual include acting as an advocate for Contractors who may be experiencing problems in obtaining timely payment(s) from a state agency. The Vendor Ombudsman may be contacted by calling the Department of Financial Services Hotline, 1-800-848-3792 or by calling 1-850-410-9724.

6. Upon request, the **LOCAL GOVERNMENT** agrees to provide progress reports to the **DEPARTMENT** in the standard format used by the **LOCAL GOVERNMENT** and at intervals established by the **DEPARTMENT**. The **DEPARTMENT** will be entitled at all times to be advised, at its request, as to the status of work being done by the **LOCAL GOVERNMENT** and of details thereof. Either party to the Agreement may request and be granted a conference.

7. The **DEPARTMENT** and the **LOCAL GOVERNMENT** agree that until such time as the landscaping is needed to be removed from the Right of Way, the **LOCAL GOVERNMENT** shall, at all times, maintain the PROJECT in a reasonable manner and with due care in accordance with all applicable **DEPARTMENT** guidelines, standards and procedures (Project Standards) and as herein below specified. It is understood

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that the LOCAL GOVERNMENT is also subject to Osceola County comprehensive planning and land development regulations guidelines, standards and procedures that may apply to the Project and potentially conflict with DEPARTMENT guidelines, standards and procedures. In the event of such a conflict, the LOCAL GOVERNMENT and DEPARTMENT shall determine a resolution to the conflict that is acceptable to both parties and Osceola County. The parties agree that nothing in this Agreement is to be construed as inconsistent with applicable general law that governs each party as to jurisdiction and powers.

- a.) The **LOCAL GOVERNMENT** hereby agrees to have the landscaping installed on the project as specified in the Landscape Plan(s). Such installation shall be in conformance with Florida Administrative Code Rule 14-40.003, as it may be amended from time to time. The **LOCAL GOVERNMENT** shall not change or deviate from said plan(s) without written approval of the **DEPARTMENT**.
  
- b.) The **LOCAL GOVERNMENT** agrees to maintain the landscaping installed by the PROJECT in accordance with the Landscape Maintenance Plan(s). Said maintenance will be in accordance with Florida Administrative Code Rule 14-40.003, as it may be amended from time to time. The **LOCAL GOVERNMENT'S** responsibility for maintenance shall be consistent with the requirements of Florida Administrative Code Rule 14.40.003(5), as it may be amended from time to time. The maintenance functions to be performed by the **LOCAL GOVERNMENT**, shall be subject to periodic inspections by the **DEPARTMENT**. The **LOCAL GOVERNMENT** shall not change or deviate from said plan(s) without written approval of the **DEPARTMENT**.



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- c.) All landscape installation and maintenance activities undertaken by the **LOCAL GOVERNMENT** shall be in accordance with the Maintenance of Traffic Plan(s).
- d.) If at any time after the **LOCAL GOVERNMENT** has assumed the landscaping installation or maintenance responsibility above-mentioned, it shall come to the attention of the **DEPARTMENT** that the PROJECT, as will be designed by the **LOCAL GOVERNMENT**, or a part thereof is not properly installed or maintained pursuant to the terms of this Agreement, the District Secretary or his designee may issue a written notice that a deficiency or deficiencies exist(s), by sending a certified letter to the **LOCAL GOVERNMENT** to place said **LOCAL GOVERNMENT** on notice thereof. Thereafter, the **LOCAL GOVERNMENT** shall have a period of thirty (30) calendar days within which to correct the cited deficiencies. If said deficiencies are not corrected within this time period, the **DEPARTMENT** may terminate the Agreement, in which case the **LOCAL GOVERNMENT** shall at its own expense and within sixty (60) calendar days after written notice by the **DEPARTMENT**, remove all of the landscaping that the **DEPARTMENT** directs be removed and return the Right-of-Way to its original condition. The **LOCAL GOVERNMENT** will own such materials it removes and the **DEPARTMENT** shall own any materials remaining. When the **DEPARTMENT** determines that it is reasonably necessary, the **DEPARTMENT** may remove, relocate or adjust the landscaping materials.

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e.) This Agreement supercedes the normal requirements of separate Department permits for Right of Way utilization and this Agreement is deemed to constitute such a permit.

8. In the event this Agreement is in excess of \$25,000.00 (TWENTY FIVE THOUSAND AND NO/100 DOLLARS) or has a term for a period of more than one year, the provisions of Chapter 339.135(6)(a), Florida Statutes, are hereby incorporated:

“The **DEPARTMENT** during any fiscal year, shall not expend money, incur any liability, or enter into any contract which, by its terms, involves the expenditure of money in excess of the amounts budgeted as available for expenditure during such fiscal year. Any contract, verbal or written, made in violation of this subsection is null and void and no money may be paid on such contract. The **DEPARTMENT** shall require a statement from the Comptroller of the Department that funds are available prior to entering into any such contract or other binding commitment of funds. Nothing herein contained shall prevent the making of contracts for a period exceeding one (1) year, but any contract so made shall be executory only for the value of the services to be rendered or agreed to be paid for in succeeding fiscal years; and this paragraph shall be incorporated verbatim in all contracts of the **DEPARTMENT** which are for an amount in excess of \$25,000.00 (TWENTY FIVE THOUSAND AND NO/100 DOLLARS) and which have a term for a period of more than one (1) year.”

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In addition, in accordance with Florida Law, the State of Florida's performance and obligation to pay under this contract is contingent upon an annual appropriation by the legislature. The parties agree that in the event funds are not appropriated to the **DEPARTMENT** for the PROJECT, this Agreement may be terminated, which shall be effective upon either party giving notice to the other to that effect.

9. The **LOCAL GOVERNMENT** agrees to keep complete records and accounts in order to record complete and correct entries as to all costs, expenditures and other items incidental to the work for this PROJECT. All cost records and accounts shall be subject to audit by a representative of the **DEPARTMENT** for a period of three (3) years after final billing by the **LOCAL GOVERNMENT** to the **DEPARTMENT**, which audit may include, but shall not necessarily be

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limited to, such verifications as to the amount and validity of all costs of the PROJECT.

10. The **DEPARTMENT** may unilaterally cancel this Agreement for refusal by the **LOCAL GOVERNMENT** to allow public access to all documents, papers, letters, or other material subject to the provisions of Chapter 119 and made or received by the **LOCAL GOVERNMENT** in conjunction with this Agreement.

11. This Agreement constitutes the complete and final expression of the parties with respect to the subject matter hereof, and incorporates and includes all proper negotiations, correspondence, conversations, agreements, or understandings applicable to the matters contained herein and the parties agree that there are no commitments, agreements or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicted upon any prior representation or agreements whether oral or written.

12. This Agreement shall be governed by the laws of the State of Florida. Any provision hereof found to be unlawful or unenforceable shall be severable and shall not affect the validity of the remaining portions hereof.

13. The terms of this Agreement shall begin upon the date of the signature of the last party to sign and shall remain in full force and effect through completion of all services required of the **LOCAL GOVERNMENT**. The **DEPARTMENT** may, at any stage, amend or terminate the PROJECT in whole or in part if the **DEPARTMENT** determines that such action is in the best interest of the public.

14. All notices required pursuant to the terms hereof shall be sent by first class United States Mail. Unless is sent, all

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notices shall be sent to the following addresses:

**STATE**

Florida Department of Transportation  
Attn: Holly Lopenski/JPA Section  
719 South Woodland Boulevard  
Mail Station 4-522  
DeLand, Florida 32720-6834

**LOCAL GOVERNMENT**

Gary Moyer, Executive Director  
Harmony Community Development District  
3500 Harmony Square Drive West  
Harmony, Florida 34773

15. PUBLIC ENTITY CRIME INFORMATION STATEMENT: A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

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IN WITNESS WHEREOF, the LOCAL GOVERNMENT has executed this Agreement this day of January 29, 2004, and the DEPARTMENT has executed this Agreement this 16<sup>th</sup> day of July, 2004.

LOCAL GOVERNMENT  
HARMONY COMMUNITY  
DEVELOPMENT DISTRICT

STATE OF FLORIDA  
DEPARTMENT OF TRANSPORTATION

By: [Signature]  
Name: Gregory Whitefield  
Title: Chairman

By: [Signature]  
Name: Noranne Downs  
Title: Director of Production

Attest:

Attest:

By: [Signature] (SEAL)  
Name:  
Title:

[Signature] (SEAL)  
Executive Secretary

Legal Review

Legal Review:

[Signature]  
District Counsel

[Signature]  
District Counsel

Financial Provision Approved on:

11/24/03

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## **EXHIBIT "A"**

### **SCOPE OF WORK**

**Financial Management Number 239674-3-58-01**

The **LOCAL GOVERNMENT** shall prepare design plans, install landscaping improvements along and in the area of the State Road US 192, 1,950 Feet East of County Road 534 (AKA Hickory Tree Road) to 1.513 Miles East of County Road 534 (AKA Hickory Tree Road) and have construction inspection done. The Florida Department of Transportation shall review such plans, and shall perform such inspections as may be required by the Department of Transportation.

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## EXHIBIT "B"

### COST ESTIMATE

Financial Management Number 239674-3-58-01

ITEM	UNIT	QUANTITY	PRICE	TOTAL AMOUNT
			<b>SUBTOTAL</b>	<b>\$0.00</b>
			<b>FDOT PORTION</b>	<b>\$0.00</b>
			<b>PROJECT TOTAL</b>	<b>\$0.00</b>



# **Section 7**

# **Consent Agenda**

# **Subsection 7A**

# **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, June 27, 2024, at 6:00 p.m. at the Jones Model  
6 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 ( <i>via Zoom</i> )	Assistant Secretary
12 Kerul Kassel	Assistant Secretary

13  
14 Also present, either in person or via Zoom Video Communications, were:

15 Howard Neal	District Manager, Inframark
16 Michael Eckert ( <i>via Zoom</i> )	District Legal Counsel, Kutak Rock
17 Jorge Baez	Field Services Supervisor, Inframark
18 Nick Lomasney	Benchmark Landscaping/United Land Service
19 Residents and Members of the Public	

20  
21 *This is not a certified or verbatim transcript but rather represents a recap of the discussions and*  
22 *actions taken at the meeting. The full meeting recording is available in audio format upon request.*  
23 *Contact the District Office for any related costs for an audio copy.*  
24

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

26 Mr. LeMenager called the meeting to order at 6:00 p.m.

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

28  
29 **SECOND ORDER OF BUSINESS** **Audience Comments**

30 Mr. LeMenager indicated a three-minute time limit for comments.

31 There being no audience comments, the next order of business followed.

32  
33 **THIRD ORDER OF BUSINESS** **Staff Reports**

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

35 Mr. Lomasney reviewed work efforts, and discussed items with the Board, including  
36 TopChoice treatment for all of the parks being completed, there is a warranty. The flower bed  
37 borders were completed on all the annual beds and by the end of the year they will add some soil.

38 The IMC, the irrigation report, the grounds were completed on June 15<sup>th</sup> and repairs are still  
39 underway. The South Lake and East Lake irrigation at the end of May, beginning of June, they  
40 received phone calls about irrigation and did a separate IMC report. They found and replaced two  
41 solenoids, cleaned one diaphragm, along with five heads and one bubbler. After they did this, they  
42 let it set for three weeks then mowed. The Bahia is at 3-inches, St. Augustine is at 4-inches, and  
43 they are looking to go to 4.5-inches by the end of July. They received a complaint about the

# CARBON

Harmony CDD  
June 27, 2024

44 vegetation around the base of the lakes. With the drought the levels dropped dramatically, and  
45 weeds are growing almost to the middle in some spots; it will correct itself when it gets back to  
46 normal levels. They are string trimming areas they can stand on safely. The Oak tree project is  
47 complete and includes the list of people who said they did not receive the trees.

48 The Cat Brier verge was addressed with it being noted in the beginning of the process they  
49 removed all of the leaves, and the next step was to put flags at every sprinkler, operating or not,  
50 during that time if one was not functioning properly, they would adjust the head, replace it or the  
51 nozzle. The day of the installation they had a sod scrapper come through to remove all vegetation  
52 currently there, including weeds up to the roots and then they took the rakes and did they best that  
53 they could. When it got closer to the trees, they will notice it kind of went up, with the roots it was  
54 hard. When they installed it the sod was laying on soil, but there was more wood in some areas  
55 than there was actual soil and even with irrigation working, with the drought it was hard. They  
56 plan to bring in an additional pallet of sod for the trees in July. They continue to monitor the  
57 irrigation weekly. This week it was reduced to two days as they are going to have fungal pressure.  
58 He will be meeting with TruGreen on Tuesday, and they are going to do a fungal application in  
59 some of the areas because there is a lot of moisture.

60 Mr. Lomasney noted he cannot avoid problems with walk paths with the deck heights. He saw  
61 one today that was mowed at 2¼-inches, and he cannot control that. He spoke with a couple of the  
62 landscapers, and he told them not to cut it lower than 4-inches; if it is not growing that much he  
63 would just edge it. On today's inspection he noted there is improvement and out of the 13 pallets  
64 just the one needs to be replaced; overall he would say it is a success and he does see it improving.  
65 Benchmark will continue to monitor weekly.

66 Ms. Kassel inquired if this includes 3306 Cat Brier noting it has a lot of sod that did not make  
67 it. Mr. Lomasney indicated if where they put sod was failing, the documented with pictures will  
68 be replaced.

69 Ms. Kassel requested an update on 3344 Cat Brier. Mr. Lomasney noted they investigated it  
70 further and found the original hockey puck timer in a valve across the street. The battery had died  
71 and it was not tied into any of the 31 satellites. There are two options, he can put a decoder on it  
72 and program it to the controller or he can run a wire directly. It is greening up, but if he needs to  
73 bring sod, outside of the one pallet he is willing to put sod in front of that individuals home,  
74 however, he would ask that the Board meet him in the middle because he did not know about the  
75 valve map. He will cover the sod but would ask that the CDD cover him programming it to the  
76 satellite to eliminate the hockey puck timer.

Harmony CDD  
June 27, 2024

77 Ms. Kassel inquired why this was not found when the CDD paid \$60,000 to \$75,000 to have  
78 the irrigation system checked. Mr. Lomasney indicated after they went through everything, he had  
79 noted there was 15% of the system that was unknown. Discussion continued on this zone and the  
80 challenges with Cat Brier irrigation.

81 Ms. Kassel reported there is a cavity where there is a sprinkler head on Schoolhouse Road, a  
82 block or two down from her house at the outside of the sidewalk in the verge.

83 Mr. Lomasney reported he had another item, the seed option, but does not need approval on it  
84 now, it would be October. In the past they did a proposal for the sod and provided a proposal for  
85 the synthetic turf which was ruled out. The Bermuda/Celebration blend was just under \$50,000 for  
86 the soccer field. The application they just sent over has Double Eagle; they are going to do a rye  
87 blend. They would scalp it very low, flag the sprinklers and hand rake it. Mr. LeMenager addressed  
88 the soccer field noting that there used to be work down every year in November seeding with rye  
89 and getting ready for the winter and it just sort of vanished as they changed management  
90 companies. Ms. Kassel noted she does not know what is in the contract regarding the soccer field  
91 but they should find out.

92 Mr. Chokanis commented that the grass at Middlebrook park at the end of the cul-de-sac is in  
93 the same kind of condition and they had talked before about resodding it. The other item is the  
94 sprinkler timings on Five Oaks. He has seen them go off at 3:00/4:00 p.m. which is not good for  
95 the grass, and he wants to make sure they are not watering when it 97 degrees outside. Mr.  
96 Lomasney reported they are scheduled to run at night; a staff member may have noticed some  
97 wilting and tried to give it 20 minutes of watering. On Five Oaks this morning the valve was stuck  
98 on and it had to be shut off manually, a tech is coming out tomorrow to replace the solenoid. He  
99 will make sure all of the clocks are set to be done by 7:00 a.m.. He can provide an estimate for  
100 Middlebrook and in the past they have talked about a Bahia with rye. Ms. Kassel noted on the  
101 playgrounds on the far side of the sidewalk she is for mulch; whatever sod they put in is going to  
102 be torn up with the kids running around. The area in the verge needs to have something else, but  
103 it also gets walked on a lot. Mr. Lomasney reported if they do mulch, they will have to do a border  
104 to keep it in. Mr. Chokanis requested he provide both the sod and mulch option.

105

106 **B. Field Manager: Inframark**

107 **i. Monthly Report**

108 Mr. Baez reviewed field activities. They have been fixing the pavers in the Square.

109 Mr. LeManger thanked Mr. Baez for the splash pad. Mr. Neal noted the monitor is still on  
110 backorder. Mr. Baez reported they will be testing the water every morning. He inquired what time

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111 they want it turned on and off; it is currently 9:30 a.m. to 7:30 p.m. Ms. Kassel commented she  
112 would like to see them start at 7:30 a.m. Mr. Chokanis commented he would agree with Ms. Kassel  
113 and inquired if it is mandatory that they test the water every day. Mr. Baez responded that the filter  
114 should be cleaned once per week and the water tested three or four times per week.

115 Mr. Baez reported they have cut 15 or 16 Pine trees; they keep dying and they keep removing  
116 them. He inquired if they want to call an expert to treat them. Ms. Kassel inquired if this is  
117 something he can talk to Benchmark about. Mr. Baez reported he has not but he will. Mr. Baez  
118 reported they have also fixed pavers inside the Swim Club with the pole to go into the pool by the  
119 stairs. Florida health told them it needed to be fixed within 30 days. They removed the pavers, put  
120 concrete under the pavers to make it stronger. All of the boats are good to go, the seats have been  
121 finished and some of the batteries have been replaced. On the weekends the food trucks put grease  
122 in the trashcans, when they lift the trash bag it goes all over the sidewalk. They are trying to remove  
123 it with the pressure washer and degreaser, but it is not coming up. Ms. Kassel requested they  
124 contact Ms. Goldyn to let her know this is happening. Mr. Baez reported they have removed 70%  
125 of the trash, they still have more to remove and will be doing it next week. People from Harmony  
126 West dropped debris in front of the pallets of tiles. Ms. Kassel inquired how he knows they are  
127 from Harmony West. Mr. Baez noted it was the address in the boxes; he went to the address and  
128 told them they need to remove everything, and they did so.

129 Mr. Baez reported they are working on the inspection items. Ms. Kassel requested responses  
130 from Inframark be included on the list as to when things will be addressed. Mr. Baez noted he  
131 will include on the next one.

132 Mr. Chokanis requested the tiles inside the pool be cleaned; they have a layer of grime on them.  
133 Mr. Baez reported the product they have is not working and they are getting a new product  
134 tomorrow to clean the tiles.

135 Ms. Kassel addressed a discussion last month regarding a ramp on Clay Brick by the tunnel.  
136 Mr. Neal noted this is something Mr. Hamstra will need to be involved in to be certain it is in  
137 compliance for ADA purposes.

138 Mr. Baez commented that all of the street flooding has been reported to the county. The county  
139 said they would come check the areas. Ms. Kassel inquired if they know when the county will  
140 check it. Mr. Baez noted he does not.

141

142 **C. District Engineer: Pegasus**

143 Mr. Neal advised that Mr. Hamstra is on vacation but there are notes on his items.

144

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145 **i. Lakefront Park Community Maintenance Facility Update**

146 No discussion.

147

148 **ii. Bathymetric Survey Proposal for Ponds P2-2/P2-3**

149 Ms. Kassel addressed the bathymetric survey proposal. She is trying to understand why it is  
150 for a bathymetric survey and includes a topographic survey with no explanation of why that would  
151 be needed. Mr. Neal will contact Mr. Hamstra for some insight. Ms. Kassel commented that when  
152 she addressed her concern about a lot of growth in the ponds, Mr. Hamstra said that it would be a  
153 couple thousand per pond, and now it is \$6,200 for a bathymetric and topographical survey. She  
154 would like to know if they need a topographical survey or if the bathymetric would be sufficient.

155

156 **iii. Blazing Star Lane Alley**

157 Ms. Kassel commented on the proposal being a better price and reviewed the proposal. She  
158 would like to know if Mr. Hamstra has worked with Element Environmental and can recommend  
159 them. Mr. LeManger commented that he thinks this has gone on long enough, Mr. Hamstra has  
160 recommended that they approve it.

161

162 Mr. LeManger MOVED to approve the proposal from Element  
163 Environmental in the amount of \$16,250 to repair the Blazing Star  
164 Lane alley and Mr. Leet seconded the motion.

165

166 Ms. Kassel requested Mr. Hamstra's note be read. Mr. Neal read the note. Ms. Kassel  
167 commented that it does not say he recommends them or that he has worked with them. Mr. Neal  
168 commented that Mr. Hamstra has worked with Element Environmental a lot and from Mr. Neal's  
169 personal experience they do a good job.

170

171 Upon VOICE VOTE, with all in favor, unanimous approval was  
172 given to the Element Environmental proposal.

173

174 Mr. LeManger commented that he also had questions on the bathymetric survey. He noted Mr.  
175 Hamstra also commented on Lakefront and the large list of requirements from the county.

176

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

178 **i. Discussion of Mediation Representative**

179 Mr. Eckert reported he has one item that does relate to pending litigation and would suggest if  
180 they have questions about the litigation or the specifics of it, that they give him a call after the  
181 meeting. He noted there is a mediation scheduled in an alleged trip and fall for the McCord case  
182 on July 23<sup>rd</sup> at 9:30 a.m. Zoom mediation and by the rules of the court the Board needs to appoint

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183 a representative to attend the Zoom mediation. He needs to know if there is a Board member  
184 available and willing to be the mediation representative.

185 Mr. LeManger commented that he can be the mediation representative.

186

187 On MOTION by Ms. Kassel seconded by Mr. Leet, with all in favor,  
188 the appointment of Mr. LeManger to be Mediation Representative  
189 was approved.

190

191 Ms. Kassel inquired if they have heard anything from Waste Management regarding insurance  
192 to cover alleyway repairs. Mr. Neal commented that they have; the adjuster has been in contact  
193 with Mr. Neal. Waste Management did a field inspection Friday before last and are now working  
194 out the final amount for the payout. He reached out to them today to see if there was any further  
195 information, but this is where they are at the moment. Mr. Hamstra has been in contact with them  
196 regarding the contractor to use.

197

#### **E. District Manager: Inframark**

198

##### **i. Acceptance of the Audited Financial Statements for Fiscal Year 2023**

199

200 Mr. Neal reviewed the audit for Fiscal Year 2023. Page 91 shows that Harmony CDD was in  
201 compliance.

202

203 Mr. LeManger MOVED to accept the audit for Fiscal Year 2023 and  
204 Ms. Kassel seconded the motion.

205

206 Ms. Kassel commented that someone posted on social media and quoted that within the audit  
207 the CDD went from \$1.4 million to \$197,000 for a lose of \$1.3 million. She noted that was  
208 incorrect and the \$1.4 million was a negative and the net condition of the CDD at the end of 2022.  
209 By the end of 2023, they were a net positive of \$197,000, a difference of \$1.6 million.

210 Mr. Leet commented it is the net position, it is Capital with deprecation and bond obligations  
211 the CDD has. Over time it is several million per year as things are paid off.

212 Ms. Kassel read the paragraph from page 91 of the audit regarding compliance.

213

214 Upon VOICE VOTE, with all in favor, unanimous approval was  
215 given to the acceptance of the audit for Fiscal Year 2023.

216

#### **FOURTH ORDER OF BUSINESS Business Items**

217

##### **A. Golf Course Maintenance Facility Financing Options**

218

219 Mr. LeManger commented the best price he can get out them is \$2 million. Ms. Kassel  
220 commented that they have not seen any financial information regarding expenses and revenue. She



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221 noted there are Board members who want to move forward with this, but she thinks it is a bad idea.  
222 Mr. LeManger commented that he thinks it has been a useful exercise to go through financing and  
223 what is possible. The most interesting thing that came up is this body still has the authority \$9.175  
224 million in bonds. Discussion ensued regarding the golf course maintenance facility, possible  
225 alternate locations and county requirements. Mr. Chonakis inquired about the timeline due to the  
226 county saying they need to move the stuff out of the area. Ms. Kassel commented that Mr. Hamstra  
227 stated the county is currently lacking an engineer and everything is taking longer. She would like  
228 to ask MR. Hamstra, if the Board were to consider the Five Oaks location of the things the county  
229 is asking for whether those plans might better address the issues the county is raising. Mr. Leet  
230 commented that some of the issues raised are the same issues they had with trying to use anything  
231 in the previous location outside the RV storage lot. Mr. LeManger inquired about Neighborhood  
232 M. Areas where addressed on a map.

233 Ms. Kassel suggested having Mr. Hamstra look into the comments from the county and the  
234 feasibility of the Five Oaks Drive location would be. Mr. Leet commented that Cat Lake Osceola  
235 LLC owns the property wrapping around the sidewalk off the end of Feathergrass and everything  
236 surrounding the RV storage parcel. He pointed out the Five Oaks location noting there is a  
237 telephone easement that blocks off the top corner of the property; there cannot be another entrance  
238 right next to it and they would need an easement to have an easement off the maintenance road.  
239 Discussion ensued on the size of the building, parking and drainage management.

240 Mr. Leet commented that he would like to see what the numbers are for improving the road  
241 and what other steps they would have to take with the county. Mr. Chonakis commented on  
242 figuring out which path they are going to go forward with. They need a side-by-side comparison  
243 of whether the Five Oaks location is a loan or a bond and compare the two options, but they need  
244 to finalize something in the near future. Mr. Leet comments that they can give direction to Mr.  
245 Hamstra to provide something they can act on at the next meeting. Is there specific direction for  
246 Mr. Hamstra.

247 Ms. Kassel commented she would for Mr. Hamstra to look at the county's comments in relation  
248 to the Five Oaks Drive location. She addressed the construction cost of \$300,000 and the last the  
249 cost given for improvements to the garden road was \$225,000. She would Mr. Hamstra to look at  
250 the feasibility of the Five Oaks Drive location again as her preference.

251 Mr. LeManger commented he does not understand enough about the speed with which the  
252 county wants them to do this. At a certain level, he favors getting a good idea of when this side of  
253 town is going to be 90% done, and then doing things the right way. His concern is that no matter

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254 what they do, it is a band-aid approach, and they need to be thinking in terms of permanent  
255 solutions. Ms. Kassel noted the Five Oaks Drive location would be a permanent solution.

256 Mr. LeManger commented that he is calling the golf course tomorrow to say it was not  
257 approved. They know they have landowners that are uncooperative with them now, and they will  
258 see. Ms. Kassel commented that she does not know if the Board wants to give Mr. LeManger  
259 permission to ask what the golf course would want for an easement on Fives Oaks Drive, but it is  
260 information they will need if they move forward with that location. Mr. Leet commented that  
261 adding an easement would be another encumbrance on whoever they would be selling to.

262 Mr. Leet summarized the discussion noting from Mr. Hamstra is more information on the Five  
263 Oaks Drive location, his thoughts on the storage lot property and those improvements and whether  
264 it is a non-starter, and the other question would be how close are they to 90%. Mr. Neal will reach  
265 out to Mr. Hamstra with the questions.

266  
267 **B. Agreement with Ecolab Pool & Spa for Pool Services**

268 Mr. Neal explained the issues that District Counsel identified in the agreement that the Board  
269 should review before making a final decision. He inquired if the Board was able to review the  
270 comments and if there were any concerns. He noted the equipment can be insured. Ms. Kassel  
271 inquired if this will be an increase in the premium. Mr. Neal commented they did not say how,  
272 they are going through the process now with the insurance and it could be included for next year.

273  
274 

Ms. Kassel MOVED to approve the Ecolab Pool & Spa agreement 275 and Mr. LeManger seconded the motion.
--

  
276

277 Mr. Leet commented on District Counsel's feedback on the indemnification. Mr. Eckert  
278 addressed his concerns noting in the event of a lawsuit, this language requires the District to get  
279 Ecolab's permission to defend the claim in order to preserve indemnification rights later on. If they  
280 say do not defend it and the District, perhaps they could lose their indemnification. It is an unlikely  
281 scenario, but it is something Ecolab insisted on and something Mr. Eckert has not seen in a contract  
282 before.

283  
284 

Upon VOICE VOTE, with all in favor, unanimous approval was 285 given to the Ecolab Pool & Spa agreement.
---

  
286

287 **C. Consideration of Access and Utility Easement with OUC for Tract L (North Lakes)**

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288 **D. Consideration of Assignment of OUC Street Light Agreement for Tract L (North**  
289 **Lakes)**

290 Mr. Eckert commented this easement is to allow the District onto the North Lake property so  
291 they can be responsible for the streetlights there and access the streetlights. It is related to the  
292 second agreement – the first document gives the District the authority and ability to be on the  
293 property and the second document is assigning the OUC contract to the District and the District  
294 would be responsible for paying OUC on a moving basis.

295 Mr. LeManger commented the second agreement is a non-starter. The District does not pay for  
296 streetlights; they pay for the electricity and the maintenance not the capital investment.

297 Ms. Kassel commented in F, G and H they had the developer. The District does not want to be  
298 responsible for paying the capital investment. The developer who is trying to hand it off to the  
299 District needs to pay the capital investment themselves and the District would be willing to pay  
300 the maintenance and fuel cost.

301 Mr. LeManger commented on previous Board's making the decision to not paying for the  
302 lights.

303 Mr. Eckert commented that he would not vote on this. He requested the Board turn to page 138  
304 of the pdf agenda because it talks about the monthly lighting service charge. There is a capital  
305 investment which he is hearing is a no go for the District. There is a maintenance cost of \$343 and  
306 a fuel & energy cost of \$44.60. He needs direction from the Board to tell them Capital Investment  
307 is a no. Ms. Kassel commented they are paying maintenance and fuel & energy costs on other  
308 neighborhoods. It is the capital investment that is a no go. Mr. Eckert commented that today they  
309 can do one of two things – not approve anything or they could approve the Access and Utility  
310 Easement. They could approve the assignment subject to the removal of the capital investment  
311 obligation from the District. Ms. Kassel inquired if Mr. Eckert has a recommendation. Mr. Eckert  
312 commented that he recommends approving the easement and the assignment subject to the  
313 developer satisfying the capital investment so that it does not ride on through the assignment.

314

315 On MOTION by Mr. LeManger seconded by Ms. Kassel, with all in  
316 favor, the Access and Utility Easement with OUC for Tract L (North  
317 Lakes) and Assignment of OUC Street Light Agreement for Tract L  
318 (North Lakes) contingent upon the developer satisfying the capital  
319 investment was approved.

320

321 **SIXTH ORDER OF BUSINESS** **Consent Agenda**

322 **A. Minutes for the May 23, 2024 Regular Meeting**

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

325 **B. Financial Statements (May 2024)**

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

328 **C. Check Register #288 (May 2024)**

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

331 **D. Ratification of Proposal #100464 from Benchmark Landscaping for Mainline Repair**

332 Proposal #101464 is included in the agenda package and available for public review on the  
333 District’s website or in the District Office during normal business hours.

334 **E. Ratification of Proposal #101741 from Benchmark Landscaping for Irrigation**  
335 **Controller**

336 Proposal #101741 is included in the agenda package and available for public review on the  
337 District’s website or in the District Office during normal business hours.

338  
339 Ms. Kassel commented that she provided a potential correction to Ms. Burgess, Ms. Montagna  
340 and Mr. Neal.

341  
342 On MOTION by Ms. Kassel seconded by Mr. Leet, with all in favor,  
343 the consent agenda was approved.

344  
345 **SEVENTH ORDER OF BUSINESS Supervisor Requests**

346 Ms. Kassel inquired if Mr. Neal has checked into the availability of when the model home is  
347 no longer going to be available to them. Mr. Neal commented he has called them several times and  
348 was hoping to speak with them before the meeting, but there was no one there.

349 Ms. Kassel inquired about what is happening with the TOHO water bills. Mr. Neal advised  
350 consumption is consistent with readings and patterns. There are clear patterns and TOHO  
351 confirmed it is not the meter. Mr. LeManger commented on social media. TOHO water bills are  
352 being talked about by multiple people with them going up and down. Ms. Kassel suggested  
353 checking with Benchmark as they may have an explanation. Mr. Neal will speak with Benchmark  
354 to see if there is anything they have noticed.

355 Ms. Kassel inquired about the facility usage application update. Mr. Neal advised the  
356 application has been done and needs a final review before uploading to the website.

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357 Ms. Kassel inquired on the status with the county for the request for no commercial vehicle  
358 parking signs at the entrances to the community. Mr. Neal advised he is still working on that with  
359 the county, but it has been a slow process.

360 Ms. Kassel commented that Ms. Montagna was supposed to provide information on some line  
361 items within the financials as noted on page 158 of the May 23, 2024 minutes. Mr. Neal will  
362 follow-up on the reclassifications and providing the report to Ms. Kassel. Ms. Kassel commented  
363 on her other question with regard to a minus \$642 user facility revenue and why it was a negative.  
364 Mr. Neal will find out about this.

365 Ms. Kassel inquired where they are with the garden shed. Mr. Neal advised that since it is  
366 going on a commercial lot the county requires a General Contractor for the permitting process. He  
367 has found one company that is a one-stop shop that will do everything from start to finish but their  
368 price is double. The other option is to have a General Contractor liaison and oversee the project.  
369 Mr. Satterwhite was to have a meeting with the General Contractor today, but they cancelled. As  
370 soon as he has any information, he will provide it to the Board.

371 Ms. Kassel commented on the TOHO invoice on page 116 of the check register for 7300 Five  
372 Oaks Drive noting it would be a good bill to send to TOHO to show them the spikes.

373 Mr. Leet commented he is glad the splash pad is up and running and inquired on the arrival of  
374 the monitor. Mr. Baez noted he will contact the company again this week. Mr. Leet inquired if  
375 there is any expected downtime with Ecolab getting their equipment installed. Mr. Baez  
376 commented that Ecolab was waiting on approval and can start the next day once received. Mr.  
377 Leet addressed keeping it running and is very important.

378 Mr. Leet commented on the Cat Brier resident in attendance earlier but missed the audience  
379 comment section of the meeting. Residents can contact them directly to get something fixed, but  
380 suggested a little less regimented and more flexible. Mr. LeManger commented this is Florida law,  
381 the audience has three minutes to talk about something on the agenda. They give them three  
382 minutes to talk about anything, so they do bend a bit. If they want something done, they should  
383 send an email.

384  
385 **FIFTH ORDER OF BUSINESS** **Closed Session: Security System Discussion**

386 The meeting was recessed and the closed session was opened.

387 The meeting was reconvened.

388

389 

On MOTION by Mr. Leet seconded by Mr. LeManger, with all in 390 favor, the Flock Safety proposal was approved.
---

Harmony CDD  
June 27, 2024

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**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Leet, seconded by Ms. Kassel, with all in favor, the meeting adjourned at 8:23 p.m.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

# **Subsection 7B**

# **Financials**

**TO: Board of Supervisors, Harmony CDD**  
**FROM: Christian Haller, Accountant**  
**CC: Angel Montagna, District Manager**  
**DATE: July 15, 2024**  
**SUBJECT: June 2024 Financials**

---

Please find the attached June 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 June is approximately 102% of the annual budget.
  - Non Ad Valorem Assessment collections are currently at 99%.
  - Garden Lot - Includes lease payments for garden lot.
  
- Total Expenditures through June are at 68% of the annual budget.
  - ▶ Administrative
    - P/R-Board of Supervisors - Includes payroll for meetings through June 2024.
    - ProfServ-Engineering - Pegasus Engineering services. Includes services for maintenance facility, Buck Lake, storm sewer system and other matters.
    - Insurance - General Liability -Egis insurance policy paid \$22,932 in Full for FY24.
  - ▶ Field
    - ProfServ-Field Management - Contract with Inframark.
  - ▶ Landscaping Services
    - Contracts-Mulch - Contract with Benchmark Landscaping.
    - Contracts-Annuals - Contract with Benchmark Landscaping.
    - Contracts-Landscape - Benchmark Landscaping provides landscaping services.
    - R&M-Other Landscape - Includes Buck Lake Park renovations, Harmony Square Park renovations and tree removal services.
    - Miscellaneous Services - Includes Verge Sod Work.
  - ▶ 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 Report**

**June 30, 2024**

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HARMONY  
Community Development District

**Governmental Funds**

**Balance Sheet**  
June 30, 2024

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND RESERVES	SERIES 2014 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<b>ASSETS</b>					
Cash - Checking Account	\$ 1,104,709	\$ -	\$ -	\$ -	\$ 1,104,709
Accounts Receivable	208	-	-	-	208
Due From Other Funds	-	60,440	172,324	73,424	306,188
Investments:					
Money Market Account	1,096,891	-	-	-	1,096,891
Interest Account	-	-	-	6,767	6,767
Prepayment Account	-	-	36,786	70,888	107,674
Reserve Fund	-	-	607,313	340,000	947,313
Revenue Fund	-	-	522,262	239,153	761,415
Prepaid Items	4,751	-	-	-	4,751
<b>TOTAL ASSETS</b>	<b>\$ 2,206,559</b>	<b>\$ 60,440</b>	<b>\$ 1,338,685</b>	<b>\$ 730,232</b>	<b>\$ 4,335,916</b>
<b>LIABILITIES</b>					
Accounts Payable	\$ 141,720	\$ -	\$ -	\$ -	\$ 141,720
Due To Other Funds	306,188	-	-	-	306,188
<b>TOTAL LIABILITIES</b>	<b>447,908</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>447,908</b>
<b>FUND BALANCES</b>					
<b>Nonspendable:</b>					
Prepaid Items	4,751	-	-	-	4,751
<b>Restricted for:</b>					
Debt Service	-	-	1,338,685	730,232	2,068,917
<b>Assigned to:</b>					
Operating Reserves	467,801	-	-	-	467,801
<b>Unassigned:</b>	1,286,099	60,440	-	-	1,346,539
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,758,651</b>	<b>\$ 60,440</b>	<b>\$ 1,338,685</b>	<b>\$ 730,232</b>	<b>\$ 3,888,008</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 2,206,559</b>	<b>\$ 60,440</b>	<b>\$ 1,338,685</b>	<b>\$ 730,232</b>	<b>\$ 4,335,916</b>

HARMONY

Community Development District

**General Fund**

## Statement of Revenues, Expenditures and Changes in Fund Balances For the Period Ending June 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 30,000	\$ 22,500	\$ 35,279	\$ 12,779
Interest - Tax Collector	-	-	5,112	5,112
Special Assmnts- Tax Collector	2,791,633	2,791,633	2,757,936	(33,697)
Special Assessments-Tax Collector-VC1	(33,132)	(33,132)	-	33,132
Special Assmnts- Discounts	(111,665)	(111,665)	(74,766)	36,899
Other Miscellaneous Revenues	-	-	125	125
Access Cards	1,200	900	104	(796)
User Facility Revenue	600	450	(642)	(1,092)
Garden Lot	1,207	909	1,325	416
<b>TOTAL REVENUES</b>	<b>2,679,843</b>	<b>2,671,595</b>	<b>2,724,473</b>	<b>52,878</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
P/R-Board of Supervisors	14,000	10,503	5,600	4,903
FICA Taxes	1,071	801	490	311
ProfServ-Arbitrage Rebate	1,200	1,200	600	600
ProfServ-Dissemination Agent	1,500	1,500	1,500	-
ProfServ-Engineering	60,000	45,000	63,031	(18,031)
ProfServ-Legal Services	60,000	45,000	40,982	4,018
ProfServ-Mgmt Consulting	71,328	53,496	53,496	-
ProfServ-Property Appraiser	392	392	-	392
ProfServ-Recording Secretary	4,326	3,246	1,082	2,164
ProfServ-Special Assessment	9,087	9,087	8,822	265
ProfServ-Trustee Fees	10,160	10,160	2,646	7,514
Auditing Services	4,400	4,400	-	4,400
Postage and Freight	1,000	747	158	589
Rental - Meeting Room	7,500	5,625	1,553	4,072
Insurance - General Liability	20,000	20,000	22,932	(2,932)
Printing and Binding	-	-	174	(174)
Legal Advertising	1,200	900	796	104
Misc-Assessment Collection Cost	55,832	55,832	53,663	2,169
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>323,171</b>	<b>268,064</b>	<b>257,700</b>	<b>10,364</b>
<b>Field</b>				
ProfServ-Field Management	375,810	281,862	281,857	5
<b>Total Field</b>	<b>375,810</b>	<b>281,862</b>	<b>281,857</b>	<b>5</b>
<b>Landscape Services</b>				
Contracts-Mulch	77,347	58,014	77,348	(19,334)
Contracts-Annuals	14,000	10,503	9,215	1,288
Contracts - Landscape	699,567	524,675	521,563	3,112
R&M-Other Landscape	-	-	17,495	(17,495)
R&M-Irrigation	30,000	22,500	-	22,500
R&M-Trees and Trimming	40,000	29,997	11,359	18,638
Miscellaneous Services	50,000	37,503	13,561	23,942
<b>Total Landscape Services</b>	<b>910,914</b>	<b>683,192</b>	<b>650,541</b>	<b>32,651</b>

## Statement of Revenues, Expenditures and Changes in Fund Balances For the Period Ending June 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>Utilities</u></b>				
Electricity - General	43,550	32,663	23,047	9,616
Electricity - Streetlights	139,470	104,603	81,395	23,208
Utility - Water & Sewer	211,860	158,895	109,223	49,672
<b>Total Utilities</b>	<b>394,880</b>	<b>296,161</b>	<b>213,665</b>	<b>82,496</b>
<b><u>Operation &amp; Maintenance</u></b>				
Utility - Refuse Removal	3,500	2,628	3,591	(963)
R&M-Ponds	20,000	15,000	42,150	(27,150)
R&M-Pools	35,000	26,250	23,915	2,335
R&M-Roads & Alleyways	2,000	1,503	-	1,503
R&M-Streetlights	10,000	7,500	-	7,500
R&M-Vehicles	15,000	11,250	190	11,060
R&M-Equipment Boats	10,000	7,500	157	7,343
R&M-Parks & Facilities	45,000	33,750	32,310	1,440
R&M-Garden Lot	2,000	1,500	417	1,083
Sidewalk Panel Replacements	20,000	15,000	-	15,000
R&M-Invasive Plant Maintenance	105,000	78,750	5,050	73,700
Security Enhancements	5,700	4,275	4,872	(597)
Op Supplies - Fuel, Oil	8,000	6,000	155	5,845
Cap Outlay - Vehicles	15,000	15,000	-	15,000
Reserve - Other	412,000	-	59,801	(59,801)
<b>Total Operation &amp; Maintenance</b>	<b>708,200</b>	<b>225,906</b>	<b>172,608</b>	<b>53,298</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	14,177	14,177	268,292	(254,115)
Interest Expense	12,423	12,423	6,767	5,656
<b>Total Debt Service</b>	<b>26,600</b>	<b>26,600</b>	<b>275,059</b>	<b>(248,459)</b>
<b>TOTAL EXPENDITURES</b>	<b>2,739,575</b>	<b>1,781,785</b>	<b>1,851,430</b>	<b>(69,645)</b>
Excess (deficiency) of revenues Over (under) expenditures	(59,732)	889,810	873,043	(16,767)
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(59,732)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(59,732)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (59,732)	\$ 889,810	\$ 873,043	\$ (16,767)
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>885,608</b>	<b>885,608</b>	<b>885,608</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 825,876</b>	<b>\$ 1,775,418</b>	<b>\$ 1,758,651</b>	

HARMONY  
Community Development District

**General Fund Reserves**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2024

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

HARMONY  
Community Development District

**Series 2014 Debt Service Fund**

## Statement of Revenues, Expenditures and Changes in Fund Balances For the Period Ending June 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 60	\$ 45	\$ 54,931	\$ 54,886
Special Assmnts- Tax Collector	1,208,761	1,208,761	1,204,138	(4,623)
Special Assmnts- Prepayment	-	-	36,786	36,786
Special Assmnts- Discounts	(48,350)	(48,350)	(32,644)	15,706
<b>TOTAL REVENUES</b>	<b>1,160,471</b>	<b>1,160,456</b>	<b>1,263,211</b>	<b>102,755</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	24,175	24,175	23,430	745
<b>Total Administration</b>	<b>24,175</b>	<b>24,175</b>	<b>23,430</b>	<b>745</b>
<b>Debt Service</b>				
Principal Debt Retirement	725,000	725,000	725,000	-
Principal Prepayments	-	-	20,000	(20,000)
Interest Expense	421,013	421,013	420,488	525
<b>Total Debt Service</b>	<b>1,146,013</b>	<b>1,146,013</b>	<b>1,165,488</b>	<b>(19,475)</b>
<b>TOTAL EXPENDITURES</b>	<b>1,170,188</b>	<b>1,170,188</b>	<b>1,188,918</b>	<b>(18,730)</b>
Excess (deficiency) of revenues Over (under) expenditures	(9,717)	(9,732)	74,293	84,025
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	(9,717)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(9,717)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (9,717)	\$ (9,732)	\$ 74,293	\$ 84,025
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>1,264,392</b>	<b>1,264,392</b>	<b>1,264,392</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,254,675</b>	<b>\$ 1,254,660</b>	<b>\$ 1,338,685</b>	

HARMONY  
Community Development District

**Series 2015 Debt Service Fund**

## Statement of Revenues, Expenditures and Changes in Fund Balances For the Period Ending June 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 30	\$ 23	\$ 28,145	\$ 28,122
Special Assmnts- Tax Collector	593,460	593,460	539,798	(53,662)
Special Assmnts- Other	26,600	26,600	275,059	248,459
Special Assmnts- Prepayment	-	-	160,270	160,270
Special Assmnts- Discounts	(23,738)	(23,738)	(14,634)	9,104
<b>TOTAL REVENUES</b>	<b>596,352</b>	<b>596,345</b>	<b>988,638</b>	<b>392,293</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	11,869	11,869	10,503	1,366
<b>Total Administration</b>	<b>11,869</b>	<b>11,869</b>	<b>10,503</b>	<b>1,366</b>
<b>Debt Service</b>				
Principal Debt Retirement	295,000	295,000	295,000	-
Principal Prepayments	-	-	380,000	(380,000)
Interest Expense	269,100	269,100	268,459	641
<b>Total Debt Service</b>	<b>564,100</b>	<b>564,100</b>	<b>943,459</b>	<b>(379,359)</b>
<b>TOTAL EXPENDITURES</b>	<b>575,969</b>	<b>575,969</b>	<b>953,962</b>	<b>(377,993)</b>
Excess (deficiency) of revenues Over (under) expenditures	20,383	20,376	34,676	14,300
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	20,383	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>20,383</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 20,383	\$ 20,376	\$ 34,676	\$ 14,300
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>695,556</b>	<b>695,556</b>	<b>695,556</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 715,939</b>	<b>\$ 715,932</b>	<b>\$ 730,232</b>	



**HARMONY**

Community Development District

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

					Allocation by Fund		
Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	General Fund	Series 2014 Debt Service Fund <sup>(1)</sup>	Series 2015 Debt Service Fund <sup>(1)</sup>
<b>ASSESSMENTS LEVIED FY 2024</b>				\$ 4,502,795	\$ 2,758,501	\$ 1,204,385	\$ 539,909
Allocation %				100%	61%	27%	12%
11/10/2023	\$ 21,549	\$ 1,163	\$ 440	\$ 23,151	\$ 14,183	\$ 6,192	\$ 2,776
11/24/2023	\$ 248,290	\$ 10,556	\$ 5,067	\$ 263,914	\$ 161,679	\$ 70,590	\$ 31,645
12/11/2023	\$ 2,797,087	\$ 118,924	\$ 57,083	\$ 2,973,094	\$ 1,821,376	\$ 795,228	\$ 356,489
12/22/2023	\$ 133,910	\$ 5,235	\$ 2,733	\$ 141,877	\$ 86,917	\$ 37,949	\$ 17,012
1/10/2024	\$ 68,699	\$ 2,168	\$ 1,402	\$ 72,269	\$ 44,274	\$ 19,330	\$ 8,665
1/10/2024	\$ 11,526	\$ 364	\$ 235	\$ 12,125	\$ 7,428	\$ 3,243	\$ 1,454
2/8/2024	\$ 581	\$ 18	\$ 12	\$ 611	\$ 375	\$ 164	\$ 73
2/8/2024	\$ 49,231	\$ 1,093	\$ 1,005	\$ 51,329	\$ 31,445	\$ 13,729	\$ 6,155
3/8/2024	\$ 65,412	\$ 723	\$ 1,335	\$ 67,469	\$ 41,333	\$ 18,046	\$ 8,090
3/8/2024	\$ 980	\$ -	\$ 20	\$ 1,000	\$ 613	\$ 267	\$ 120
4/8/2024	\$ 14,644	\$ -	\$ 299	\$ 14,943	\$ 9,154	\$ 3,997	\$ 1,792
4/8/2024	\$ 236,040	\$ -	\$ 4,817	\$ 240,857	\$ 147,554	\$ 64,423	\$ 28,880
5/8/2024	\$ 1,270	\$ -	\$ 26	\$ 1,296	\$ 794	\$ 347	\$ 155
5/8/2024	\$ 30,642	\$ -	\$ 625	\$ 31,267	\$ 19,155	\$ 8,363	\$ 3,749
6/10/2024	\$ 25,392	\$ (755)	\$ 518	\$ 25,155	\$ 15,411	\$ 6,728	\$ 3,016
6/18/2024	\$ 586,979	\$ (17,445)	\$ 11,979	\$ 581,513	\$ 356,247	\$ 155,540	\$ 69,726
<b>TOTAL</b>	<b>\$ 4,292,231</b>	<b>\$ 122,044</b>	<b>\$ 87,597</b>	<b>\$ 4,501,872</b>	<b>\$ 2,757,936</b>	<b>\$ 1,204,138</b>	<b>\$ 539,798</b>

Collected in % 99.98%

<b>TOTAL OUTSTANDING</b>	\$ 923	\$ 565	\$ 247	\$ 111
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Note (1): Variance between budget and assessment levy is due to prepayments received during the budget process.

**HARMONY**  
Community Development District

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**Cash and Investment Report**  
*June 30, 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%	\$1,104,709
Money Market Account	BankUnited	Money Market Account	n/a	5.25%	\$1,096,891
<b>Subtotal</b>					<u>\$2,201,600</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 2014 Prepayment Fund	US Bank	US Bank Gcts	n/a	5.25%	\$36,786
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%	\$522,262
Series 2015 Interest Fund	US Bank	US Bank Open-Ended Cc	n/a	5.25%	\$6,767
Series 2015 Prepayment Fund	US Bank	US Bank Gcts	n/a	5.25%	\$70,888
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%	\$239,153
<b>Subtotal</b>					<u>\$1,823,168</u>
<b>Total</b>					<u><u>\$4,024,769</u></u>

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# **Subsection 7C**

# **Check Register**

**HARMONY COMMUNITY DEVELOPMENT DISTRICT  
Invoice Report**

**INVOICE APPROVAL # 290**

**Date: 7/15/2024**

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount	Total
CHARTER COMMUNICATIONS - ACH	1997518052824	R	\$ 119.98	
	1997500060624	R	\$ 123.98	
	Vendor Total			\$243.96
ELAN FINANCIAL SERVICES	May24-1777	R	\$ 2,124.47	
	Vendor Total			\$2,124.47
FEDEX	8-519-73812	R	\$ 18.15	
	Vendor Total			\$18.15
KUTAK ROCH LLP	3408795	R	\$ 5,954.50	
	Vendor Total			\$5,954.50
MARYLIN ASH MOWER	6272024	R	\$ 33.51	
	Vendor Total			\$33.51
ORLANDO UTILITIES COMMISSION	61224	R	\$ 12,941.84	
	Vendor Total			\$12,941.84
OSCEOLA NEWS-GEZETTE	F7BA084D-0021	R	\$ 71.20	
	F7BA084D-0043	R	\$ 148.65	
	Vendor Total			\$219.85
PEGASUS	227310	R	\$ 4,350.70	
	Vendor Total			\$4,350.70
POOLSURE	101295655901	R	\$ 506.00	
	101295655983	R	\$ 369.75	
	101295655776	R	\$ 35.00	
	10129565575	R	\$ 60.00	
Vendor Total			\$970.75	
TOHO WATER AUTHORITY - ACH	0502024-8389	R	\$ 12,747.65	
	0602024-8389	R	\$ 24.21	
	Vendor Total			\$12,771.86
WASTE CONNECTIONS OF FLORIDA	150371W460	R	\$ 387.76	
	Vendor Total			\$387.76
<b>Total Invoices</b>			<b>\$40,017.35</b>	