

**HARMONY
COMMUNITY DEVELOPMENT DISTRICT**

**APRIL 28, 2022
AGENDA PACKAGE**

**Jones Homes
3285 Songbird Circle, St. Cloud FL 34773**

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

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



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

COPY

Teresa Kramer, Chair
 Daniel Leet, Vice-Chair
 Kerul Kassel, Assistant Secretary
 Steve Berube, Assistant Secretary
 Mike Scarborough, Assistant Secretary

Angel Montagna, District Manager
 Timothy Qualls, District Counsel
 David Hamstra, District Engineer
 Brett Perez, Area Field Director

Meeting Order of Business

Thursday, April 28, 2022 - 6:00 pm

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

Telephonic via Call-In: 929-205-6099, ID 4276669233

1. **Call to Order / Roll Call**
2. **Audience Comments** *(Limited to a Maximum of 3 Minutes)*
3. **Resident Hearing** [Cancelled]
4. **Contractors' Reports**
 - A. Servello
5. **Consent Agenda**
 - A. Approval of March 31, 2022 Meeting Minutes
 - B. Financial Statements for March 2022
 - C. Approval of #264 Invoices and Check Register
(Invoices Available Upon Request)
6. **Staff Reports**
 - A. District Engineer's Report
 - i. Proposals for Garden Road Improvements
 - ii. Consideration of Invasive Weed Proposal
 - iii. Renaming of Garden Road
 - iv. Estates Stormwater
 - B. District Counsel Report
 - i. Residency Requirement for CDD Supervisors
 - ii. Plan to Clean up Harmony's Property Ownership Records
 - iii. Statutory Language for Public Advertisement of Milling/Paving of C1-C2 Alleys
 - C. Field Manager's Report
 - i. Field Report
 - ii. Proposal for Congo Grass Suppression
 - iii. Consideration of Servello Landscape Agreement Addendum
 - iv. Consideration of UTV Proposals
7. **District Manager**
 - A. District Manager's Report
 - B. Cost/Benefit Analysis of RV Storage Lot
 - C. Preliminary Budget Discussion
 - D. New Meeting Spaces
8. **New Business**
 - A. Acceptance of Fiscal Year 2021 Audit
 - B. Lights for the Garden
 - C. Discussion of Repurposing Developer Signs
 - D. Discussion of RV Storage Road
9. **Old Business**
10. **Supervisors' Requests**
11. **Adjournment**

Section 5

Consent Agenda

Subsection 5A

Meeting Minutes of March 31, 2022

Markup Review Version
Delivered Under [Separate Cover](#)

Subsection 5B

Acceptance of Financial Statements for March 2022

TO: Board of Supervisors, Harmony CDD
FROM: Ruben Nesbitt, Accountant
CC: Angel Montagna, District Manager
DATE: April 28, 2022
SUBJECT: March 2022 Financials

Please find the attached March 2022 financial report. During your review, please keep in mind that the goal is for revenue to meet or exceed the annual budget and for expenditures to be at or below the annual budget. To assist with your review, an overview is provided below. Should you have any questions or require additional information, please contact me at Ruben.Nesbitt@Inframark.com.

General Fund

- Total Revenue through March is approximately 79% of the annual budget.
 - Non Ad Valorem Assessment collections are at 78%.
 - Sale of Surplus Equipment - Includes sale of old cell phones (\$2,171).
 - Other Miscellaneous Revenues - Includes sales tax collection allowance, and payment for Ashley Park damage.
 - Garden Lot - Includes lease payments for garden lot.

- Total Expenditures through March are at 58% of the annual budget.
 - ▶ Administrative
 - P/R-Board of Supervisors - Includes payroll for meetings through February.
 - ProfServ-Engineering - Pegasus Engineering services thru Feb 2022 and Aug 2021 services, paid in Jan 2022.
 - ProfServ-Legal Services - Young Qualls, PA general counsel.
 - ProfServ-Management Consulting - Contract with Inframark.
 - ProfServ-Recording Secretary - Inframark provides near verbatim minutes.
 - ProfServ-Special Assessment - Assessment roll services.
 - Postage and Freight - FedEx services, postage reimbursements to Inframark and survey mailing.
 - Insurance-General Liability - Egis Insurance Advisors provides auto, general liability, inland marine and property insurance.
 - Printing and Binding - Printing/copy charges (Overcharge was credited on February invoice).
 - Misc.-Contingency - Includes Inframark management services and ancillary costs.
 - ▶ Field
 - ProfServ-Field Management - Contract with Inframark.
 - Trailer Rental - Includes monthly rental of 1 container and 1 office trailer.
 - ▶ Landscaping Services
 - Contracts-Mulch - Contract with Servello Services.
 - Contracts-Irrigation - Contract with Servello Services.
 - Contracts-Landscape - Contract with Servello Services.
 - Contracts-Shrub/Ground Cover - Contract with Servello Services.
 - R&M Irrigation - Includes various irrigation supplies and repairs by Servello Services.
 - R&M-Trees and Trimming - Includes Oct 2021 tree trimming project by Servello & Sons.
 - Miscellaneous Services - Includes Oct 2021 and Feb 2022 landscape maintenance by Servello & Sons.
 - ▶ Utilities
 - Electricity-General - Services provided by OUC.
 - Electricity-Streetlighting - Services provided by OUC.
 - Utility-Water & Sewer - Services provided by TOHO.
 - ▶ Operation & Maintenance
 - Utility-Refuse Removal - Services provided by Waste Connections of FL.
 - R&M-Ponds - Includes Dec purchase of chemicals from Nutrien Ag Solutions and Feb Buck Lake cost share agreement.
 - R&M-Pools - Includes control leases for Ashley Park and splash pad, permits, chemicals. Also includes pool resurfacing by Spies Pool.
 - R&M-Sidewalks - Includes Oct 2021 crosswalks & curbs installation by K & D Concrete and Feb 2022 pressure washer hose purchase.
 - R&M-Equipment Boats - Includes purchase of boating supplies and annual service by Advanced Marine.
 - R&M-Parks & Facilities - Various supplies and repairs, including bench pads at dog park, repairing sinking pavers, and park signage.
 - R&M-Garden Lot - Includes garden yard signs and tree trimming.
 - Misc.-Security Enhancements - Includes internet service and ancillary costs. Also includes programmed ID cards, purchased Oct 2021 and security enhancements purchased Mar 2022.
 - Reserve-Renewal & Replacement - Includes replacement of decking and railing, repair of erosion, installation of geogrid, new dog park fence and gate, reserve study, tow boat repairs, and storm pipe cleaning & CCTV.
 - ▶ Debt Service
 - Principal Debt Retirement - Principal portion of VC10 debt service assessment was transferred from the general fund to the series 2015 debt service fund in Feb 2022.
 - Interest Expense - Interest portion of VC10 debt service assessment was transferred from the general fund to the series 2015 debt service fund in Feb 2022.

- In FY 2019, the general fund loaned the series 2015 debt service fund \$53,231.95 to cover a shortfall. This loan has been repaid.

- In FY 2020, the general fund loaned the series 2015 debt service fund \$4,658.20 to cover a shortfall in October and \$71,193.25 to cover a shortfall in April. These loans have been repaid.

HARMONY
Community Development District

Financial Report

March 31, 2022

Prepared by



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HARMONY
Community Development District

Financial Statements

(Unaudited)

March 31, 2022

HARMONY
Community Development District

Governmental Funds

Balance Sheet
March 31, 2022

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2014 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 549,717	\$ -	\$ -	\$ 549,717
Accounts Receivable	35	-	-	35
Investments:				
Money Market Account	1,425,682	-	-	1,425,682
Prepayment Account	-	69,060	283,437	352,497
Reserve Fund	-	607,313	340,000	947,313
Revenue Fund	-	1,275,160	751,522	2,026,682
TOTAL ASSETS	\$ 1,975,434	\$ 1,951,533	\$ 1,374,959	\$ 5,301,926
<u>LIABILITIES</u>				
Accounts Payable	\$ 121,269	\$ -	\$ -	\$ 121,269
Accrued Expenses	12,000	-	-	12,000
Sales Tax Payable	237	-	-	237
TOTAL LIABILITIES	133,506	-	-	133,506
<u>FUND BALANCES</u>				
Restricted for:				
Debt Service	-	1,951,533	1,374,959	3,326,492
Assigned to:				
Operating Reserves	401,042	-	-	401,042
Reserves-Renewal & Replacement	23,270	-	-	23,270
Reserves - Sidewalks & Alleyways	251,484	-	-	251,484
Reserves-Uninsured Repairs	50,000	-	-	50,000
Unassigned:	1,116,132	-	-	1,116,132
TOTAL FUND BALANCES	\$ 1,841,928	\$ 1,951,533	\$ 1,374,959	\$ 5,168,420
TOTAL LIABILITIES & FUND BALANCES	\$ 1,975,434	\$ 1,951,533	\$ 1,374,959	\$ 5,301,926

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 2,814	\$ 1,410	\$ 1,027	\$ (383)
Interest - Tax Collector	-	-	5	5
Special Assmnts- Tax Collector	1,876,213	1,782,402	1,450,281	(332,121)
Special Assessments-Tax Collector-VC1	(22,435)	(21,313)	-	21,313
Special Assmnts- Discounts	(75,048)	(71,295)	(56,143)	15,152
Sale of Surplus Equipment	-	-	2,171	2,171
Other Miscellaneous Revenues	-	-	162	162
Access Cards	1,200	600	280	(320)
Facility Revenue	600	300	250	(50)
User Facility Revenue	15,000	7,500	15,543	8,043
Garden Lot	-	-	1,207	1,207
TOTAL REVENUES	1,798,344	1,699,604	1,414,783	(284,821)

EXPENDITURES

Administration

P/R-Board of Supervisors	14,000	7,002	4,800	2,202
FICA Taxes	1,071	534	367	167
ProfServ-Arbitrage Rebate	1,200	-	-	-
ProfServ-Dissemination Agent	1,500	1,500	1,500	-
ProfServ-Engineering	20,000	10,002	67,840	(57,838)
ProfServ-Legal Services	65,000	32,502	20,000	12,502
ProfServ-Mgmt Consulting	69,250	34,626	34,587	39
ProfServ-Property Appraiser	392	392	-	392
ProfServ-Recording Secretary	3,300	1,650	1,650	-
ProfServ-Special Assessment	8,822	8,822	8,822	-
ProfServ-Trustee Fees	10,160	-	-	-
Auditing Services	4,400	4,400	-	4,400
Postage and Freight	1,000	498	113	385
Rental - Meeting Room	2,750	1,374	-	1,374
Insurance - General Liability	27,762	27,762	18,281	9,481
Printing and Binding	500	252	(299)	551
Legal Advertising	1,000	498	205	293
Misc-Records Storage	1,500	750	264	486
Misc-Assessment Collection Cost	37,524	35,647	27,883	7,764
Misc-Contingency	5,000	2,502	1,254	1,248
Annual District Filing Fee	175	175	175	-
Total Administration	276,306	170,888	187,442	(16,554)

Field

ProfServ-Field Management	338,872	169,434	169,436	(2)
Trailer Rental	6,960	3,480	3,480	-
Total Field	345,832	172,914	172,916	(2)

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Landscape Services</u>				
Contracts-Mulch	62,220	31,110	30,714	396
Contracts-Irrigation	26,400	13,200	13,398	(198)
Contracts - Landscape	272,300	136,152	135,121	1,031
Cntrs-Shrub/Grnd Cover Annual Svc	161,110	80,556	79,776	780
R&M-Irrigation	15,000	7,500	14,540	(7,040)
R&M-Trees and Trimming	40,000	19,998	21,100	(1,102)
Miscellaneous Services	35,000	17,502	4,495	13,007
Total Landscape Services	612,030	306,018	299,144	6,874
<u>Utilities</u>				
Electricity - General	37,000	18,498	16,798	1,700
Electricity - Streetlights	110,000	55,002	51,776	3,226
Utility - Water & Sewer	180,000	90,000	79,370	10,630
Total Utilities	327,000	163,500	147,944	15,556
<u>Operation & Maintenance</u>				
Utility - Refuse Removal	3,000	1,500	1,407	93
R&M-Ponds	3,500	1,752	2,589	(837)
R&M-Pools	32,000	16,002	86,695	(70,693)
R&M-Roads & Alleyways	2,000	1,002	-	1,002
R&M-Sidewalks	15,000	7,500	11,676	(4,176)
R&M-Vehicles	15,000	7,500	3,385	4,115
R&M-User Supported Facility	20,000	10,002	1,627	8,375
R&M-Equipment Boats	6,000	3,000	3,533	(533)
R&M-Parks & Facilities	25,000	12,498	14,745	(2,247)
R&M-Garden Lot	-	-	1,214	(1,214)
Miscellaneous Services	1,100	552	-	552
Misc-Contingency	8,000	4,002	1,818	2,184
Security Enhancements	5,700	2,850	3,767	(917)
Op Supplies - Fuel, Oil	4,000	1,998	1,675	323
Cap Outlay - Vehicles	30,000	30,000	-	30,000
Reserve - Renewal&Replacement	23,040	23,040	85,153	(62,113)
Reserve - Sidewalks & Alleyways	43,500	43,500	-	43,500
Total Operation & Maintenance	236,840	166,698	219,284	(52,586)
<u>Debt Service</u>				
Principal Debt Retirement	12,868	12,868	12,868	-
Interest Expense	13,732	13,732	13,732	-
Total Debt Service	26,600	26,600	26,600	-
TOTAL EXPENDITURES	1,824,608	1,006,618	1,053,330	(46,712)

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Excess (deficiency) of revenues				
Over (under) expenditures	(26,264)	692,986	361,453	(331,533)
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(26,264)	-	-	-
TOTAL FINANCING SOURCES (USES)	(26,264)	-	-	-
Net change in fund balance	\$ (26,264)	\$ 692,986	\$ 361,453	\$ (331,533)
FUND BALANCE, BEGINNING (OCT 1, 2021)	1,480,475	1,480,475	1,480,475	
FUND BALANCE, ENDING	\$ 1,454,211	\$ 2,173,461	\$ 1,841,928	

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 62	\$ 30	\$ 34	\$ 4
Special Assmnts- Tax Collector	1,230,013	1,168,513	961,039	(207,474)
Special Assmnts- Prepayment	-	-	69,060	69,060
Special Assmnts- Discounts	(49,201)	(46,741)	(37,204)	9,537
TOTAL REVENUES	1,180,874	1,121,802	992,929	(128,873)
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	24,600	23,370	18,477	4,893
Total Administration	24,600	23,370	18,477	4,893
<u>Debt Service</u>				
Principal Debt Retirement	670,000	-	-	-
Principal Prepayments	-	-	15,000	(15,000)
Interest Expense	497,313	248,657	248,656	1
Total Debt Service	1,167,313	248,657	263,656	(14,999)
TOTAL EXPENDITURES	1,191,913	272,027	282,133	(10,106)
Excess (deficiency) of revenues Over (under) expenditures	(11,039)	849,775	710,796	(138,979)
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(11,039)	-	-	-
TOTAL FINANCING SOURCES (USES)	(11,039)	-	-	-
Net change in fund balance	\$ (11,039)	\$ 849,775	\$ 710,796	\$ (138,979)
FUND BALANCE, BEGINNING (OCT 1, 2021)	1,240,737	1,240,737	1,240,737	
FUND BALANCE, ENDING	\$ 1,229,698	\$ 2,090,512	\$ 1,951,533	

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 43	\$ 18	\$ 21	\$ 3
Special Assmnts- Tax Collector	856,710	813,876	658,702	(155,174)
Special Assmnts- Other	26,600	25,270	26,600	1,330
Special Assmnts- Prepayment	-	-	280,592	280,592
Special Assmnts- Discounts	(34,269)	(32,554)	(25,500)	7,054
TOTAL REVENUES	849,084	806,610	940,415	133,805
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	17,134	16,278	12,664	3,614
Total Administration	17,134	16,278	12,664	3,614
<u>Debt Service</u>				
Principal Debt Retirement	390,000	-	-	-
Principal Prepayments	-	-	160,000	(160,000)
Interest Expense	430,606	215,303	215,303	-
Total Debt Service	820,606	215,303	375,303	(160,000)
TOTAL EXPENDITURES	837,740	231,581	387,967	(156,386)
Excess (deficiency) of revenues Over (under) expenditures	11,344	575,029	552,448	(22,581)
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	11,344	-	-	-
TOTAL FINANCING SOURCES (USES)	11,344	-	-	-
Net change in fund balance	\$ 11,344	\$ 575,029	\$ 552,448	\$ (22,581)
FUND BALANCE, BEGINNING (OCT 1, 2021)	822,511	822,511	822,511	
FUND BALANCE, ENDING	\$ 833,855	\$ 1,397,540	\$ 1,374,959	

HARMONY
Community Development District

Supporting Schedules

March 31, 2022

HARMONY

Community Development District

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

					Allocation by Fund		
Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	General Fund	Series 2014 Debt Service Fund	Series 2015 Debt Service Fund
ASSESSMENTS LEVIED FY 2022				\$ 3,924,167	\$ 1,853,780	\$ 1,228,420	\$ 841,966
Allocation %				100%	47.24%	31.30%	21.46%
11/22/21	\$ 288,449	\$ 12,264	\$ 5,887	\$ 306,599	\$ 144,838	\$ 95,978	\$ 65,784
11/26/21	\$ 13,417	\$ 726	\$ 274	\$ 14,417	\$ 6,811	\$ 4,513	\$ 3,093
12/08/21	\$ 1,953,498	\$ 83,057	\$ 39,867	\$ 2,076,422	\$ 980,904	\$ 650,003	\$ 445,516
12/09/21	\$ 1,872	\$ 4	\$ 38	\$ 1,914	\$ 904	\$ 599	\$ 411
12/22/21	\$ 417,110	\$ 17,654	\$ 8,512	\$ 443,277	\$ 209,405	\$ 138,763	\$ 95,109
01/10/22	\$ 57,709	\$ 1,821	\$ 1,178	\$ 60,708	\$ 28,678	\$ 19,004	\$ 13,025
01/10/22	\$ 6,160	\$ 194	\$ 126	\$ 6,480	\$ 3,061	\$ 2,028	\$ 1,390
02/08/22	\$ 365	\$ 12	\$ 7	\$ 383	\$ 181	\$ 120	\$ 82
02/09/22	\$ 115,291	\$ 2,691	\$ 2,353	\$ 120,335	\$ 56,846	\$ 37,670	\$ 25,819
03/10/22	\$ 38,282	\$ 424	\$ 781	\$ 39,487	\$ 18,654	\$ 12,361	\$ 8,472
TOTAL	\$ 2,892,152	\$ 118,846	\$ 59,024	\$ 3,070,022	\$ 1,450,281	\$ 961,039	\$ 658,702

Collected in % 78%

TOTAL OUTSTANDING	\$ 854,145	\$ 403,499	\$ 267,381	\$ 183,265
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Note (1): Variance due to prepayments being received during budget process.

HARMONY
Community Development District

Cash and Investment Report
March 31, 2022

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%	\$549,717
Money Market Account	BankUnited	Money Market Account	n/a	0.15%	\$1,425,682
Subtotal					\$1,975,399

Debt Service and Capital Projects Funds
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<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2014 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.005%	\$69,060
Series 2014 Reserve Fund	US Bank	US Bank Governmental Obligation Fund	n/a	0.005%	\$607,313
Series 2014 Revenue Fund	US Bank	US Bank Governmental Obligation Fund	n/a	0.005%	\$1,275,160
Series 2015 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.005%	\$283,437
Series 2015 Reserve Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.005%	\$340,000
Series 2015 Revenue Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.005%	\$751,522
Subtotal					\$3,326,490
Total					\$5,301,889

Subsection 5C

Approval of Invoices and Check Register

Harmony

Community Development District

General Fund

Invoice Approval Report # 264

April 20, 2022

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
BERGER, TOOMBS, ELAM	357427	A	\$ 4,400.00
		Vendor Total	\$ 4,400.00
BRIGHT HOUSE NETWORKS - ACH	028483401030722 ACH	R	\$ 123.98
	028483501033022 ACH	R	\$ 114.98
	Vendor Total		\$ 238.96
CARDMEMBER SERVICES - ACH	032422-1777 ACH	R	\$ 1,415.60
		Vendor Total	\$ 1,415.60
FEDEX	7-714-21064	R	\$ 19.80
		Vendor Total	\$ 19.80
INFRAMARK, LLC	75013	A	\$ 38,068.06
		Vendor Total	\$ 38,068.06
JAMES L. SALMELA dba JIM'S FIBERGLASS REPAIR	556285	R	\$ 3,250.00
		Vendor Total	\$ 3,250.00
ORLANDO UTILITIES COMMISSION-ACH	030922-9921 ACH	R	\$ 11,573.97
		Vendor Total	\$ 11,573.97
PEGASUS ENGINEERING, LLC	225921	A	\$ 28,552.67
		Vendor Total	\$ 28,552.67
PINEY BRANCH MOTORS INC - ACH dba ALLIED TRALERS	R11139233 EFT	R	\$ 490.00
	R11139234 EFT	R	\$ 90.00
	Vendor Total		\$ 580.00
POOLSURE	101295625611	R	\$ 35.00
	101295628582	R	\$ 49.50
	101295627399 ACH	R	\$ 35.00
	101295625610	R	\$ 17.21
	101295626800	R	\$ 180.50
	101295628344	R	\$ 60.00
	101295626801	R	\$ 502.50
	101295626506	R	\$ 60.00
	101295627398	R	\$ 60.00
	101295626507 ACH	R	\$ 35.00
	101295628981	R	\$ 288.75
	101295628980	R	\$ 294.75
	Vendor Total		\$ 1,618.21

Harmony

Community Development District

General Fund

Invoice Approval Report # 264

April 20, 2022

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
SERVELLO & SONS INC	21586	R	\$ 5,820.00
	21596	R	\$ 1,197.77
	21595	R	\$ 538.17
	21352	R	\$ 2,233.00
	21293	R	\$ 40,935.34
	Vendor Total		
SPIES POOL LLC	381811	R	\$ 395.00
	Vendor Total		\$ 395.00
SUN PUBLICATIONS DBA	372198	R	\$ 133.18
	Vendor Total		\$ 133.18
TEM SYSTEMS, INC.	EST4142	R	\$ 997.50
	Vendor Total		\$ 997.50
TOHO WATER AUTHORITY - ACH	031922 ACH	R	\$ 14,135.63
	Vendor Total		\$ 14,135.63
WASTE CONNECTIONS OF FL.	1381545W460	R	\$ 240.00
	Vendor Total		\$ 240.00
YOUNG QUALLS, P.A.	16466	A	\$ 4,000.00
	Vendor Total		\$ 4,000.00

Total Invoices \$ 160,342.86

Section 6

Staff Reports

Subsection 6A

District Engineer's Report

**COPY****PROJECT MEMORANDUM**

To: Harmony Community Development District Board of Supervisors

From: David Hamstra, P.E., CFM *DWH*
District Engineer

Date: April 19, 2022

Re: **Harmony Community Development District**

Subject: **District Engineer Report #10**

The purpose of this project memorandum is to briefly describe current and upcoming assignments.

Garden Road

Two (2) bids were submitted to Pegasus Engineering on or before the advertised deadline of 10:00 am on Thursday, March 31, 2022. The bids were submitted by Gregori Construction and Carr & Collier. Pegasus Engineering tabulated the bids and provided an overview during the CDD meeting on March 31, 2022. Even though the engineer's construction cost estimate was below the State's threshold for public bids (i.e., \$195,000), the low bid was above the threshold and as a result the project must be re-advertised unless the scope of work can be revised to reduce the project costs.

Pegasus Engineering (Greg Teague) is currently coordinating with County staff to determine the minimum requirements for stabilizing, including any special loading requirements for fire access that need to be addressed relative to any design changes intended to reduce the project cost. These issues will be discussed at the April 28, 2022 CDD meeting.

Wetland Conservation Areas

On Wednesday, April 13, 2022, Bowman and Blair Ecology and Design, Inc. (Catherine Bowman) completed the draft Annual Report. Pegasus Engineering (Beth Whitehart) reviewed the draft Annual Report on April 29, 2022 and issued comments to Bowman and Blair Ecology and Design, Inc. so they finalize and submit to the South Florida Water Management District (SFWMD).

The Estates

On Thursday, March 31, 2022, Pegasus Engineering (David Hamstra) provided the Board of Supervisors a summary of the CCTV inspection program performed by Atlantic Pipe Services (APS) and the anticipated repairs based on the review of the videos and reports prepared by APS. Also, during the weeks of March 27, 2022, and April 3, 2022, Osceola County Road and Bridge completed the cleaning of the all the storm sewer pipes located within the public rights-of-way. It should be noted that The Estates experienced localized flooding on Saturday, April 2, 2022, and Sunday, April 3, 2022 which was prior to the County completing their pipe maintenance program.

On Saturday, April 16, 2022, Pegasus Engineering (David Hamstra) conducted a follow-up site inspection. Based on the site inspection, Pegasus Engineering shall coordinate with the following parties to address the outstanding tasks (refer to **Attachment "A"** for the annotated site inspection photographs):

- Coordinate with Regatta to address the sediment and erosion control issues associated with 7132 Oak Glen Trail (Lot 27) and 7144 Oak Glen Trail (Lot 32) (refer to Photographs #4, #9, and #10).
- Coordinate with the home builder to address the sediment and erosion control issues, as well as removing the clearing and grubbing debris, associated with 7134 Oak Glen Trail (Lot 28) and 7136 Oak Glen Trail (Lot 29) (refer to Photographs #1, #2, #3, #5, and #6).
- Coordinate with Inframark (Brett Perez and Vincent Morrell) to address various maintenance related tasks (e.g., remove the tree adjacent to the inlet behind 7134 Oak Glen Trail, locate and expose the inlet between 7174 and 7176 Oak Glen Trail, and locate and expose the bleed-down pipe located north of 7131 Oak Glen Trail) (refer to Photographs #7 and #13).
- Follow-up with Atlantic Pipe Services (APS) (Brandon Duncan) to complete their CCTV inspection program and the proper cleaning of the inlets within the CDD open space.
- Coordinate with Osceola County Road and Bridge to replace the top of the existing underdrain clean-out between 7157 and 7159 Oak Glen Trail (refer to Photograph #22).

- Follow-up with Osceola County Road and Bridge to repair the pavement subsidence adjacent to the drainage inlet at 7147 Oak Glen Trail and repair the storm pipe system causing the subsidence.
- Evaluate potential improvements to address the standing water behind 7134, 7136, and 7138 Oak Glen Trail.

Neighborhoods C-1 and C-2 Milling and Resurfacing Alleyways

On Sunday, March 13, 2022, Pegasus Engineering (David Hamstra and Greg Teague) submitted the following information to the Chairman (Teresa Kramer) and District Counsel (Tim Qualls) for review and comment prior to bidding:

- 100% construction plans
- Bid documents
- Engineer's Construction Cost Estimate
- Legal ad for the Invitation to Bid

Currently, Pegasus Engineering is coordinating with District Counsel (Tim Qualls) to ensure that the legal ad for the invitation to bid is acceptable before the project is publicly advertised.

Atwood Drive

During a recent storm event, a homeowner sent an email describing localized flooding associated with Atwood Drive which is the roadway that internally connects South Lake and East Lake. On Saturday, April 16, 2022, Pegasus Engineering (David Hamstra) conducted a site inspection of the reported problem area. Based on the site inspection, the reported localized flooding and ponding can be attributed to the following (refer to **Attachment "B"** for the annotated site inspection photographs and figure):

- The two (2) curb inlets within the Atwood Drive right-of-way that convey stormwater runoff to the nearby ponds currently have temporary sediment control inlet protection devices in-place given all the homes under construction (refer to Photographs #3 and #4). These sediment control inlet protection devices can cause localized roadway flooding during high intensity / short duration storm events given their limited capacity; and
- Within the CDD open space between the Atwood Drive and the stormwater pond to the east, there is a topographic low area that collects rainfall and some limited runoff from higher area which creates the observed ponding (refer to Photographs #1 and #2). The CDD may consider regrading this area to prevent rainfall and runoff from accumulating within the CDD open space.

As a side note, coordination with Jones Homes USA is required to have them reinstall the perimeter silt fences correctly (refer to Photograph #5).

Reserve Study

Pegasus Engineering (David Hamstra) and Inframark (Angel Montagna) shall coordinate with Florida Reserve Study and Appraisals (Steve Swartz) to ensure that the future capital costs are representative of current construction costs. Specifically, the unit costs within the study will be updated after bids have been received for several capital projects.

RV and Boat Storage Area

On Wednesday March 23, 2022, Pegasus Engineering (David Hamstra and Greg Teague) submitted the following documents to Osceola County:

- Agent Authorization Form
- Site Development Plan Application
- 90% Construction Plans
- Engineer's Construction Cost Estimate

On Monday, April 18, 2022, the County (Sean Kofinas) issued the following verbal comments to Greg Teague that need to be addressed prior to proceeding with the review of the Site Plan Development application:

1. 7370 Five Oaks Drive was shown in the application as the site address for this project, and this address corresponds to the nearby parcel for Harmony Golf Preserve, LLC. A physical address for the existing trailer located near the entrance to the RV and Boat Storage Area is required to comply with 911 criteria; and
2. Because the existing unpaved road that extends from Five Oaks Drive to the RV & Boat Storage Area is presently unnamed, coordination with the Zoning Department is required to officially establish a road name in the County's database. Garden Road is already taken and cannot be used again.

Landscape Maintenance Areas

On Monday, April 18, 2022, Pegasus Engineering (David Hamstra) received comments from Inframark (Brett Perez) regarding requested revisions to the Landscape Maintenance Areas. On Tuesday, April 19, 2022, Pegasus Engineering (Donny Greenough) revised and resubmitted the Landscape Maintenance Areas exhibit to Inframark (Brett Perez).

Sidewalk Maintenance Program

Pegasus Engineering (David Hamstra) shall coordinate with the Chairman (Teresa Kramer) and Inframark (Brett Perez) to update the sidewalk maps.

Cherry Hill Rear Yard Swale Repairs

On Thursday, February 24, 2022, the CDD Board of Supervisors instructed Inframark to undertake the swale regrading based on the construction plans prepared by Pegasus Engineering. Pegasus Engineering (David Hamstra) shall coordinate with Inframark (Brett Perez and Vincent Morrell) prior to and during the swale regrading.

Billy's Trail

Upon completion of the homes along Billy's Trail and removal of the sediments, Pegasus Engineering shall utilize the survey drawing to depict recommended drainage and grading improvements to connect the new alignment to the existing Billy's Trail alignment.

Stormwater Management System

Prior to the start of the typical wet season (June 2022), Pegasus Engineering (David Hamstra) shall conduct a site inspection of each control structure to confirm if maintenance is required to ensure proper conveyance of the discharge during a significant storm event.

Dog Park

Pegasus Engineering (Beth Whitehart) shall coordinate with Inframark (Brett Perez) to prepare construction plans and secure a contractor to coordinate with the Toho Water Authority to approve the installation and inspection of the water service line to the Dog Park.

Harmony Community Development District
District Engineer Report #10
April 19, 2022
Page 6

House Bill No. 53 (Public Works Bill)

The State of Florida passed a new House Bill (House Bill No. 53) on July 1, 2021, requiring Counties, Cities, and Special Districts to create a 20-year Needs Analysis and submit by June 30, 2022. Pegasus Engineering (David Hamstra and Leylah Saavedra) shall conduct research and present the requirements at a future CDD meeting. In addition, Pegasus Engineering shall prepare a scope of work and fee estimate to provide the required information and mapping to the County prior to the deadline on June 30, 2022. Pegasus Engineering (David Hamstra and Leylah Saavedra) shall schedule a meeting with Inframark (Angel Montagna) to discuss the required data to complete a 20-year Stormwater Needs Analysis.

END OF MEMO

cc: Angel Montagna, Inframark Services
Brett Perez, Inframark Services
Vincent Morrell, Inframark Services
Tim Qualls, Young Qualls, P.A.
Greg Teague, Pegasus Engineering
Pegasus Project File MSC-22055

Attachment "A"

The Estates

Photograph No.
1
Photographer Location:
Behind 7134 Oak Glen Trail
Direction Photo was taken:
Facing northeast
Comments:
Silt fence <u>not</u> properly installed. Note clear opening between bottom of silt fence and existing ground.



Photograph No.
2
Photographer Location:
Behind 7134 Oak Glen Trail
Direction Photo was taken:
Facing northeast
Comments:
Silt fence <u>not</u> properly installed. Note clear opening between bottom of silt fence and existing ground.



Photograph No.
3
Photographer Location:
7136 Oak Glen Trail
Direction Photo was taken:
Facing south
Comments:
Failed silt fence with sediments displaced onto CDD property.



Photograph No.
4
Photographer Location:
7144 Oak Glen Trail
Direction Photo was taken:
Facing northwest
Comments:
Failed silt fence with sediments displaced onto CDD property.



Photograph No.
5
Photographer Location:
Behind 7136 Oak Glen Trail
Direction Photo was taken:
Facing northwest
Comments:
Clearing and grubbing debris within CDD property. This debris must be removed by the home builder.



Photograph No.
6
Photographer Location:
7136 Oak Glen Trail
Direction Photo was taken:
Facing southwest
Comments:
Clearing and grubbing debris within CDD property. This debris must be removed by the home builder.



Photograph No.
7
Photographer Location:
Between 7132 and 7134 Oak Glen Trail
Direction Photo was taken:
Facing west
Comments:
Existing tree that was removed from the drainage inlet by Inframark. This tree will need to be removed by Inframark to allow APS to complete their services.



Photograph No.
8
Photographer Location:
Between 7134 and 7136 Oak Glen Trail
Direction Photo was taken:
Facing west
Comments:
Existing drainage inlet.



Photograph No.
9
Photographer Location:
7132 Oak Glen Trail
Direction Photo was taken:
Facing southwest
Comments:
Failed silt fence with sediments displaced onto private property.



Photograph No.
10
Photographer Location:
7132 Oak Glen Trail
Direction Photo was taken:
Facing northeast
Comments:
Failed silt fence with sediments displaced onto private property.



Photograph No.
11
Photographer Location:
South of Pond P1-3A
Direction Photo was taken:
N/A
Comments:
Existing bleed-down structure for the wetland area west of Southern Pine Road and south of Pond P1-3A



Photograph No.
12
Photographer Location:
East end of Pond P1-3B
Direction Photo was taken:
Facing southeast
Comments:
Existing bleed-down structure for Pond P1-3B.



Photograph No.
13
Photographer Location:
7131 Oak Glen Trail
Direction Photo was taken:
Facing north
Comments:
Approximate location of the bleed-down system outfall pipe. Coordinate with Inframark to locate and expose the outfall pipe.



Photograph No.
14
Photographer Location:
Behind 7144 Oak Glen Trail
Direction Photo was taken:
N/A
Comments:
Existing drainage inlet within CDD open space.



Photograph No.
15
Photographer Location:
Behind 7144 Oak Glen Trail
Direction Photo was taken:
N/A
Comments:
Existing drainage inlet within CDD open space.



Photograph No.
16
Photographer Location:
Behind 7148 Oak Glen Trail
Direction Photo was taken:
N/A
Comments:
Existing drainage inlet within CDD open space.



Photograph No.
17
Photographer Location:
Behind 7174 Oak Glen Trail
Direction Photo was taken:
N/A
Comments:
Existing drainage inlet within CDD open space.



Photograph No.
18
Photographer Location:
Behind 7176 Oak Glen Trail
Direction Photo was taken:
N/A
Comments:
Existing drainage inlet within CDD open space.



Photograph No.
19
Photographer Location:
7138 Oak Glen Trail
Direction Photo was taken:
N/A
Comments:
Possible roadway underdrain clean-out.



Photograph No.
20
Photographer Location:
7138 Oak Glen Trail
Direction Photo was taken:
N/A
Comments:
Possible roadway underdrain clean-out.



Photograph No.
21
Photographer Location:
7148 Oak Glen Trail
Direction Photo was taken:
N/A
Comments:
Possible roadway underdrain clean-out.



Photograph No.
22
Photographer Location:
Between 7157 and 7159 Oak Glen Trail
Direction Photo was taken:
Facing east
Comments:
Possible roadway underdrain clean-out. Coordinate with Osceola County Road and Bridge to replace the top with a concrete pad and cap.



Photograph No.
23
Photographer Location:
7159 Oak Glen Trail
Direction Photo was taken:
Facing west
Comments:
Approximate location of possible roadway underdrain clean-out adjacent to sidewalk and covered-up.



Photograph No.
24
Photographer Location:
Southern Pine Road (just west of Oak Glen Trail)
Direction Photo was taken:
Facing southwest
Comments:
Possible roadway underdrain clean-out.



Photograph No.
25
Photographer Location:
Southern Pine Road (just west of Oak Glen Trail)
Direction Photo was taken:
Facing northeast
Comments:
Possible roadway underdrain clean-out.



Photograph No.
26
Photographer Location:
3213 Southern Pine Road
Direction Photo was taken:
Facing southwest
Comments:
Possible roadway underdrain clean-out.

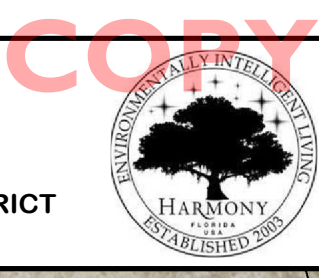


Photograph No.
27
Photographer Location:
The Estates Entrance
Direction Photo was taken:
N/A
Comments:
Possible roadway underdrain clean-out.



Attachment "B"

Atwood Drive



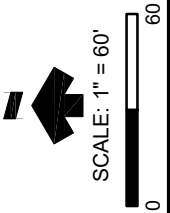
Pegasus ENGINEERING
301 WEST STATE ROAD 434, SUITE 309
WINTER SPRINGS, FL 32708
TEL: 407-992-9160 • FAX: 407-358-5155
WEB: WWW.PEGASUSENGINEERING.NET

JOB NO.: MSC-22055
DATE: 4/19/2022

FIGURE 1

FLOODING PROBLEM AREA ATWOOD DRIVE

HARMONY COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA



SOURCES:
AERIALS: FDOT (2020)

Photograph No.
1
Photographer Location:
Behind 3269 Songbird Circle
Direction Photo was taken:
Facing southwest
Comments:
Existing low area within CDD open space.



Photograph No.
2
Photographer Location:
Behind 3444 Sagebrush Street
Direction Photo was taken:
Facing northeast
Comments:
Existing low area within CDD open space.



Photograph No.
3
Photographer Location:
Atwood Drive
Direction Photo was taken:
Facing southwest
Comments:
Existing curb inlet with a sediment control inlet protection device.



Photograph No.
4
Photographer Location:
Atwood Drive
Direction Photo was taken:
Facing southeast
Comments:
Existing curb inlet with a sediment control inlet protection device.



Photograph No.
5
Photographer Location:
Behind 3273 Songbird Circle
Direction Photo was taken:
Facing west
Comments:
Example of silt fence not properly installed and not maintained.



Subsection 6B

District Counsel's Report

**Harmony Community Development District
April 2022 General Counsel Report
04.20.2022**

- I. Synthetic Turf Proposals – Board approved (3-1) X47 Syn Augustine for \$24,952.00 with a NTE \$8.78 sq. ft. to add the existing plant beds that are there
 - Completed and sent to District Manager for review.
- II. Dog Park Trespass – Send Hand Written Delivery to the Sheriff’s Department
 - Completed – Proof of receipt to Joel Braverman of March 2022 letter to Sheriff Lopez mailed to Sheriff’s Department on April 20, 2022 – attached.
- III. Qualified Elector
 - Researched qualifications to serve on the Board and reached out to the Florida Attorney General’s office. We have presented the question to the AG’s office and are awaiting a response.
- IV. Sidewalk Work Proposal
 - Completed and sent to District Manager for execution by all parties.
- V. Two Unassessed Parcels
 - Completed – communication with Elizabeth Moore, Senior Assessment Specialist for Inframark to add the two parcels to Harmony CDD’s non-ad valorem assessment role. Ms. Moore indicated that all she requires is direction from the Board to ad these for assessment. We advise that if these properties are receiving a special and peculiar benefit then they should be assessed a reasonable allocation.

VI. Resolution for Gopher Tortoise Day, April 10th every year

- Attached

VII. District Counsel Itemization of Monthly Statements of Flat Rate Fee

- The firm utilizes Tabs3 billing software. This software does not have an option of billing at a flat rate and including time entries. Therefore, if itemizing entries for specific dates, assignments, etc., our standard hourly rate will be applied (\$400 for attorney/\$125 for paralegal/law clerks) to each entry and then we will have to write down the total amount to equal \$4,000 or add a line item of a “reduction of fees per flat rate agreement with District” and reduce the invoice by whatever amount so that it totals \$4,000. This is the only way to accomplish itemization for flat rate billing with our billing software.

April 20, 2022

Via Certified Mail

7018 2290 0001 0229 9893

Marcos R. Lopez, Sheriff
Osceola County Sheriff's Department
2601 E. Irlo Bronson Memorial Highway
Kissimmee, Florida 34744

RE: Blanket Trespass for Joel Braverman

Dear Sheriff Lopez:

My firm serves as General Counsel to the Harmony Community Development District. This letter is in follow up to my correspondence to you dated March 3, 2022, attached hereto for easy reference as Exhibit A.

Please be advised that Mr. Braverman has received notification pursuant to Chapter 190 Florida Statutes, revoking his privileges to use District dog parks henceforth. Attached hereto as Exhibit B is proof of delivery of the March 3, 2022 and November 3, 2021 certified mailings for your records.

Please contact us if there are any other requirements needed to establish a blanket trespass. Thank you.

Sincerely,



Timothy R. Qualls, Esquire
Young Qualls, P.A.
General Counsel to Harmony CDD

TRQ/srt

Enclosure

cc: District Manager
Harmony CDD Board of Supervisors

EXHIBIT A

March 3, 2022

Via Certified Mail

7018 2290 0001 0229 9886

Marcos R. Lopez, Sheriff
Osceola County Sheriff's Department
2601 E. Irlo Bronson Memorial Highway
Kissimmee, Florida 34744

RE: Blanket Trespass Request

Dear Sheriff Lopez:

Our office, Young Qualls, P.A. is contacting you on behalf of our client, Harmony Community Development District. On October 5, 2021, Mr. Joel Braverman, who resides at 3213 Southern Pines Road, Harmony, Florida, 34773, attended the District's dog park where Mr. Braverman's dog attacked and seriously injured another resident's dog. Subsequently, on November 4, 2021, Harmony Community Development District issued notice to Mr. Braverman, pursuant to Chapter 190 Florida Statutes, to restrict his privileges to use District dog parks henceforth.

Our office reached out to your department on March 2, 2022, where Operator 93 instructed us to send a copy of the letter via certified mail to your office to establish a blanket trespass for District facilities in the event Mr. Braverman attempts to access these facilities. As instructed, attached is a copy of notice sent to Mr. Braverman, which revokes his privileges to utilize District dog parks. Please contact us if there are any other requirements needed to establish a blanket trespass. Thank you.

Sincerely,



Timothy R. Qualls, Esquire
Young Qualls, P.A.
General Counsel to Harmony CDD

TRQ/srt
Enclosure

cc: Joel Braverman (via regular U.S. Mail and U.S. Certified Mail – 7018 2290 0001 0229 9879)
District Manager, via email
Harmony CDD Board of Supervisors, via email

November 4, 2021

Via Certified Mail

Mr. Joel Braverman
3213 Southern Pines Road
Harmony Florida, 34773

RE: Revocation of Privileges to Harmony Dog Parks

Dear Mr. Braverman:

Our records reflect that on or around October 5, 2021, your dog attacked another resident's dog and serious injuries resulted from the incident. Our client must maintain access to its facilities in a way that protects those utilizing the facilities within the Harmony Community Development District ("Harmony"). Our client made the determination to restrict your privileges to the Harmony Dog Parks due to this incident which poses a continued threat to the utilization of District facilities by the community if left unaddressed.

Pursuant to Chapter 190 of the Florida Statutes and Florida Statutes §767.14, please be advised that you are hereby no longer permitted access to the community dog parks until further notice.

Harmony reserves the right to restrict users from parks and other facilities for violations of community guidelines pursuant to Sections 2.4 and 7.2.2 of Harmony Community District Rules.

Section 2.4 states that, "Facility access privileges may be suspended for misuse/abuse of any District Facility, not following these Rules, and/or other offenses."

Section 7.2.2 states that, "Violators may have their access to the District Dog Parks restricted, be charged with trespassing, or both."

Should you have any concerns regarding the decision of our client, please be advised that you have the right under the Harmony Rules of Procedure Section 6.1 to request a hearing.

Mr. Joel Braverman
November 4, 2021
Page 2

Proceedings may be held by the District in response to a written request submitted by you within fourteen (14) days after the date of this letter. The next District meeting is November 18, 2021.

Please do not hesitate to contact us with any questions, comments, concerns, etc.

Sincerely,



Timothy R. Qualls, Esquire
Young Qualls, P.A.
General Counsel to Harmony CDD

TRQ/srt
cc: District Manager

7018 2290 0001 0229 9862

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OFFICIAL USE

Certified Mail Fee	\$ 3.75
Extra Services & Fees (check box, add fees as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.05
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage	\$.53
Total Postage and Fees	\$ 0.00 7.33



Sent To	Joel Braverman
Street and Apt. No., or PO Box No.	3213 Southern Pines Rd.
City, State, ZIP+4®	Harmony, FL 34773

7018 2290 0001 0229 9879

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$ **3.75**

Extra Services & Fees (check box, add fees as appropriate)

Return Receipt (hardcopy) \$ **3.05**

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage
 \$ **.73**

Total Postage and Fees
 \$ **7.53**

Sent To
Joel Braverman
 Street and Apt. No., or PO Box No.
3213 Southern Pines Road
 City, State, ZIP+4®
Harmony, FL 34773

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7018 2290 0001 0229 9886

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$ **3.75**

Extra Services & Fees (check box, add fees as appropriate)

Return Receipt (hardcopy) \$ **3.05**

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage
 \$ **.73**

Total Postage and Fees
 \$ **7.53**

Sent To
Marcos Lopez, Sheriff
 Street and Apt. No., or PO Box No.
2601 E. Irlo Branson Memorial Hwy
 City, State, ZIP+4®
Kissimmee, FL 34744

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



USPS Tracking®

Track Another Package +

***Proof of Delivery to Joel Braverman of 03.02.2022 letter to Sheriff Lopez with attachments (11.04.2021 letter to Joel Braverman)**

Tracking Number: 70182290000102299879

Remove X

Your item has been delivered to an agent for final delivery in SAINT CLOUD, FL 34773 on March 5, 2022 at 12:02 pm.

USPS Tracking Plus® Available ∨

Delivered to Agent for Final Delivery

March 5, 2022 at 12:02 pm
SAINT CLOUD, FL 34773

Feedback

Get Updates ∨

Text & Email Updates ∨

Tracking History ^

March 5, 2022, 12:02 pm

Delivered to Agent for Final Delivery
SAINT CLOUD, FL 34773

Your item has been delivered to an agent for final delivery in SAINT CLOUD, FL 34773 on March 5, 2022 at 12:02 pm.

March 4, 2022, 9:06 pm

Departed USPS Regional Facility
ORLANDO FL DISTRIBUTION CENTER

March 4, 2022, 10:10 am
Arrived at USPS Regional Facility
ORLANDO FL DISTRIBUTION CENTER

March 3, 2022, 10:54 pm
Departed USPS Regional Facility
TALLAHASSEE FL DISTRIBUTION CENTER

March 3, 2022, 9:25 pm
Arrived at USPS Regional Facility
TALLAHASSEE FL DISTRIBUTION CENTER

USPS Tracking Plus®



Product Information



See Less ^

Feedback

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

FAQs

USPS Tracking®

[FAQs >](#)

Track Another Package +

Tracking Number: 70182290000102299886

[Remove X](#)

Your item was delivered to the front desk, reception area, or mail room at 3:48 pm on March 7, 2022 in KISSIMMEE, FL 34744.

USPS Tracking Plus® Available 

Delivered, Front Desk/Reception/Mail Room

March 7, 2022 at 3:48 pm
KISSIMMEE, FL 34744

Feedback

Text & Email Updates 

Tracking History 

March 7, 2022, 3:48 pm

Delivered, Front Desk/Reception/Mail Room
KISSIMMEE, FL 34744

Your item was delivered to the front desk, reception area, or mail room at 3:48 pm on March 7, 2022 in KISSIMMEE, FL 34744.

March 5, 2022, 9:51 am

Delivery Attempted - No Access to Delivery Location
KISSIMMEE, FL 34744

March 5, 2022, 12:44 am
Departed USPS Regional Facility
ORLANDO FL DISTRIBUTION CENTER

March 4, 2022, 10:10 am
Arrived at USPS Regional Facility
ORLANDO FL DISTRIBUTION CENTER

March 3, 2022, 10:54 pm
Departed USPS Regional Facility
TALLAHASSEE FL DISTRIBUTION CENTER

March 3, 2022, 9:25 pm
Arrived at USPS Regional Facility
TALLAHASSEE FL DISTRIBUTION CENTER

USPS Tracking Plus®



Feedback

Product Information



See Less ^

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

FAQs

Subsection 6C

Field Manager's Report

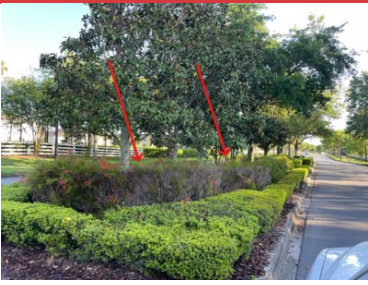
Subsection 6Ci

Field Report

HARMONY CDD MONTHLY INSPECTION APRIL 2022

Monday, April 4, 2022

27 Issues Identified



ISSUE 1 - WEST ENTRANCE

Assigned To Servello

Stressed plants.



ISSUE 2 - WEST ENTRANCE

Assigned To Servello

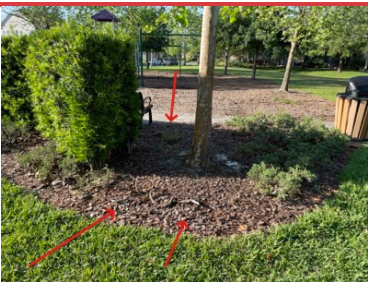
Empty spots and weeds growing.



ISSUE 3 - SUNDROP ST - PLAYGROUND

Assigned To Servello

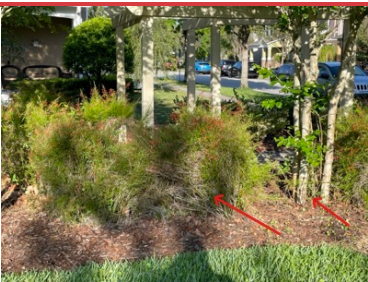
Stressed plants.



ISSUE 4 - SUNDROP ST - PLAYGROUND

Assigned To Servello

Empty spots and weeds growing.



ISSUE 5 - SUNDROP ST - PLAYGROUND

Assigned To Servello

Cut out dead plant material.



ISSUE 6 - SUNDROP ST - PLAYGROUND

Assigned To Servello

The edges needs to be cut back and remove the weeds growing between mulch.



ISSUE 7 - 6822 BUTTERFLY

Assigned To Servello

Tree suckers need to be removed.



ISSUE 8 - ASHLEY POOL PARK

Assigned To Servello

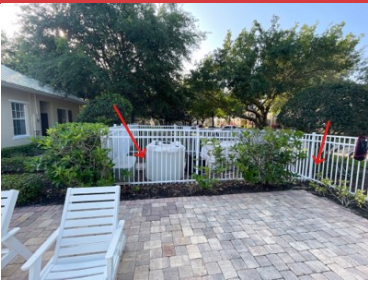
Empty spots, shrubs are struggling in the shade.



ISSUE 9 - ASHLEY POOL - RIGHT SIDE

Assigned To Servello

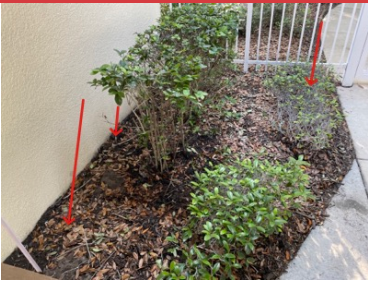
Empty spots, shrubs are struggling in the shade.



ISSUE 10 - ASHLEY POOL - LEFT SIDE

Assigned To Servello

Empty spots.



ISSUE 11 - ASHLEY POOL - ENTRANCE

Assigned To Servello

Ant mound, empty spots.



ISSUE 12 - ASHLEY POOL - ENTRANCE

Assigned To Servello

Empty spots.



ISSUE 13 - TOWNHOMES BRIDGE TUNNEL

Assigned To Servello

Ant mounds need to be treated during weekly services.



ISSUE 14 - TOWN SQUARE - FRONT MARKET

Assigned To Servello

Ant mound and empty spot.



ISSUE 15 - TOWN SQUARE - FRONT MARKET

Assigned To Servello

Empty spot.



ISSUE 16 - TOWN SQUARE - FRONT SWIM CLUB

Assigned To Servello

Empty spot.



ISSUE 17 - TOWN SQUARE - RIGHT SIDE

Assigned To Servello

Empty spot and shrubs needs attention.



ISSUE 18 - SWIM CLUB ENTRANCE

Assigned To Servello

Empty spot.



ISSUE 19 - SWIM CLUB - FRONT

Assigned To Servello

Empty spot and stressed plants.



ISSUE 20 - SWIM CLUB - PARKING

Assigned To Servello

Empty spots and needs mulch.



ISSUE 21 - SWIM CLUB

Assigned To Servello

Empty spot and needs mulch.



ISSUE 22 - SWIM CLUB POOL

Assigned To Servello

Empty spot.



ISSUE 23 - SWIM CLUB - FENCE

Assigned To Servello

Bushes needs to be trimmed up.



ISSUE 24 - SWIM CLUB POOL

Assigned To Servello

Palms need fertilization.



ISSUE 25 - SWIM CLUB - ROOF

Assigned To Inframark

Roof needs soft washing.



ISSUE 26 - ASHLEY POOL - ROOF

Assigned To Inframark

Roof needs soft washing.



ISSUE 27 - DOG PARK - PRIMROSE WILLOW

Assigned To Servello

Palm trees need trimming.



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

Proposal

Date	Proposal #
04/14/2022	6580

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

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

Scope

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

Bedding Plants

Blazing Star Park
 Remove old declining plant material and install new plants. Install Fire Cracker in beds to replace missing plants.

Description	Quantity	Unit	Price
Fire Cracker	27.00	3G	449.55
Ligustrum Jack Frost	44.00	3G	732.60
Juniper Parsoni	35.00	3G	582.75
Flax Lily	286.00	1G	1,901.90
Irrigation NTE	1.00	ea	462.60

Subtotal Bedding Plants	4,129.40
--------------------------------	----------

Project Total	\$4,129.40
----------------------	------------

Harmony CDD

Proposal # 6580

Project Total

\$4,129.40

Terms & Conditions

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

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

By: <u>Pedro Betancourt</u>	<u>4/14/2022</u>	Accepted: _____	_____
Servello & Son, Inc.	Date	Harmony CDD	Date

The above prices, specifications and conditions are accepted. Not valid after 30 days. Full payment is due upon completion.

All jobs equal to or totaling a price of \$10,000.00 and above: A minimum 40% draw is required to schedule and start the job.



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

Proposal

Date	Proposal #
04/14/2022	6580

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

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

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Project Total	\$4,129.40
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Harmony CDD

Proposal # 6580

Project Total

\$4,129.40

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

By: <u>Pedro Betancourt</u>	<u>4/14/2022</u>	Accepted: _____	_____
Servello & Son, Inc.	Date	Harmony CDD	Date

The above prices, specifications and conditions are accepted. Not valid after 30 days. Full payment is due upon completion.

All jobs equal to or totaling a price of \$10,000.00 and above: A minimum 40% draw is required to schedule and start the job.

Good afternoon

Below you will have two proposals for the issues in the audit for missing plants.

Issues 3-7, 18-23 have been completed. Proposal 6395 for the swim club has been sent previously, issues 22 21

Proposal 6580 Blazing Star, issues 3,4,5,7 completed

Proposal 6587 Swim Club, 18,19,20 completed

Issue 7, tree sucker. Completed

Thanks

Pete Betancourt

Site Manager

Servello & Son Inc.

Office 386-753-1100

Fax 386-753-1106

Cell 386-624-2101

Subsection 6Cii

Proposal for Cogon Grass Suppression



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

Proposal

Date	Proposal #
04/06/2022	6544

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

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

Scope

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

Enhancements

Congo Grass Suppression Proposal:

Area 1 - Buck Lakeshore Park across from 3331 School House Road, 2,000 sq ft area.

Area 2 - Dog Trot Trail 600 sq ft next to lake, near 3 trees.

Both areas will be roped off. Grass will be allowed to grow between 6" to 12". The grass will be sprayed with Glyphosate 41.7% at three week intervals. Three weeks after the second spray the areas will be tilled and raked free of rhizomes. At germination, any remaining growth will be resprayed. After no growth is found, the tilled areas will be raked and prepped for Bahia Grass Sod. (This should be completed in the rainy season for sod establishment).

Prep tilled areas for sod. (These areas are not irrigated). Sod the areas with Bahia sod. The sod for the Dog Trot Trail will be driven back to the site by a gator utility cart.

Description	Quantity	Unit	Price
Apply Glyphosate, both sites 2 times	1.00	ea	994.00
Till, rake and evaluate over several weeks	1.00	ea	1,350.00
Prep tilled areas for sod and sod will be driven back	1.00	ea	2,794.56
to the site by a gator utility cart.			0.00
Bahia	2,600.00	1sF	2,756.00

Subtotal Enhancements	7,894.56
------------------------------	-----------------

Project Total	\$7,894.56
----------------------	-------------------

Harmony CDD

Proposal # 6544

Project Total

\$7,894.56

Terms & Conditions

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

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

By: <u>Kirk Allen</u>	<u>4/6/2022</u>	Accepted: _____	_____
Servello & Son, Inc.	Date	Harmony CDD	Date

The above prices, specifications and conditions are accepted. Not valid after 30 days. Full payment is due upon completion.

All jobs equal to or totaling a price of \$10,000.00 and above: A minimum 40% draw is required to schedule and start the job.

Subsection 6Ciii

Consideration of Servello Landscape Agreement Addendum



"Always Providing Solutions"

Addendum to Landscape Service Agreement

Harmony CDD
7360 Five Oaks Dr.
Harmony, Florida 34773

Harmony CDD has requested the following change to their current Landscape Service Agreement with Servello:

Add Twenty-Four (24) General Services for 3 additional parcels – see map for \$280.00 per month, \$3360 annually.

Please refer to attached Fee summary for updated Service Agreement Totals.

APPROVED AND ACCEPTED FOR:
Harmony CDD

Servello & Son, Inc. dba Servello

James Whitaker

Signature

Signature

Chief Executive Officer

Title

Title

4/18/2022

Date

Date

Addendum Start Date: _____

Upon acceptance, sign and return a copy of the Addendum to Servello.



Site: Harmony CDD
 7360 Five Oaks Dr.
 Harmony, Florida 34773

COPY

Billing: Harmony CDD
 7360 Five Oaks Dr.
 Harmony, Florida 34773

Fee Summary

Addendum adding 3 parcels see map

Job #	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Total	Initial
General Services														
24 visits per year 24 cuts per year	160.00	160.00	320.00	320.00	400.00	320.00	320.00	400.00	320.00	240.00	240.00	160.00	3,360.00	
Total Fee per Month	160.00	160.00	320.00	320.00	400.00	320.00	320.00	400.00	320.00	240.00	240.00	160.00	3,360.00	
Amortized over year	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	3,360.00	

OPTIONAL SERVICES - Per Requested Proposal Work*

**Optional Services Pricing - Per Requested Proposal Work Valid with Contract for the 5.2022 - 4.2023 Term*

Servello
 Initials _____

NOTE:
 Actual schedules for ancillary services may be adjusted based upon contract starting dates.

Harmony CDD
 Signature _____

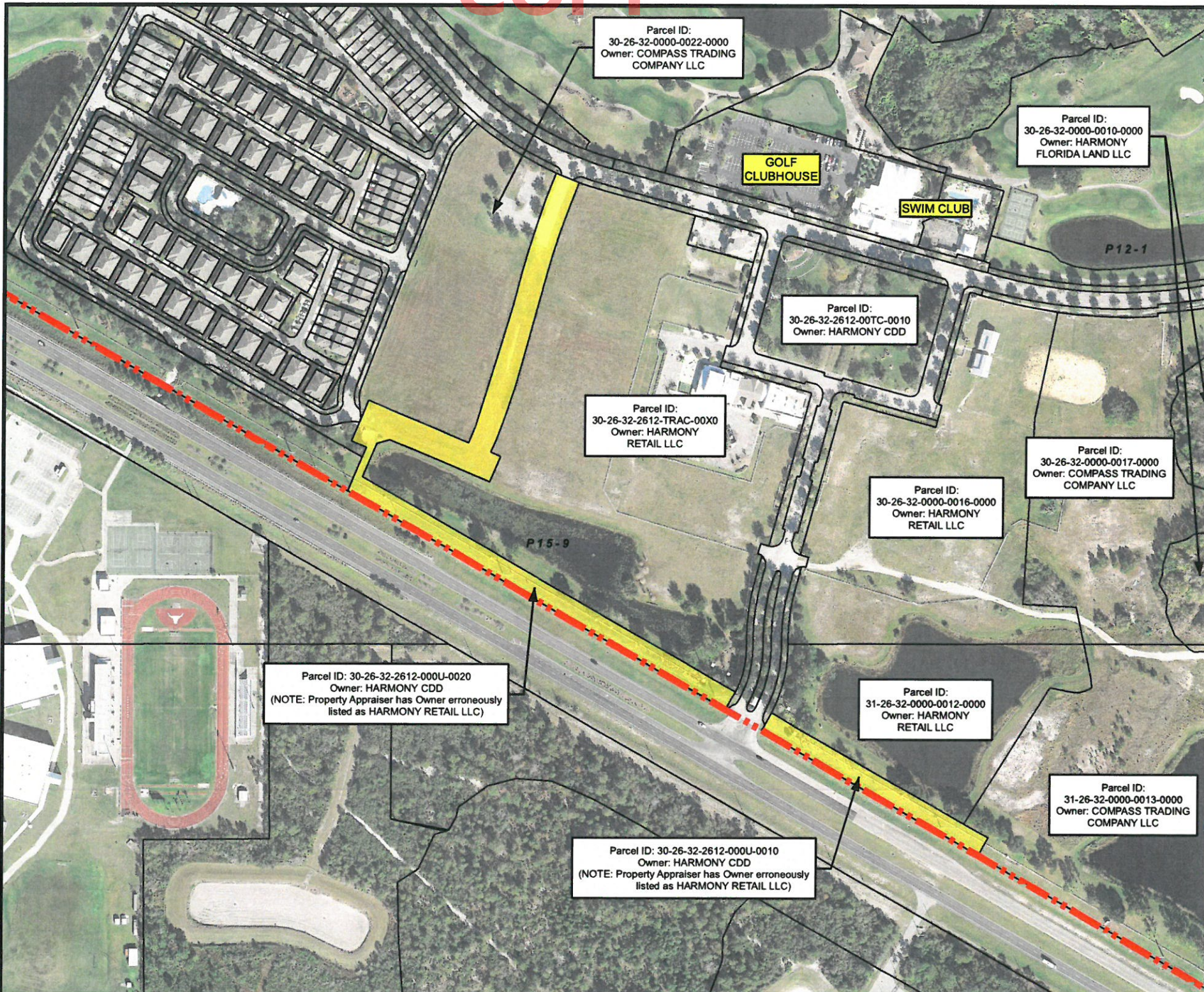
In the event of early termination for whatever reason, the balance of any ancillary services (general services (mows), horticulture, annuals (bedding plants), mulch (bedding dressing, Irrigation Maintenance, leaf clean up) included and amortized annually in the contract amount will be paid in full based upon the contract's termination date.

In the event that account is not kept current ancillary services will be rescheduled until account is returned to current status.

Prices under optional services are based upon current prices and are not contracted prices. Prices may increase and you would be notified prior to beginning any work.



mony District Engineer (Harmony CDD)04 - Figures and Exhibits\Figure 1 - Harmony Retail Parcels.mxd



Subsection 6Civ

Consideration of UTV Proposals

From: Morrell, Vincent
Sent: Wednesday, April 13, 2022 1:08 PM
To: Perez, Brett <Brett.Perez@inframark.com>
Cc: Montagna, Angel <Angel.Montagna@inframark.com>
Subject: New UTV Estimates - Harmony CDD

Good Afternoon Brett;

Please see the attached document and pictures on regarding of UTV estimates by the following dealerships;

Central Florida Powersports: UTV Available on stock (Kissimmee)

UForce 1000cc; **\$16,058.50** (No taxes included)

UForce 600cc; **\$13,508.50** (No taxes included)

Kissimmee Motorsports Inc: UTV, just one available, if they sale this one, for get new one will be in back order until July. (Kissimmee)

Kawasaki Mule; **\$11,358.76** (No taxes included)

Route 1 Motorsports: UTV Available on stock (Malabar, Palm Bay)

Yamaha Viking EPS; **\$16,808.00** (No taxes included)

For any further questions or information, please let me know.

Respectfully,

Vincent M. Morrell | Field Services Supervisor

7360 Five Oaks Dr. | Harmony FL 34773

Office: 1.407.566.1935| **Mobile:** 1-407-361-3559|www.inframarkims.com

Please note: Florida has a very broad public records law. Most written communications to or from districts regarding business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure. Please do not reply "to all".

 **Go Green:** Please do not print this e-mail unless you really need to

Section 7

District Manager

Subsection 7A

District Manager's Report

District Manager Report

- Elizabeth Moore looked into the two parcels that have not been assessed. All she needs is Counsel to advise the Board that the benefit is there or not and these can be assessed or cannot be assessed and the Board authorizes it, then we can proceed.
- I have reached out to the following regarding meeting spaces:
 - Tavern
 - Holds up to 30 people
 - Members Room
 - No charge
 - Library
 - Cannot book out a year
 - Check if room is available month to month
 - Surrounding hotels
 - Cannot book out a year
 - Check if room(s) are available
- Inframark is doing a full audit of all deeds pertaining to Harmony to compare with what Counsel has
 - Inframark would only have the deeds provided to us from Counsel as we typically would not and are not a part of that process

Subsection 7B

Cost/Benefit Analysis of RV Storage Lot

Cost Analyst RV/Lot

	Comments	Quantity	Estimated Cost
Fencing	Site Prep to Fence Install		\$ 95,805.55
	15 gal. drought		
Landscape	resistant plant material	59	\$ 8,555.00
Irrigation	Not Required		\$ -
Road Improvements	Per specs		\$ 238,334.00
	Kennedy Concrete		
Marking Spaces	Parking Stops	300	\$ 19,500.00
Electrical	Estimate Only		\$ 10,000.00
	Based on Vista Lakes		
Lighting	Solar Lights	8	\$ 36,000.00
	Based on Harbour Isle		
Cameras	Camera Install	9	\$ 10,530.00
Recurring Cost/Maint	Estimate Only	Annually	\$ 4,000.00
	Total Estimated Costs		\$ 422,724.55
	5-Year RV Lot Revenue		\$ 79,424.23

Harmony CDD
 General Ledger Detailed Report
 For the Period(s) from Oct 01, 2017 to Feb 28, 2022

GENERAL FUND

Type	Date	Doc No.	Source Name	Reference Memo	Total Amount	RV Park	Garden Income
GL Account: 369986 - User Facility Revenue					Beginning Balance:		
JE	9/30/2018	JE003911	Journal Entry	Feb-Sep 2018 RV Parking Income net sales tax (HROA)	\$ (10,345.12)	\$ 10,345.12	\$ -
Deposit	1/25/2019	DEP00923	Bank Account: CenterState Bank GF	RV PK INCOME NET SALES TAX OCT-DEC 2018(HROA)	\$ (9,900.38)	\$ 7,900.38	\$ 2,000.00
Deposit	4/23/2019	DEP00934	Bank Account: CenterState Bank GF	RV/PK GDN INCOME TAX JAN-MAR 2019(HROA)	\$ (5,310.00)	\$ 5,160.00	\$ 150.00
Deposit	7/31/2019	DEP00944	Bank Account: CenterState Bank GF	APR-JUN RV/GDN INCOME	\$ (1,920.00)	\$ 1,920.00	\$ -
Deposit	1/27/2020	DEP00961	Bank Account: CenterState Bank GF	RV/PK GDN INCOME OCT-DEC 2019(HROA)	\$ (2,590.00)	\$ 1,500.00	\$ 1,090.00
Deposit	6/4/2020	DEP00972	Bank Account: CenterState Bank GF	RV/PK GDN INCOME JAN-MAR (HROA)	\$ (9,000.00)	\$ 8,880.00	\$ 120.00
Deposit	8/6/2020	DEP00978	Bank Account: CenterState Bank GF	RV/GDN INCOME APR-JUN	\$ (6,030.00)	\$ 6,000.00	\$ 30.00
JE	9/30/2020	JE004171	Journal Entry	ROA Jul-Sep RV net income	\$ (3,840.00)	\$ 3,840.00	\$ -
Deposit	1/28/2021	DEP00998	Bank Account: Bank United GF	RV GDN/QTR ENDING 12/31/20	\$ (6,764.28)	\$ 5,500.38	\$ 1,263.90
Deposit	4/30/2021	DEP01012	Bank Account: Bank United GF	RV/GDN QTR END 3/1/21	\$ (9,292.20)	\$ 9,172.20	\$ 120.00
JE	5/1/2021	JE004238	Journal Entry	RV/GDN QTR END 3/1/21 adj	\$ (668.25)	\$ 668.25	\$ -
Deposit	7/26/2021	DEP01024	Bank Account: Bank United GF	RV/GDN QTR END 6/30/21	\$ (3,950.00)	\$ 3,840.00	\$ 110.00
Deposit	9/2/2021	DEP01027	Bank Account: Bank United GF	HROA-RV/GDN 7/1/21 TO 8/5/21 FINAL	\$ (2,640.00)	\$ 2,640.00	\$ -
JE	12/2/2021	JE004278	Journal Entry	Recl 12/2 Deposit - RV Parking/Storage	\$ (12,057.90)	\$ 12,057.90	\$ -
Ending Balance:					\$ (84,308.13)	\$ 79,424.23	\$ 4,883.90

Section 8

New Business

Subsection 8A

**Acceptance of
Fiscal Year 2021
Audit**

**Harmony Community
Development District**

ANNUAL FINANCIAL REPORT

September 30, 2021

Harmony Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2021

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Harmony Community Development District
Osceola County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of Harmony Community Development District as of and for the year ended September 30, 2021, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Accounting Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Fort Pierce / Stuart



To the Board of Supervisors
Harmony Community Development District

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major funds of Harmony Community Development District, as of September 30, 2021, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management Discussion and Analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated March 21, 2022 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Harmony Community Development District's internal control over financial reporting and compliance.

A handwritten signature in cursive script that reads "Berger Toombs Elam Gaines & Frank".

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

March 21, 2022

Management's discussion and analysis of Harmony Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, culture/rectreatment and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2021.

- ◆ The District's total liabilities exceeded total assets and deferred outflows of resources by \$(3,343,238) (net position). Unrestricted net position for Governmental Activities was \$(4,912,223). Governmental Activities restricted net position was \$729,303, and net investment in capital assets were \$839,682.
- ◆ Governmental activities revenues totaled \$4,308,778 while governmental activities expenses totaled \$3,136,907.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2021	2020
Current assets	\$ 1,678,541	\$ 1,425,884
Restricted assets	2,048,581	2,203,645
Capital assets	11,682,609	12,140,264
Total Assets	15,409,731	15,769,793
Deferred outflows of resources	374,000	405,658
Current liabilities	1,642,900	1,556,111
Non-current liabilities	17,484,069	19,134,449
Total Liabilities	19,126,969	20,690,560
Net position - net investment in capital assets	839,682	294,052
Net position - restricted	729,303	851,279
Net position - unrestricted	(4,912,223)	(5,660,440)
Total Net Position	\$ (3,343,238)	\$ (4,515,109)

The increase in current assets is related to revenues exceeding expenditures in the General Fund in the current year.

The decrease in restricted assets and restricted net position is related to the principal prepayments made on long-term debt in the current year.

The decrease in capital assets is due to depreciation in excess of additions in the current year.

The decrease in non-current liabilities is primarily the result of the principal payments on long-term debt.

The increase in net investment in capital assets is primarily due to capital asset additions and principal payments on long-term debt in excess of depreciation.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change in Net Position

	Governmental Activities	
	2021	2020
Program Revenues		
Charges for services	\$ 4,302,292	\$ 4,839,040
General Revenues		
Miscellaneous revenues	1,399	5,244
Intergovernmental revenues	-	1,158
Investment earnings	5,087	24,872
Total Revenues	<u>4,308,778</u>	<u>4,870,314</u>
Expenses		
General government	305,013	268,163
Physical environment	1,613,199	1,601,297
Culture/recreation	188,515	193,081
Interest and other charges	1,030,180	1,112,156
Total Expenses	<u>3,136,907</u>	<u>3,174,697</u>
Change in Net Position	1,171,871	1,695,617
Net Position - Beginning of Year	<u>(4,515,109)</u>	<u>(6,210,726)</u>
Net Position - End of Year	<u>\$ (3,343,238)</u>	<u>\$ (4,515,109)</u>

The increase in general government expenses is related to the increase in engineering expenses in the current year.

The decrease in interest on long-term debt is related to the reduction in long-term debt outstanding.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2021 and 2020.

Description	Governmental Activities	
	2021	2020
Land and improvements	\$ 8,991,508	\$ 8,991,508
Infrastructure	5,185,177	5,185,177
Improvements other than building	57,442	57,442
Recreational facilities	3,777,032	3,777,032
Equipment	306,487	265,577
Less: accumulated depreciation	(6,635,037)	(6,136,472)
Total	\$ 11,682,609	\$ 12,140,264

Capital activity for the year consisted of depreciation of \$498,565 and additions to equipment of \$40,910.

General Fund Budgetary Highlights

The budgeted expenditures exceeded actual expenditures primarily because repairs and maintenance and reserve expenditures were less than anticipated.

The September 30, 2021 budget was not amended.

Debt Management

Governmental Activities debt includes the following:

- ◆ In June 2014, the District issued \$13,945,000 Series 2014 Capital Improvement Revenue Refunding Bonds. These bonds were issued to defease and refund the Series 2001 Capital Improvement Revenue Bonds. The balance outstanding at September 30, 2021 was \$9,610,000.
- ◆ In April 2015, the District issued \$13,530,000 Series 2015 Capital Improvement Revenue Refunding Bonds. These bonds were issued to defease and refund the Series 2004 Capital Improvement Revenue Bonds and to finance the acquisition and construction of certain improvements within areas of the District related to the 2015 Project. The balance outstanding at September 30, 2021 was \$8,525,000.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Debt Management

- ◆ In October 2019, the District acquired land for the future debt service assessments associated with the acquired land. The effective interest rate (4.96%) of the Series 2015 Bonds was used to determine the present value of the land and the note payable. The balance outstanding at September 30, 2021 was \$276,848.

Economic Factors and Next Year's Budget

Harmony Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2022.

Request for Information

The financial report is designed to provide a general overview of Harmony Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Harmony Community Development District, Inframark Infrastructure Management Services, 210 North University Drive, Suite 702, Coral Springs, Florida 33071.

**Harmony Community Development District
STATEMENT OF NET POSITION
September 30, 2021**

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 1,650,991
Due from other governments	27,550
Total Current Assets	1,678,541
Non-current Assets	
Restricted assets	
Investments	2,048,581
Capital assets, not being depreciated	
Land and improvements	8,991,508
Capital assets, being depreciated	
Infrastructure	5,185,177
Improvements other than building	57,442
Recreational facilities	3,777,032
Equipment	306,487
Less: accumulated depreciation	(6,635,037)
Total Non-current Assets	13,731,190
Total Assets	15,409,731
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred amount on refunding	374,000
 LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	183,399
Accrued interest	386,633
Notes payable	12,868
Bonds payable	1,060,000
Total Current Liabilities	1,642,900
Non-current liabilities	
Notes payable	263,980
Bonds payable, net	17,220,089
Total Non-Current Liabilities	17,484,069
Total Liabilities	19,126,969
 NET POSITION	
Net investment in capital assets	839,682
Restricted for debt service	729,303
Unrestricted	(4,912,223)
Total Net Position	\$ (3,343,238)

See accompanying notes to financial statements.

**Harmony Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2021**

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expense) Revenues and Changes in Net Position Governmental Activities
Governmental Activities			
General government	\$ (305,013)	\$ 346,650	\$ 41,637
Physical environment	(1,613,199)	1,429,355	(183,844)
Culture/recreation	(188,515)	51,684	(136,831)
Interest and other charges	(1,030,180)	2,474,603	1,444,423
Total Governmental Activities	\$ (3,136,907)	\$ 4,302,292	1,165,385
General revenues:			
			5,087
			1,399
			6,486
		Change in Net Position	1,171,871
		Net Position - October 1, 2020	(4,515,109)
		Net Position - September 30, 2021	\$ (3,343,238)

See accompanying notes to financial statements.

**Harmony Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2021**

ASSETS	General	Debt Service 2014	Debt Service 2015	Total Governmental Funds
Cash	\$ 1,650,991	\$ -	\$ -	\$ 1,650,991
Due from other governments	12,882	8,637	6,031	27,550
Restricted assets:				
Investments, at fair value	-	1,232,101	816,480	2,048,581
Total Assets	\$ 1,663,873	\$ 1,240,738	\$ 822,511	\$ 3,727,122
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	\$ 183,399	\$ -	\$ -	\$ 183,399
FUND BALANCES				
Restricted:				
Debt service	-	1,240,738	822,511	2,063,249
Assigned:				
Renewal and replacement	23,270	-	-	23,270
Uninsured repairs	50,000	-	-	50,000
Sidewalks and alleyways	251,484	-	-	251,484
Operating reserves	401,042	-	-	401,042
Unassigned	754,678	-	-	754,678
Total Fund Balances	1,480,474	1,240,738	822,511	3,543,723
Total Liabilities and Fund Balances	\$ 1,663,873	\$ 1,240,738	\$ 822,511	\$ 3,727,122

See accompanying notes to financial statements.

**Harmony Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2021**

Total Governmental Fund Balances	\$	3,543,723
<p>Amounts reported for governmental activities in the Statement of Net Position are different because:</p>		
<p>Capital assets not being depreciated, land and improvements, used in governmental activities are not current financial resources and therefore, are not reported at the fund level.</p>		8,991,508
<p>Capital assets being depreciated, infrastructure, \$5,185,177, improvements other than building, \$57,442, recreational facilities, \$3,777,032, and equipment, \$306,487, net of accumulated depreciation, \$(6,635,037), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.</p>		2,691,101
<p>Long-term liabilities, including bonds payable, \$(18,135,000), bond premium, net \$(254,172), bond discount, net, \$109,083, and note payable, \$(276,848) are not due and payable in the current period and therefore, are not reported at the fund level.</p>		(18,556,937)
<p>Deferred outflow of resources are not current financial resources and therefore, are not reported at the fund level.</p>		374,000
<p>Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the fund level.</p>		<u>(386,633)</u>
Net Position of Governmental Activities	\$	<u><u>(3,343,238)</u></u>

See accompanying notes to financial statements.

**Harmony Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
For the Year Ended September 30, 2021**

	General	Debt Service 2014	Debt Service 2015	Total Governmental Funds
Revenues				
Special assessments	\$ 1,801,989	\$ 1,319,594	\$ 1,155,009	\$ 4,276,592
Charges for services	25,700	-	-	25,700
Miscellaneous revenues	1,399	-	-	1,399
Investment earnings	4,972	71	44	5,087
Total Revenues	1,834,060	1,319,665	1,155,053	4,308,778
Expenditures				
Current				
General government	305,013	-	-	305,013
Physical environment	1,257,673	-	-	1,257,673
Culture/recreation	45,476	-	-	45,476
Capital outlay	40,910	-	-	40,910
Debt service				
Principal	12,260	765,000	840,000	1,617,260
Interest	14,340	535,144	463,384	1,012,868
Other	-	15,536	10,846	26,382
Total Expenditures	1,675,672	1,315,680	1,314,230	4,305,582
Net change in fund balances	158,388	3,985	(159,177)	3,196
Fund Balances - October 1, 2020	1,322,086	1,236,753	981,688	3,540,527
Fund Balances - September 30, 2021	\$ 1,480,474	\$ 1,240,738	\$ 822,511	\$ 3,543,723

See accompanying notes to financial statements.

**Harmony Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2021**

Net Change in Fund Balances - Total Governmental Funds	\$	3,196
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlay as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that depreciation, \$(498,565), exceeded capital outlay, \$40,910, in the current period.		(457,655)
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Governmental funds report bond discounts and premiums as other financing sources and uses. However, in the Statement of Activities, bond premiums and discounts are amortized over the life of the bonds. This is the amount that amortization of bond premiums, \$17,429, exceeded bond discounts, \$(9,917), in the current period.		7,512
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Repayment of note and bond principal is an expenditure in the governmental fund, but the repayment reduces long-term liabilities in the Statement of Net Position.		1,617,260
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The deferred outflow of resources for refunding of debt is recognized as a component of interest expense in the Statement of Activities, but not in the governmental funds. This is the amount of current year interest.		(31,658)
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In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the net amount between the prior year and the current year accruals.		<u>33,216</u>
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Change in Net Position of Governmental Activities	\$	<u><u>1,171,871</u></u>
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See accompanying notes to financial statements.

**Harmony Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL –
GENERAL FUND
For the Year Ended September 30, 2021**

	Original Budget	Final Budget	Actual	Variance With Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 1,778,729	\$ 1,778,729	\$ 1,801,989	\$ 23,260
Charges for services	7,000	7,000	25,700	18,700
Miscellaneous revenues	-	-	1,399	1,399
Investment earnings	9,381	9,381	4,972	(4,409)
Total Revenues	1,795,110	1,795,110	1,834,060	38,950
Expenditures				
Current				
General government	281,168	281,168	305,013	(23,845)
Physical environment	1,323,000	1,323,000	1,257,673	65,327
Culture/recreation	70,000	70,000	45,476	24,524
Capital outlay	20,000	20,000	40,910	(20,910)
Debt service				
Principal	12,260	12,260	12,260	-
Interest	14,340	14,340	14,340	-
Total Expenditures	1,720,768	1,720,768	1,675,672	45,096
Net change in fund balances	74,342	74,342	158,388	84,046
Fund Balances - October 1, 2020	1,410,881	1,410,881	1,322,086	(88,795)
Fund Balances - September 30, 2021	\$ 1,485,223	\$ 1,485,223	\$ 1,480,474	\$ (4,749)

See accompanying notes to financial statements.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of Harmony Community Development District (the “District”) have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on February 28, 2000 by the Board of County Commissioners of Osceola County, Florida pursuant to Ordinance 00-05 created by the provisions of the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), as a Community Development District. The District was established for the purposes of managing with a related tool of financing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or without the boundaries of the Harmony Community Development District. The District is governed by a five-member Board of Supervisors, who are elected for terms of four years. The District operates within the criteria established by Chapter 190, Florida Statutes.

The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility. Oversight responsibility includes, but is not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters. As required by GAAP, these financial statements present the Harmony Community Development District (the primary government) as a stand-alone government.

Based upon the application of the above-mentioned criteria as set forth in principles established by the Governmental Accounting Standards Board, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**2. Measurement Focus and Basis of Accounting (Continued)****a. Government-wide Financial Statements (Continued)**

Governmental activities, which normally are supported by special assessments, developer assessments and interest, are reported separately from business-type activities. Program revenues include charges for services, and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Governmental Funds

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**2. Measurement Focus and Basis of Accounting (Continued)****b. Fund Financial Statements (Continued)****Governmental Funds (Continued)**

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent for funds to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**2. Measurement Focus and Basis of Accounting (Continued)****b. Fund Financial Statements (Continued)****Governmental Funds (Continued)**

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources were expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**3. Basis of Presentation****a. Governmental Major Funds**

General Fund – The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund 2014 – Accounts for the debt service requirements to retire certain capital improvement revenue bonds, which were used to finance the construction of District infrastructure improvements and finance certain additional improvements.

Debt Service Fund 2015 – Accounts for the debt service requirements to retire certain capital improvement revenues bonds, which were used to finance the construction of District infrastructure improvements and finance certain additional improvements.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and buildings, and non-current governmental liabilities, such as special assessment bonds, be reported in the governmental activities column in the government-wide statement of net position.

4. Assets, Deferred Outflows of Resources, Liabilities and Net Position or Equity**a. Cash and Investments**

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**4. Assets, Deferred Outflows of Resources, Liabilities and Net Position or Equity (Continued)****a. Cash and Investments (Continued)**

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits and certificates of deposit with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

b. Restricted Net Position

Certain net position of the District are classified as restricted assets on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted assets, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include land and improvements, infrastructure, improvements other than buildings, recreational facilities, and equipment, are reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Deferred Outflows of Resources, Liabilities and Net Position or Equity (Continued)

c. Capital Assets (Continued)

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure	15-30 years
Improvements other than building	15-20 years
Recreational facilities	15-30 years
Equipment	5-20 years

d. Deferred Outflows of Resources

Deferred outflow of resources is the consumption of net position by the government that is applicable to a future reporting period. Deferred amount on refunding is amortized and recognized as a component of interest expense over the life of the bond.

e. Unamortized Bond Discounts/Premiums

Bond discounts/premiums are presented on the government-wide financial statements. The costs are amortized over the life of the bonds using the straight-line method. For financial reporting, the unamortized bond discounts/premiums are netted against the applicable long-term debt.

f. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget variance columns of the accompanying financial statements may occur.

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds, \$3,543,723, differs from “net position” of governmental activities, \$(3,343,238), reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balances. The effect of the differences is illustrated below.

Capital related items

When capital assets (land, buildings, improvements, infrastructure, and equipment that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net position included those capital assets among the assets of the District as a whole.

Land and improvements	\$ 8,991,508
Infrastructure	5,185,177
Improvements other than buildings	57,442
Recreational facilities	3,777,032
Equipment	306,487
Less: accumulated depreciation	<u>(6,635,037)</u>
Total	<u>\$ 11,682,609</u>

Deferred outflows of resources

Deferred outflows of resources applicable to the District’s governmental activities are not financial resources and therefore, are not reported at the fund level:

Deferred amount on refunding	<u>\$ 374,000</u>
------------------------------	-------------------

Long-term debt transactions

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2021 were:

Bonds payable	\$ (18,135,000)
Bond premium, net	(254,172)
Bond discount, net	109,083
Note payable	<u>(276,848)</u>
Total	<u>\$ (18,556,937)</u>

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)

Accrued interest

Accrued liabilities in the statement of net position differ from the amount reported in governmental funds due to accrued interest on bonds.

Accrued interest on bonds payable	<u>\$ (386,633)</u>
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2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The “net change in fund balances” for government funds, \$3,196, differs from the “change in net position” for governmental activities, \$1,171,871, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated as follows.

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation expense. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount of depreciation charged for the year.

Depreciation	\$ (498,565)
Capital outlay	<u>40,910</u>
Net Change in Capital Related Items	<u><u>\$ (457,655)</u></u>

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)

Long-term debt transactions

Repayments of bond principal are reported as an expenditure in the governmental funds and, thus, have the effect of reducing fund balance because current financial resources have been used. At the government wide level, these payments are reflected as a reduction of bonds payable.

Debt principal payments	\$ 1,617,260
Bond premium amortization	17,429
Bond discount amortization	<u>(9,917)</u>
Total	<u><u>\$ 1,624,772</u></u>

Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Net decrease in accrued interest payable	\$ 33,216
Decrease in deferred amount on refunding	<u>(31,658)</u>
Total	<u><u>\$ 1,558</u></u>

NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2021, the District's bank balance was \$1,705,763 and the carrying value was \$1,650,991. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2021, the District had the following investments and maturities:

Investment	Maturity	Fair Value
Commercial Paper	N/A	\$ 2,048,581

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investment listed above is a Level 1 asset.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

NOTE C – CASH AND INVESTMENTS (CONTINUED)Credit Risk

The District's investments in treasury funds, commercial paper, and government loans are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2021, the District's investments in Commercial Paper was rated A-1+ by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in Commercial Paper are 100% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2021 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE D – SPECIAL ASSESSMENT REVENUES

Special assessment revenues recognized for the 2020-2021 fiscal year were levied in July 2020. All levies are due and payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Amounts paid in March are without discount.

All unpaid assessments become delinquent as of April 1. Virtually all unpaid assessments are collected via the sale of tax certificates on, or prior to, June 1; therefore, there were no material amounts receivable at fiscal year end.

NOTE E – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2021 was as follows:

	Balance October 1, 2020	Additions	Deletions	Balance September 30, 2021
<u>Governmental Activities:</u>				
Capital assets, not depreciated:				
Land and improvements	\$ 8,991,508	\$ -	\$ -	\$ 8,991,508
Capital assets, being depreciated:				
Infrastructure	5,185,177	-	-	5,185,177
Improvements other than building	57,442	-	-	57,442
Recreational facilities	3,777,032	-	-	3,777,032
Equipment	265,577	40,910	-	306,487
Total Capital Assets, Being Depreciated	9,285,228	40,910	-	9,326,138
Less accumulated depreciation for:				
Infrastructure	(4,382,239)	(342,363)	-	(4,724,602)
Improvements other than building	(9,717)	(4,006)	-	(13,723)
Recreational facilities	(1,639,656)	(127,104)	-	(1,766,760)
Equipment	(104,860)	(25,092)	-	(129,952)
Total Accumulated Depreciation	(6,136,472)	(498,565)	-	(6,635,037)
Total Capital Assets Depreciated, Net	3,148,756	(457,655)	-	2,691,101
Governmental Activities Capital Assets	\$ 12,140,264	\$ (457,655)	\$ -	\$ 11,682,609

Depreciation, \$498,565, was charged to physical environment, \$355,526, and culture/recreation, \$143,039.

NOTE F – LONG-TERM DEBT

The following is a summary of the activity of long-term debt of the District for the year ended September 30, 2021:

Bonds Payable at October 1, 2020	\$ 19,740,000
Principal payments	(1,605,000)
Bonds Payable at September 30, 2021	18,135,000
Plus: bond premium, net	254,172
Less: bond discount, net	(109,083)
Bonds Payable, Net	\$ 18,280,089

NOTE F – LONG-TERM DEBT (CONTINUED)

Capital Improvement Revenue Refunding Bonds

Long-term debt is comprised of the following:

\$13,945,000 Series 2014 Capital Improvement Revenue Refunding Bonds due in annual principal installments beginning May 2015, maturing in May 2032. Interest is due semi-annually on May 1 and November 1, beginning November 1, 2014, at a rate of 5% on the \$6,845,000 bonds, with a maturity date of May 1, 2025 and 5.25% on the \$7,100,000 bonds, with a maturity date of May 2032. Current portion is \$670,000. \$ 9,610,000

\$13,530,000 Series 2015 Capital Improvement Revenue Refunding Bonds due in annual principal installments beginning May 2016, maturing in May 2036. Interest is due semi-annually on May 1 and November 1, beginning November 1, 2015, at a rate of 3.75% on the \$1,225,000 bonds, with a maturity date of May 1, 2018, 4.75% on the \$3,590,000 bonds, with a maturity date of May 1, 2025, and 5.125% on the \$8,715,000 bonds, with a maturity date of May 2036. Current portion is \$390,000. 8,525,000

Total Bonds Payable at September 30, 2021 18,135,000

Plus: bond premium, net 254,172
 Less: bond discount, net (109,083)

Bonds Payable, Net at September 30, 2021 \$ 18,280,089

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2021 are as follows:

Year Ending September 30,	Principal	Interest	Total
2022	\$ 1,060,000	\$ 927,919	\$ 1,987,919
2023	1,110,000	875,894	1,985,894
2024	1,170,000	821,419	1,991,419
2025	1,225,000	763,994	1,988,994
2026	1,290,000	703,869	1,993,869
2027-2031	7,570,000	2,437,163	10,007,163
2032-2036	4,710,000	629,980	5,339,980
Totals	<u>\$ 18,135,000</u>	<u>\$ 7,160,238</u>	<u>\$ 25,295,238</u>

NOTE F – LONG-TERM DEBT (CONTINUED)

Summary of Significant Bonds Resolution Terms and Covenants

The District levies special assessments pursuant to Chapter 170, Chapter 197 and Section 190.022, Florida Statutes and the assessment rolls are approved by resolutions of the District Board. The collections are to be strictly accounted for and applied to the debt service of the bond series for which they were levied. The District covenants to levy special assessments in annual amounts adequate to provide for payment of principal and interest on the bonds. However, payment of principal and interest is dependent on the money available in the debt service fund and the District’s ability to collect special assessments levied.

The bonds are subject to extraordinary mandatory redemption prior to maturity, in whole on any date, or in part on an interest payment date, without premium, together with accrued interest to the redemption date if monies are available to retire the debt in accordance with the provisions of the indenture.

The bond resolution and the trust indenture provide for the establishment of certain accounts and an order in which revenues are to be deposited into these accounts. The accounts include a construction, revenue, redemption, reserve, interest and prepayment account and are maintained by a trustee.

The bond indenture provides for Debt Service Reserve Funds, which shall be held by the Trustee separate and apart from all other funds. The following is a schedule of reserve requirements and balances in the reserve accounts at September 30, 2021:

Capital Improvement Revenue Refunding Bonds	Reserve Balance	Reserve Requirement
Series 2014	\$ 607,313	\$ 607,313
Series 2015	\$ 340,000	\$ 340,000

NOTE G – NOTE PAYABLE

In October 2019, the District was conveyed property in exchange for future unpaid assessments. The assessments owed related to the property received was \$508,796 at the time of acquisition. The District will make annual debt service assessment payments on the property. The estimated value of the property at the time of conveyance was \$364,684.

The District established a note payable established in the amount of \$364,684. Scheduled payments are based on \$26,600 annually, over the life of the unpaid assessments on the Series 2015 Bonds. The effective interest rate of the Series 2015 Bonds was used as the interest rate of the established note payable (4.96%). The note payable will be reduced annually as payments are remitted from the General Fund to the Debt Service Fund.

The following is a summary of the activity for notes payable of the District for the year ended September 30, 2021:

Notes Payable at October 1, 2020	\$ 289,108
Principal payments	(12,260)
Notes Payable at September 30, 2021	\$ 276,848

The annual requirements to amortize the principal and interest of outstanding notes payable as of September 30, 2021 are as follows:

Year Ending September 30,	Principal	Interest	Total
2022	\$ 12,868	\$ 13,732	\$ 26,600
2023	13,507	13,093	26,600
2024	14,177	12,423	26,600
2025	14,880	11,720	26,600
2026	15,618	10,982	26,600
2027-2031	90,507	42,493	133,000
2032-2036	115,291	17,709	133,000
Totals	\$ 276,848	\$ 122,152	\$ 399,000

NOTE H – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no claims or settled claims from these risks that have exceeded commercial insurance coverage over the past three years.

NOTE I – SUBSEQUENT EVENT

The District made prepayments on the Series 2014 and Series 2015 Bonds on November 1, 2021 of \$15,000 and \$160,000, respectively.



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Harmony Community Development District
Osceola County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Harmony Community Development District, as of and for the year ended September 30, 2021, and the related notes to the financial statements, and have issued our report thereon dated March 21, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Harmony Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Harmony Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Harmony Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Fort Pierce / Stuart



To the Board of Supervisors
Harmony Community Development District

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Harmony Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink that reads "Berger Toombs Elam Gaines & Frank".

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

March 21, 2022



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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MANAGEMENT LETTER

To the Board of Supervisors
Harmony Community Development District
Osceola County, Florida

Report on the Financial Statements

We have audited the financial statements of the Harmony Community Development District as of and for the year ended September 30, 2021, and have issued our report thereon dated March 21, 2022.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 21, 2022, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding audit.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Harmony Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that Harmony Community Development District did not meet any of the conditions described in Section 218.503(1) Florida Statutes.

Fort Pierce / Stuart



To the Board of Supervisors
Harmony Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Harmony Community Development District. It is management's responsibility to monitor the Harmony Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2021.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Harmony Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: None.
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 9
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: N/A
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$232,739
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2020, together with the total expenditures for such project: The District had no construction projects that exceeded \$65,000 during the year.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Harmony Community Development District reported:

- 7) The rate or rates of non-ad valorem special assessments imposed by the District: \$464-\$4,365 for the General Fund and \$605.71 – \$52,624 for Debt Service
- 8) The amount of special assessments collected by or on behalf of the District: Total Special Assessments collected was \$4,276,592.
- 9) The total amount of outstanding bonds issued by the District and the terms of such bonds: Series 2014 \$9,610,000 matures May 2032 and Series 2015 \$8,525,000 matures May 2036.

COPY

To the Board of Supervisors
Harmony Community Development District

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

A handwritten signature in cursive script that reads "Berger Toombs Elam Gaines & Frank".

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

March 21, 2022

COPY

**Berger, Toombs, Elam,
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**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Harmony Community Development District
Osceola County, Florida

We have examined Harmony Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2021. Management is responsible for Harmony Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Harmony Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Harmony Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Harmony Community Development District's compliance with the specified requirements.

In our opinion, Harmony Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2021.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

March 21, 2022

Fort Pierce / Stuart