

**HARMONY
COMMUNITY DEVELOPMENT DISTRICT**

**AUGUST 15, 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**Harmony Community Development District****Board Members:**

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

Staff:

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

Meeting Order of Business
Monday, August 15, 2022 - 6:00 pm

- 1. Call to Order and Roll Call**
- 2. Audience Comments** *(Limited to a Maximum of 3 Minutes)*
- 3. New Business Matters**
 - A. Consideration of Resolution 2022-13, Registered Agent
 - B. Consideration of Resolution 2022-10, Amending the Public Hearing Date
 - C. Public Hearing for Adoption of the Fiscal Year 2023 Budget
 - i. Fiscal Year 2023 Budget
 - ii. Public Comments
 - iii. Consideration of Resolution 2022-11, Adopting the Budget
 - D. Public Hearing for Levying Assessments
 - i. Public Comments
 - ii. Consideration of Resolution 2022-12, Levying Assessments
 - E. Acceptance of Harmony CDD 2023 Meeting Schedule
 - F. South Lake Items
- 4. Contractors' Reports**
 - A. Servello
 - i. Proposals
- 5. Consent Agenda**
 - A. Acceptance of May 26, 2022 Workshop and Meeting Minutes
 - B. Acceptance of Financial Statements for July 2022
 - C. Approval of #267 Invoices and Check Register
(Invoices Available Upon Request)
- 6. Staff Reports**
 - A. District Engineer's Report
 - B. District Counsel Report
 - C. Field Manager Report
 - i. Field Report
 - ii. Proposals
- 7. District Manager**
 - A. District Manager's Report
 - B. Kutak Rock Fee Agreement
- 8. Old Business**
 - A. Informational Signs
- 9. Supervisors' Requests**
- 10. Adjournment**

The next meeting is scheduled for Thursday, September 29, 2022

District Office:
 313 Campus Street
 Celebration FL 34747
 407-566-1935
www.harmonycdd.org

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

Section 3

New Business

Subsection 3A

Resolution 2022-13

RESOLUTION 2022-13

A RESOLUTION OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE FOR THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Harmony Community Development District (hereinafter the "District") is a local unit of special-purpose government created by law and established by the Florida Land and Water Adjudicatory Commission, pursuant to, Chapter 190, Florida Statutes (2021), being situated in Orange County, Florida; and

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), Florida Statutes (2021).

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

1. Michael C. Eckert is hereby designated as Registered Agent for the District.
2. The District's Registered Office shall be located at Kutak Rock LLP, 107 West College Avenue, Tallahassee, Florida 32301
3. In accordance with Section 189.014, Florida Statutes, the District's Secretary is hereby directed to file certified copies of this Resolution with Osceola County and the Florida Department of Economic Opportunity.
4. This Resolution shall take effect immediately upon its adoption.

Adopted this 15th day of August 2022.

ATTEST:

Harmony Community Development District

Angel Montagna, Secretary

Teresa Kramer, Chairman

Subsection 3B

Resolution 2022-10

RESOLUTION 2022-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE ACTIONS OF THE DISTRICT MANAGER IN RESCHEDULING THE PUBLIC HEARING TIME AND DATE ON THE PROPOSED BUDGET FOR FISCAL YEAR 2023 AND AMENDING RESOLUTION 2022-06 TO SET THE PUBLIC HEARING THEREON FOR AUGUST 15, 2022, AT 6:00 P.M. AT JONES HOMES, 3285 SONGBIRD CIRCLE, ST. CLOUD, FLORIDA 34773.

WHEREAS, the District Manager has heretofore prepared and submitted a proposed budget to the Board of Supervisors (“Board”) for fiscal year 2023; and

WHEREAS, the Board considered said proposed budget at its regular meeting of May 26, 2022, and approved Resolution 2022-06 approving the budget for the District and setting the hearing thereon for July 28, 2022, at 6:00 p.m. at the Jones Homes, 3285 Songbird Circle, St. Cloud, Florida 34773, and

WHEREAS, the budget was not sent to the local general-purpose government at least 60 days in advance of the scheduled hearing date; and

WHEREAS, the District Manager, at the direction of the Chairman and legal counsel, rescheduled the date of the public hearing to August 15, 2022, at 6:00 p.m. at the same location provided in Resolution 2022-06.

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

SECTION 1. Resolution 2022-06 is hereby amended to reflect the changed date and time of the public hearing on the adoption of the proposed fiscal year 2023 budget from July 28, 2022, at 6:00 p.m. to August 15, 2022, at 6:00 p.m.

SECTION 2. The actions of the District Manager in rescheduling and readvertising the public hearing on the proposed budget for fiscal year 2023 from July 28, 2022, at 6:00 p.m., to August 15, 2022, at 6:00 p.m., are hereby ratified and approved.

Adopted this 15th day of August, 2022.

ATTEST:

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Secretary

By: _____
Its: _____

Subsection 3C

Public Hearing for Adoption of Fiscal Year 2023 Budget

Subsection 3Ci

Fiscal Year 2023 Budget

HARMONY
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2023

Modified Tentative Budget
(Printed 8/2/2022 at 9:00am)

Prepared by:



HARMONY

Community Development District

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Harmony
Community Development District

Operating Budget
Fiscal Year 2023

HARMONY

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JUL-2022	PROJECTED AUG- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 9,178	\$ 3,265	\$ 2,814	\$ 2,180	\$ 634	\$ 2,814	\$ 3,678
Hurricane Irma FEMA Refund	1,158	1,706	-	-	-	-	-
Interest - Tax Collector	762	-	-	21,818	-	21,818	-
Rental Income	762	465	-	-	-	-	-
Special Assmnts- Tax Collector	1,853,780	1,853,780	1,876,212	1,853,780	-	1,853,780	2,452,225
Special Assessments-Tax Collector-VC1	-	-	(22,434)	-	-	-	(28,737)
Special Assmnts- Discounts	(20,831)	(51,791)	(75,048)	(56,152)	-	(56,152)	(98,089)
Sale of Surplus Equipment	1,454	1,150	-	2,171	-	2,171	-
Other Miscellaneous Revenues	694	249	-	162	-	162	-
Access Cards	2,080	1,720	1,200	950	250	1,200	1,200
Insurance Reimbursements	3,096	-	-	-	-	-	-
Facility Revenue	766	200	600	3,538	708	4,246	600
RV Storage Lot	21,460	23,315	15,000	22,310	78	22,388	15,000
Garden Lot	-	-	-	1,237	247	1,484	1,207
TOTAL REVENUES	1,874,359	1,834,059	1,798,344	1,851,994	1,917	1,853,911	2,347,085
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	10,800	11,800	14,000	7,600	6,400	14,000	14,000
FICA Taxes	826	1,031	1,071	581	490	1,071	1,071
ProfServ-Arbitrage Rebate	1,200	1,200	1,200	1,200	-	1,200	1,200
ProfServ-Dissemination Agent	1,500	1,500	1,500	1,500	-	1,500	1,500
ProfServ-Engineering	14,891	64,030	20,000	89,686	-	89,686	60,000
ProfServ-Legal Services	94,587	76,312	65,000	36,000	8,000	44,000	60,000
ProfServ-Mgmt Consulting Serv	64,985	67,200	69,250	57,670	11,580	69,250	69,250
ProfServ-Property Appraiser	392	438	392	751	-	751	392
ProfServ-Recording Secretary	-	1,100	3,300	2,750	550	3,300	4,200
ProfServ-Special Assessment	8,822	8,822	8,822	8,822	-	8,822	8,822
ProfServ-Trustee Fees	10,560	10,160	10,160	2,246	7,914	10,160	10,160
Auditing Services	4,355	4,400	4,400	4,400	-	4,400	4,400
Postage and Freight	732	1,500	1,000	251	749	1,000	1,000
Rental - Meeting Room	3,600	2,750	2,750	-	2,750	2,750	3,000
Insurance - General Liability	22,888	25,238	27,762	18,281	-	18,281	28,000
Printing and Binding	251	574	500	(299)	500	201	-
Legal Advertising	847	998	1,000	2,328	-	2,328	1,000
Misc-Records Storage	-	-	1,500	264	1,236	1,500	1,500
Misc-Assessmnt Collection Cost	24,120	23,174	37,524	36,159	-	36,159	49,045
Misc-Contingency	2,633	2,611	5,000	1,254	2,200	3,454	-
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	268,164	305,013	276,306	271,619	42,369	313,988	318,715
<i>Field</i>							
ProfServ-Field Management	278,023	303,346	338,872	282,393	56,479	338,872	338,872
Trailer Rental	-	-	6,960	5,800	1,160	6,960	8,500
Total Field	278,023	303,346	345,832	288,193	57,639	345,832	347,372

HARMONY

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JUL-2022	PROJECTED AUG- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
Landscape Services							
Contracts - Mulch	59,405	60,516	62,220	51,191	10,238	61,429	146,608
Contracts - Irrigation	-	13,200	26,400	22,330	4,070	26,400	42,822
Contracts - Landscape	260,808	306,148	272,300	225,202	45,040	270,242	294,685
Contracts - Tree Maintenance	-	-	-	-	-	-	46,909
Contracts - Shrub Maintenance	154,291	157,183	161,110	132,961	26,592	159,553	86,074
Contracts - Annuals	-	-	-	-	-	-	12,672
Contracts - Trash/Debris	-	-	-	-	-	-	19,565
R&M - Irrigation	8,887	12,298	15,000	21,645	-	21,645	30,000
R&M - Trees and Trimming	29,810	9,065	40,000	32,100	7,900	40,000	40,000
Miscellaneous Services	26,775	21,592	35,000	5,695	1,139	6,834	35,000
Total Landscape Services	539,976	580,002	612,030	491,124	94,980	586,104	754,335
Utilities							
Electricity - General	33,920	35,546	37,000	27,912	5,582	33,494	40,700
Electricity - Streetlighting	100,399	102,284	110,000	88,070	17,614	105,684	121,000
Utility - Water & Sewer	153,651	126,843	180,000	145,459	29,092	174,551	198,000
Total Utilities	287,970	264,673	327,000	261,441	52,288	313,729	359,700
Operation & Maintenance							
Communication - Telephone	5,764	4,437	-	-	-	-	-
Utility - Refuse Removal	2,771	2,745	3,000	2,382	450	2,832	3,000
R&M-Ponds/Buck Lake	3,008	1,085	3,500	2,589	911	3,500	20,000
R&M-Pools	34,071	22,699	32,000	103,913	-	103,913	35,000
R&M-Roads & Alleyways	2,051	-	2,000	-	1,026	1,026	2,000
R&M-Sidewalks	33,048	92	15,000	11,676	2,335	14,011	20,000
R&M-Vehicles/Equipment	9,743	6,574	15,000	3,638	728	4,366	15,000
R&M-RV Storage Lot	10,070	7,570	20,000	6,357	1,271	7,628	5,000
R&M-Equipment Boats	9,190	3,536	6,000	4,277	855	5,132	10,000
R&M-Parks & Facilities	19,359	22,776	25,000	23,241	4,648	27,889	25,000
R&M-Garden Lot	-	-	-	1,273	-	1,273	2,000
R&M- Invasives/Follow Up	-	-	-	-	-	-	105,000
R&M- Light Poles	-	-	-	-	-	-	10,000
Miscellaneous Services	1,250	129	1,100	1,350	-	1,350	-
Misc-Contingency	4,276	9,736	8,000	9,002	-	9,002	-
Security	8,224	3,107	5,700	8,278	-	8,278	5,700
Op Supplies - Fuel, Oil	3,258	1,971	4,000	2,473	495	2,968	8,000
Cap Outlay - Other	33,073	29,765	-	-	-	-	-
Cap Outlay - Vehicles	15,451	11,145	30,000	-	30,000	30,000	30,000
Capital Outlay	364,684	-	-	-	-	-	-
Reserve - Renewal&Replacement	52,155	46,945	-	-	-	-	-
Reserve - Sidewalks & Alleyways	-	21,724	-	-	-	-	-
Total Operation & Maintenance	611,446	196,036	170,300	180,449	42,719	223,168	295,700
Debt Service							
Principal Debt Retirement	75,576	12,260	12,868	12,868	-	12,868	13,507
Interest Expense	7,620	14,340	13,732	13,732	-	13,732	13,093
Total Debt Service	83,196	26,600	26,600	26,600	-	26,600	26,600
TOTAL EXPENDITURES	2,068,775	1,675,670	1,758,068	1,519,426	289,994	1,809,420	2,102,422

HARMONY

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JUL-2022	PROJECTED AUG- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
Excess (deficiency) of revenues							
Over (under) expenditures	(194,416)	158,389	40,276	332,568	(288,078)	44,490	244,663
OTHER FINANCING SOURCES (USES)							
Debt Proceeds	364,684						
Operating Transfers-Out	-	-	(66,540)	(675,246)	-	(675,246)	(300,000)
Contribution to (Use of) Fund Balance	-	-	(26,264)	-	-	-	-
TOTAL OTHER SOURCES (USES)	364,684	-	(92,804)	(675,246)	-	(675,246)	(300,000)
Net change in fund balance	170,268	158,389	(52,528)	(342,678)	(288,078)	(630,756)	(55,337)
FUND BALANCE, BEGINNING	1,152,580	1,322,085	1,480,474	1,155,721	-	1,155,721	524,965
FUND BALANCE, ENDING	\$ 1,322,085	\$ 1,480,474	\$ 1,427,946	\$ 813,043	\$ (288,078)	\$ 524,965	\$ 469,629

HARMONY

Community Development District

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2023	\$ 524,965
Net Change in Fund Balance - Fiscal Year 2023	(55,337)
Reserves - Fiscal Year 2023 Additions	-
Total Funds Available (Estimated) - 9/30/2023	469,629

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - 1st Quarter		122,000 ⁽¹⁾
Series 2015 Debt Service Reserve - VC1		345,801 ⁽²⁾
	Subtotal	467,801
Total Allocation of Available Funds		467,801

Total Unassigned (undesignated) Fund Balance	1,828.00
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Notes

(1) Reserves towards first quarter operating expenditures.

(2) The District has acquired parcel VC1 and will pay the Series 2015 Debt Service associated with this parcel over the life of the bond. The remaining debt service obligation for this parcel is \$345,801.

HARMONY

Community Development District

General Fund

Budget Narrative
Fiscal Year 2023

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments-Tax Collector-VC1

Assessments associated with lot ending VC1 have been removed from the tax roll.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

Access Cards

The District is charging fees for access cards to the pools and Buck Lake access.

Facility Revenue

The District is charging for events held at the District facilities.

RV Storage Lot

The District is charging fees for RV Storage Lot.

Garden Lot

The district is charging fees for garden lots.

EXPENDITURES

Administrative

P/R-Board of Supervisors

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

FICA Taxes

Payroll taxes on Board of Supervisors compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor’s payroll expenditures.

Professional Services-Arbitrage Rebate

The District will contract with an independent certified public accountant to annually calculate the District’s Arbitrage Rebate Liability on the Series of Benefit Special Assessment Bonds. The budgeted amount for the fiscal year is based on signed engagement letters for each Bond series at \$600 each.

Professional Services-Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

HARMONY

Community Development District

General Fund

Budget Narrative
Fiscal Year 2023**EXPENDITURES****Administrative** (continued)**Professional Services-Engineering**

The District's engineer, Pegasus Engineering, Inc., will be providing general engineering services to the District, i.e., attendance and preparation for monthly Board meetings, review of invoices, preparation of requisitions., etc.

Professional Services-Legal Services

The District's general counsel, Young Qualls, P.A., retained by the District Board, is responsible for attending and preparing for Board meetings and rendering advice, counsel, recommendations, and representation as determined appropriate or as directed by the Board directly or as relayed by the manager.

Professional Services-Management Consulting Services

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark-Infrastructure Management Services. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Professional Services-Property Appraiser

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. The fiscal year budget for property appraiser costs was based on a unit price per parcel.

Professional Services-Recording Secretary

Inframark provides recording services with near verbatim minutes.

Professional Services-Special Assessment

The District will be billed annually for calculating and levying the annual operating and maintenance, and debt service assessments, as provided by Inframark-Infrastructure Management Services.

Professional Services-Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage and Freight

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Rental-Meeting Room

The anticipated cost of renting meeting room space for District board meetings.

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

HARMONY

Community Development District

General Fund

Budget Narrative
Fiscal Year 2023**EXPENDITURES****Administrative** (continued)**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Misc. - Record Storage

Storage usage for Districts record keeping.

Miscellaneous-Assessment Collection Costs

The District reimburses the Osceola Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity Division of Community Development.

Field**Professional Services-Field Management**

Project Manager will provide onsite field operations management and supervisory services, including oversight of all District contractors providing services including landscape, hardscape, stormwater/ponds, etc. Field services provided for within this scope include community boat operations, facility and common area maintenance and irrigation. Health and life insurance costs are included.

Trailer Rental

Rental costs associated with the field office trailer and container.

Landscape Services**Contracts-Mulch**

This category includes costs associated with landscape Mulch. RFP

Contracts- Irrigation

This category includes costs associated with Irrigation. RFP

Contracts- Landscape

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf within the District. RFP

Contracts- Tree Maintenance

Landscaping company to provide tree services through the district as approved by the board.

Contracts- Shrub Maintenance

Landscaping company to provide four quarterly rotations in spring, summer, fall and winter at various plant beds located throughout the District. RFP

HARMONY

Community Development District

General Fund

Budget Narrative
Fiscal Year 2023**EXPENDITURES****Landscape Services** (continued)**Contracts- Annuals**

Landscaping company to provide annual landscaping maintenance throughout the District.

Contracts- Trash / Debris

Landscaping company to provide Trash and Debris collection.

Contracts- Leaf Drop

Landscaping company to provide leaf drop services throughout the District.

R&M-Irrigation

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

R&M-Trees Trimming Services (Canopy)

Scheduled maintenance consists of canopy trimming for trees above the 10-foot height level and consulting with a certified arborist.

Miscellaneous Services

Unscheduled or one-time landscape maintenance expenses for other areas within the District that are not listed in any other budget category.

Utilities**Electricity-General**

Electricity for accounts with Orlando Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Electricity-Streetlighting

Orlando Utilities Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Utility-Water & Sewer

The District currently has utility accounts with Toho Water Authority. Usage consists of water, sewer and reclaimed water services.

Operation & Maintenance**Utility-Refuse Removal**

Scheduled maintenance consists of trash disposal. Unscheduled maintenance consists of replacement or repair of dumpster.

R&M-Ponds / Buck Lake

Scheduled maintenance and treatment of nuisance aquatic species, including pond consultant, as necessary.

R&M-Pools

This includes pool any repairs and maintenance for the Swim Club Ashley Park pools and Lakeshore Park Splash Pad that may be incurred during the year by the District, including repair and replacement of pool furniture, shades, safety equipment, etc. Various pool licenses and permits required for the pools are based on historical expenses.

HARMONY

Community Development District

General Fund

Budget Narrative
Fiscal Year 2023**Operation & Maintenance** (continued)**R&M-Roads and Alleyways**

This line item is to resurface the alleys of the District.

R&M-Sidewalks

Unscheduled maintenance consists of grinding uneven areas, replacement of broken areas and pressure washing.

R&M-Vehicles / Equipment

Supplies such as tires and parts, maintenance and equipment needed for various vehicles.

R&M-RV Storage Lot

Represents cost associated with Parking and Garden Club expenses.

R&M-Equipment Boats

Supplies such as generators and large tools, maintenance supplies and equipment needed for the boats.

R&M-Parks and Facilities

Maintenance or repairs to the basketball courts, athletic fields and Neighborhood "O" playground, cleaning of basketball court, dog parks and all miscellaneous park areas. Also includes cleaning, daily maintenance and rest room supplies.

R&M-Garden Lot

Maintenance, repairs, or supplies for garden lots.

Miscellaneous Services

Draining service for holding tank of District's office trailer.

Miscellaneous Contingency

The District is required to mitigate certain invasive weeds. This is largely a chemical and equipment-based process. The fiscal year contingency represents the potential excess of unscheduled maintenance expenses not included in budget categories or not anticipated in specific line items.

Miscellaneous-Security Enhancement

Represents costs for network service, repairs, and updates to security within the District (gates and pool camera's etc.), and cost for purchasing/producing access cards.

OP Supplies – Fuel, Oil

Represents usage of fuel.

Capital Outlay - Vehicle

Capital purchase as directed by the district's board.

Debt Service**Principal Debt Retirement**

Principal portion of VC-1 annual debt service payment of \$26,600 transferred out of the general fund to the debt svc fund.

Interest Expense

Interest portion of VC-1 annual debt service payment of \$26,600 transferred out of the general fund to the debt svc fund.

HARMONY

Community Development District

General Fund Reserves

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JUL-2022	PROJECTED AUG- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
TOTAL REVENUES	-	-	-	-	-	-	-
EXPENDITURES							
<i>Operation & Maintenance</i>							
Reserve - Renewal&Replacement	\$ -	\$ -	\$ 23,040	\$ 194,120	\$ -	\$ 194,120	\$ -
Reserve - Sidewalks & Alleyways	-	-	43,500	-	-	-	-
Total Operation & Maintenance	-	-	66,540	194,120	-	194,120	-
TOTAL EXPENDITURES	-	-	66,540	194,120	-	194,120	-
Excess (deficiency) of revenues							
Over (under) expenditures	-	-	(66,540)	(194,120)	-	(194,120)	-
OTHER FINANCING SOURCES (USES)							
Operating Transfers-In	-	-	66,540	675,246	-	675,246	300,000
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	66,540	675,246	-	675,246	300,000
Net change in fund balance	-	-	-	481,126	-	481,126	300,000
FUND BALANCE, BEGINNING	-	-	-	324,754	-	324,754	805,880
FUND BALANCE, ENDING	\$ -	\$ -	\$ -	\$ 805,880	\$ -	\$ 805,880	\$ 1,105,880

HARMONY

Community Development District

Exhibit "B"
Allocation of Fund Balances

AVAILABLE FUNDS	Amount
Beginning Fund Balance - Fiscal Year 2023	\$ 805,880
Net Change in Fund Balance - Fiscal Year 2023	300,000
Reserves - Fiscal Year 2023 Additions	-
Total Funds Available (Estimated) - 9/30/2023	1,105,880

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Reserve - Renewal & Replacement (Prior Years)	23,270 ⁽¹⁾	
Reserve - Renewal & Replacement (FY2022)	23,040 ⁽²⁾	
Reserve - Renewal & Replacement (FY2022 Spending)	(46,310) ⁽³⁾	
Reserve - Renewal & Replacement (FY2023)	-	-
Reserve - Sidewalks & Alleyways (Prior Years)	251,484 ⁽¹⁾	
Reserve - Sidewalks & Alleyways (FY2022)	43,500 ⁽²⁾	
Reserve - Sidewalks & Alleyways (FY2023)	-	294,984
Reserve - Uninsured Repairs (Prior Years)	50,000 ⁽¹⁾	50,000

Total Allocation of Available Funds	344,984
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Total Unassigned (undesignated) Cash	\$ 760,896
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Notes

- (1) Ties to board motion at 9/30/21.
- (2) Reserves budgeted in FY2022.
- (3) Reduction in assigned fund balance is limited to the amount the board assigned to date.

Harmony
Community Development District

Debt Service Budgets
Fiscal Year 2023

HARMONY

Community Development District

Series 2014 Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JUL-2022	PROJECTED AUG- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 8,012	\$ 72	\$ 62	\$ 57	\$ 11	\$ 68	\$ 61
Special Assmnts- Tax Collector	1,248,229	1,242,841	1,230,013	1,228,420	-	1,228,420	1,217,276
Special Assmnts- Prepayment	44,405	111,476	-	127,637	-	127,637	-
Special Assmnts- Discounts	(14,026)	(34,723)	(49,201)	(37,209)	-	(37,209)	(48,691)
TOTAL REVENUES	1,286,620	1,319,666	1,180,874	1,318,905	11	1,318,916	1,168,646
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	16,241	15,536	24,600	23,961	-	23,961	24,346
Total Administrative	16,241	15,536	24,600	23,961	-	23,961	24,346
<i>Debt Service</i>							
Principal Debt Retirement	610,000	640,000	670,000	665,000	-	665,000	695,000
Principal Prepayments	95,000	125,000	-	85,000	-	85,000	-
Interest Expense	569,413	535,144	497,313	496,931	-	496,931	459,663
Total Debt Service	1,274,413	1,300,144	1,167,313	1,246,931	-	1,246,931	1,154,663
TOTAL EXPENDITURES	1,290,654	1,315,680	1,191,913	1,270,892	-	1,270,892	1,179,008
Excess (deficiency) of revenues Over (under) expenditures	(4,034)	3,986	(11,039)	48,013	11	48,024	(10,362)
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	(11,039)	-	-	-	(10,362)
TOTAL OTHER SOURCES (USES)	-	-	(11,039)	-	-	-	(10,362)
Net change in fund balance	(4,034)	3,986	(11,039)	48,013	11	48,024	(10,362)
FUND BALANCE, BEGINNING	1,240,787	1,236,752	1,234,165	1,240,737	-	1,240,737	1,288,761
FUND BALANCE, ENDING	\$ 1,236,752	\$ 1,234,165	\$ 1,223,126	\$ 1,288,750	\$ 11	\$ 1,288,761	\$ 1,278,400

HARMONY

Community Development District

Series 2014 Debt Service Fund

AMORTIZATION SCHEDULE

Period Ending	Outstanding Balance	Principal	Special Call	Coupon Rate	Interest	Annual Debt Service
11/1/2022	\$8,860,000				\$229,831	
5/1/2023	\$8,860,000	\$695,000		5%	\$229,831	\$1,154,663
11/1/2023	\$8,165,000				\$212,456	
5/1/2024	\$8,165,000	\$730,000		5%	\$212,456	\$1,154,913
11/1/2024	\$7,435,000				\$194,206	
5/1/2025	\$7,435,000	\$770,000		5%	\$194,206	\$1,158,413
11/1/2025	\$6,665,000				\$174,956	
5/1/2026	\$6,665,000	\$810,000		5%	\$174,956	\$1,159,913
11/1/2026	\$5,855,000				\$153,694	
5/1/2027	\$5,855,000	\$850,000		5%	\$153,694	\$1,157,388
11/1/2027	\$5,005,000				\$131,381	
5/1/2028	\$5,005,000	\$900,000		5%	\$131,381	\$1,162,763
11/1/2028	\$4,105,000				\$107,756	
5/1/2029	\$4,105,000	\$945,000		5%	\$107,756	\$1,160,513
11/1/2029	\$3,160,000				\$82,950	
5/1/2030	\$3,160,000	\$1,000,000		5%	\$82,950	\$1,165,900
11/1/2030	\$2,160,000				\$56,700	
5/1/2031	\$2,160,000	\$1,050,000		5%	\$56,700	\$1,163,400
11/1/2031	\$1,110,000				\$29,138	
5/1/2032	\$1,110,000	\$1,110,000		5%	\$29,138	\$1,168,275
		\$8,860,000			\$2,746,138	\$11,606,138

HARMONY

Community Development District

Series 2015 Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JUL-2022	PROJECTED AUG- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 6,923	\$ 44	\$ 43	\$ 42	\$ 8	\$ 50	\$ 40
Special Assmnts- Tax Collector	937,503	867,673	856,710	841,966	-	841,966	796,597
Special Assessments-Other	83,196	26,600	26,600	26,600	-	26,600	26,600
Special Assmnts- Prepayment	693,013	284,977	-	1,154,610	-	1,154,610	-
Special Assmnts- Discounts	(10,535)	(24,241)	(34,268)	(25,504)	-	(25,504)	(31,864)
TOTAL REVENUES	1,710,100	1,155,053	849,085	1,997,714	8	1,997,722	791,373
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	12,198	10,846	17,134	16,423	-	16,423	15,932
Total Administrative	12,198	10,846	17,134	16,423	-	16,423	15,932
<i>Debt Service</i>							
Principal Debt Retirement	395,000	380,000	390,000	385,000	-	385,000	390,000
Principal Prepayments	1,315,000	460,000	-	445,000	-	445,000	-
Interest Expense	532,613	463,384	430,606	426,544	-	426,544	389,775
Total Debt Service	2,242,613	1,303,384	820,606	1,256,544	-	1,256,544	779,775
TOTAL EXPENDITURES	2,254,811	1,314,230	837,740	1,272,967	-	1,272,967	795,707
Excess (deficiency) of revenues Over (under) expenditures	(544,711)	(159,177)	11,344	724,747	8	724,755	(4,334)
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In	-	-	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	11,344	-	-	-	(4,334)
TOTAL OTHER SOURCES (USES)	-	-	11,344	-	-	-	(4,334)
Net change in fund balance	(544,711)	(159,177)	11,344	724,747	8	724,755	(4,334)
FUND BALANCE, BEGINNING	1,526,399	944,506	785,329	822,511	-	822,511	1,547,266
FUND BALANCE, ENDING	\$ 944,506	\$ 785,329	\$ 796,673	\$ 1,547,258	\$ 8	\$ 1,547,266	\$ 1,542,932

HARMONY

Community Development District

Series 2015 Debt Service Fund

AMORTIZATION SCHEDULE

Period Ending	Outstanding Balance	Principal	Special Call	Coupon Rate	Interest	Annual Debt Service
11/1/2022	\$7,695,000			4.750%	\$194,888	
5/1/2023	\$7,695,000	\$390,000		4.750%	\$194,888	\$779,775
11/1/2023	\$7,305,000			4.750%	\$185,625	
5/1/2024	\$7,305,000	\$410,000		4.750%	\$185,625	\$781,250
11/1/2024	\$6,895,000			4.750%	\$175,888	
5/1/2025	\$6,895,000	\$425,000		4.750%	\$175,888	\$776,775
11/1/2025	\$6,470,000			4.750%	\$165,794	
5/1/2026	\$6,470,000	\$450,000		5.125%	\$165,794	\$781,588
11/1/2026	\$6,020,000			5.125%	\$154,263	
5/1/2027	\$6,020,000	\$475,000		5.125%	\$154,263	\$783,525
11/1/2027	\$5,545,000			5.125%	\$142,091	
5/1/2028	\$5,545,000	\$500,000		5.125%	\$142,091	\$784,181
11/1/2028	\$5,045,000			5.125%	\$129,278	
5/1/2029	\$5,045,000	\$525,000		5.125%	\$129,278	\$783,556
11/1/2029	\$4,520,000			5.125%	\$115,825	
5/1/2030	\$4,520,000	\$550,000		5.125%	\$115,825	\$781,650
11/1/2030	\$3,970,000			5.125%	\$101,731	
5/1/2031	\$3,970,000	\$580,000		5.125%	\$101,731	\$783,463
11/1/2031	\$3,390,000			5.125%	\$86,869	
5/1/2032	\$3,390,000	\$610,000		5.125%	\$86,869	\$783,738
11/1/2032	\$2,780,000			5.125%	\$71,238	
5/1/2033	\$2,780,000	\$645,000		5.125%	\$71,238	\$787,475
11/1/2033	\$2,135,000			5.125%	\$54,709	
5/1/2034	\$2,135,000	\$675,000		5.125%	\$54,709	\$784,419
11/1/2034	\$1,460,000			5.125%	\$37,413	
5/1/2035	\$1,460,000	\$710,000		5.125%	\$37,413	\$784,825
11/1/2035	\$750,000			5.125%	\$19,219	
5/1/2036	\$750,000	\$750,000		5.125%	\$19,219	\$788,438
Total		\$7,695,000			\$3,269,656	\$10,964,656

HARMONY

Community Development District

Debt Service

Budget Narrative
Fiscal Year 2023

REVENUES

Interest-Investments

The District earns interest income on its trust accounts with US Bank.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the debt service expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments-Other

VC-1 annual debt service payment of \$26,600 transferred out of the general fund to the series 2015 debt service fund.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Administrative

Miscellaneous-Assessment Collection Cost

The District reimburses the Osceola Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Principal Debt Retirement

The District pays regular principal payments annually in order to pay down/retire the debt service.

Interest Expense

The District pays interest expense on the debt service bonds twice a year.

Harmony
Community Development District

Supporting Budget Schedules
Fiscal Year 2023

HARMONY
Community Development District

Summary of Assessment Rates

Neighborhood	Lot Type	Lot Width	Lot	O & M			2014 Debt Service			2015 Debt Service			Total			Units	Acres
				FY 2023	FY 2022	% Change (Decrease)/Increase	FY 2023	FY 2022	% Change (Decrease)/Increase	FY 2023	FY 2022	% Change (Decrease)/Increase	FY 2023	FY 2022	% Change (Decrease)/Increase		
A-1 B	MF	n/a		\$ 594.25	\$ 463.92	28.1%	\$ 605.71	\$ 605.71	0.0%	\$ -	\$ -	N/A	\$ 1,199.96	\$ 1,069.63	12.2%	186	19.77
	SF	80		\$ 1,878.60	\$ 1,466.58	28.1%	\$ 1,914.87	\$ 1,914.87	0.0%	\$ -	\$ -	N/A	\$ 3,793.47	\$ 3,381.45	12.2%	9	23.58
	SF	65		\$ 1,526.36	\$ 1,191.60	28.1%	\$ 1,555.83	\$ 1,555.83	0.0%	\$ -	\$ -	N/A	\$ 3,082.19	\$ 2,747.43	12.2%	25	
	SF	52		\$ 1,221.09	\$ 953.28	28.1%	\$ 1,244.66	\$ 1,244.66	0.0%	\$ -	\$ -	N/A	\$ 2,465.75	\$ 2,197.94	12.2%	35	
	SF	42		\$ 986.26	\$ 769.96	28.1%	\$ 1,005.31	\$ 1,005.31	0.0%	\$ -	\$ -	N/A	\$ 1,991.57	\$ 1,775.27	12.2%	22	
C-1	SF	35		\$ 821.89	\$ 641.63	28.1%	\$ 837.75	\$ 837.75	0.0%	\$ -	\$ -	N/A	\$ 1,659.64	\$ 1,479.38	12.2%	15	
	SF	80		\$ 1,847.73	\$ 1,442.48	28.1%	\$ 1,883.40	\$ 1,883.40	0.0%	\$ -	\$ -	N/A	\$ 3,731.13	\$ 3,325.88	12.2%	10	25.82
	SF	65		\$ 1,501.28	\$ 1,172.02	28.1%	\$ 1,530.26	\$ 1,530.26	0.0%	\$ -	\$ -	N/A	\$ 3,031.54	\$ 2,702.28	12.2%	30	
	SF	52		\$ 1,201.02	\$ 937.61	28.1%	\$ 1,224.21	\$ 1,224.21	0.0%	\$ -	\$ -	N/A	\$ 2,425.23	\$ 2,161.82	12.2%	35	
	SF	42		\$ 970.06	\$ 757.30	28.1%	\$ 988.78	\$ 988.78	0.0%	\$ -	\$ -	N/A	\$ 1,958.84	\$ 1,746.08	12.2%	30	
C-2	SF	35		\$ 808.38	\$ 631.09	28.1%	\$ 823.98	\$ 823.98	0.0%	\$ -	\$ -	N/A	\$ 1,632.36	\$ 1,455.07	12.2%	12	
	SF	80		\$ 1,821.37	\$ 1,499.98	28.1%	\$ 1,958.47	\$ 1,958.47	0.0%	\$ -	\$ -	N/A	\$ 3,637.84	\$ 3,458.45	12.2%	4	17.54
	SF	65		\$ 1,561.12	\$ 1,218.73	28.1%	\$ 1,591.26	\$ 1,591.26	0.0%	\$ -	\$ -	N/A	\$ 3,152.38	\$ 2,809.99	12.2%	14	
	SF	52		\$ 1,248.89	\$ 974.99	28.1%	\$ 1,273.01	\$ 1,273.01	0.0%	\$ -	\$ -	N/A	\$ 2,521.90	\$ 2,248.00	12.2%	13	
	SF	42		\$ 1,008.72	\$ 787.49	28.1%	\$ 1,028.20	\$ 1,028.20	0.0%	\$ -	\$ -	N/A	\$ 2,036.92	\$ 1,815.69	12.2%	31	
D-1	SF	35		\$ 840.60	\$ 656.24	28.1%	\$ 856.83	\$ 856.83	0.0%	\$ -	\$ -	N/A	\$ 1,697.43	\$ 1,513.07	12.2%	25	
	SF	80		\$ 1,885.06	\$ 1,549.70	28.1%	\$ 2,023.39	\$ 2,023.39	0.0%	\$ -	\$ -	N/A	\$ 4,008.45	\$ 3,573.09	12.2%	9	10.35
	SF	65		\$ 1,612.86	\$ 1,259.13	28.1%	\$ 1,644.00	\$ 1,644.00	0.0%	\$ -	\$ -	N/A	\$ 3,256.86	\$ 2,902.13	12.2%	20	
	SF	52		\$ 1,290.29	\$ 1,007.30	28.1%	\$ 1,315.20	\$ 1,315.20	0.0%	\$ -	\$ -	N/A	\$ 2,605.49	\$ 2,322.50	12.2%	6	
	SF	n/a		\$ 1,179.15	\$ 920.53	28.1%	\$ 1,201.91	\$ 1,201.91	0.0%	\$ -	\$ -	N/A	\$ 2,381.06	\$ 2,122.44	12.2%	11	2.32
D-2	SF	n/a		\$ 3,146.18	\$ 2,456.16	28.1%	\$ 3,206.92	\$ 3,206.92	0.0%	\$ -	\$ -	N/A	\$ 6,353.10	\$ 5,663.08	12.2%	51	28.70
	SF	52		\$ 1,420.29	\$ 1,108.79	28.1%	\$ 1,447.71	\$ 1,447.71	0.0%	\$ -	\$ -	N/A	\$ 2,868.00	\$ 2,556.50	12.2%	62	39.86
	SF	42		\$ 1,147.15	\$ 895.56	28.1%	\$ 1,169.30	\$ 1,169.30	0.0%	\$ -	\$ -	N/A	\$ 2,316.45	\$ 2,064.86	12.2%	85	
	SF	35		\$ 955.96	\$ 746.30	28.1%	\$ 974.41	\$ 974.41	0.0%	\$ -	\$ -	N/A	\$ 1,930.37	\$ 1,720.71	12.2%	39	
	SF	35		\$ 1,068.48	\$ 834.14	28.1%	\$ 1,073.54	\$ 1,073.54	0.0%	\$ -	\$ -	N/A	\$ 2,142.02	\$ 1,907.68	12.3%	39	20.34
G	SF	40		\$ 1,221.12	\$ 953.30	28.1%	\$ 1,288.25	\$ 1,288.25	0.0%	\$ -	\$ -	N/A	\$ 2,509.37	\$ 2,241.55	11.9%	14	
	SF	50		\$ 1,526.39	\$ 1,191.62	28.1%	\$ 1,594.98	\$ 1,594.98	0.0%	\$ -	\$ -	N/A	\$ 3,121.37	\$ 2,786.60	12.0%	13	
	SF	25		\$ 763.20	\$ 595.81	28.1%	\$ 766.82	\$ 766.82	0.0%	\$ -	\$ -	N/A	\$ 1,530.02	\$ 1,362.63	12.3%	46	
	SF	50		\$ 1,553.14	\$ 1,212.51	28.1%	\$ 1,592.89	\$ 1,592.89	0.0%	\$ -	\$ -	N/A	\$ 3,146.03	\$ 2,805.40	12.1%	164	45.56
	SF	40		\$ 1,541.54	\$ 1,203.45	28.1%	\$ 1,592.89	\$ 1,592.89	0.0%	\$ -	\$ -	N/A	\$ 3,076.27	\$ 2,738.18	12.3%	176	158.20
H-1	SF	50		\$ 1,826.93	\$ 1,504.31	28.1%	\$ 1,805.18	\$ 1,805.18	0.0%	\$ -	\$ -	N/A	\$ 3,645.34	\$ 3,422.72	12.3%	189	
	SF	60		\$ 2,312.31	\$ 1,805.18	28.1%	\$ 2,312.31	\$ 2,312.31	0.0%	\$ -	\$ -	N/A	\$ 4,614.41	\$ 4,107.28	12.3%	45	
	SF	50		\$ 1,541.54	\$ 1,203.45	28.1%	\$ 1,592.89	\$ 1,592.89	0.0%	\$ -	\$ -	N/A	\$ 3,146.03	\$ 2,805.40	12.1%	164	
	SF	50		\$ 1,826.93	\$ 1,504.31	28.1%	\$ 1,805.18	\$ 1,805.18	0.0%	\$ -	\$ -	N/A	\$ 3,645.34	\$ 3,422.72	12.3%	189	
	SF	60		\$ 2,312.31	\$ 1,805.18	28.1%	\$ 2,312.31	\$ 2,312.31	0.0%	\$ -	\$ -	N/A	\$ 4,614.41	\$ 4,107.28	12.3%	45	
H-2/FIA-ZIM I/J/L/O	SF	50		\$ 1,541.54	\$ 1,203.45	28.1%	\$ 1,592.89	\$ 1,592.89	0.0%	\$ -	\$ -	N/A	\$ 3,146.03	\$ 2,805.40	12.1%	164	
	SF	40		\$ 1,541.54	\$ 1,203.45	28.1%	\$ 1,592.89	\$ 1,592.89	0.0%	\$ -	\$ -	N/A	\$ 3,146.03	\$ 2,805.40	12.1%	164	
	SF	50		\$ 1,826.93	\$ 1,504.31	28.1%	\$ 1,805.18	\$ 1,805.18	0.0%	\$ -	\$ -	N/A	\$ 3,645.34	\$ 3,422.72	12.3%	189	
	SF	60		\$ 2,312.31	\$ 1,805.18	28.1%	\$ 2,312.31	\$ 2,312.31	0.0%	\$ -	\$ -	N/A	\$ 4,614.41	\$ 4,107.28	12.3%	45	
	SF	50		\$ 1,541.54	\$ 1,203.45	28.1%	\$ 1,592.89	\$ 1,592.89	0.0%	\$ -	\$ -	N/A	\$ 3,146.03	\$ 2,805.40	12.1%	164	
K	SF	50		\$ 1,826.93	\$ 1,504.31	28.1%	\$ 1,805.18	\$ 1,805.18	0.0%	\$ -	\$ -	N/A	\$ 3,645.34	\$ 3,422.72	12.3%	189	
	SF	60		\$ 2,312.31	\$ 1,805.18	28.1%	\$ 2,312.31	\$ 2,312.31	0.0%	\$ -	\$ -	N/A	\$ 4,614.41	\$ 4,107.28	12.3%	45	
	SF	50		\$ 1,541.54	\$ 1,203.45	28.1%	\$ 1,592.89	\$ 1,592.89	0.0%	\$ -	\$ -	N/A	\$ 3,146.03	\$ 2,805.40	12.1%	164	
	SF	60		\$ 2,312.31	\$ 1,805.18	28.1%	\$ 2,312.31	\$ 2,312.31	0.0%	\$ -	\$ -	N/A	\$ 4,614.41	\$ 4,107.28	12.3%	45	
	SF	50		\$ 1,541.54	\$ 1,203.45	28.1%	\$ 1,592.89	\$ 1,592.89	0.0%	\$ -	\$ -	N/A	\$ 3,146.03	\$ 2,805.40	12.1%	164	
Office GC Comm	Office			\$ 5,590.77	\$ 4,364.60	N/A	\$ -	\$ -	N/A	\$ -	\$ -	0.0%	\$ 52,624.28	\$ 52,624.28	0.0%		0.28
	GC			\$ -	\$ -	N/A	\$ -	\$ -	N/A	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%		7.58
	Comm			\$ 5,590.77	\$ 4,364.60	28.1%	\$ -	\$ -	N/A	\$ -	\$ -	0.0%	\$ 11,096.21	\$ 9,870.04	12.4%		7.58
	GA			\$ 5,590.77	\$ -	N/A	\$ -	\$ -	N/A	\$ -	\$ -	0.0%	\$ 5,590.77	\$ -	N/A		2.13
	TBD			\$ 5,590.77	\$ -	N/A	\$ -	\$ -	N/A	\$ -	\$ -	0.0%	\$ 5,590.77	\$ -	N/A		6.62
Cat Lake Access TC TC*	TC/M*			\$ 5,590.77	\$ 1,258.25	28.1%	\$ -	\$ -	N/A	\$ -	\$ -	0.0%	\$ 2,493.18	\$ 2,493.18	0.0%	35	10.09
	TC	50		\$ 5,590.77	\$ 4,364.60	28.1%	\$ -	\$ -	N/A	\$ -	\$ -	0.0%	\$ 9,870.04	\$ 9,870.04	0.0%		12.45
	TC 1 and TC 2			\$ 5,590.77	\$ 4,364.60	28.1%	\$ -	\$ -	N/A	\$ -	\$ -	0.0%	\$ 11,096.21	\$ 9,870.04	12.4%		12.45
	TC 3 and TC 4			\$ 5,590.77	\$ 4,364.60	28.1%	\$ -	\$ -	N/A	\$ -	\$ -	0.0%	\$ 9,874.45	\$ 8,648.28	14.2%		7.43
	TC*			\$ 5,590.77	\$ 4,364.60	28.1%	\$ -	\$ -	N/A	\$ -	\$ -	0.0%	\$ 9,874.45	\$ 8,648.28	14.2%	1580	438.62

1.) All lands, with the exception of Parcel YC1, are assessed on the Tax Collector Assessment Roll
 2.) FY 2023 Par balances provided are for informational purposes only, are subject to change, and take into account the payment of the 2022 tax bill. Please note this is not an official payoff, as payoffs must be obtained via estoppel from Inframark.

Subsection 3Ciii

Resolution 2022-11

RESOLUTION 2022-11

THE ANNUAL APPROPRIATION RESOLUTION OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Harmony Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2023**”), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

SECTION 1. BUDGET

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

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Harmony Community Development District for the Fiscal Year Ending September 30, 2023.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

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

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023 or within sixty (60) days following the end of the Fiscal Year 2023 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of

the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

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

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

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

PASSED AND ADOPTED THIS 15th DAY OF AUGUST 2022.

ATTEST:

**HARMONY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023 Budget

Subsection 3D

Public Hearing for Levying Assessments

Subsection 3Dii

Resolution 2022-12

RESOLUTION 2022-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023, PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL, PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL, PROVIDING A SEVERABILITY CLAUSE, AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2022, and ending September 30, 2023 (“**Fiscal Year 2023**”), attached hereto as **Exhibit “A”** and incorporated by reference herein; and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such

special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

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

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

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

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

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

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

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

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

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

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

PASSED AND ADOPTED this 15th day of August 2022.

ATTEST:

**HARMONY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

- Exhibit A:** Fiscal Year 2023 Budget
- Exhibit B:** Fiscal Year 2023 Assessment Roll

Subsection 3E

2023 Meeting Schedule

NOTICE OF FISCAL YEAR 2022 MEETING SCHEDULE HARMONY COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Harmony Community Development District will hold their meetings for Fiscal Year 2023 at the 3285 Songbird Circle, St. Cloud, Florida 34773, on the last Thursday of each month at 6:00 p.m., with the exception as noted below:

October 27, 2022
November 17, 2022 (Third Thursday)
December 15, 2022 (Third Thursday)
January 26, 2023
February 23, 2023
March 23, 2023
April 27, 2023
May 25, 2023 – Workshop 4:30 p.m.
May 25, 2023 – Regular Meeting – 6:00 p.m.
June 22, 2023
July 27 2023
August 24, 2023
September 28, 2023

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time and location to be specified on the record at the meetings.

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

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

Angel Montagna
District Manager

Subsection 3F

South Lake Items

From: Michael Van_Houten <michael.vanhouten@me.com>
Sent: Thursday, July 28, 2022 8:07 PM
To: Dan Leet <Dan@harmonyccd.org>
Cc: Montagna, Angel <Angel.Montagna@inframark.com>
Subject: Re: Harmony CDD Agenda Item

Dan,

The agenda item we discussed below was not added to the June agenda. Can this be a walk on topic?

Mike

Sent from my iPhone

On Jun 1, 2022, at 12:30, Dan Leet <Dan@harmonyccd.org> wrote:

Michael,

These pictures are a big help, thanks for the input!

Angel,

Could you add these for discussion as New Business in the June meeting? Please let Michael or myself know if you need any additional information.

Thanks,

Dan Leet
Harmony CDD

From: [Michael Van Houten](#)
Sent: Wednesday, June 1, 2022 7:52 AM
To: [Dan Leet](#)
Subject: Harmony CDD Agenda Item

Good Morning Dan,

My name is Michael Van Houten and I am one of the South Lake HOA board members. It was a pleasure speaking with you after last week's Harmony CDD meeting.

As we discussed, I would like to request an agenda item be added to the Harmony CDD June meeting to address the following 3 South Lake items:

- 1) The CDD lawn to the right of 7450 Oakmark is dead due to the irrigation system not working.



2) When Lennar finished the homes they owned, they filled in the CDD property between 3391 and 3393 Sagebrush street, but did not properly grade the lawn. This is allowing water to flow towards each home, versus flowing into the center and then towards the street or the retention pond. In addition, the lawn appears to be dying. Not sure if the irrigation system is working in this area.



3) The CDD property around the 2 retention ponds on Atwood do not seem to be graded properly. During the heavy rains in May, the CDD property had an unusual amount of ponding occur. Is it possible to regrade the property so the rain water run off goes towards the pond and not towards the homeowners on Sagebrush.



I appreciate your time. If you have any questions please feel free to contact me at 908.872.0132.

Sincerely, Michael Van Houten

Section 4

Contractor's Reports

Subsection 4A

Servello

Subsection 4Ai

Proposals



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

Proposal

Date	Proposal #
05/11/2022	6683

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.

Sod

Location: Easement adjacent to 3329 Sagebrush. Install new sod to replace old dead sod that is an eyesore.

Description	Quantity	Unit	Price
St Augustine Floratam Strip & Lay	1,200.00	1sF	2,232.00
Subtotal Sod			2,232.00
Project Total			\$2,232.00

Harmony CDD

Proposal # 6683

Project Total

\$2,232.00

Terms & Conditions

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

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

By: <u>Pedro Betancourt</u>	<u>5/11/2022</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.

Proposal



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

Date	Proposal #
05/11/2022	6684

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.

Sod

Location: Easement adjacent to 3329 Sagebrush. Install new sod to replace old dead sod that is an eyesore.

Description	Quantity	Unit	Price
Bahia sq ft Strip & Lay	1,200.00	1sF	1,512.00
Subtotal Sod			1,512.00
Project Total			\$1,512.00

Harmony CDD

Proposal # 6684

Project Total

\$1,512.00

Terms & Conditions

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

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

By: <u>Pedro Betancourt</u>	<u>5/11/2022</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 #
06/20/2022	6833

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.

Sod

Location: Schoolhouse
 Install new sod to replace old dead sod on CDD areas. These are th areas that have very poor sod or none at all. 3329, 3335, 3337,3339, 3343, 3345, 3347,3351, 3353, all are on schoolhouse.

Description	Quantity	Unit	Price
St Augustine Floratam Strip & Lay	4,400.00	1sF	7,744.00
Irrigation NTE	1.00	ea	1,161.60
Fuel Surcharge	1.00	ea	222.64

Subtotal Sod	9,128.24
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Project Total	\$9,128.24
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Harmony CDD

Proposal # 6833

Project Total

\$9,128.24

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>6/20/2022</u>	Accepted: _____	_____
Servello & Son, Inc.	Date	Harmony CDD	Date

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



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

Proposal

Date	Proposal #
08/02/2022	7037

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.

Irrigation Maintenance

Main line break across from Button Bush Loop near pedestrian crossing. Area is near an Oak tree with heavy roots. Due to unknown size of pipe a NTE Not To Exceed amount is proposed for the break. The billing will reflect only the actual amount of the repair.

Description	Quantity	Unit	Price
Irrigation NTE	1.00	ea	2,500.00
Fuel Surcharge	1.00	ea	62.50

Subtotal Irrigation Maintenance	2,562.50
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Project Total	\$2,562.50
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Harmony CDD

Proposal # 7037

Project Total

\$2,562.50

Terms & Conditions

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

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

By: <u>Dewey Rose Jr</u>	<u>8/2/2022</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 #
08/02/2022	7038

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.

Irrigation Maintenance

Main line break across from 3356 Catbrier. Area is near an Oak tree with heavy roots. Due to unknown size of pipe a NTE Not To Exceed amount is proposed for the break. The billing will reflect only the actual amount of the repair.

Description	Quantity	Unit	Price
Irrigation NTE	1.00	ea	2,500.00
Fuel Surcharge	1.00	ea	62.50

Subtotal Irrigation Maintenance	2,562.50
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Project Total	\$2,562.50
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Harmony CDD

Proposal # 7038

Project Total

\$2,562.50

Terms & Conditions

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

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

By: <u>Dewey Rose Jr</u>	<u>8/2/2022</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 #
08/02/2022	7040

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.

Irrigation Maintenance

Lateral line break across from 3374 Catbrier. Area is near an Oak tree with heavy roots. Due to unknown size of pipe a NTE Not To Exceed amount is proposed for the break. The billing will reflect only the actual amount of the repair.

Description	Quantity	Unit	Price
Irrigation NTE	1.00	ea	2,500.00
Fuel Surcharge	1.00	ea	62.50

Subtotal Irrigation Maintenance	2,562.50
--	----------

Project Total	\$2,562.50
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Harmony CDD

Proposal # 7040

Project Total

\$2,562.50

Terms & Conditions

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

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

By: <u>Dewey Rose Jr</u>	<u>8/2/2022</u>	Accepted: _____	_____
Servello & Son, Inc.	Date	Harmony CDD	Date

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

Section 5

Consent Agenda

Subsection 5A

Minutes

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

Subsection 5B

Financial Statements

TO: Board of Supervisors, Harmony CDD
FROM: Samantha Smith, Accountant
CC: Angel Montagna, District Manager
DATE: August 2, 2022
SUBJECT: July 2022 Financials

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

General Fund

- Total Revenue through July is approximately 103% of the annual budget.
 - Non Ad Valorem Assessment collections are at 100%.
 - Sale of Surplus Equipment - Includes sale of old cell phones (\$2,171).
 - Other Miscellaneous Revenues - Includes sales tax collection allowance, and payment for Ashley Park damage.
 - Garden Lot - Includes lease payments for garden lot.

- Total Expenditures through July are at 86% of the annual budget.
 - ▶ Administrative
 - P/R-Board of Supervisors - Includes payroll for meetings through June.
 - ProfServ-Engineering - Pegasus Engineering services thru May 2022.
 - ProfServ-Legal Services - Young Qualls, PA general counsel.
 - ProfServ-Management Consulting - Contract with Inframark.
 - ProfServ-Recording Secretary - Inframark provides near verbatim minutes.
 - ProfServ-Special Assessment - Assessment roll services.
 - Postage and Freight - FedEx services, postage reimbursements to Inframark and survey mailing.
 - Insurance-General Liability - Egis Insurance Advisors provides auto, general liability, inland marine and property insurance.
 - Misc.-Contingency - Includes Inframark management services and ancillary costs.
 - ▶ Field
 - ProfServ-Field Management - Contract with Inframark.
 - Trailer Rental - Includes monthly rental of 1 container and 1 office trailer.
 - ▶ Landscaping Services
 - Contracts-Mulch - Contract with Servello and Sons.
 - Contracts-Irrigation - Contract with Servello and Sons.
 - Contracts-Landscape - Contract with Servello and Sons.
 - Contracts-Shrub/Ground Cover - Contract with Servello and Sons.
 - R&M Irrigation - Includes various irrigation supplies and repairs by Servello and Sons.
 - R&M-Trees and Trimming - Includes Oct 2021 tree trimming project and Mar 2022 sycamore tree insecticide by Servello and Sons. Also includes May 2022 pine tree removals and Jun 2022 tree trimming by Bee and Bee.
 - Miscellaneous Services - Includes Oct 2021 and Feb 2022 landscape maintenance by Servello & Sons. Also includes Bowman and Blair Ecology consulting services through Jan 2022.
 - ▶ Utilities
 - Electricity-General - Services provided by OUC.
 - Electricity-Streetlighting - Services provided by OUC.
 - Utility-Water & Sewer - Services provided by TOHO.
 - ▶ Operation & Maintenance
 - Utility-Refuse Removal - Services provided by Waste Connections of FL.
 - R&M-Ponds - Includes Dec purchase of chemicals from Nutrien Ag Solutions 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 and lights by Spies Pool.
 - R&M-Sidewalks - Includes Oct 2021 crosswalks & curbs installation by K & D Concrete, Jan 2022 concrete bench pads and entrance pads, Jan 2022 concrete sidewalk and crosswalk with curb, and Feb 2022 pressure washer hose purchase.
 - R&M-Equipment Boats - Includes purchase of boating supplies and annual service by Advanced Marine.
 - R&M-Parks & Facilities - Various supplies and repairs, including bench pads at dog park, repairing sinking pavers, and park signage.
 - R&M-Garden Lot - Includes garden yard signs and tree trimming.
 - Miscellaneous Services - Includes pool permit and access control cards.
 - ▶ Debt Service
 - Principal Debt Retirement - Principal portion of VC10 debt service assessment was transferred from the general fund to the series 2015 debt service fund and paid in May 2022.
 - Interest Expense - Interest portion of VC10 debt service assessment was transferred from the general fund to the series 2015 debt service fund and paid May 2022.

General Fund Reserves

- ▶ \$1 Million fund balance transferred from General Fund, per May 2022 board meeting (\$324,754 from fund balance, \$675,246 from transfer in = \$1,000,000).
 - Reserve-Renewal & Replacement - Includes replacement of decking and railing, repair of erosion, installation of geogrid, new dog park fence and gate, reserve study, tow boat repairs, and storm pipe cleaning & CCTV.

- Assigned fund balance represents the motion to assign fund balance at 9/30/21 plus current year activity.
- In FY 2019, the general fund loaned the series 2015 debt service fund \$53,231.95 to cover a shortfall. This loan has been repaid.
- In FY 2020, the general fund loaned the series 2015 debt service fund \$4,658.20 to cover a shortfall in October and \$71,193.25 to cover a shortfall in April. These loans have been repaid.

HARMONY

Community Development District

Financial Report

July 31, 2022

Prepared by



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HARMONY
Community Development District

Financial Statements

(Unaudited)

July 31, 2022

HARMONY

Community Development District

Governmental Funds

Balance Sheet
July 31, 2022

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND RESERVES	SERIES 2014 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
ASSETS					
Cash - Checking Account	\$ 422,321	\$ -	\$ -	\$ -	\$ 422,321
Accounts Receivable	87	-	-	-	87
Due From Other Funds	-	902,881	-	-	902,881
Investments:					
Money Market Account	1,355,308	-	-	-	1,355,308
Prepayment Account	-	-	58,577	874,018	932,595
Reserve Fund	-	-	607,313	340,000	947,313
Revenue Fund	-	-	622,860	333,240	956,100
Prepaid Items	3,513	-	-	-	3,513
TOTAL ASSETS	\$ 1,781,229	\$ 902,881	\$ 1,288,750	\$ 1,547,258	\$ 5,520,118
LIABILITIES					
Accounts Payable	\$ 12,966	\$ 97,000	\$ -	\$ -	\$ 109,966
Accrued Expenses	52,298	-	-	-	52,298
Sales Tax Payable	41	-	-	-	41
Due To Other Funds	902,881	-	-	-	902,881
TOTAL LIABILITIES	968,186	97,000	-	-	1,065,186
FUND BALANCES					
Nonspendable:					
Prepaid Items	3,513	-	-	-	3,513
Restricted for:					
Debt Service	-	-	1,288,750	1,547,258	2,836,008
Assigned to:					
Operating Reserves	401,042	-	-	-	401,042
Reserves - Sidewalks & Alleyways	-	294,984	-	-	294,984
Reserves-Uninsured Repairs	-	50,000	-	-	50,000
Unassigned:	408,488	460,897	-	-	869,385
TOTAL FUND BALANCES	\$ 813,043	\$ 805,881	\$ 1,288,750	\$ 1,547,258	\$ 4,454,932
TOTAL LIABILITIES & FUND BALANCES	\$ 1,781,229	\$ 902,881	\$ 1,288,750	\$ 1,547,258	\$ 5,520,118

HARMONY

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ 2,350	\$ 2,180	\$ (170)
Interest - Tax Collector	-	-	21,818	21,818
Special Assmnts- Tax Collector	1,876,213	1,876,213	1,853,780	(22,433)
Special Assessments-Tax Collector-VC1	(22,435)	(22,435)	-	22,435
Special Assmnts- Discounts	(75,048)	(75,048)	(56,152)	18,896
Sale of Surplus Equipment	-	-	2,171	2,171
Other Miscellaneous Revenues	-	-	162	162
Access Cards	1,200	1,000	950	(50)
Facility Revenue	600	500	3,538	3,038
User Facility Revenue	15,000	12,500	22,310	9,810
Garden Lot	-	-	1,237	1,237
TOTAL REVENUES	1,798,344	1,795,080	1,851,994	56,914
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	14,000	11,670	7,600	4,070
FICA Taxes	1,071	890	581	309
ProfServ-Arbitrage Rebate	1,200	1,200	1,200	-
ProfServ-Dissemination Agent	1,500	1,500	1,500	-
ProfServ-Engineering	20,000	16,670	89,686	(73,016)
ProfServ-Legal Services	65,000	54,170	36,000	18,170
ProfServ-Mgmt Consulting	69,250	57,710	57,670	40
ProfServ-Property Appraiser	392	392	751	(359)
ProfServ-Recording Secretary	3,300	2,750	2,750	-
ProfServ-Special Assessment	8,822	8,822	8,822	-
ProfServ-Trustee Fees	10,160	10,160	2,246	7,914
Auditing Services	4,400	4,400	4,400	-
Postage and Freight	1,000	830	251	579
Rental - Meeting Room	2,750	2,290	-	2,290
Insurance - General Liability	27,762	27,762	18,281	9,481
Printing and Binding	500	420	(299)	719
Legal Advertising	1,000	830	2,328	(1,498)
Misc-Records Storage	1,500	1,250	264	986
Misc-Assessment Collection Cost	37,524	37,524	36,159	1,365
Misc-Contingency	5,000	4,170	1,254	2,916
Annual District Filing Fee	175	175	175	-
Total Administration	276,306	245,585	271,619	(26,034)
<u>Field</u>				
ProfServ-Field Management	338,872	282,390	282,393	(3)
Trailer Rental	6,960	5,800	5,800	-
Total Field	345,832	288,190	288,193	(3)

HARMONY

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	51,850	51,191	659
Contracts-Irrigation	26,400	22,000	22,330	(330)
Contracts - Landscape	272,300	226,920	225,202	1,718
Cntrs-Shrub/Grnd Cover Annual Svc	161,110	134,260	132,961	1,299
R&M-Irrigation	15,000	12,500	21,645	(9,145)
R&M-Trees and Trimming	40,000	33,330	32,100	1,230
Miscellaneous Services	35,000	29,170	5,695	23,475
Total Landscape Services	612,030	510,030	491,124	18,906
<u>Utilities</u>				
Electricity - General	37,000	30,830	27,912	2,918
Electricity - Streetlights	110,000	91,670	88,070	3,600
Utility - Water & Sewer	180,000	150,000	145,459	4,541
Total Utilities	327,000	272,500	261,441	11,059
<u>Operation & Maintenance</u>				
Utility - Refuse Removal	3,000	2,500	2,382	118
R&M-Ponds	3,500	2,920	2,589	331
R&M-Pools	32,000	26,670	103,913	(77,243)
R&M-Roads & Alleyways	2,000	1,670	-	1,670
R&M-Sidewalks	15,000	12,500	11,676	824
R&M-Vehicles	15,000	12,500	3,638	8,862
R&M-User Supported Facility	20,000	16,670	6,357	10,313
R&M-Equipment Boats	6,000	5,000	4,277	723
R&M-Parks & Facilities	25,000	20,830	23,241	(2,411)
R&M-Garden Lot	-	-	1,273	(1,273)
Miscellaneous Services	1,100	920	1,350	(430)
Misc-Contingency	8,000	6,670	9,002	(2,332)
Security Enhancements	5,700	4,750	8,278	(3,528)
Op Supplies - Fuel, Oil	4,000	3,330	2,473	857
Cap Outlay - Vehicles	30,000	30,000	-	30,000
Total Operation & Maintenance	170,300	146,930	180,449	(33,519)
<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	1,758,068	1,489,835	1,519,426	(29,591)

HARMONY

Community Development District

General Fund

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Excess (deficiency) of revenues				
Over (under) expenditures	40,276	305,245	332,568	27,323
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	(66,540)	(66,540)	(675,246)	(608,706)
Contribution to (Use of) Fund Balance	(26,264)	-	-	-
TOTAL FINANCING SOURCES (USES)	(92,804)	(66,540)	(675,246)	(608,706)
Net change in fund balance	\$ (26,264)	\$ 238,705	\$ (342,678)	\$ (581,383)
FUND BALANCE, BEGINNING (OCT 1, 2021)	1,155,721	1,155,721	1,155,721	
FUND BALANCE, ENDING	\$ 1,129,457	\$ 1,394,426	\$ 813,043	

HARMONY

Community Development District

General Fund Reserves

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ -	\$ -
TOTAL REVENUES	-	-	-	-
<u>EXPENDITURES</u>				
<u>Operation & Maintenance</u>				
Reserve - Renewal&Replacement	23,040	23,040	194,120	(171,080)
Reserve - Sidewalks & Alleyways	43,500	43,500	-	43,500
Total Operation & Maintenance	66,540	66,540	194,120	(127,580)
TOTAL EXPENDITURES	66,540	66,540	194,120	(127,580)
Excess (deficiency) of revenues Over (under) expenditures	(66,540)	(66,540)	(194,120)	(127,580)
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	66,540	66,540	675,246	608,706
TOTAL FINANCING SOURCES (USES)	66,540	66,540	675,246	608,706
Net change in fund balance	\$ -	\$ -	\$ 481,126	\$ 481,126
FUND BALANCE, BEGINNING (OCT 1, 2021)	324,755	324,754	324,755	
FUND BALANCE, ENDING	\$ 324,755	\$ 324,754	\$ 805,881	

HARMONY

Community Development District

Series 2014 Debt Service Fund

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 62	\$ 50	\$ 57	\$ 7
Special Assmnts- Tax Collector	1,230,013	1,230,013	1,228,420	(1,593)
Special Assmnts- Prepayment	-	-	127,637	127,637
Special Assmnts- Discounts	(49,201)	(49,201)	(37,209)	11,992
TOTAL REVENUES	1,180,874	1,180,862	1,318,905	138,043
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	24,600	24,600	23,961	639
Total Administration	24,600	24,600	23,961	639
<u>Debt Service</u>				
Principal Debt Retirement	670,000	670,000	665,000	5,000
Principal Prepayments	-	-	85,000	(85,000)
Interest Expense	497,313	497,313	496,931	382
Total Debt Service	1,167,313	1,167,313	1,246,931	(79,618)
TOTAL EXPENDITURES	1,191,913	1,191,913	1,270,892	(78,979)
Excess (deficiency) of revenues Over (under) expenditures	(11,039)	(11,051)	48,013	59,064
<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)	\$ (11,051)	\$ 48,013	\$ 59,064
FUND BALANCE, BEGINNING (OCT 1, 2021)	1,240,737	1,240,737	1,240,737	
FUND BALANCE, ENDING	\$ 1,229,698	\$ 1,229,686	\$ 1,288,750	

HARMONY

Community Development District

Series 2015 Debt Service Fund

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 43	\$ 30	\$ 42	\$ 12
Special Assmnts- Tax Collector	856,710	856,710	841,966	(14,744)
Special Assmnts- Other	26,600	26,600	26,600	-
Special Assmnts- Prepayment	-	-	1,154,610	1,154,610
Special Assmnts- Discounts	(34,269)	(34,269)	(25,504)	8,765
TOTAL REVENUES	849,084	849,071	1,997,714	1,148,643
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	17,134	17,134	16,423	711
Total Administration	17,134	17,134	16,423	711
<u>Debt Service</u>				
Principal Debt Retirement	390,000	390,000	385,000	5,000
Principal Prepayments	-	-	445,000	(445,000)
Interest Expense	430,606	430,606	426,544	4,062
Total Debt Service	820,606	820,606	1,256,544	(435,938)
TOTAL EXPENDITURES	837,740	837,740	1,272,967	(435,227)
Excess (deficiency) of revenues Over (under) expenditures	11,344	11,331	724,747	713,416
<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	\$ 11,331	\$ 724,747	\$ 713,416
FUND BALANCE, BEGINNING (OCT 1, 2021)	822,511	822,511	822,511	
FUND BALANCE, ENDING	\$ 833,855	\$ 833,842	\$ 1,547,258	

HARMONY

Community Development District

Supporting Schedules

July 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
04/08/22	\$ 118,384	\$ 19	\$ 2,416	\$ 120,819	\$ 57,075	\$ 37,821	\$ 25,923
04/08/22	\$ 6,120	\$ -	\$ 125	\$ 6,244	\$ 2,950	\$ 1,955	\$ 1,340
05/07/22	\$ 273,659	\$ -	\$ 5,756	\$ 279,415	\$ 131,996	\$ 87,468	\$ 59,951
05/07/22	\$ 1,139	\$ -	\$ 24	\$ 1,163	\$ 549	\$ 364	\$ 249
06/08/22	\$ 71,693	\$ -	\$ 1,508	\$ 73,201	\$ 34,580	\$ 22,915	\$ 15,706
06/17/22	\$ 365,612	\$ -	\$ 7,690	\$ 373,302	\$ 176,348	\$ 116,858	\$ 80,095
TOTAL	\$ 3,728,759	\$ 118,865	\$ 76,542	\$ 3,924,167	\$ 1,853,780	\$ 1,228,420	\$ 841,966

Collected in % 100%

TOTAL OUTSTANDING	\$ -	\$ -	\$ -	\$ -
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Note (1): Variance due to prepayments being received during budget process.

HARMONY
Community Development District

Cash and Investment Report
July 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%	\$422,321
Money Market Account	BankUnited	Money Market Account	n/a	0.40%	\$1,355,308
					Subtotal
					\$1,777,629

Debt Service and Capital Projects Funds
--

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2014 Prepayment Fund	US Bank	US Bank Governmental Obligation Fund	n/a	0.005%	\$58,577
Series 2014 Reserve Fund	US Bank	US Bank Governmental Obligation Fund	n/a	0.005%	\$607,313
Series 2014 Revenue Fund	US Bank	US Bank Governmental Obligation Fund	n/a	0.005%	\$622,860
Series 2015 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.005%	\$874,018
Series 2015 Reserve Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.005%	\$340,000
Series 2015 Revenue Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.005%	\$333,240
					Subtotal
					\$2,836,008
					Total
					\$4,613,637

Subsection 5C

Invoices and Check Register

Harmony

Community Development District

General Fund

Invoice Approval Report # 267

August 8, 2022

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
BRIGHT HOUSE NETWORKS - ACH	028483401070722 ACH	R	\$ 123.98
		Vendor Total	<u>\$ 123.98</u>
CARDMEMBER SERVICES	072522-1777 ACH	R	\$ 3,680.21
		Vendor Total	<u>\$ 3,680.21</u>
INFRAMARK	80512	A	\$ 36,450.83
		Vendor Total	<u>\$ 36,450.83</u>
LLS TAX SOLUTIONS INC	002741	R	\$ 600.00
		Vendor Total	<u>\$ 600.00</u>
MARK A. DAVIS dba MARK DAVIS CONSTRUCTION	214 DEPOSIT	R	\$ 5,000.00
		Vendor Total	<u>\$ 5,000.00</u>
ORLANDO UTILITIES COMMISSION-ACH	071122 ACH	R	\$ 11,868.81
		Vendor Total	<u>\$ 11,868.81</u>
PEGASUS ENGINEERING, LLC	226144 226152	A	\$ 2,675.00
		A	\$ 16,411.64
		Vendor Total	<u>\$ 19,086.64</u>
PINEY BRANCH MOTORS INC - ACH dba ALLIED TRAILERS	R11166061 EFT R11166060 EFT	R	\$ 90.00
		R	\$ 490.00
		Vendor Total	<u>\$ 580.00</u>
POOLSURE	101295633618 101295633617 101295632964 101295632965	R	\$ 142.50
		R	\$ 440.25
		R	\$ 60.00
		R	\$ 35.00
		Vendor Total	<u>\$ 677.75</u>
SERVELLO & SONS INC	22427 22409	R	\$ 1,281.16
		R	\$ 2,233.00
		Vendor Total	<u>\$ 3,514.16</u>
SUN PUBLICATIONS dba Osceola News-Gazete	400288	R	\$ 1,045.18
		Vendor Total	<u>\$ 1,045.18</u>
TOHO WATER AUTHORITY	071822 ACH	R	\$ 37,881.26
		Vendor Total	<u>\$ 37,881.26</u>

Harmony

Community Development District

General Fund

Invoice Approval Report # 267

August 8, 2022

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
WASTE CONNECTIONS OF FL.	1400625W460	R	\$ 276.00
		Vendor Total	<u>\$ 276.00</u>
YOUNG QUALLS, P.A.	16557	A	\$ 4,000.00
		Vendor Total	<u>\$ 4,000.00</u>
Total Invoices			\$ 124,784.82

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: August 8, 2022

Re: **Harmony Community Development District**

Subject: **District Engineer Report #13**

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

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

Based on the July 28, 2022, CDD Board of Supervisors meeting, it was decided, based on direction from the new District Counsel, that Pegasus Engineering shall contact and request bids from 2 to 3 contractors.

Stormwater Management System

During the month of August, Pegasus Engineering (David Hamstra) shall conduct Stormwater Site Inspection #2 associated with the approximately 17 stormwater ponds and control structures located within the golf course. In addition, Pegasus Engineering (David Hamstra) shall continue to coordinate with Inframark (Brett Perez and Vincent Morrell) regarding the status of the recommended drainage maintenance repairs based on the June 5, 2022 email.

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.

The Estates

It is understood that the Board of Supervisors shall perform the following tasks:

- Coordinate with Regatta Homes to address the sediment and erosion control issues associated with 7132 Oak Glen Trail (Lot 27) and 7144 Oak Glen Trail (Lot 32).



- Continue to coordinate with Millenia Holding Group (Jaime Rodriguez) 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). It appears that construction of these two (2) homes has been on hold for several months.



Harmony Community Development District
District Engineer Report #13
August 8, 2022
Page 3

On Friday, June 10, 2022, Atlantic Pipe Services (APS) completed their CCTV inspection program. On Wednesday, July 13, 2022, Pegasus Engineering (Beth Whikehart) reviewed the remaining CCTV videos and noted multiple pipe punctures between the homes at 7172 and 7174 Oak Glen Trail that are due to the fence posts located on top of the pipe (12-inch ADS pipe). Pegasus Engineering (Beth Whikehart) is preparing a summary memorandum to include the results of the CCTV inspection and repair recommendations for the storm sewer pipes and structures that were inspected by APS.

During a future meeting, Pegasus Engineering (David Hamstra) shall ask the CDD Board of Supervisors to consider the option of retaining a contractor to install geotextile fabric and rubble riprap around the perimeter of all fourteen (14) inlets to prevent continued impacts to the inlets and improve maintenance after the pipe repairs are completed.

Garden Road

Based on the April 28, 2022, CDD Board of Supervisors meeting, Pegasus Engineering (David Hamstra) was instructed to postpone the public bid advertisement until after the follow-up budget workshop at which time a decision will be made on whether to move forward with the project.

RV and Boat Storage Area

Based on the May 12, 2022, CDD Budget Workshop, the Board of Supervisors directed Pegasus Engineering to cease work on this project until after a decision is made at the follow-up budget workshop scheduled for September 2022. Please note that there are review comments associated with the County's Site Development Plan application.

Dog Park Water Fountain

Based on the costs to provide a water fountain to the dog park, the Board of Supervisors will look into other cost-effective options such as a shade structure and an Igloo cooler with water.

END OF MEMO

cc: Angel Montagna, Inframark Services
Brett Perez, Inframark Services
Vincent Morrell, Inframark Services
Michael Eckert, Kutak Rock
Greg Teague, Pegasus Engineering
Pegasus Project File MSC-22055

Subsection 6B

District Counsel's Report

Subsection 6C

Field Manager's Report

Subsection 6Ci

Field Report

AUGUST 2022 FIELD INSPECTION

Harmony CDD

Monday, August 1, 2022

Prepared For Board of Supervisors

70 Items Identified



Issue 1 - West Entrance

Assigned To Servello

Fire crackers need attention, looks dried.

In progress



Issue 2 - West Entrance (Fence)

Assigned To Inframark

Fence need to be pressure washed throughout Five Oaks Dr (West)



Issue 3 - Fence (US-192, West Side)

Assigned To Inframark - Servello

Fence located in the leftside, needs to be pressure washed and the Palmettos needs attention,have dried leaves.

Cut backs/cleaning in winter schedule



Issue 4 - Fence (US-192, West Side)

Assigned To Servello

Palmettos throughout the fence need attention, have dried leaves.

Cleaning in winter months



Issue 5 - Fence (US-192, West Side)

Assigned To Inframark

Fence needs to be pressure washed.
Located at the west entrance, left side.



Issue 6 - Cordgrass PL (Playground Bench)

Assigned To Inframark

Bench with green algae, needs to be pressure washed.



Issue 7 - Milkweed Ln

Assigned To Servello

Bushes needs to be trimmed up.

Scheduled for the week of 19th



Issue 8 - Milkweed Ln.

Assigned To Servello

Dried Palm tree, needs to be trimmed up

Scheduled for the week of 22nd



Issue 9 - Blazing Star Ln Park Pergola

Assigned To Inframark
Pergola needs to be pressure washed and painted.



Issue 10 - Blazing Star Ln (Swing)

Assigned To Inframark
We need to get a new chain and swing installation.



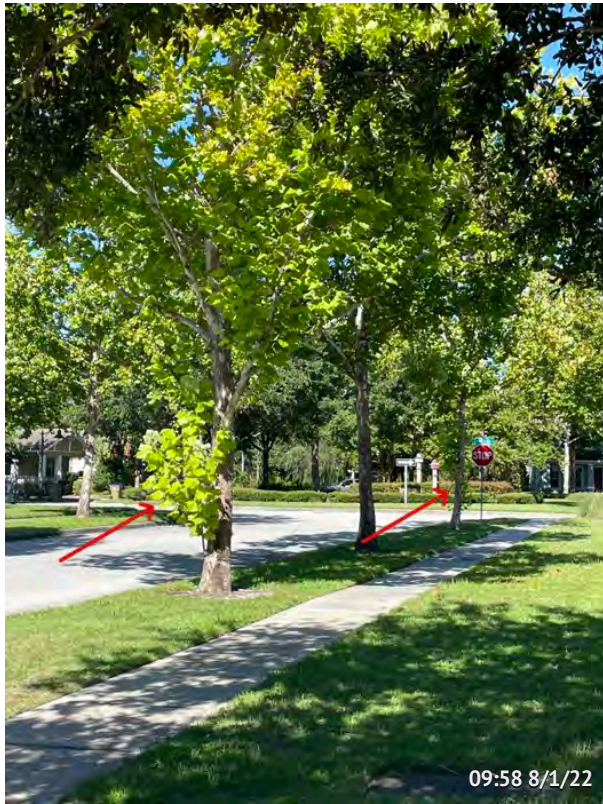
Issue 11 - Sundrop St (Pergola)

Assigned To Inframark
Pergola need's to be pressure washed and painted. Location reference 6886 Sundrop St.



Issue 12 - Sundrop St Park

Assigned To Inframark
Sidewalks throughout Sundrop St Park needs to be pressure washed again.



Issue 13 - Sundrop St

Assigned To Servello

The Trees needs to remove from the bottom the new branches growing.

Will be completed Thursday



Issue 14 - Buck Ln Park

Assigned To Inframark

Needs to be pressure washed.



Issue 15 - Pond Pines Rd - Buck Lakeshore (Park)

Assigned To Inframark

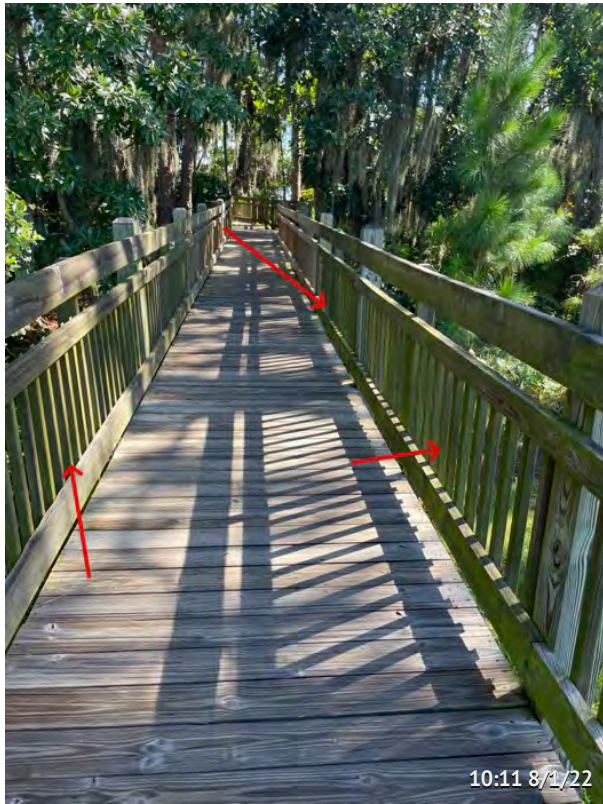
Throughout sidewalks and the Park center needs to be pressure washed.



Issue 16 - Buck Lakeshore (Bench)

Assigned To Inframark

Bench needs to be pressure washed.



Issue 17 - Buck Lakeshore Trail #1

Assigned To Inframark

Throughout wood trail needs to be pressure washed, have a green algae.



Issue 18 - Buck Lakeshore Trail #1

Assigned To Inframark

Throughout wood trail needs to be pressure washed, have a green and black algae.



Issue 19 - Volley Ball Court, Buck Lakeshore Park

Assigned To Inframark

The Volley ball court net poles needs to be pressure washed.



Issue 20 - Buck Lakeshore Playgrounds Roof

Assigned To Servello

The tree branches throughout the gazebos roof needs to be trimmed up.

Scheduled for the week of the 22nd



Issue 21 - Buck Lakeshore Park

Assigned To Inframark

Throughout sidewalks needs to be pressure washed.



Issue 22 - Buck Lakeshore Park Gazebo

Assigned To Inframark

The gazebo roof need to be soft washed.



Issue 23 - Buck Lakeshore Park

Assigned To Servello

Plants needs to be trimmed up.

Will be taken off sidewalk. Cut backs during winter months



Issue 24 - Buck Lakeshore Restrooms

Assigned To Servello

Plants needs to be trimmed up.

Cut backs during winter months



Issue 25 - Buck Lakeshore Restrooms

Assigned To Inframark
Lamp need to be cleaned up.



Issue 26 - Buck Lakeshore Restroom

Assigned To Inframark
A crack between the wall and the sink needs to be repaired.



Issue 27 - Cat Brier Tr

Assigned To Servello

The tree branches in the floor need to be picked up and leaf blower throughout Cat Brier Tr.

Completed



Issue 28 - Cat Brier Tr - Beargrass Rd Gazebo

Assigned To Inframark

Throughout sidewalks in the gazebo and along the Cat Brier Tr. Need to be pressure washed.



Issue 29 - Beargrass Rd Park

Assigned To Inframark And Servello
Park sidewalks need to be pressure washed and the grass is burned in the middle.

Meter has poor water pressure



**Issue 30 - Cat Brier Tr. - Bracken
Ferm Dr Park**

Assigned To Inframark
Needs to be pressure washed and
pavers leveling.



**Issue 31 - Cat Brier Tr. - Bracken
Ferm Dr Park**

Assigned To Servello

Throughout Park need to be sprayed,
weeds growing between pavers and
ant nest.

Completed



Issue 32 - Primrose Willow Dr.

Assigned To Servello

The Palm trees need to be trimmed
up, have burned leaves.

Completed



Issue 33 - Primrose Willow Dr. Playground

Assigned To Inframark

The concrete floor in the benches area needs to be pressure washed.



Issue 34 - Primrose Willow Dr. Dog Park

Assigned To Inframark

Benches have green algae, need to be pressure washed.



Issue 35 - Primrose Willow Dr. Dog Park Trail

Assigned To Servello

The tree branches need to be trimmed up for safety issues.

Scheduled for the week of the 19th



Issue 36 - - Primrose Willow Dr. Dog Park

Assigned To Servello

Bushes need to be trimmed up.

Scheduled for the week of the 19th



Issue 37 - Bracken Ferm Dr. Dog Park

Assigned To Servello

Chain link Fence broken, and gate adjustment, waiting to receive three proposals.



Issue 38 - Bracken Ferm Dr. Park

Assigned To Servello

Grass burned.

No power to clock



Issue 39 - Dahoon Dolly Ct Park

Assigned To Inframark

Throughout sidewalks Park needs to be pressure washed.



Issue 40 - Five Oaks Dr Park

Assigned To Inframark

Needs to be pressure washed.



Issue 41 - Sebastian Bridge Rd.

Assigned To Servello

Tall grass, needs to be mowed.

Reference location, close to the new CDD parcel.

Completed



Issue 42 - Sebastian Bridge Ln Tunnel

Assigned To Inframark

The sidewalk needs to be pressure washed.



Issue 43 - Sebastian Bridge Rd. Fence

Assigned To Servello

Weeds from the fence bottom needs to be mowed.

Completed

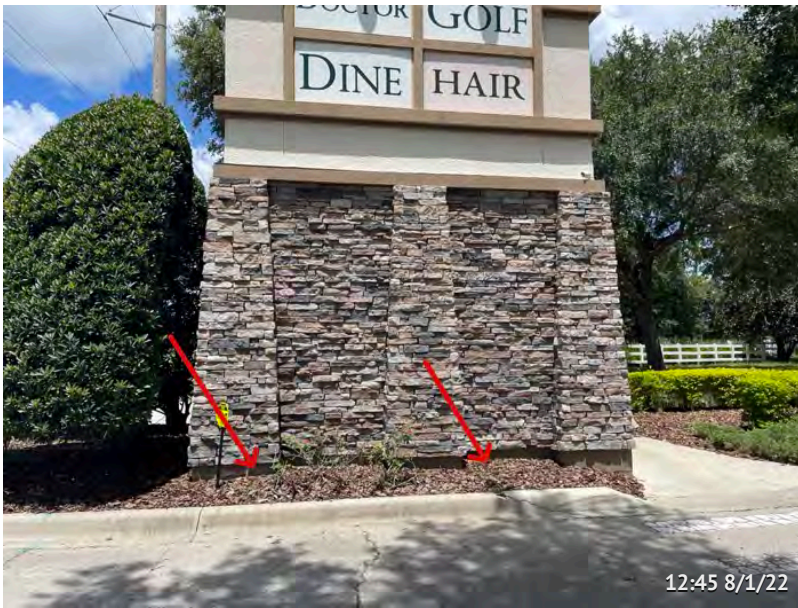


Issue 44 - East Entrance (Right Side)

Assigned To Servello

Empty spot.

Will be proposed



Issue 45 - East Entrance (Left Side)

Assigned To Servello

Empty spots.

Will be proposed



Issue 46 - Town Square

Assigned To Servello

Weeds growing through the mulch.

Completed



Issue 47 - Town Square

Assigned To Servello
Empty spot.

Proposal 3749 on 2/27/22



Issue 48 - Town Square

Assigned To Servello
Empty spot and different plant
growing between bushes.

Proposal 3749 on 2/27/22



Issue 49 - Ashley Pool

Assigned To Servello

Weeds growing between mulch needs to be sprayed and bushes growing out of fence.

Scheduled for the 12th

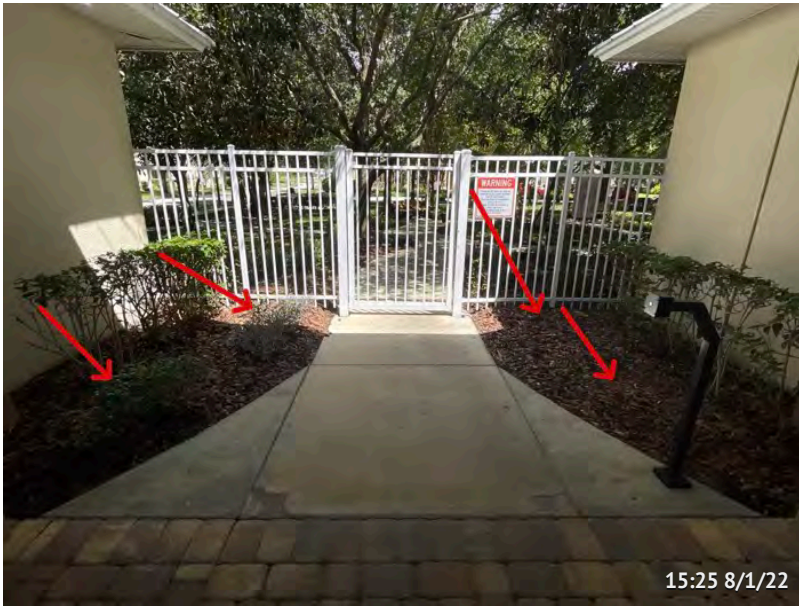


Issue 50 - Ashley Pool

Assigned To Servello

Empty spots and the garden need attention.

Proposal 6611 on 4/20/22



Issue 51 - Ashley Pool

Assigned To Servello
Empty spots and dried plants.

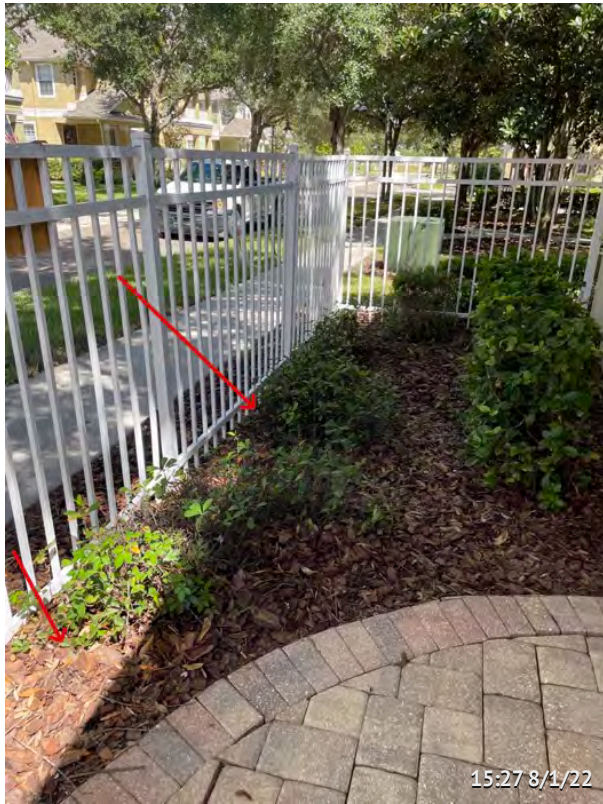
Proposal 6611 on 4/20/22



Issue 52 - Ashley Pool

Assigned To Servello
Empty spots.

Proposed on 4/20/22
Proposal 6611



Issue 53 - Ashley Pool

Assigned To Servello

Empty spots and the garden need attention.

Proposed on 4/20/22
Proposal 6611



Issue 54 - Ashley Pool

Assigned To Servello

Empty spots.

Proposed on 4/20/22
Proposal 6611



Issue 55 - Ashley Pool

Assigned To Servello

The tree branches needs to be trimmed up.

Scheduled for the week of 22nd



Issue 56 - Ashley Pool

Assigned To Servello

The tree branches needs to be trimmed up throughout in the Pergola area.

Scheduled for the week of 22nd



Issue 57 - Ashley Pool

Assigned To Servello
The tree branch needs to be trimmed up.

Scheduled for the week of 22nd



Issue 58 - Ashley Pool

Assigned To Servello
Empty spot.

Proposed on 4/20/22
Proposal 6611



Issue 59 - Ashley Pool

Assigned To Servello
Empty spots.

Proposed on 4/20/22
Proposal 6611



Issue 60 - Swim Club

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

Scheduled for the week of 22nd



Issue 61 - Swim Club

Assigned To Servello
Empty spots.

Proposed on 4/14/22
Proposal 6587



Issue 62 - Swim Club

Assigned To Servello
Dried Palm tree leaves, needs to be
trimmed up.

Completed



Issue 63 - Swim Club

Assigned To Servello
Empty spots.

Proposed on 4/14/22
Proposal 6587



Issue 64 - Swim Club

Assigned To Servello
Empty spots.

Proposed on 2/08/22
Proposal 6365



Issue 65 - Swim Club

Assigned To Servello

The Palm tree branches are burned, needs to be trimmed up.

Completed



Issue 66 - Swim Club

Assigned To Servello

Empty spots and needs mulch.

Proposed on 2/08/22
Proposal 6365



Issue 67 - Swim Club

Assigned To Servello

The Palm tree branches are burned, needs to be trimmed up.

Completed



Issue 68 - Swim Club

Assigned To Servello

Area needs new mulch.

Scheduled for the week of 29th



Issue 69 - Swim Club

Assigned To Servello

The Palm tree branches are burned, needs to be trimmed up.

Completed



Issue 70 - Swim Club

Assigned To Servello

Needs new mulch and empty spots.

Proposed on 2/08/22

Proposal 6365

Harmony CDD - Sidewalk Pressure Washing Discussion/Analysis

Option 1:

Pressure wash all CDD owned sidewalks in the District one time annually.

Mileage	Square Footage	Number of Days
22.58	588562	294.3

Option 2:

Pressure wash only CDD owned sidewalks that abut CDD landscaped areas and outer roads. Does not include inner sidewalks.

Mileage	Square Footage	Number of Days
11.3	348179	174

Option 3:

Pressure wash all CDD owned sidewalks that abut CDD landscaped areas

Mileage	Square Footage	Number of Days
10.5	333225	167

Subsection 6Cii

Proposals



1902 West Vine St.
Kissimmee, FL 34741
(407) 287-6840

COPY

ESTIMATE

EST-19295

Payment Terms: Deposit Required Account

Created Date: 8/8/2022

DESCRIPTION: Aluminum signs - Attention, No Jumping into water

Bill To: Inframark
313 Campus St
Kissimmee, FL 34747
US

Pickup At: FASTSIGNS of Kissimmee
1902 West Vine St.
Kissimmee, FL 34741
US

Requested By: Vincent Morrell

Salesperson: Teresa Oliva

Email: vincent.morrell@inframark.com

Work Phone: (407) 361-3559

Cell Phone: (407) 361-3559

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	12"W x 18"H Reflective(EGP) Aluminum 0.08 with Cut Vinyl - SS - Holes top and Bottom - Production time 3-5 Business Days	4	\$42.50	\$170.00
2	Set up Fee	1	\$25.00	\$25.00

Subtotal:	\$195.00
Taxes:	\$14.63
Grand Total:	\$209.63

*This estimate is valid for 30 days.

*Please sign Estimate and include today's day. A 50% deposit is required to begin working on the project when is more than \$250.00 total cost. If it is less full payment is required to proceed.

*Three Revisions and/or changes per Artwork per project. After the third change, a \$15.00 Fee will be added to the order per Artwork change.

*Artwork and Set-up Fee does not release a digital copy of the artwork to customers (\$180 for Release of Artwork).

*Customer will provide primary electrical service within 5 feet of sign electrical connection.

*City or County Fees are not included in the estimate.

*ANY ORDERS THAT ARE RUSH ORDERS, ORDERS WITH INSTALLATION, AND ORDERS THAT NEED TO BE DELIVERED NEED TO BE PAID IN FULL BEFORE PRODUCTION.

*When ordering card on file is required to proceed with the order. Once production is completed we will charge the remaining balance automatically

*All RUSH ORDER must be approved before 2:00 pm. After 2:01 pm the order will be ready for the next day.

CUSTOMER NOTICE

Prices listed, quoted, & advertised reflect our cash price.

OUR REGULAR PRICE INCLUDES A 4% NON-CASH ADJUSTMENT.

We offer savings at the point of sale when you pay with cash.

The purpose of the non-cash adjustment is to incentivize customers to pay with cash. This is an "in-kind incentive" in compliance with section (2)(A) of the

COPY

Durbin Amendment, a provision of United States Federal Law, 15 U.S.C & 169o-2. We further provide a Cash Discount from the regular price in accordance with section (4)(c)(4) of the same document. This sign is meant to inform customers of our regular price in compliance with this law.

Thank You For Your Business

Signature: _____ **Date:** _____



Qty: 4

PROOF DISCLAIMER: Please CHECK proof over CAREFULLY. Upon proof approval FASTSIGNS Kissimmee is NOT RESPONSIBLE for any error in spelling, content, composition and or format. Please keep in mind the colors may change depending on the material to be used. Once approved buyer assumes all responsibility.

DISCLAIMER: Renderings are for graphic purposes only and not intended for construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings (if applicable).

These drawings and designs are the exclusive property of FASTSIGNS. Use or duplication in any manner including but not limited to electronic transfer without express written permission of FASTSIGNS is prohibited.

Description:

12"W x 18"H Reflective(EGP) Aluminum 0.08 with Cut Vinyl -
 SS - Holes top and Bottom - Production time 3-5 Business Days

Customer: Inframark	Date: 19055
Project No. 19295	
<input type="checkbox"/> Design OK As Is	
SIGNATURE	DATE

No Jumping into Water Sign

No Jumping into Water Sign

No Jumping into Water Sign

No Jumping into Water Sign

Schoolhouse Rd

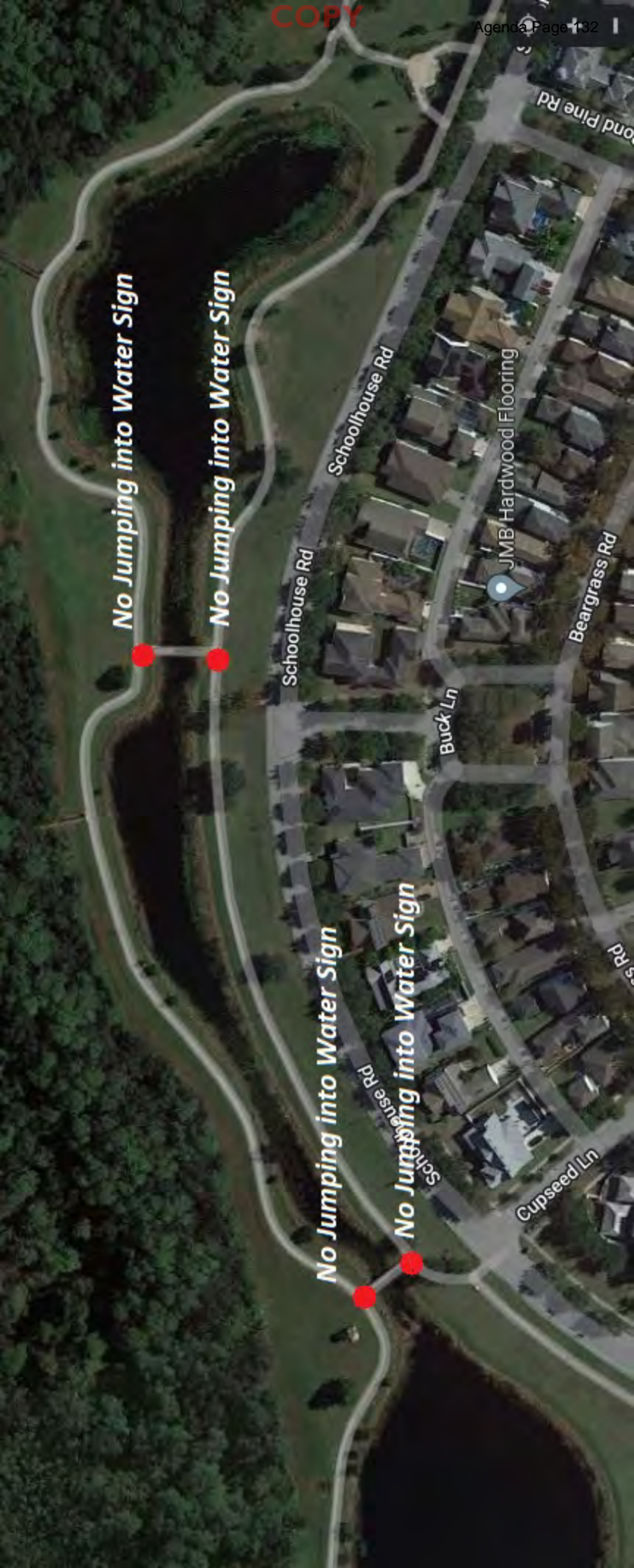
Schoolhouse Rd

Buck Ln

JMB Hardwood Flooring

Beargrass Rd

Cupseed Ln



Section 7

District Manager

Subsection 7A

Manager's Report

Subsection 7B

Kutak Rock Fee Agreement

**KUTAK ROCK LLP
RETENTION AND FEE AGREEMENT**

I. PARTIES

THIS RETENTION AND FEE AGREEMENT (“**Agreement**”) is made and entered into by and between the following parties:

A. Harmony Community Development District
c/o InfraMark, IMS
313 Campus Street
Celebration, FL 34747

and

B. Kutak Rock LLP
107 W College Ave
Tallahassee, Florida 32301

II. SCOPE OF SERVICES

In consideration of the mutual undertakings and agreements contained herein, the parties agree as follows:

- A. The Client agrees to employ and retain Kutak Rock as its attorney and legal representative for general advice, counseling and representation of Client and its Board of Supervisors.
- B. Kutak Rock accepts such employment and agrees to serve as attorney for and provide legal representation to the Client in connection with those matters referenced above. No other legal representation is contemplated by this Agreement. Any additional legal services to be provided under the terms of this Agreement shall be agreed to by Client and Kutak Rock in writing. Unless set forth in a separate agreement to which Client consents in writing, Kutak Rock does not represent individual members of the Client’s Board of Supervisors.

III. CLIENT FILES

The files and work product materials (“**Client File**”) of the Client generated or received by Kutak Rock will be maintained confidentially to the extent permitted by law and in accordance with the Florida Bar rules. At the conclusion of the representation, the Client File will be stored by Kutak Rock for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that Kutak Rock may confidentially destroy or shred the Client File. Notwithstanding the prior sentence, if the Client provides Kutak Rock with a written request for the return of the Client File before the end of the five (5) year storage period, then Kutak Rock will return the Client File to Client at Client’s expense.

IV. FEES

- A. The Client agrees to compensate Kutak Rock for services rendered in connection with any matters covered by this Agreement on an hourly rate basis plus actual expenses incurred by Kutak Rock in accordance with the attached Expense Reimbursement Policy (Attachment A, incorporated herein by reference). Time will be billed in increments of one-tenth (1/10) of an hour. Certain work related to issuance of bonds and bond anticipation notes may be performed under a flat fee to be separately established prior to or at the time of bond or note issuance.
- B. Kutak Rock will bill Client a flat monthly fee of thirty-five hundred dollars (\$3,500) for months in which Kutak Rock attends the monthly board meeting in person. This flat fee shall be full compensation for a) preparation for the board meeting, b) travel to and from the board meeting, c) routine resolution preparation, d) routine contract preparation, and e) fielding routine questions from staff and board members requiring less than ten (10) minutes per call or email response. All other work will be billed at Kutak Rock's hourly rates set forth below. For months where Kutak Rock attends the monthly board meeting by zoom or conference call, Kutak Rock's work will be billed at the hourly rates set forth below. At any time and after meeting to discuss concerns with the flat fee structure, either Client or Kutak Rock can choose to terminate the flat fee portion of this agreement and revert to an hourly fee structure for all work under this Agreement.
- C. Attorneys and staff, if applicable, who perform work for Client will be billed at their regular hourly rates, as may be adjusted from time to time. The regular hourly rates of those initially expected to handle the bulk of Client's work are as follows:
- | | |
|-------------------|---------------|
| Michael C. Eckert | \$395 |
| Wesley S. Haber | \$360 |
| Associates | \$265 - \$285 |
| Paralegals | \$160 |
- Kutak Rock's regular hourly billing rates are reevaluated annually and are subject to change not more than once in a calendar year. Client agrees to Kutak Rock's annual rate increases to the extent hourly rates are not increased beyond \$15/hour.
- D. To the extent practicable and consistent with the requirements of sound legal representation, Kutak Rock will attempt to reduce Client's bills by assigning each task to the person best able to perform it at the lowest rate, so long as he or she has the requisite knowledge and experience.
- E. Upon consent of Client, Kutak Rock may subcontract for legal services in the event that Client requires legal services for which Kutak Rock does not have adequate capabilities.

- F. Kutak Rock will include costs and expenses (including interest charges on past due statements) on its billing statements for Client reimbursement in accordance with the attached Expense Reimbursement Policy.

V. BILLING AND PAYMENT

The Client agrees to pay Kutak Rock's monthly billings for fees and expenses incurred within thirty (30) days following receipt of an invoice, or the time permitted by Florida law, whichever is greater. Kutak Rock shall not be obligated to perform further legal services under this Agreement if any such billing statement remains unpaid longer than thirty (30) days after submittal to and receipt by Client. Non-payment of billing statements shall be a basis for Kutak Rock to immediately withdraw from the representation without regard to remaining actions necessitating attention by Kutak Rock as part of the representation.

VI. DEFAULT; VENUE

In any legal proceeding to collect outstanding balances due under this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees in addition to costs and outstanding balances due under this Agreement. Venue of any such action shall be exclusive in the state courts of the Ninth Judicial Circuit in and for Osceola County, Florida.

VII. CONFLICTS

It is important to disclose that Kutak Rock represents a number of special districts, trustees ("Trustees"), bondholders, developers, builders, and other entities throughout Florida and the United States of America relating to community development districts, special districts, local governments and land development. Kutak Rock or its attorneys may also have represented the entity which petitioned for the formation of the Client. Kutak Rock understands that Client may enter into an agreement with a Trustee in connection with the issuance of bonds, and that Client may request that Kutak Rock simultaneously represent Client in connection with the issuance of bonds, while Kutak Rock is also representing such Trustee on unrelated matters. By accepting this Agreement Client agrees that (1) Client was provided with an explanation of the implications of the common representation(s) and the advantages and risks involved; (2) Kutak Rock will be able to provide competent and diligent representation of Client, regardless of Kutak Rock's other representations, and (3) there is not a substantial risk that Kutak Rock's representation of Client would be materially limited by Kutak Rock's responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this Agreement will constitute Client's waiver of any "conflict" with Kutak Rock's representation of various special districts, Trustees, bondholders, developers, builders, and other entities relating to community development districts, special districts, local governments and land development.

VIII. ACKNOWLEDGMENT

Client acknowledges that the Kutak Rock cannot make any promises to Client as to the outcome of any legal dispute or guarantee that Client will prevail in any legal dispute.

IX. TERMINATION

Either party may terminate this Agreement upon providing prior written notice to the other party at its regular place of business. All fees due and payable in accordance with this Agreement

shall accrue and become payable pursuant to the terms of this Agreement through the date of termination.

X. EXECUTION OF AGREEMENT

This Agreement shall be deemed fully executed upon its signing by Kutak Rock and the Client. The contract formed between Kutak Rock and the Client shall be the operational contract between the parties.

XI. ENTIRE CONTRACT

This Agreement constitutes the entire agreement between the parties.

Accepted and Agreed to:

**HARMONY CDD COMMUNITY
DEVELOPMENT DISTRICT**

KUTAK ROCK LLP

By: _____

By: _____

Its: _____

Its: _____

Date: _____

Date: _____

ATTEST:

Secretary/Assistant Secretary

CDD EXPENSE REIMBURSEMENT POLICY

The following is Kutak Rock's standard expense reimbursement policy for community development district representation. This policy applies unless a different arrangement has been negotiated based on the unique circumstances of a particular client or matter.

All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except where there are delays in receiving bills from third party vendors.

Teleconference Calls. All telephone charges are billed at an amount approximating actual cost.

Photocopying and Printing. In-house photocopying and printing is charged at \$0.25 per page (black & white) and \$0.50 per page (color). Outside copying is billed as a pass-through of the outside vendor's charges.

Facsimile. Outgoing facsimile transmissions are charged at \$1.00 per page. There is no charge for incoming faxes.

Postage. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at actual cost.

Local Messenger Service. Local messenger service is billed at 44.5 cents per mile pursuant to Section 112.061, Florida Statutes. Should the State increase the mileage allowance specified in Section 112.061, Florida Statutes, KUTAK ROCK shall, without further action, be entitled to reimbursement at the increased rate.

Computerized Legal Research. Charges for computerized legal research are billed at an amount approximating actual cost.

Travel. Travel (including air fare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed at 44.5 cents per mile pursuant to Section 112.061, Florida Statutes. Should the State increase the mileage allowance specified in Section 112.061, Florida Statutes, KUTAK ROCK shall, without further action, be entitled to reimbursement at the increased rate. Reasonable travel-related expenses for meals, lodging, gratuities, taxi fares, tolls, parking fees and business-related telephone, telegraph and facsimile charges shall also be reimbursed.

Consultants. Unless prior arrangements are made, consultants are ordinarily employed directly by the client. Where consultants are employed by the firm, their charges are passed-through with no mark-up. The client is responsible for notifying the firm of any particular billing arrangements or procedures which the client requires of the consultant.

Other Expenses. Other outside expenses, such as court reporters, agency copies, etc. are billed at actual cost.

Word Processing and Secretarial Overtime. No charge is made for word processing. No charge is made for secretarial overtime except in major litigation matters where unusual overtime demands are imposed.

**KUTAK ROCK LLP
RETENTION AND FEE AGREEMENT**

I. PARTIES

THIS RETENTION AND FEE AGREEMENT (“**Agreement**”) is made and entered into by and between the following parties:

A. Harmony Community Development District
c/o InfraMark, IMS
313 Campus Street
Celebration, FL 34747

and

B. Kutak Rock LLP
107 W College Ave
Tallahassee, Florida 32301

II. SCOPE OF SERVICES

In consideration of the mutual undertakings and agreements contained herein, the parties agree as follows:

- A. The Client agrees to employ and retain Kutak Rock as its attorney and legal representative for general advice, counseling and representation of Client and its Board of Supervisors.
- B. Kutak Rock accepts such employment and agrees to serve as attorney for and provide legal representation to the Client in connection with those matters referenced above. No other legal representation is contemplated by this Agreement. Any additional legal services to be provided under the terms of this Agreement shall be agreed to by Client and Kutak Rock in writing. Unless set forth in a separate agreement to which Client consents in writing, Kutak Rock does not represent individual members of the Client’s Board of Supervisors.

III. CLIENT FILES

The files and work product materials (“**Client File**”) of the Client generated or received by Kutak Rock will be maintained confidentially to the extent permitted by law and in accordance with the Florida Bar rules. At the conclusion of the representation, the Client File will be stored by Kutak Rock for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that Kutak Rock may confidentially destroy or shred the Client File. Notwithstanding the prior sentence, if the Client provides Kutak Rock with a written request for the return of the Client File before the end of the five (5) year storage period, then Kutak Rock will return the Client File to Client at Client’s expense.

IV. FEES

- A. The Client agrees to compensate Kutak Rock for services rendered in connection with any matters covered by this Agreement on an hourly rate basis plus actual expenses incurred by Kutak Rock in accordance with the attached Expense Reimbursement Policy (Attachment A, incorporated herein by reference). Time will be billed in increments of one-tenth (1/10) of an hour. Certain work related to issuance of bonds and bond anticipation notes may be performed under a flat fee to be separately established prior to or at the time of bond or note issuance.
- B. Attorneys and staff, if applicable, who perform work for Client will be billed at their regular hourly rates, as may be adjusted from time to time. The regular hourly rates of those initially expected to handle the bulk of Client's work are as follows:

Michael C. Eckert	\$395
Wesley S. Haber	\$360
Associates	\$265 - \$285
Paralegals	\$160

Kutak Rock's regular hourly billing rates are reevaluated annually and are subject to change not more than once in a calendar year. Client agrees to Kutak Rock's annual rate increases to the extent hourly rates are not increased beyond \$15/hour.

- C. To the extent practicable and consistent with the requirements of sound legal representation, Kutak Rock will attempt to reduce Client's bills by assigning each task to the person best able to perform it at the lowest rate, so long as he or she has the requisite knowledge and experience.
- D. Upon consent of Client, Kutak Rock may subcontract for legal services in the event that Client requires legal services for which Kutak Rock does not have adequate capabilities.
- E. Kutak Rock will include costs and expenses (including interest charges on past due statements) on its billing statements for Client reimbursement in accordance with the attached Expense Reimbursement Policy.

V. BILLING AND PAYMENT

The Client agrees to pay Kutak Rock's monthly billings for fees and expenses incurred within thirty (30) days following receipt of an invoice, or the time permitted by Florida law, whichever is greater. Kutak Rock shall not be obligated to perform further legal services under this Agreement if any such billing statement remains unpaid longer than thirty (30) days after submittal to and receipt by Client. Non-payment of billing statements shall be a basis for Kutak Rock to immediately withdraw from the representation without regard to remaining actions necessitating attention by Kutak Rock as part of the representation.

VI. DEFAULT; VENUE

In any legal proceeding to collect outstanding balances due under this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees in addition to costs and outstanding balances due under this Agreement. Venue of any such action shall be exclusive in the state courts of the Ninth Judicial Circuit in and for Osceola County, Florida.

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DEVELOPMENT DISTRICT**

KUTAK ROCK LLP

By: _____

By: _____

Its: _____

Its: _____

Date: _____

Date: _____

ATTEST:

Secretary/Assistant Secretary

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Section 8

Old Business

Subsection 8A

Informational Signs

INFORMATIONAL SIGNS TO BE UPDATED

West Entrance to Round about at Five Oaks and Schoolhouse



First sign as you enter Harmony at West Entrance

WELCOME sign? Notices about meetings?

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





From west entrance at roundabout:

Directions to:

Community School

Lakefront/Recreation Areas/Docks

Golf Course

Harmony Town Square

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





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

Leaving Harmony at East Entrance





Entering Harmony at East Entrance

On Town Square facing entry road, Harmony Square Drive





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



At Schoolhouse/Cat Brier Roundabout



On Cat Brier in front of Dog Park