

COPY

**HARMONY
COMMUNITY DEVELOPMENT DISTRICT**

**OCTOBER 27, 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

Harmony Community Development District

Board Members:

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



Staff Members:

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

Meeting Order of Business
Thursday, October 27, 2022 - 6:00 pm

- 1. Call to Order and Roll Call
2. Audience Comments (Limited to a Maximum of 3 Minutes)
3. Consent Agenda
A. Minutes for September 29, 2022, Regular Meeting and October 6, 2022, Continued Meeting Page 4
B. September 2022 Financial Statements Page 54
C. September 2022 General Ledger Detail Page 70
D. #269 Invoices and Check Register (Invoices Available Upon Request) Page 82
4. Contractor Reports
A. Servello
5. Staff Reports
A. Field Manager Report Page 86
B. Proposals
i. Enviro Tree Service #7308, Remaining Interior Tree Trimming from 2021 Page 92
ii. Servello #7122, Entire Interior Trees Page 95
iii. Servello #7185, Remaining Interior Tree Trimming from 2021 Page 98
iv. BrightView #464255, Remaining Interior Tree Trimming from 2021 Page 101
v. Proposal for Clay Brick Area
C. District Engineer Report
i. Discussion of Alley Paving for Neighborhoods C-1 and C-2 Page 106
ii. Discussion of Estates Drainage Page 122
D. District Counsel Report
E. District Manager Report
i. Discussion of RV Lot
a. Cost Analysis Page 152
6. New Business Matters
A. Motion to Assign Fund Balance Page 155
B. Resolution 2023-01, Amending the Fiscal Year 2022 Budget Page 157
7. Old Business
A. Informational Signs Page 164
B. Discussion of Donation of Royal Poinciana Tree (Nancy Snyder) Page 180
C. Proposal for Removal of Concrete Pads Around Oak Tree (Pocket Park in Primrose Willow-Beargrass-Schoolhouse Alley Triangle) Page 183
8. Supervisors' Requests
9. Adjournment

The next meeting is scheduled for Thursday, November 17, 2022

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

Meeting Location:
3285 Songbird Circle
St. Cloud, FL 34773
Participate Remotely: Zoom https://zoom.us/j/4276669233
OR dial 929-205-6099, ID 4276669233

Section 3

Consent Agenda

Subsection 3A

Minutes

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

Subsection 3B

Financials

TO: Board of Supervisors, Harmony CDD
FROM: Samantha Smith, Accountant
CC: Angel Montagna, District Manager
DATE: October 18, 2022
SUBJECT: September 2022 Financials

Please find the attached September 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 September 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 September are at 97% of the annual budget.
 - ▶ Administrative
 - P/R-Board of Supervisors - Includes payroll for meetings through August.
 - ProfServ-Engineering - Pegasus Engineering services thru August 2022.
 - ProfServ-Legal Services - Young Qualls, PA general counsel.
 - ProfServ-Management Consulting - Contract with Inframark.
 - ProfServ-Recording Secretary - Inframark provides near verbatim minutes.
 - ProfServ-Special Assessment - Assessment roll services.
 - Postage and Freight - FedEx services, postage reimbursements to Inframark and survey mailing.
 - Insurance-General Liability - Egis Insurance Advisors provides auto, general liability, inland marine and property insurance.
 - Misc.-Contingency - Includes Inframark management services and ancillary costs.
 - ▶ Field
 - ProfServ-Field Management - Contract with Inframark.
 - Trailer Rental - Includes monthly rental of 1 container and 1 office trailer.
 - ▶ Landscaping Services
 - Contracts-Mulch - Contract with Servello and Sons.
 - Contracts-Irrigation - Contract with Servello and Sons.
 - Contracts-Landscape - Contract with Servello and Sons.
 - Contracts-Shrub/Ground Cover - Contract with Servello and Sons.
 - R&M Irrigation - Includes various irrigation supplies and repairs by Servello and Sons.
 - R&M-Trees and Trimming - Includes Oct 2021 tree trimming project and Mar 2022 sycamore tree insecticide by Servello and Sons. Also includes May 2022 pine tree removals and Jun 2022 tree trimming by Bee and Bee.
 - Miscellaneous Services - Includes Oct 2021 and Feb 2022 landscape maintenance by Servello & Sons. Also includes Bowman and Blair Ecology consulting services through Jan 2022.
 - ▶ Utilities
 - Electricity-General - Services provided by OUC.
 - Electricity-Streetlighting - Services provided by OUC.
 - Utility-Water & Sewer - Services provided by TOHO.
 - ▶ Operation & Maintenance
 - Utility-Refuse Removal - Services provided by Waste Connections of FL.
 - R&M-Ponds - Includes Dec purchase of chemicals from Nutrien Ag Solutions, Feb Buck Lake cost share agreement, and Aug Estate Mngt Pond Treatment.
 - R&M-Pools - Includes control leases for Ashley Park and splash pad, permits, chemicals.
 - 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, park signage, sports facilities group, backpack blowers, dog waste bags, solar street lights, trolling motors, basketball court resurface, and pressure cleaner.
 - 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.

TO: Board of Supervisors, Harmony CDD
FROM: Samantha Smith, Accountant
CC: Angel Montagna, District Manager
DATE: October 18, 2022
SUBJECT: September 2022 Financials

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, storm pipe cleaning & CCTV, pool resurfacing and lights, wetland exotics treatments, insurance repairs, and engineering costs specific to projects.
 - Reserve-Sidewalks - Includes sidewalk replacement & grinding.
- 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

September 30, 2022

Prepared by



Table of Contents

<u>FINANCIAL STATEMENTS</u>	Page #
Balance Sheet - All Funds	1
Statement of Revenues, Expenditures and Changes in Fund Balances	
General Fund	2 - 4
General Fund Reserves	5
Debt Service Funds	6 - 7

<u>SUPPORTING SCHEDULES</u>	
Non-Ad Valorem Special Assessments	8
Cash and Investment Report	9

HARMONY

Community Development District

Financial Statements

(Unaudited)

September 30, 2022

HARMONY

Community Development District

Governmental Funds

Balance Sheet
September 30, 2022

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND RESERVES	SERIES 2014 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
ASSETS					
Cash - Checking Account	\$ 541,893	\$ -	\$ -	\$ -	\$ 541,893
Accounts Receivable	45	-	-	-	45
Due From Other Funds	-	660,944	-	-	660,944
Investments:					
Money Market Account	907,723	-	-	-	907,723
Prepayment Account	-	-	73,854	1,161,848	1,235,702
Reserve Fund	-	-	607,313	340,000	947,313
Revenue Fund	-	-	622,872	333,253	956,125
TOTAL ASSETS	\$ 1,449,661	\$ 660,944	\$ 1,304,039	\$ 1,835,101	\$ 5,249,745
LIABILITIES					
Accounts Payable	\$ 95,174	\$ -	\$ -	\$ -	\$ 95,174
Accrued Expenses	58,913	113,938	-	-	172,851
Due To Other Funds	660,944	-	-	-	660,944
TOTAL LIABILITIES	815,031	113,938	-	-	928,969
FUND BALANCES					
Restricted for:					
Debt Service	-	-	1,304,039	1,835,101	3,139,140
Assigned to:					
Operating Reserves	401,042	-	-	-	401,042
Unassigned:	233,588	547,006	-	-	780,594
TOTAL FUND BALANCES	\$ 634,630	\$ 547,006	\$ 1,304,039	\$ 1,835,101	\$ 4,320,776
TOTAL LIABILITIES & FUND BALANCES	\$ 1,449,661	\$ 660,944	\$ 1,304,039	\$ 1,835,101	\$ 5,249,745

HARMONY

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 2,814	\$ 2,814	\$ 4,597	\$ 1,783
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	1,200	950	(250)
Facility Revenue	600	600	3,538	2,938
User Facility Revenue	15,000	15,000	22,310	7,310
Garden Lot	-	-	1,237	1,237
TOTAL REVENUES	1,798,344	1,798,344	1,854,411	56,067
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	14,000	14,000	9,200	4,800
FICA Taxes	1,071	1,071	704	367
ProfServ-Arbitrage Rebate	1,200	1,200	1,200	-
ProfServ-Dissemination Agent	1,500	1,500	1,500	-
ProfServ-Engineering	20,000	20,000	69,011	(49,011)
ProfServ-Legal Services	65,000	65,000	43,811	21,189
ProfServ-Mgmt Consulting	69,250	69,250	69,212	38
ProfServ-Property Appraiser	392	392	751	(359)
ProfServ-Recording Secretary	3,300	3,300	3,300	-
ProfServ-Special Assessment	8,822	8,822	8,822	-
ProfServ-Trustee Fees	10,160	10,160	10,160	-
Auditing Services	4,400	4,400	4,400	-
Postage and Freight	1,000	1,000	1,579	(579)
Rental - Meeting Room	2,750	2,750	-	2,750
Insurance - General Liability	27,762	27,762	18,281	9,481
Printing and Binding	500	500	278	222
Legal Advertising	1,000	1,000	2,328	(1,328)
Misc-Records Storage	1,500	1,500	267	1,233
Misc-Assessment Collection Cost	37,524	37,524	36,159	1,365
Misc-Contingency	5,000	5,000	1,404	3,596
Annual District Filing Fee	175	175	175	-
Total Administration	276,306	276,306	282,542	(6,236)

HARMONY

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Field</u>				
ProfServ-Field Management	338,872	338,872	338,872	-
Trailer Rental	6,960	6,960	6,960	-
Total Field	345,832	345,832	345,832	-
<u>Landscape Services</u>				
Contracts-Mulch	62,220	62,220	61,429	791
Contracts-Irrigation	26,400	26,400	26,892	(492)
Contracts - Landscape	272,300	272,300	269,611	2,689
Cntrs-Shrub/Grnd Cover Annual Svc	161,110	161,110	159,871	1,239
R&M-Irrigation	15,000	15,000	31,012	(16,012)
R&M-Trees and Trimming	40,000	40,000	32,100	7,900
Miscellaneous Services	35,000	35,000	5,695	29,305
Total Landscape Services	612,030	612,030	586,610	25,420
<u>Utilities</u>				
Electricity - General	37,000	37,000	32,557	4,443
Electricity - Streetlights	110,000	110,000	106,472	3,528
Utility - Water & Sewer	180,000	180,000	200,347	(20,347)
Total Utilities	327,000	327,000	339,376	(12,376)
<u>Operation & Maintenance</u>				
Utility - Refuse Removal	3,000	3,000	2,934	66
R&M-Ponds	3,500	3,500	5,896	(2,396)
R&M-Pools	32,000	32,000	15,366	16,634
R&M-Roads & Alleyways	2,000	2,000	-	2,000
R&M-Sidewalks	15,000	15,000	11,676	3,324
R&M-Vehicles	15,000	15,000	4,863	10,137
R&M-User Supported Facility	20,000	20,000	7,553	12,447
R&M-Equipment Boats	6,000	6,000	4,831	1,169
R&M-Parks & Facilities	25,000	25,000	39,014	(14,014)
R&M-Garden Lot	-	-	1,273	(1,273)
Miscellaneous Services	1,100	1,100	1,350	(250)
Misc-Contingency	8,000	8,000	10,218	(2,218)
Security Enhancements	5,700	5,700	10,978	(5,278)
Op Supplies - Fuel, Oil	4,000	4,000	3,344	656
Cap Outlay - Vehicles	30,000	30,000	-	30,000
Total Operation & Maintenance	170,300	170,300	119,296	51,004

HARMONY

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<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	1,758,068	1,700,256	57,812
Excess (deficiency) of revenues				
Over (under) expenditures	40,276	40,276	154,155	113,879
<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)	\$ (26,264)	\$ (521,091)	\$ (494,827)
FUND BALANCE, BEGINNING (OCT 1, 2021)	1,155,721	1,155,721	1,155,721	
FUND BALANCE, ENDING	\$ 1,129,457	\$ 1,129,457	\$ 634,630	

HARMONY

Community Development District

General Fund Reserves

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>EXPENDITURES</u>				
<u>Operation & Maintenance</u>				
Reserve - Renewal&Replacement	\$ 23,040	\$ 23,040	\$ 387,556	\$ (364,516)
Reserve - Sidewalks & Alleyways	43,500	43,500	65,438	(21,938)
Total Operation & Maintenance	66,540	66,540	452,994	(386,454)
TOTAL EXPENDITURES	66,540	66,540	452,994	(386,454)
Excess (deficiency) of revenues				
Over (under) expenditures	(66,540)	(66,540)	(452,994)	(386,454)
<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	\$ -	\$ -	\$ 222,252	\$ 222,252
FUND BALANCE, BEGINNING (OCT 1, 2021)	324,754	324,754	324,754	
FUND BALANCE, ENDING	\$ 324,754	\$ 324,754	\$ 547,006	

HARMONY

Community Development District

Series 2014 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 62	\$ 62	\$ 70	\$ 8
Special Assmnts- Tax Collector	1,230,013	1,230,013	1,228,420	(1,593)
Special Assmnts- Prepayment	-	-	142,913	142,913
Special Assmnts- Discounts	(49,201)	(49,201)	(37,209)	11,992
TOTAL REVENUES	1,180,874	1,180,874	1,334,194	153,320
<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)	(11,039)	63,302	74,341
<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)	\$ (11,039)	\$ 63,302	\$ 74,341
FUND BALANCE, BEGINNING (OCT 1, 2021)	1,240,737	1,240,737	1,240,737	
FUND BALANCE, ENDING	\$ 1,229,698	\$ 1,229,698	\$ 1,304,039	

HARMONY

Community Development District

Series 2015 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 43	\$ 43	\$ 54	\$ 11
Special Assmnts- Tax Collector	856,710	856,710	841,966	(14,744)
Special Assmnts- Other	26,600	26,600	26,600	-
Special Assmnts- Prepayment	-	-	1,442,441	1,442,441
Special Assmnts- Discounts	(34,269)	(34,269)	(25,504)	8,765
TOTAL REVENUES	849,084	849,084	2,285,557	1,436,473
<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	11,344	1,012,590	1,001,246
<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	\$ 11,344	\$ 1,012,590	\$ 1,001,246
FUND BALANCE, BEGINNING (OCT 1, 2021)	822,511	822,511	822,511	
FUND BALANCE, ENDING	\$ 833,855	\$ 833,855	\$ 1,835,101	

HARMONY

Community Development District

Supporting Schedules

September 30, 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 ⁽¹⁾
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	\$ -	\$ -	\$ -	\$ -
--------------------------	------	------	------	------

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

HARMONY
Community Development District

Cash and Investment Report
September 30, 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%	\$541,893
Money Market Account	BankUnited	Money Market Account	n/a	2.10%	\$907,723
					Subtotal
					\$1,449,616

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%	\$73,854
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%	\$622,872
Series 2015 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.005%	\$1,161,848
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%	\$333,253
					Subtotal
					\$3,139,140
					Total
					\$4,588,756

Subsection 3C

General Ledger Detail

HARMONY COMMUNITY DEVELOPMENT DISTRICT
 General Ledger Detailed Report
 For the Period(s) from Sep 01, 2022 to Sep 30, 2022

GENERAL FUND

Type	Date	Doc No.	Source Name	Reference Memo	Amount	Balance
GL Account: 361001 - Interest - Investments					Beginning Balance:	(\$2,947.83)
JE	9/30/2022	BANK INT	Journal Entry	Interest Income - Bank United MM	(\$1,648.74)	(\$4,596.57)
					Ending Balance:	(\$1,648.74) (\$4,596.57)
GL Account: 361006 - Interest - Tax Collector					Beginning Balance:	(\$21,817.87)
					Ending Balance:	\$0.00 (\$21,817.87)
GL Account: 363010 - Special Assmnts- Tax Collector					Beginning Balance:	(\$1,853,779.59)
					Ending Balance:	\$0.00 (\$1,853,779.59)
GL Account: 363090 - Special Assmnts- Discounts					Beginning Balance:	\$56,151.94
					Ending Balance:	\$0.00 \$56,151.94
GL Account: 364010 - Sale of Surplus Equipment					Beginning Balance:	(\$2,171.00)
					Ending Balance:	\$0.00 (\$2,171.00)
GL Account: 369900 - Other Miscellaneous Revenues					Beginning Balance:	(\$161.82)
					Ending Balance:	\$0.00 (\$161.82)
GL Account: 369941 - Access Cards					Beginning Balance:	(\$950.00)
					Ending Balance:	\$0.00 (\$950.00)
GL Account: 369982 - Facility Revenue					Beginning Balance:	(\$3,538.00)
					Ending Balance:	\$0.00 (\$3,538.00)
GL Account: 369986 - User Facility Revenue					Beginning Balance:	(\$22,310.32)
					Ending Balance:	\$0.00 (\$22,310.32)
GL Account: 369993 - Garden Lot					Beginning Balance:	(\$1,236.66)
					Ending Balance:	\$0.00 (\$1,236.66)
GL Account: 511001 - P/R-Board of Supervisors					Beginning Balance:	\$9,200.00
					Ending Balance:	\$0.00 \$9,200.00
GL Account: 521001 - FICA Taxes					Beginning Balance:	\$703.80
					Ending Balance:	\$0.00 \$703.80

HARMONY COMMUNITY DEVELOPMENT DISTRICT
 General Ledger Detailed Report
 For the Period(s) from Sep 01, 2022 to Sep 30, 2022

GENERAL FUND

Type	Date	Doc No.	Source Name	Reference Memo	Amount	Balance
Department Name: Financial and Administrative (51301)						
GL Account: 531002 - ProfServ-Arbitrage Rebate					Beginning Balance:	\$1,200.00
					Ending Balance:	\$0.00
						\$1,200.00
GL Account: 531012 - ProfServ-Dissemination Agent					Beginning Balance:	\$1,500.00
					Ending Balance:	\$0.00
						\$1,500.00
GL Account: 531027 - ProfServ-Mgmt Consulting					Beginning Balance:	\$63,441.05
JE	9/1/2022	ACCRUAL	Journal Entry	Accrue August Mngt Srvc	(\$5,770.83)	\$57,670.22
Purchase	9/1/2022	81688	Vendor: INFRAMARK, LLC	AUG MNGT SRVCS	\$5,770.83	\$63,441.05
JE	9/30/2022	ACCRUAL	Journal Entry	Accrue September Mngt Srvc	\$5,770.83	\$69,211.88
					Ending Balance:	\$5,770.83
						\$69,211.88
GL Account: 531035 - ProfServ-Property Appraiser					Beginning Balance:	\$750.85
					Ending Balance:	\$0.00
						\$750.85
GL Account: 531036 - ProfServ-Recording Secretary					Beginning Balance:	\$3,025.00
JE	9/1/2022	ACCRUAL	Journal Entry	Accrue August Mngt Srvc	(\$275.00)	\$2,750.00
Purchase	9/1/2022	81688	Vendor: INFRAMARK, LLC	AUG MNGT SRVCS	\$275.00	\$3,025.00
JE	9/30/2022	ACCRUAL	Journal Entry	Accrue September Mngt Srvc	\$275.00	\$3,300.00
					Ending Balance:	\$275.00
						\$3,300.00
GL Account: 531038 - ProfServ-Special Assessment					Beginning Balance:	\$8,822.00
					Ending Balance:	\$0.00
						\$8,822.00
GL Account: 531045 - ProfServ-Trustee Fees					Beginning Balance:	\$10,160.29
					Ending Balance:	\$0.00
						\$10,160.29
GL Account: 532002 - Auditing Services					Beginning Balance:	\$4,400.00
					Ending Balance:	\$0.00
						\$4,400.00
GL Account: 541006 - Postage and Freight					Beginning Balance:	\$1,533.42
JE	9/1/2022	ACCRUAL	Journal Entry	Accrue August Mngt Srvc	(\$1,282.88)	\$250.54
Purchase	9/1/2022	81688	Vendor: INFRAMARK, LLC	AUG MNGT SRVCS	\$1,282.88	\$1,533.42
Purchase	9/20/2022	7-888-58373	Vendor: FEDEX	SRVCS THRU 09/20/22	\$35.18	\$1,568.60
JE	9/30/2022	ACCRUAL	Journal Entry	Accrue September Mngt Srvc	\$10.26	\$1,578.86
					Ending Balance:	\$45.44
						\$1,578.86
GL Account: 545002 - Insurance - General Liability					Beginning Balance:	\$18,281.00
					Ending Balance:	\$0.00
						\$18,281.00

HARMONY COMMUNITY DEVELOPMENT DISTRICT
 General Ledger Detailed Report
 For the Period(s) from Sep 01, 2022 to Sep 30, 2022

GENERAL FUND

Type	Date	Doc No.	Source Name	Reference Memo	Amount	Balance
GL Account: 547001 - Printing and Binding					Beginning Balance:	\$278.26
JE	9/1/2022	ACCRUAL	Journal Entry	Accrue August Mngt Srvc	(\$577.60)	(\$299.34)
Purchase	9/1/2022	81688	Vendor: INFRAMARK, LLC	AUG MNGT SRVCS	\$577.60	\$278.26
					Ending Balance:	\$0.00
GL Account: 548002 - Legal Advertising					Beginning Balance:	\$2,052.72
Purchase	9/1/2022	81688	Vendor: INFRAMARK, LLC	AUG MNGT SRVCS sun sentinel ad	\$274.93	\$2,327.65
					Ending Balance:	\$274.93
GL Account: 549069 - Misc-Records Storage					Beginning Balance:	\$266.65
					Ending Balance:	\$0.00
GL Account: 549070 - Misc-Assessment Collection Cost					Beginning Balance:	\$36,158.68
					Ending Balance:	\$0.00
GL Account: 549900 - Misc-Contingency					Beginning Balance:	\$1,254.48
Purchase	9/1/2022	81688	Vendor: INFRAMARK, LLC	AUG MNGT SRVCS zoom	\$149.90	\$1,404.38
					Ending Balance:	\$149.90
GL Account: 554007 - Annual District Filing Fee					Beginning Balance:	\$175.00
					Ending Balance:	\$0.00
Department Name: Legal Counsel (51401)						
GL Account: 531023 - ProfServ-Legal Services					Beginning Balance:	\$40,000.00
Purchase	9/12/2022	3109343	Vendor: KUTAK ROCK LLP	MONTHLY MEETING LEGAL SRVCS THRU 09/12/22	\$3,500.00	\$43,500.00
Purchase	9/16/2022	3109342	Vendor: KUTAK ROCK LLP	GEN COUNSEL THRU 09/16/22	\$311.48	\$43,811.48
					Ending Balance:	\$3,811.48
Department Name: Comprehensive Planning (51501)						
GL Account: 531013 - ProfServ-Engineering					Beginning Balance:	\$59,263.09
Purchase	9/1/2022	226208	Vendor: PEGASUS ENGINEERING, LLC	07/03/22-07/30/22 ENG SRVCS (MSC-22055)	\$5,399.31	\$64,662.40
Purchase	9/21/2022	226256	Vendor: PEGASUS ENGINEERING, LLC	07/31/22-08/27/22 ENG SRVCS(MSC-22055)	\$4,348.86	\$69,011.26
					Ending Balance:	\$9,748.17
GL Account: 571001 - Principal Debt Retirement					Beginning Balance:	\$12,868.39
					Ending Balance:	\$0.00
GL Account: 572001 - Interest Expense					Beginning Balance:	\$13,731.68
					Ending Balance:	\$0.00

HARMONY COMMUNITY DEVELOPMENT DISTRICT
 General Ledger Detailed Report
 For the Period(s) from Sep 01, 2022 to Sep 30, 2022

GENERAL FUND

Type	Date	Doc No.	Source Name	Reference Memo	Amount	Balance
Department Name: Field (53901)						
GL Account: 531016 - ProfServ-Field Management					Beginning Balance:	\$310,632.63
JE	9/1/2022	ACCRUAL	Journal Entry	Accrue August Mngt Srvc	(\$28,239.33)	\$282,393.30
Purchase	9/1/2022	81688	Vendor: INFRAMARK, LLC	AUG MNGT SRVCS	\$28,239.33	\$310,632.63
JE	9/30/2022	ACCRUAL	Journal Entry	Accrue September Mngt Srvc	\$28,239.33	\$338,871.96
					Ending Balance:	\$28,239.33
GL Account: 544012 - Trailer Rental					Beginning Balance:	\$6,380.00
Purchase	9/2/2022	RI1173206 EFT	Vendor: PINEY BRANCH MOTORS INC - ACH	09/02/22-10/01/22 40' CONTAINER	\$90.00	\$6,470.00
Purchase	9/12/2022	RI1173205 EFT	Vendor: PINEY BRANCH MOTORS INC - ACH	09/02/22-10/01/22 12X60 OFFICE TRAILER	\$490.00	\$6,960.00
					Ending Balance:	\$580.00
Department Name: Landscape Services (53902)						
GL Account: 534065 - Contracts-Mulch					Beginning Balance:	\$56,309.66
Purchase	9/1/2022	22582	Vendor: SERVELLO & SONS INC	SEP LANDSCAPE MAINT	\$5,119.06	\$61,428.72
					Ending Balance:	\$5,119.06
GL Account: 534073 - Contracts-Irrigation					Beginning Balance:	\$24,611.00
Purchase	9/1/2022	22647	Vendor: SERVELLO & SONS INC	SEPT IRRIG MAINT	\$2,233.00	\$26,844.00
Purchase	9/1/2022	22653	Vendor: SERVELLO & SONS INC	SEPT LANDSCAPE MAINT - ENCLAVE	\$48.00	\$26,892.00
					Ending Balance:	\$2,281.00
GL Account: 534171 - Contracts - Landscape					Beginning Balance:	\$245,838.33
Purchase	9/1/2022	22652	Vendor: SERVELLO & SONS INC	SEPT LAND MAINT ADDENDUM	\$280.00	\$246,118.33
Purchase	9/1/2022	22582	Vendor: SERVELLO & SONS INC	SEP LANDSCAPE MAINT	\$22,520.21	\$268,638.54
Purchase	9/1/2022	22653	Vendor: SERVELLO & SONS INC	SEPT LANDSCAPE MAINT - ENCLAVE	\$972.00	\$269,610.54
					Ending Balance:	\$23,772.21
GL Account: 534172 - Cntrs-Shrub/Grnd Cover Annual Svc					Beginning Balance:	\$146,256.77
Purchase	9/1/2022	22582	Vendor: SERVELLO & SONS INC	SEP LANDSCAPE MAINT	\$13,296.07	\$159,552.84
Purchase	9/1/2022	22653	Vendor: SERVELLO & SONS INC	SEPT LANDSCAPE MAINT - ENCLAVE	\$318.00	\$159,870.84
					Ending Balance:	\$13,614.07
GL Account: 546041 - R&M-Irrigation					Beginning Balance:	\$28,682.97
Purchase	9/1/2022	22272	Vendor: SERVELLO & SONS INC	JULY IRRIG MAINT	\$218.50	\$28,901.47
Purchase	9/9/2022	22701	Vendor: SERVELLO & SONS INC	SEPT IRRIG RPRS	\$359.32	\$29,260.79
Purchase	9/21/2022	22721	Vendor: SERVELLO & SONS INC	RPR MAINLINE BREAK 7106 FIVEOAKS DR	\$1,313.37	\$30,574.16
Purchase	9/21/2022	22720	Vendor: SERVELLO & SONS INC	RPR MAINLINE BREAK(PROPOSAL 7174)	\$437.53	\$31,011.69
					Ending Balance:	\$2,328.72
GL Account: 546099 - R&M-Trees and Trimming					Beginning Balance:	\$32,100.00
					Ending Balance:	\$0.00
GL Account: 549001 - Miscellaneous Services					Beginning Balance:	\$5,695.00
					Ending Balance:	\$0.00

HARMONY COMMUNITY DEVELOPMENT DISTRICT
 General Ledger Detailed Report
 For the Period(s) from Sep 01, 2022 to Sep 30, 2022

GENERAL FUND

Type	Date	Doc No.	Source Name	Reference Memo	Amount	Balance
------	------	---------	-------------	----------------	--------	---------

Department Name: Utilities (53903)

GL Account: 543006 - Electricity - General					Beginning Balance:	\$30,163.49
Purchase	9/9/2022	090922-9921 ACH	Vendor: ORLANDO UTILITIES COMMISSION-ACH	08/09/22-09/09/22 UTILITIES	\$2,393.55	\$32,557.04
					Ending Balance:	\$2,393.55

GL Account: 543013 - Electricity - Streetlights					Beginning Balance:	\$97,170.23
Purchase	9/9/2022	090922-9921 ACH	Vendor: ORLANDO UTILITIES COMMISSION-ACH	08/09/22-09/09/22 UTILITIES	\$9,302.19	\$106,472.42
					Ending Balance:	\$9,302.19

GL Account: 543021 - Utility - Water & Sewer					Beginning Balance:	\$183,447.72
Purchase	9/1/2022	081822 ACH	Vendor: TOHO WATER AUTHORITY - ACH	mtr 000784430 manual read;didn't draft	(\$233.38)	\$183,214.34
JE	9/30/2022	ACCRUAL	Journal Entry	Accrue September Water Utilities	\$17,132.82	\$200,347.16
					Ending Balance:	\$16,899.44

Department Name: Operation & Maintenance (53910)

GL Account: 543020 - Utility - Refuse Removal					Beginning Balance:	\$2,658.00
Purchase	9/1/2022	1405296W460 ACH	Vendor: WASTE CONNECTIONS OF FL.	09/01/22-09/30/22 TRASH PICKUP	\$276.00	\$2,934.00
					Ending Balance:	\$276.00

GL Account: 546073 - R&M-Ponds					Beginning Balance:	\$5,895.50
					Ending Balance:	\$0.00

GL Account: 546074 - R&M-Pools					Beginning Balance:	\$13,179.82
Purchase	9/1/2022	101295634239	Vendor: POOLSURE	9/2022 ASHLEY PARK CONTROLLER LEASE	\$60.00	\$13,239.82
Purchase	9/1/2022	101295634240	Vendor: POOLSURE	9/2022 SPLASH PAD CNTRLR LEASE	\$35.00	\$13,274.82
Purchase	9/7/2022	101295635515	Vendor: POOLSURE	SPLASH PAD BLEACH & ACID	\$165.75	\$13,440.57
Purchase	9/7/2022	101295635514	Vendor: POOLSURE	ASHLEY PARK BLEACH	\$142.50	\$13,583.07
Purchase	9/12/2022	101295635512	Vendor: POOLSURE	ASHLEY PARK BLEACH & ACID	\$56.50	\$13,639.57
Purchase	9/12/2022	101295635511	Vendor: POOLSURE	SWIM CLUB BLEACH	\$551.00	\$14,190.57
Purchase	9/12/2022	390579	Vendor: SPIES POOL LLC	SPLASH PAD PUMP REMOVAL	\$495.00	\$14,685.57
Purchase	9/16/2022	101295635513	Vendor: POOLSURE	SWIM CLUB BLEACH & ACID	\$490.75	\$15,176.32
Purchase	9/21/2022	101295635691	Vendor: POOLSURE	SWIM CLUB BLEACH	\$190.00	\$15,366.32
					Ending Balance:	\$2,186.50

GL Account: 546084 - R&M-Sidewalks					Beginning Balance:	\$11,675.99
					Ending Balance:	\$0.00

GL Account: 546104 - R&M-Vehicles					Beginning Balance:	\$3,668.81
JE	9/30/2022	ACCRUAL	Journal Entry	Accrue September Mngt Srvc	\$830.82	\$4,499.63
JE	9/30/2022	ACCRUAL	Journal Entry	Accrue September Mngt Srvc	\$363.29	\$4,862.92
					Ending Balance:	\$1,194.11

GL Account: 546159 - R&M-User Supported Facility					Beginning Balance:	\$7,552.72
					Ending Balance:	\$0.00

HARMONY COMMUNITY DEVELOPMENT DISTRICT
 General Ledger Detailed Report
 For the Period(s) from Sep 01, 2022 to Sep 30, 2022

GENERAL FUND

Type	Date	Doc No.	Source Name	Reference Memo	Amount	Balance
GL Account: 546223 - R&M-Equipment Boats					Beginning Balance:	\$4,335.21
Purchase	9/1/2022	81688	Vendor: INFRAMARK, LLC	AUG MNGT SRVCS toho marine	\$495.96	\$4,831.17
					Ending Balance:	\$495.96
GL Account: 546225 - R&M-Parks & Facilities					Beginning Balance:	\$27,476.21
Purchase	9/1/2022	385	Vendor: AAACS LLC	RESURFACE BASKETBALL COURT	\$4,500.00	\$31,976.21
Purchase	9/1/2022	082422-1777 ACH	Vendor: CARDMEMBER SERVICES - ACH	CC PURCH THRU 08/24/22 SUNOCO-FUEL	\$158.93	\$32,135.14
Purchase	9/1/2022	082422-1777 ACH	Vendor: CARDMEMBER SERVICES - ACH	CC PURCH THRU 08/24/22 HOME DEPOT-TRUFUEL 1 G;HEX LINE;AMDRO	\$68.93	\$32,204.07
Purchase	9/1/2022	082422-1777 ACH	Vendor: CARDMEMBER SERVICES - ACH	CC PURCH THRU 08/24/22 HOME DEPOT-SCREWS;CONCRETE;SOD;BOTTLE WTR	\$120.80	\$32,324.87
Purchase	9/1/2022	082422-1777 ACH	Vendor: CARDMEMBER SERVICES - ACH	CC PURCH THRU 08/24/22 HOME DEPOT-6X6 PRESSURE TREATED LUMBER	\$47.38	\$32,372.25
Purchase	9/1/2022	082422-1777 ACH	Vendor: CARDMEMBER SERVICES - ACH	CC PURCH THRU 08/24/22 NORTH SOUTH-DWV CO/ PLUG W/RAISED NUT	\$351.21	\$32,723.46
JE	9/30/2022	ACCRUAL	Journal Entry	Accrue September Mngt Srvc	\$5,799.99	\$38,523.45
JE	9/30/2022	ACCRUAL	Journal Entry	Accrue September Mngt Srvc	\$144.90	\$38,668.35
JE	9/30/2022	ACCRUAL	Journal Entry	Accrue September Mngt Srvc	\$44.97	\$38,713.32
JE	9/30/2022	ACCRUAL	Journal Entry	Accrue September Mngt Srvc	\$230.48	\$38,943.80
JE	9/30/2022	ACCRUAL	Journal Entry	Accrue September Mngt Srvc	\$43.52	\$38,987.32
JE	9/30/2022	ACCRUAL	Journal Entry	Accrue September Mngt Srvc	\$26.31	\$39,013.63
					Ending Balance:	\$11,537.42
GL Account: 546226 - R&M-Garden Lot					Beginning Balance:	\$1,273.28
					Ending Balance:	\$0.00
GL Account: 549001 - Miscellaneous Services					Beginning Balance:	\$1,350.00
					Ending Balance:	\$0.00
GL Account: 549900 - Misc-Contingency					Beginning Balance:	\$9,548.33
Purchase	9/1/2022	81688	Vendor: INFRAMARK, LLC	AUG MNGT SRVCS go daddy	\$12.17	\$9,560.50
Purchase	9/1/2022	81688	Vendor: INFRAMARK, LLC	AUG MNGT SRVCS distribution	\$498.40	\$10,058.90
Purchase	9/1/2022	81688	Vendor: INFRAMARK, LLC	AUG MNGT SRVCS amazon-ppr twls;batteries	\$76.64	\$10,135.54
Purchase	9/1/2022	81688	Vendor: INFRAMARK, LLC	AUG MNGT SRVCS amazon-refill air misters	\$82.65	\$10,218.19
					Ending Balance:	\$669.86
GL Account: 549911 - Security Enhancements					Beginning Balance:	\$9,667.06
Purchase	9/1/2022	4239	Vendor: SERV US@, LLC	CARTRIDGES	\$564.33	\$10,231.39
Purchase	9/1/2022	4241	Vendor: SERV US@, LLC	3 CLEAR CARTRIDGES	\$507.90	\$10,739.29
Purchase	9/1/2022	028483501083022 ACH	Vendor: BRIGHT HOUSE NETWORKS - ACH	08/28/22-09/27/22 0050284835-01	\$114.98	\$10,854.27
Purchase	9/7/2022	028483401090722 ACH	Vendor: BRIGHT HOUSE NETWORKS - ACH	09/06/22-10/05/22 0050284834-01	\$123.98	\$10,978.25
					Ending Balance:	\$1,311.19

HARMONY COMMUNITY DEVELOPMENT DISTRICT
 General Ledger Detailed Report
 For the Period(s) from Sep 01, 2022 to Sep 30, 2022

GENERAL FUND

Type	Date	Doc No.	Source Name	Reference Memo	Amount	Balance
GL Account: 552030 - Op Supplies - Fuel, Oil					Beginning Balance:	\$2,992.77
Purchase	9/1/2022	81688	Vendor: INFRAMARK, LLC	AUG MNGT SRVCS	\$262.88	\$3,255.65
				sunoco-fuel		
Purchase	9/1/2022	81688	Vendor: INFRAMARK, LLC	AUG MNGT SRVCS	\$87.95	\$3,343.60
				sunoco-diesel		
					Ending Balance:	\$350.83
GL Account: 591000 - Operating Transfers-Out					Beginning Balance:	\$675,246.00
					Ending Balance:	\$0.00
						\$675,246.00

HARMONY COMMUNITY DEVELOPMENT DISTRICT
 General Ledger Detailed Report
 For the Period(s) from Sep 01, 2022 to Sep 30, 2022

GENERAL FUND RESERVES

Type	Date	Doc No.	Source Name	Reference Memo	Amount	Balance
------	------	---------	-------------	----------------	--------	---------

<i>GL Account: 381000 - Interfund Transfer - In</i>					Beginning Balance:	(\$675,246.00)
					Ending Balance:	\$0.00 (\$675,246.00)

Department Name: Operation & Maintenance (53910)

<i>GL Account: 568130 - Reserve - Renewal&Replacement</i>					Beginning Balance:	\$350,135.50
Deposit	9/16/2022	DEP01056	Bank Account: Bank United GF	FLORIDA INS ALLIANCE-REIMBURSE INS REPAIR	(\$11,079.67)	\$339,055.83
JE	9/30/2022	JE004332	Journal Entry	Accrue Aquatic Weed Wetland Exotics Treatment - Sep 2022	\$48,500.00	\$387,555.83
					Ending Balance:	\$37,420.33 \$387,555.83

<i>GL Account: 568163 - Reserve - Sidewalks & Alleyways</i>					Beginning Balance:	\$0.00
JE	9/30/2022	JE004326	Journal Entry	Accrue Sidewalk Repl & Grinding - WO #WOH03222022	\$65,438.00	\$65,438.00
					Ending Balance:	\$65,438.00 \$65,438.00

HARMONY COMMUNITY DEVELOPMENT DISTRICT

General Ledger Detailed Report

For the Period(s) from Sep 01, 2022 to Sep 30, 2022

SERIES 2014 DEBT SERVICE FUND

Type	Date	Doc No.	Source Name	Reference Memo	Amount	Balance
GL Account: 361001 - Interest - Investments				Beginning Balance:		(\$63.21)
JE	9/1/2022	TS 2	Journal Entry	Interest - Reserve	(\$2.61)	(\$65.82)
JE	9/1/2022	TS 3	Journal Entry	Interest - Prepayment	(\$0.27)	(\$66.09)
JE	9/2/2022	TS 1	Journal Entry	Interest - Revenue	(\$2.69)	(\$68.78)
				Ending Balance:	(\$5.57)	(\$68.78)
GL Account: 363010 - Special Assmnts- Tax Collector				Beginning Balance:		(\$1,228,420.02)
				Ending Balance:	\$0.00	(\$1,228,420.02)
GL Account: 363030 - Special Assmnts- Prepayment				Beginning Balance:		(\$136,684.66)
JE	9/20/2022	TS 6	Journal Entry	Ck 1049 Henry W Korzen	(\$6,228.71)	(\$142,913.37)
				Ending Balance:	(\$6,228.71)	(\$142,913.37)
GL Account: 363090 - Special Assmnts- Discounts				Beginning Balance:		\$37,209.48
				Ending Balance:	\$0.00	\$37,209.48
GL Account: 549070 - Misc-Assessment Collection Cost				Beginning Balance:		\$23,960.80
				Ending Balance:	\$0.00	\$23,960.80
GL Account: 571001 - Principal Debt Retirement				Beginning Balance:		\$665,000.00
				Ending Balance:	\$0.00	\$665,000.00
GL Account: 571006 - Principal Prepayments				Beginning Balance:		\$85,000.00
				Ending Balance:	\$0.00	\$85,000.00
GL Account: 572001 - Interest Expense				Beginning Balance:		\$496,931.25
				Ending Balance:	\$0.00	\$496,931.25

HARMONY COMMUNITY DEVELOPMENT DISTRICT

General Ledger Detailed Report

For the Period(s) from Sep 01, 2022 to Sep 30, 2022

SERIES 2015 DEBT SERVICE FUND

Type	Date	Doc No.	Source Name	Reference Memo	Amount	Balance
GL Account: 361001 - Interest - Investments					Beginning Balance:	(\$46.28)
JE	9/1/2022	TS03	Journal Entry	Interest - Reserve	(\$1.46)	(\$47.74)
JE	9/1/2022	TS05	Journal Entry	Interest - Prepayment	(\$4.02)	(\$51.76)
JE	9/2/2022	TS04	Journal Entry	Interest - Revenue	(\$1.44)	(\$53.20)
					Ending Balance:	(\$53.20)
GL Account: 363010 - Special Assmnts- Tax Collector					Beginning Balance:	(\$841,966.30)
					Ending Balance:	\$0.00 (\$841,966.30)
GL Account: 363015 - Special Assmnts- Other					Beginning Balance:	(\$26,600.07)
					Ending Balance:	\$0.00 (\$26,600.07)
GL Account: 363030 - Special Assmnts- Prepayment					Beginning Balance:	(\$1,265,097.69)
JE	9/8/2022	TS06	Journal Entry	Ck 114065 Bankunified	(\$13,137.22)	(\$1,278,234.91)
JE	9/8/2022	TS07	Journal Entry	Ck 7000 NU World Title	(\$13,137.22)	(\$1,291,372.13)
JE	9/8/2022	TS08	Journal Entry	Ck 114110 Bankunified	(\$13,137.22)	(\$1,304,509.35)
JE	9/8/2022	TS09	Journal Entry	Ck 114099 Bankunified	(\$17,591.14)	(\$1,322,100.49)
JE	9/8/2022	TS10	Journal Entry	Ck 114122 Bankunified	(\$16,421.52)	(\$1,338,522.01)
JE	9/8/2022	TS11	Journal Entry	Ck 114142 Bankunified	(\$16,421.52)	(\$1,354,943.53)
JE	9/14/2022	TS12	Journal Entry	Fed Ref #2510 Bankunified	(\$13,137.22)	(\$1,368,080.75)
JE	9/14/2022	TS13	Journal Entry	Fed Ref #2843 Bankunified	(\$16,421.52)	(\$1,384,502.27)
JE	9/14/2022	TS14	Journal Entry	Fed Ref #3125 Bankunified	(\$13,137.22)	(\$1,397,639.49)
JE	9/15/2022	TS15	Journal Entry	Ck 114172 Bankunified	(\$17,591.14)	(\$1,415,230.63)
JE	9/15/2022	TS16	Journal Entry	Ck 114160 Bankunified	(\$14,072.92)	(\$1,429,303.55)
JE	9/15/2022	TS17	Journal Entry	Ck 114249 Bankunified	(\$13,137.22)	(\$1,442,440.77)
					Ending Balance:	(\$177,343.08) (\$1,442,440.77)
GL Account: 363090 - Special Assmnts- Discounts					Beginning Balance:	\$25,503.59
					Ending Balance:	\$0.00 \$25,503.59
GL Account: 549070 - Misc-Assessment Collection Cost					Beginning Balance:	\$16,422.80
					Ending Balance:	\$0.00 \$16,422.80
GL Account: 571001 - Principal Debt Retirement					Beginning Balance:	\$385,000.00
					Ending Balance:	\$0.00 \$385,000.00

HARMONY COMMUNITY DEVELOPMENT DISTRICT

General Ledger Detailed Report

For the Period(s) from Sep 01, 2022 to Sep 30, 2022

SERIES 2015 DEBT SERVICE FUND

Type	Date	Doc No.	Source Name	Reference Memo	Amount	Balance
------	------	---------	-------------	----------------	--------	---------

<i>GL Account: 571006 - Principal Prepayments</i>				<i>Beginning Balance:</i>		<i>\$445,000.00</i>
---	--	--	--	---------------------------	--	---------------------

				<i>Ending Balance:</i>	<i>\$0.00</i>	<i>\$445,000.00</i>
--	--	--	--	------------------------	---------------	---------------------

<i>GL Account: 572001 - Interest Expense</i>				<i>Beginning Balance:</i>		<i>\$426,543.76</i>
--	--	--	--	---------------------------	--	---------------------

				<i>Ending Balance:</i>	<i>\$0.00</i>	<i>\$426,543.76</i>
--	--	--	--	------------------------	---------------	---------------------

Subsection 3D

Invoices and Check Register

Harmony

Community Development District

General Fund

Invoice Approval Report # 269

October 12, 2022

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
AAACS LLC	385	R	\$ 4,500.00
		Vendor Total	\$ 4,500.00
BRIGHT HOUSE NETWORKS - ACH	028483501093022 ACH	R	\$ 114.98
	028483401090722 ACH	R	\$ 123.98
	Vendor Total		\$ 123.98
CARDMEMBER SERVICES - ACH	082422-1777 ACH	R	\$ 747.25
		Vendor Total	\$ 747.25
EGIS INSURANCE ADVISORS, LLC	17246	R	\$ 18,732.00
		Vendor Total	\$ 18,732.00
FEDEX	7-888-58373	R	\$ 35.18
		Vendor Total	\$ 35.18
INFRAMARK	83073	A	\$ 107,166.88
		Vendor Total	\$ 107,166.88
KUTAK ROCK LLP	3109343	A	\$ 3,500.00
	3109342	A	\$ 311.48
	Vendor Total		\$ 3,811.48
ORLANDO UTILITIES COMMISSION	090922-8921 ACH	R	\$ 11,695.74
		Vendor Total	\$ 11,695.74
PEGASUS		A	\$ 4,348.86
		Vendor Total	\$ 4,348.86
PINEY BRANCH MOTORS INC. - ACH dba ALLIED TRAILERS	RL1173205	R	\$ 490.00
	RL1180388	R	\$ 490.00
	RL1180389	R	\$ 90.00
	Vendor Total		\$ 1,070.00
POOLSURE	101295635513	R	\$ 490.75
	101295635512	R	\$ 56.50
	101295635515	R	\$ 165.75
	101295635511	R	\$ 551.00
	101295635514	R	\$ 142.50
	101295635129	R	\$ 60.00
	101295635130	R	\$ 35.00
	101295635691	R	\$ 190.00
Vendor Total		\$ 1,691.50	

Harmony

Community Development District

General Fund

Invoice Approval Report # 269

October 12, 2022

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
SERVELLO & SONS INC	22582	R	\$ 40,935.34
	22647	R	\$ 2,233.00
	22652	R	\$ 280.00
	22653	R	\$ 1,338.00
	22721	R	\$ 1,313.37
	22720	R	\$ 437.53
	Vendor Total		\$ 46,537.24
SPIES POOL LLC	401803	R	\$ 495.00
		Vendor Total	\$ 495.00
SUN PUBLICATIONS dba OSCEOLA NEWS GAZETTE	390579	R	\$ 1,045.18
		Vendor Total	\$ 1,045.18
TOHO WATER AUTHORITY - ACH	091822 ACH	R	\$ 17,407.21
		Vendor Total	\$ 17,407.21
WASTE CONNECTIONS OF FL.	1409987W460	R	\$ 276.00
		Vendor Total	\$ 276.00
Total Invoices			\$ 219,798.48

Section 4

Contractor's Report

Section 5

Staff Reports

Subsection 5A

Field Manager

- **Sidewalk Grinding Completed:**

1. Five Oaks Dr. / Close Golf Course Entrance 4 panels
2. Primrose Willow Park (3338) 2 Panels

- **Pressure Washing Completed:**

1. Pond Pines Rd Park (Between Buck Lakeshore)
2. Town Square (Center Sidewalks)
3. Town Square Signs areas (Floor)
4. Needlegrass Ln Park sidewalks
5. Gopher Apple Way Park
6. US-192 Fence on Process
7. Roundabout (Five Oaks with Schoolhouse Rd and Five Oaks with Cat Brier).
8. Swim Club Kiddy Pool pavers.

- **Tasks Completed:**

1. Buck Lakeshore Men Restroom – Little Crack between wall and the hand washer
2. Broken Tree Branches Picking by Hurricane (Oak Glen Tr; Town Square, East Five Oaks, Cat Brier Tr.)
3. Drainage Cleaning at Harmony States
4. Drainage Entrances in the main streets (Five Oaks (West, Central and East side) Cat Brier Tr; Schoolhouse Road, Oak Glen Tr. And Cordgrass Pl.
5. Swim Club Men Restroom Urinal Unclogged.
6. Boats and Dock cleaning completed to start reservation at 10/19/2022.
7. CDD Property next 3176 Dark Sky Dr; Hole in the land was covered.

- **Notes:**

1. (25) ID Access cards worked in October.
2. Emails Received and handled was (273).
3. Calls Received and handled more than (98).
4. Text messages received and handled (18).

- **Procedures:**

1. I've Followed up with Spies regarding, the estimate was signed up to proceed, waiting receive the agreement from the district attorney to proceed.
2. I've Follow Up with AAA the day of start 10/13/2022, job completed at 10/15/2022 and inspected Monday 10/17/2022 (We found water spots, white powder sprayed in the blue areas and a couple waves marks in the court surface that need to be corrected) pending form the vendor to fix.
3. Follow Up with Eric Farnsworth Access Air to sign the contract to proceed with the Swim Club Exhaust Fan Installation / Mrs. Farnsworth did not sign the contract because his business has not the insurances required by the district, pending.
4. Follow up with 4M&J Service LLC, waiting the vendor sign the contract sent from the District Attorney.
5. One employee form the Field Staff resigned, Chris Woods. Field Staff working just with three employees.
6. Following up with AwesomeHoaSigns.com, pending to receive the estimate for the twelve (12) Harmony Signs, pending.
7. Three (3) candidates pending to interview, for cover the open Maintenance Technician I position.
8. Swim Club Heater Low Refrigerant (LP5); The vendor Symbiont Services Corp was reached out for maintenance service; We are awaiting OF the service date.

- Item 1: Completed, no action needed.
- Item 2: Non-Completed, action needed
- Item 3: Non-Completed, action needed
- Item 4: Non-Completed, action needed
- Item 5: Non-Complete, action needed.
- Item 6: Non-Completed, action needed
- Item 7: Non-Completed, action needed
- Item 8: Non-Completed, action needed.
- Item 9: Non-Completed, action needed
- Item 10: Non-Completed, action needed
- Item 11: Completed, no action needed.
- Item 12: Non-Completed, action needed
- Item 13: Non-Completed, action needed
- Item 14: Completed, no action needed.
- Item 15: Completed, no action needed.
- Item 16: Completed, no action needed.
- Item 17: Non-Completed, action needed
- Item 18: Proposal Submitted by Pete Betancourt (Servello)
- Item 19: Proposal Submitted by Pete Betancourt (Servello)
- Item 20: Pending to be completed.
- Item 21: Pending to get estimates.
- Item 22: Non-Completed, action needed.
- Item 23: Non-Completed, action needed.
- Item 24: Completed, no action needed.
- Item 25: Pending to be completed.
- Item 26: Pending to be completed.
- Item 27: Non-Completed, action needed.
- Item 28: Non-Completed, action needed.
- Item 29: Pending to be completed.
- Item 30: Complete partially, Wet land.
- Item 31: Non-Completed, action needed.
- Item 32: Completed, no action needed.
- Item 33: Pending to be completed.
- Item 34: Pending to be completed.
- Item 35: Pending to be completed.
- Item 36: Non-Completed, action needed.
- Item 37: Non-Completed, action needed.
- Item 38: Pending to be completed.
- Item 39: Non-Completed, action needed.
- Item 40: Non-Completed, action needed.
- Item 41: Non-Completed, action needed.

- Item 42: Non-Completed, action needed.
- Item 43: Non-Completed, action needed.
- Item 44: Non-Completed, action needed.
- Item 45: Non-Completed, action needed.
- Item 46: Completed, no action needed.
- Item 47: Non-Completed, action needed.
- Item 48: Non-Completed, action needed.
- Item 49: Non-Completed, action needed.
- Item 50: Non-Completed, action needed.
- Item 51: Pending to be completed.
- Item 52: Non-Completed, action needed.
- Item 53: Non-Completed, action needed.
- Item 54: Non-Completed, action needed.
- Item 55: Non-Completed, action needed.
- Item 56: Non-Completed, action needed.
- Item 57: Non-Completed, action needed.
- Item 58: Non-Completed, action needed.
- Item 59: Completed, no action needed.
- Item 60: Non-Completed, action needed.
- Item 61: Non-Completed, action needed.
- Item 62: Non-Completed, action needed.
- Item 63: Non-Completed, action needed.
- Item 64: Pending to be completed.
- Item 65: Proposal submitted by Pete Betancourt (Servello)
- Item 66: Completed, No action needed.

Subsection 5B

Field Proposals

Subsection 5Bi

Enviro Tree #7308

COPY



Enviro Tree Service LLC

3202 Phils Lane
 Apopka FL 32712
www.envirotreeservice.com

Proposal #7308

Created: 10/17/2022
 From: Steven Anderson

Proposal For

CDD Harmony

Harmony CDD

main: 4074330515
brett.perez@inframark.com

Location

FL 32809

Harmony CDD hardwood pruning Terms
Net 15

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Prune 129 oak trees, 25 elm trees, and 4 maple tree's by providing 8 foot elevation for mower clearance, Crown thinning, and reduction cuts close to road for clearance where applicable. Tree's will be needed to be reevaluated in next couple of years as they are still small now. Tree's are on Litte Blue Lane, Habitat Drive, Grande Heron, Cordgrass, Butterfly, Blazing Star, and Galingal.	158	\$ 90.00	\$ 14,220.00
Elevate 114 Oak tree's along Dark Sky to provide 15 foot elevation and crown reduction and thinning.	114	\$ 130.00	\$ 14,820.00

All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. Balances not paid by the due date are subject to late fees. Work Includes clean-up and disposal. Bid Valid for 30 days.

SUBTOTAL	\$ 29,040.00
SALES TAX	\$ 0.00
TOTAL	\$ 29,040.00

Signature

x _____ Date:

Please sign here to accept the terms and conditions

Please call mobile number for scheduling questions

Steven Anderson
 Office: [407-574-6140](tel:407-574-6140)
 Mobile: [407-307-9639](tel:407-307-9639)
sanderson@envirotreeservice.com



Terms and Conditions

1. License and Permits: Contractor shall maintain required insurance if required by state or local law and will comply with all other license and permit requirements required by the city, state and federal governments, as well as all other requirements of the law.
2. Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, etc. required by law or Client/Owner's contract agreement as specified in signed contract prior to and through duration of work.
3. Client/Owner and the Contractor bind themselves, their partners, successors, & assignees to the other party with respect to all covenants of Contract. If property or business is sold or there is a change in ownership during contract period, Client/Owner must first obtain the written consent of Contractor for the assignment of any interest in contract agreement to be effective.
4. Client/Owner shall provide all utilities to perform work at Job Site. Client/Owner shall furnish access to all parts of the job site where Contractor is to perform work as required by the Contract or other job-related functions in compliance with the contract during normal working hours or hours required by the contract or other reasonable periods of time. Contractor will commence work as reasonably practical after the owner makes the site available to perform work.
5. Any additional services not specified in the signed written contract that involves additional costs will be executed only upon signed written work order and additional fees will be assessed over and above the estimate.
6. Contractor shall recognize and perform in accordance with only written terms, contract specifications, and drawings contained or referred to herein. All materials shall conform to contract specifications.
7. Contractor reserves the right to hire qualified subcontractors in accordance with the contract specifications.
8. Contractor shall designate a qualified representative with experience in tree management to oversee work. Workforce shall always dress in proper work attire. All employees shall be competent and qualified and legally authorized to work in the U.S.
9. If the jobsite conditions materially change from the time of approval of this proposal to the commencement of work causing the job costs to adversely change, this proposal is null and void. Scheduling of work is dependent on weather conditions and workloads. Safety of workforce will always take precedence.
10. The Contractor shall recognize and perform in accordance with only written terms, specifications, and drawings containing or referred to herein. All Materials shall conform to bid specifications.
11. Crown thinning more than twenty-five percent, or any requests not in accordance with ISA standards will require a signed waiver of liability.
12. Contractor shall indemnify the Client/Owner and its agents and employees from liabilities which may be caused due to the Contractor's work. It is understood and agreed that the Contractor shall not be liable for any damages that are the result of the sole negligence or willful misconduct of the Client/Owner or an indemnified party. Contractor shall not be liable for any damage that occurs from acts of God. Acts of God are defined as those caused by acts of nature such as hail, fire, flood, hurricane, windstorm, etc. Under these instances, Contractor shall have the right to renegotiate the terms and prices of this proposal within thirty (30) days. Any illegal trespass claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and authorization shall be the sole responsibility of Client/Owner.
13. Notice of Cancellation of work must be received in writing to a Principle/Management of Enviro Tree Service before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel/hourly wage charge of \$150.00.
14. Client/Owner shall make payment to Contractor within fifteen (15) days of receipt of invoice unless otherwise agreed upon in writing. Failure to make payment per terms may result in a Mechanic's Lien, & 18% APR with a minimum of \$10.00 per month. If a check is returned for any reason at all, client/owner will pay an additional \$30.00 per returned check. We accept Visa and Mastercard. We DO NOT accept American Express or Discover. A 3% fee is charged by the credit card company for this service.
15. All work, including emergency work, overtime and weekend work performed outside of the normal working hours (Mon-Fri 6:30 a.m.- 5:00 p.m.) shall be billed at overtime rates. Power equipment will commence at 7:00 a.m., unless otherwise specified in the contract agreement. Additional charges will apply if crews are unable to use power equipment by 9:00 a.m.
16. Trees removed will be cut as close to the ground as possible based the conditions next to the bottom of the tree trunk. Additional charges will be assessed for unseen hazards such as, but not limited to concrete or brick filled trunks, metal rods, etc. If requested, mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility and cable lines prior to commencement of work. Enviro Tree Service is not responsible for damage to underground utilities such as, but not limited to, cables, wires, pipes, and irrigation systems. Enviro Tree Service will repair damaged irrigation lines at the Client/Owner's expense. Additionally, we will do our best to protect lawn and landscaping; however, some repair or replacement may be required and is the responsibility of homeowner.
17. Disclaimer: Contract is based on the information given at the time of contract and priced based upon information gathered during the proposal process using ordinary means and information given, at or about the time the proposal was prepared. The price quoted in the proposal for work performed is the result of that information and therefore Enviro Tree Service will not be liable for any additional costs or damages for additional work not described on the contract or proposal and terms and conditions, that were not ascertainable at the time proposal or contract. The work performed by Enviro Tree Service is intended to preserve the tree's integrity and any property of the corresponding work and enhance the overall value of the property but is not a guarantee. Enviro Tree Service cannot be held liable for unknown or otherwise hidden defects of any trees on or near work being performed, which may fail in the future. The work performed cannot guarantee exact results.

Client/Owner		Enviro Tree Service	407-574-6140
Signature	Title	Signature	Title
Printed Name	Date	Printed Name	Date

Subsection 5Bii

Servello #7122

COPY



Proposal

Date	Proposal #
08/30/2022	7122

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

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

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

Scope

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

Arbor Services

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

Description	Quantity	Unit	Price
Lift and thin out trees throughout community.	1.00	Ea	28,600.00

Subtotal Arbor Services	28,600.00
--------------------------------	-----------

Project Total	\$28,600.00
----------------------	-------------

Harmony CDD

Proposal # 7122

Project Total

\$28,600.00

Terms & Conditions

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

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

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

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

Subsection 5Biii

Servello #7185



Proposal

Date	Proposal #
09/20/2022	7185

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

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.

Arbor Services

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

Description	Quantity	Unit	Price
Lifting and thinning of remaining trees	1.00	Ea	14,300.00
Fuel Surcharge	1.00	ea	357.50

Subtotal Arbor Services	14,657.50
--------------------------------	-----------

Project Total	\$14,657.50
----------------------	-------------

Harmony CDD

Proposal # 7185

Project Total

\$14,657.50

Terms & Conditions

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

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

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

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

Subsection 5Biv

**BrightView
#464255**



BrightView Tree Care Services

Branch Office #49360
4777 Old Winter Garden Road
Orlando, Florida 32789
Doug OBrien
doug.obrien@brightview.com
tel:321-287-0988

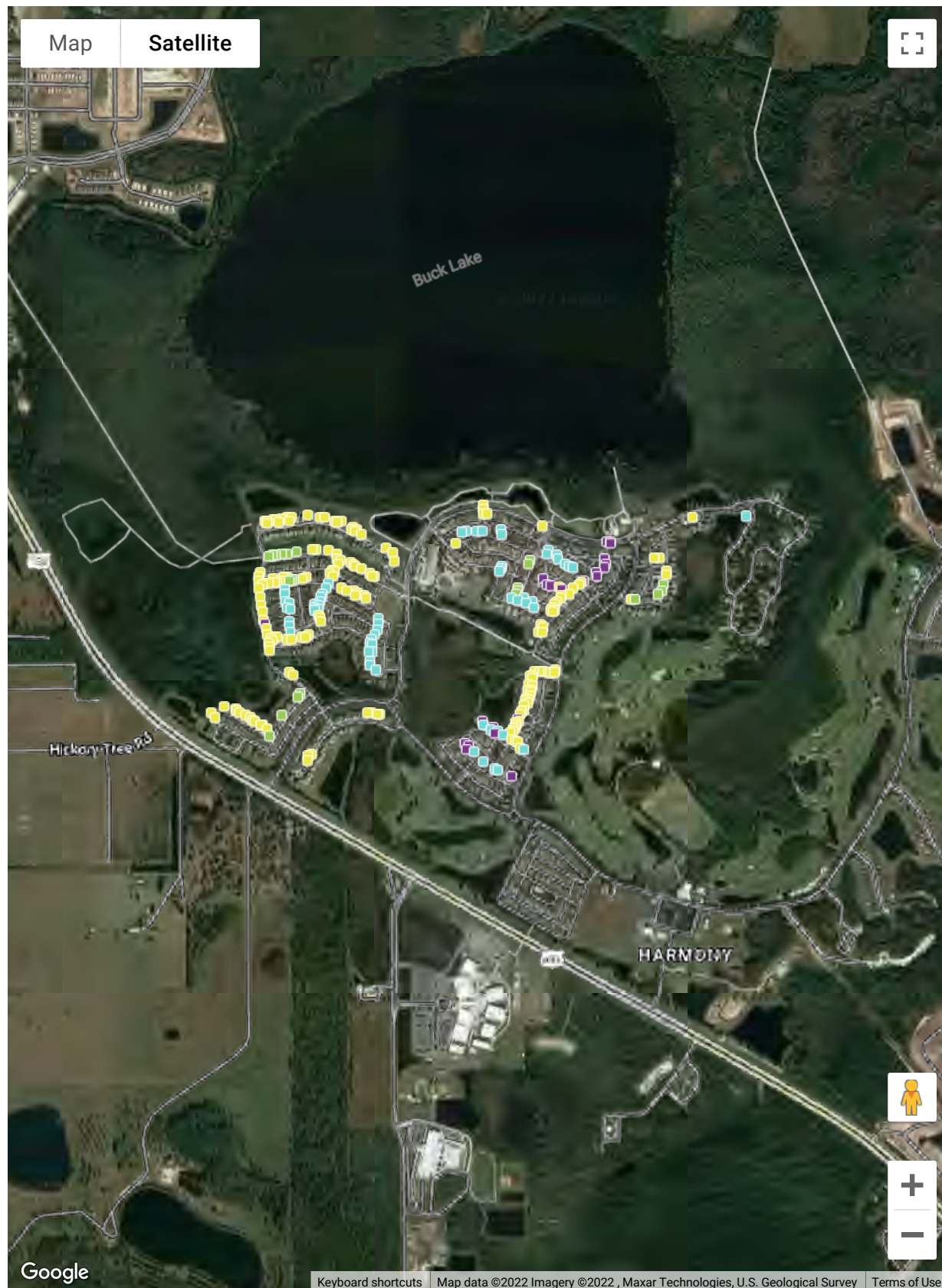
Tree Care Service Address/Location

Harmony
7300 7348 Five Oaks Dr
Harmony, 34773
Doug OBrien
doug.obrien@Brightview.com
tel:321-287-0988

Proposed Tree Care Services

Species	DBH	Qty	Objective	Price
Drake elm		22	Building Clearance / Elevation / End Weight Reduction	\$990
Nuttall's Oak <i>Quercus texana</i>	7"-12"	1	Elevation	\$90
Nuttall's Oak <i>Quercus texana</i>	7"-12"	4	Elevation / End Weight Reduction	\$360
Nuttall's Oak <i>Quercus texana</i>	7"-12"	17	Elevation / End Weight Reduction / Structure Prune	\$1,530
Southern Live Oak <i>Quercus virginiana</i>		130	Building Clearance / Elevation / End Weight Reduction / Shape	\$11,700
Southern Live Oak <i>Quercus virginiana</i>		11	Elevation / End Weight Reduction / Shape	\$990
Southern Live Oak <i>Quercus virginiana</i>		31	Elevation / sidewalk clearance / Structure Prune	\$2,790
Sycamore Species <i>Platanus spp.</i>		1	Elevation	\$50
Sycamore Species <i>Platanus spp.</i>		62	Elevation / End Weight Reduction / Shape	\$3,100
Total				\$21,600

Harmony



- Legend (279)
- Southern Live Oa... (172)
 - Sycamore Species (63)
 - Nuttall's Oa... (22)
 - Drake elm (22)

1. **Bid Specifications:** The Contractor shall recognize and perform in accordance with only written terms, specifications, and drawings contained or referred to herein. All materials shall conform to bid specifications. Work is being done in accordance with ANSI A300 standards.
2. **Bid Expiration:** This proposal will remain in effect for thirty (30) days from the date it was first presented to Client/Owner, unless accepted or rejected by Client/Owner, or withdrawn by Contractor prior to that time.
3. **Work Force:** Contractor shall designate a qualified representative with experience in tree management. The work force shall be presentable at all times. All employees shall be competent and qualified and shall be legally authorized to work in the U.S.
4. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions near to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete or brick filled trunks, metal rods, etc. If requested, mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. BrightView Tree Care Services is not responsible for damage done to underground utilities such as, but not limited to, cables, wires, pipes, and irrigation parts. BrightView Tree Care Services will repair damaged irrigation lines at the Client/Owner's expense.
5. **Scheduling of Work:** If the jobsite conditions materially change from the time of approval of this proposal to the time the work starts, such that the job costs are adversely changed, this proposal is null and void. Scheduling of work is dependent on weather conditions and workloads. Our office will call the day prior to the work being done, unless other arrangements are made.
6. **Work Hours:** Any work, including emergency work, overtime and weekend work performed outside of the normal working hours (Monday-Friday between 6:30 a.m. and 2:30 p.m.) shall be billed at overtime rates. Use of power equipment will commence at 7:00 a.m., unless otherwise specified in the scope of work. Additional charges will be applied if crews cannot use power equipment by 9:00 a.m.
7. **License and Permits:** Contractor shall maintain a Landscape Contractor's license if required by State or local law and will comply with all other license and permit requirements of relevant city, state and federal governments, as well as all other requirements of law.
8. **Taxes:** Contractor agrees to pay all applicable taxes, including sales taxes on material supplied, where applicable.
9. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with a \$1,000,000 limit of liability.
10. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from acts of God. Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner.
11. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%), or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.
12. **Non-Union Contractor:** Client/Owner acknowledges that Contractor is not a signatory to any union agreements. If any services hereunder would be covered by any labor union that Client/Owner is bound to or that may have a claim to such work, then this written proposal shall be immediately terminated and become void, with no further liability to Contractor.
13. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
14. **Additional Services:** Any additional work, changes in the scope of work, or additional contract terms introduced by Client/Owner that are not specified in the signed written proposal shall constitute a counter offer and will require a new written proposal or an executed written order to address such changes. Any additional costs related thereto shall be charged by Contractor as an extra charge over and above the estimate.
15. **Access to Job Site:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of the job site where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
14. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days of receipt of invoice.
15. **Cancellation:** Notice of cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.
16. **Assignment:** The Client/Owner and the Contractor, respectively, bind themselves, their partners, successors, assignees and legal representatives to the other party with respect to all covenants of this Contract. In the event of sale or transfer of Client/Owner's interest in its business and/or the property which is the subject of this agreement, Client/Owner must first obtain the written consent of Contractor for the assignment of any interest in this agreement to be effective.
17. **Disclaimer:** This proposal for tree care services was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. The work performed by BrightView Tree Care Services is intended to reduce the chances of tree failure and any corresponding property liabilities, in addition to enhancing aesthetic value but is not a guarantee. We cannot be held responsible for unknown or otherwise hidden defects of your trees, which may fail in the future. The corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

Acceptance of this Proposal

Contractor is authorized to perform the work stated on the face of this proposal. Payment will be 100% due at time of billing. If payment has not been received by BrightView Tree Care Services within fifteen (15) days after billing, BrightView Tree Care Services shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1% per month, or the highest rate permitted by law, will be charged on unpaid balance 45 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY.

Customer

Signature	
Doug OBrien	October 19, 2022
Printed Name	Date

BrightView Tree Care Services

<i>Doug OBrien</i>	
October 19, 2022	
Signature	Date

Doug OBrien	
October 19, 2022	
Printed Name	Date

Subsection 5C

District Engineer

Subsection 5Ci

Alley Paving for C-1 and C-2

PROPOSAL

Harmony CDD
313 Campus Street
Celebration, FL 34747

Submitted October 6, 2022

Gentlemen:

The undersigned, as Bidder, hereby declares that the only person or persons interested in the Proposal, as principal or principals, is or are named herein and that no other person than herein mentioned has any interest in the Proposal of the Contract to which the work pertains; that this Proposal is made without connection or arrangement with any other person, company, or parties making a bid or proposal and that the Proposal is in all respects fair and made in good faith without collusion or fraud.

The Bidder further declares that it has examined the site of the work and that from personal knowledge and experience, or that it has made sufficient test holes and/or other subsurface investigations to fully satisfy itself that such site is a correct and suitable one for this work and it assumes full responsibility therefore; that it has examined the Drawings and Specifications for the work and from its own experience or from professional advice that the Drawings and Specifications are sufficient for the work to be done and it has examined the other Contractual Documents relating thereto, including the Advertisement for Bids, Instructions to Bidders, Proposal, Bid Security or Bid Bond, Contract, **separate** Performance and Payment Bonds, General and Special Conditions, Technical Specifications, Drawings and has read all addenda prior to the opening of bids, and that it has satisfied itself fully, relative to all matters and conditions with respect to the work to which this Proposal pertains.

The Bidder proposes and agrees, if this Proposal is accepted, to contract with the Harmony Community Development District (CDD) in the form of the contract specified, to furnish all necessary materials, all equipment, all necessary machinery, tools, apparatus, means of transportation, and labor necessary to complete the work specified in the Proposal and the Contract, and called for by the Drawings and Specifications and in the manner specified.

The Bidder further proposes and agrees to comply in all respects with the time limits for commencement and completion of the work as stated in the Contract Form.

The Bidder further agrees that the deductions for liquidated damages, as stated in the Contract Form, constitute fixed, agreed, and liquidated damages to reimburse the CDD for additional costs to the CDD resulting from the work not being completed within the time limit stated in the Contract Form.

The Bidder further agrees to execute a Contract and, if required, furnish satisfactory **separate** one hundred percent (100%) Performance and Payment Bonds therefore, within ten (10) consecutive calendar days after written notice being given by the CDD of the award of the Contract, and the undersigned agrees that in case of failure on its part to execute the said Contract and the Contract Bond within the ten (10) consecutive calendar days after the award of the Contract, the cashier's check or Bid Bond accompanying its bid and the money payable thereon shall be paid to the CDD as liquidation of damages sustained by the CDD; otherwise, the check accompanying the Proposal shall be returned to the undersigned after the Contract is signed and the Contract Bond is filed.

The undersigned agrees to accept in full compensation therefore the total of the lump sum prices and extended unit prices items named in the following schedule. It is understood that the unit prices quoted or established for a particular item are to be used for computing the amount to be paid to the Contractor, based on the quantities actually constructed as determined by the applicable measurement and payment portion of the technical specifications.

The undersigned hereby declare that Carr & Collier Inc. has examined the plans and specifications with related documents and the site of the proposed work and being familiar with all of the conditions surrounding the construction of:

Harmony Neighborhoods "C-1" and "C-2" Roadway Rehabilitation

for which bids were advertised to be received until **Thursday, June 23, 2022 at 10:00 a.m.** and further declare that Carr & Collier Inc. will furnish all labor, materials and supplies and to construct the project in accordance with the Contract Documents, within the time set forth therein, and at the price stated below. The price is to cover all expenses incurred in performing the work required under the Contract Documents, of which this proposal is a part.

Work shall be completed as specified in its entirety for the total amount of:

\$ 647,200.00
(Use Numbers)

\$ Six Hundred Forty-Seven Thousand **Dollars and** Zero **Cents**
Two Hundred (Use Words) (Use Words)

At the following unit prices: **See Bid Form Sheets**

I certify that work shall be completed as specified in its entirety within **ONE HUNDRED TWENTY (120) CALENDAR DAYS** of Notice to Proceed.

The CDD reserves the right to reject any or all proposals, to waive informalities, and to accept all or any part of any proposal as they may deem to be of the best interest of the CDD. Acknowledgement is hereby made of the following Addenda received since issuance of Plans and Specifications:

Addendum No. _____ Dated: _____ Addendum No. _____ Dated: _____
Addendum No. _____ Dated: _____ Addendum No. _____ Dated: _____
Addendum No. _____ Dated: _____ Addendum No. _____ Dated: _____

Attached hereto is a cashier's check on the _____ N/A _____
 _____ Bank of _____
 _____ or Bid Bond for the sum of _____ N/A _____
 _____ Dollars
 (\$ _____), made payable to the Harmony CDD.

_____ Carr & Collier Inc. _____ L.S.

(Name of Bidder) (Affix Seal)

_____ L.S.

(Signature of Officer)

_____ Reynolds Holiman, Vice President _____ L.S.

(Title of Officer)

Federal Employer Identification Number _____ 20-3943756 _____

Address: _____ P. O. Box 777 _____

City: _____ Okahumpka _____ State: _____ FL _____ Zip: _____ 34762 _____

Phone: (_____ 352) _____ 764-3700 _____ Fax: (_____ 352) _____ 570-9770 _____

The full names and residences of persons and firms interested in the foregoing bid, as principals, are as follows:

_____ Joseph E. Rayl, President - P. O. Box 777, Okahumpka, FL 34762 _____

_____ Reynolds Holiman, Vice President - P. O. Box 777, Okahumpka, FL 34762 _____

_____ Karen L. Rayl, Secretary/Treasurer - P. O. Box 777, Okahumpka, FL 34762 _____

Name of the executive who will give personal attention to the work:

_____ Reynolds Holiman, Vice President _____

Attach list of subcontractors as required by Article 7 of Instruction to Bidders.

<< END OF PROPOSAL >>

EVIDENCE OF EXPERIENCE AND FINANCIAL STATUS
(Must be included with Bid Proposal)

Project Description	Owner's Name & Address	Value of Project
Terminal Expansion/Renovation: Apron Reconstruction/Expansion	Melbourne Airport Authority One Air Terminal Pkwy, Ste. 200 Melbourne, FL 32901	\$11,717,200
Taxiway C Extension	City of Winter Haven 451 3rd Street, N.W. Winter Haven, FL 33881	\$1,637,707
Lake Gordon Stormwater, Flood and Drainage System Improvemts	Town of Lake Hamilton 100 Smith Avenue Lake Hamilton, FL 33851	\$577,070
Blue Springs Nutrient Reduction - E. Graves Ave/S. Orange Ave Drainage Improvements	City of Orange City 426 S. Volusia Avenue Orange City, FL 32763	\$768,016
FDOT Sunrail Quiet Zone	FDOT - District 5 719 S. Woodland Blvd. DeLand, FL 32720	\$227,656
BP-00470 South Cell Lot and Utilities at Orlando International Airport	Greater Orlando Aviation 11314 Terminal C Service Rd. Orlando, FL 32824	\$4,362,884
Canterbury Lane Drainage Improvements	City of Kissimmee 101 N. Church St., Ste. 301 Kissimmee, FL 34741	\$838,600
Lakeshore Trail	City of Deltona 255 Enterprise Rd. Deltona, FL 32725	\$560,166

BID BOND

STATE OF FLORIDA

COUNTY OF _____

KNOW ALL MEN BY THESE PRESENTS, that _____

as Principal, and _____

a corporation authorized to do business in the State of Florida, as Surety, held and firmly bound unto:

Harmony Community Development District (CDD),

in the penal sum of _____ Dollars

[\$ _____] which represents _____% of the bid amount, for the payment of which sum will and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid, dated _____, 20____, for the project:

N/A
Harmony Neighborhoods "C-1" and "C-2" Roadway Rehabilitation

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is that if the Principal shall not withdraw said bid within Sixty (60) days after date of opening of the same, and Principal shall within ten (10) days after the prescribed forms are presented to it for signature, enter into a written contract with the CDD in accordance with the bid as and if accepted by the CDD, and give bonds with good and sufficient surety or sureties, as may be required, for the faithful performance and proper fulfillment of such contract, if in the event Principal withdraws said bid within the period specified, or the Principal fails to enter into such contract and give such bonds within the time specified, the Principal shall pay the CDD the difference between the amount specified in said bid and the amount for which the CDD may procure the required work and supplies, if the latter amount be in excess of the former, then this obligations shall be void and of no effect, otherwise to remain in full force and effect.

Surety hereby agrees that its obligation shall not be impaired by any extension of time for Principal's acceptance or compliance with bid award requirements. Surety hereby waives notice of such extensions.

IN WITNESS WHEREOF, the above bounded parties have executed this instrument under their several seals, this _____ day of _____, A.D., 20____, the name and corporate seal of each corporate party being hereto affixed, and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

WITNESSES:

(If Sole Ownership or Partnership, two (2) Witnesses required).

(If Corporation, Secretary Only will attest and affix seal).

PRINCIPAL:

WITNESSES:

Name of Firm

Authorized Officer

(Affix Seal)

N/A
Title

Business Address

City State

SURETY:

WITNESS:

Corporate Surety

Attorney-in-Fact

(Affix Seal)

Business Address

City State

Name of Local Insurance Agency

Phone: (____) _____

CERTIFICATES AS TO CORPORATE PRINCIPAL

I, _____, certify that I am the Secretary of the Corporation named as Principal in the within bond; that _____ who signed the said bond on behalf of the principal, was then _____ of said corporation; that I know the signature, and that the signature hereto is genuine; and that said bond was duly signed, sealed, and attested for and in behalf of said corporation by authority of its governing body.

Secretary
STATE OF FLORIDA
COUNTY OF _____

[Corporate Seal]
N/A

Before me, a Notary Public duly commissioned, qualified and acting, personally appeared _____
to me well known, who being by me first duly sworn upon oath says that this person is the Attorney-in-Fact, for the _____
and that this person has been authorized by _____
to execute the foregoing bond on behalf of the Contractor named therein in favor of the Harmony CDD.

Subscribed and sworn to before me this _____ day of _____, 20____, A.D.

(Attach Power of Attorney to original Bid Bond and Financial Statement of Surety Company)

Notary Public
State of Florida-at-Large

My Commission Expires: _____

<< END BID BOND >>

CONFLICT OF INTEREST DISCLOSURE FORM
(Must Be Included With Bid Submittal)

I, Reynolds Holiman

am Reynolds Holiman Vice President
(Print Name) (Print Title)

and the duly authorized representative of the firm of
Carr & Collier Inc.
(Print Name of Company)

whose address is:
P. O. Box 777
Okahumpka, FL 34762

I possess the legal authority to make this affidavit on behalf of myself and the firm for which I am acting; and, except as listed below, no employee, officer, or agent of the firm have any conflict of interest, real or apparent, due to ownership, other clients, contracts, or interest associated with this project; and, this proposal is made without prior understanding, agreement, or connection with any corporation, firm or person submitting a proposal for the same services, and is in all respects fair and without collusion or fraud.

EXCEPTIONS (list):
None

Signature:

Print Name: Reynolds Holiman, Vice President

Name of Company: Carr & Collier Inc.

Date: October 6, 2022

Witnessed: Sworn to and subscribed before me this 6th day of October, 20 22

Personally Known X Notary Public - State of Florida

Or Produced Identification N/A My Commission Expires May 21, 2024

Type of Identification N/A Seal

Dianne Woods, Florida Notary
Harmony Neighborhoods "C-1" and "C-2" Roadway Rehabilitation
Proposal, Page 30

**OFFICERS AND SIGNIFICANT STAKEHOLDERS
(Must Be Included With Bid Submittal)**

Failure to list all officers and significant stakeholders of the business may prevent the proposal / offer from being considered for award.

BUSINESS OFFICERS

President:

Name: Joseph E. Rayl

Address: P. O. Box 777, Okahumpka, FL 34762

Vice President:

Name: Reynolds Holiman

Address: P. O. Box 777, Okahumpka, FL 34762

Secretary:

Name: Karen L. Rayl

Address: P. O. Box 777, Okahumpka, FL 34762

Treasurer:

Name: Karen L. Rayl

Address: P. O. Box 777, Okahumpka, FL 34762

SIGNIFICANT STAKEHOLDERS

A significant stakeholder means any person, corporation, partnership, individual, sole proprietorship, joint venture, joint stock company, or any legal entity that has a ten percent (10%) or more equity in the business.

Name _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

N/A

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

USE ADDITIONAL PAGES TO ADD ALL NAMES AND ADDRESSES.


COPY


BID SCHEDULE

**Harmony Neighborhoods "C-1" and "C-2"
Roadway Rehabilitation**



Item No.	Pay Item	Item Description	Item Qty.	Qty. Unit	Unit Price	Extended Amount
GENERAL						
G-1	101-1a	Mobilization	1	LS	\$52,000.00	\$52,000.00
G-2	101-1b	Bonds and insurance	1	LS	\$9,150.00	\$9,150.00
G-3	102-1	Maintenance of traffic	1	LS	\$35,300.00	\$35,300.00
G-4	104-0-1	Prevention, control and abatement of erosion and water pollution	1	LS	\$10,770.00	\$10,770.00
G-5	110-1-1	Clearing and grubbing	1	LS	\$7,900.00	\$7,900.00
G-6	900-1	Utility coordination	1	LS	\$1,099.00	\$1,099.00
G-7	900-2	Construction layout and as-builts	1	LS	\$15,800.00	\$15,800.00
Subtotal						\$132,019.00
BASE BID - ROADWAY REHABILITATION						
BB-1	160-4	Compacted subgrade (12")	191	SY	\$65.00	\$12,415.00
BB-2	285-704	Optional base group 04 (6")	191	SY	\$90.00	\$17,190.00
BB-3	327-70-1	Milling existing asphalt pavement (1" average depth)	10,620	SY	\$9.00	\$95,580.00
BB-4	334-1-11	Superpave asphaltic concrete, Traffic A (SP-9.5) (1")	625	TN	\$325.00	\$203,125.00
BB-5	339-1	Miscellaneous asphalt pavement for leveling (1")	14	TN	\$300.00	\$4,200.00
BB-6	570-1-2a	Performance turf, Bahia - contingency allowance	5,000	SY	\$3.25	\$16,250.00
BB-7	570-1-2b	Performance turf, St. Augustine - contingency allowance	5,000	SY	\$6.50	\$32,500.00
BB-8	710-11-101	Painted pavement marking, standard, white, solid, 6"	11,845	LF	\$1.00	\$11,845.00
BB-9	710-11-103	Painted pavement marking, standard, white, solid, 12"	776	LF	\$4.00	\$3,104.00
BB-10	710-11-125	Painted pavement marking, standard, white, solid, 24"	169	LF	\$8.00	\$1,352.00
BB-11	710-11-170	Painted pavement marking, standard, white, directional arrow	32	EA	\$110.00	\$3,520.00
Subtotal						\$401,081.00

BID SCHEDULE						
Harmony Neighborhoods "C-1" and "C-2" Roadway Rehabilitation						
Item No.	Pay Item	Item Description	Item Qty.	Qty. Unit	Unit Price	Extended Amount
BID ALTERNATE "A" - TRENCH DRAIN						
BAA-1	436-1-1	Trench drain, standard (Type II with concrete backfill)	380	LF	\$240.00	\$91,200.00
Subtotal						\$91,200.00

BID SCHEDULE						
Harmony Neighborhoods "C-1" and "C-2" Roadway Rehabilitation						
Item No.	Pay Item	Item Description	Item Qty.	Qty. Unit	Unit Price	Extended Amount
BID ALTERNATE "B" - RIBBON CURB						
BAB-1	160-4	Compacted subgrade (12") - contingency allowance	52	SY	\$75.00	\$3,900.00
BAB-2	285-704	Optional base group 04 (6") - contingency allowance	52	SY	\$100.00	\$5,200.00
BAB-3	520-2-5	Concrete ribbon curb, 6" wide x 8" high	460	LF	\$30.00	\$13,800.00
Subtotal						\$22,900.00

BID SCHEDULE

Harmony Neighborhoods "C-1" and "C-2" Roadway Rehabilitation



NOTES

1. The Contractor will not be paid for contingency allowances if that additional work is not required for any reason.
2. The cost for Pay Item 436-1-1 includes concrete backfilling, outlet piping, fittings, etc. for connection to the existing drainage system.

SUMMARY

Base Bid Amount =>	\$533,100.00
Bid Alternate "A" - Trench Drain Amount =>	\$91,200.00
Bid Alternate "B" - Ribbon Curb Amount =>	\$22,900.00
Total Amount =>	\$647,200.00

Total Amount: Six Hundred Forty-Seven Thousand Two Hundred Dollars and No Cents
(in words)

Bidder: Carr & Collier Inc.

By: Reynolds Holiman, Vice President
Printed Name and Title

Signature: _____

Date: October 6, 2022

Subsection 5Cii


Estates Drainage



PROJECT MEMORANDUM

To: Angel Montagna, LCAM
Central Regional Manager
Inframark, Infrastructure Management Services

Prepared by: Beth Whikehart, P.E., CFM
Project Engineer

Checked by: David Hamstra, P.E., CFM 
District Engineer

Date: October 18, 2022

Re: **Harmony CDD | The Estates Storm Sewer System Evaluation**

Subject: **Closed Circuit Television (CCTV) Inspection Program**

The Estates Subdivision, located within the Harmony Community Development District (CDD), has experienced chronic and prolonged street and yard flooding within the subdivision. At the December 16, 2022 CDD meeting, the Board of Supervisors requested that Pegasus Engineering engage Atlantic Pipe Services to perform a CCTV inspection program of the existing drainage conveyance systems within The Estates Subdivision (also known as Harmony Development Neighborhood "E"). The purpose of this memorandum is to document the results of the drainage infrastructure evaluation and present drainage maintenance improvement recommendations for The Estates subdivision.

As part of the drainage evaluation, Pegasus Engineering staff requested and obtained as-built drawings from Osceola County to determine the existing location of the drainage infrastructure within the development. It should be noted that the existing drainage network consists of a series of drainage inlets and storm sewer pipes that capture and convey stormwater runoff and discharge to Pond P1-3A and Pond P1-3B. These two (2) ponds are connected with an equalizer pipe.

The pond control structure discharges to Buck Lake and is located in Pond P1-3B (refer to **Figure 1** for the Existing Drainage Infrastructure Map). It is worth noting that there are approximately fourteen (14) drainage structures (inlets and manholes) located outside public rights-of-way and within drainage easements, behind existing homes, within the subdivision.

Harmony CDD | The Estates Storm Sewer System Evaluation
CCTV Inspection Program
October 18, 2022
Page 2

It is our understanding that Osceola County has maintenance responsibilities for the storm sewer pipes and structures within the rights-of-way (Oak Glen Trail and Southern Pine Road) and the CDD retains maintenance responsibilities for the storm sewer pipes and structures within the drainage easements and CDD-owned properties. For the purposes of this memorandum, we will focus on the portion of the storm sewer network that is currently maintained by the CDD.

During the course of our drainage investigation, Pegasus Engineering requested Inframark's assistance in physically locating the existing drainage inlets on the backside of the homeowner's properties. Inframark was able to locate all of the inlets; however, two (2) of the inlets (Structures 49 and 50) were completely full of tree roots and debris. On March 1, 2022, Inframark staff returned with construction equipment to expose the remaining two (2) inlets. Pegasus recommends that after the repairs are made, geotextile fabric and rubble riprap be installed in a 2-foot wide area around the perimeter of all fourteen (14) inlets to prevent clogging and vegetation growth of the inlets, which would improve maintenance access after the pipe and structure repairs are completed.

On January 13, 2022, the Harmony CDD entered into an agreement with Atlantic Pipe Services to clean and perform closed-circuit television (CCTV) inspection of multiple inlets and pipes located outside of the existing road right-of-way limits (refer to **Figure 2** for the Drainage Evaluation Plan Map). Pegasus Engineering is in receipt of the following CCTV submittals from APS:

- Ten (10) Videos and Project Logs that were performed on January 24, 25, and 27, 2022.
- Four (4) Videos and Project Logs that were performed on May 13, 2022.
- Two (2) Videos and Project Logs that were performed on June 10, 2022.

In general, the observed deficiencies encompass cracking, punctured pipe, and varying levels of infiltration (in both the pipes and structures). Refer to Attachment "A" for the annotated CCTV inspection screenshots and **Figure 3** for the location of the Drainage Deficiencies. Infiltration location recommendations are based on the level of infiltration (refer to the table below for infiltration descriptions as established and utilized by Atlantic Pipe Services).

Infiltration Description Summary

Infiltration Terminology	Quantity of Infiltration	Recommendation
Dripper / Weeper	Small Quantity (a steady drip)	Continue to Monitor
Runner	Medium Quantity (small steady flow stream)	Make repair
Gusher	Large Quantity (large steady flow stream) often bringing sediments into the pipe	Make repair

The following list provides the pipe deficiency locations depicted on **Figure 3** and the recommended maintenance improvements (please note that this list is not in order of severity):

- Structure 7 to Structure 6 - **Deficiency Description:** Two (2) infiltration (dripper) locations at pipe joints. **Recommendation:** Continue to monitor this pipe segment.
- Structure 19 to Structure 20 - **Deficiency Description:** Three (3) pipe crack locations, with infiltration and sediment inflow noted at two (2) of the pipe cracks locations. In addition, there is an additional pipe infiltration location (weeper). **Recommendation:** Line approximately 160 linear feet of 15-inch RCP.
- Structure 24 to Structure 25 - **Deficiency Description:** Multiple locations of punctured pipe due to fence posts and a pipe deflection under the water main (not conducive for gravity flow). **Recommendation:** Redirect the stormwater runoff from Structure 24 to 35A by installing a new storm pipe, remove the existing pipe and plug the existing hole at Structure 25.
- Structure 35 to Structure 22 - **Deficiency Description:** One (1) infiltration (weeper) location at the pipe joint (approximately 157 linear feet from Structure 22). **Recommendation:** Continue to monitor this pipe segment.
- Structure 35A to Structure 35 - **Deficiency Description:** Large pipe joint gap at approximately 20 LF from Structure 35A. **Recommendation:** Continue to monitor.

Harmony CDD | The Estates Storm Sewer System Evaluation
CCTV Inspection Program
October 18, 2022
Page 4

- Structure 49 to Structure 48 - **Deficiency Description:** Two (2) infiltration locations at the pipe joints (approximately 20 linear feet and 60 linear feet from Structure 49). **Recommendation:** Pressure grout two (2) pipe joints located at 20 linear feet and 60 linear feet from Structure 49.
- Structure 49 to Structure 50 - **Deficiency Description:** Two (2) infiltration locations at the pipe joints (approximately 20 linear feet and 60 linear feet from Structure 49). **Recommendation:** Pressure grout two (2) pipe joints located at 20 linear feet and 60 linear feet from Structure 49.
- Structure 57 to Structure 56 - **Deficiency Description:** Four (4) pipe infiltration locations and three (3) pipe crack locations. The pipe cracks were both circumferential and longitudinal. From the CCTV video, a buildup of sediments could be seen in the downstream pipe under Oak Glen Trail. **Recommendation:** Line approximately 170 linear feet of 18-inch RCP.

The following bullet list provides the structure deficiency locations and recommended maintenance improvements:

- Structure 12 - **Deficiency Description:** Infiltration (Runner) at inlet, **Recommendation:** Point Repair, Polyurethane injection
- Structure 14 - **Deficiency Description:** Infiltration (Dripper) at pipe entry, **Recommendation:** Continue to monitor
- Structure 16 - **Deficiency Description:** Infiltration (Runner) at pipe entry, **Recommendation:** Point Repair, Polyurethane injection
- Structure 22 - **Deficiency Description:** Infiltration (Runner) at pipe entry, **Recommendation:** Point Repair, Polyurethane injection
- Structure 48 - **Deficiency Description:** Infiltration (Gusher) at the pipe entry, **Recommendation:** Point Repair, Polyurethane injection

Harmony CDD | The Estates Storm Sewer System Evaluation
CCTV Inspection Program
October 18, 2022
Page 5

- Structure 57 - **Deficiency Description:** Two (2) infiltration locations (Gushers) at inlet, **Recommendation:** Two (2) Point Repairs, Polyurethane injections
- Structure 58 - **Deficiency Description:** Infiltration (Gusher) at inlet, **Recommendation:** Point Repair, Polyurethane injection

The total estimated construction cost for the pipe and structures was obtained from APS for all the point repairs and pipe lining. APS's proposal for pipe and structure repairs is \$71,690.00 (refer to **Attachment "B"**). It should be noted that the proposal is good for 15 days (until October 11, 2022) due to the rapidly changing construction market that we are currently experiencing. To estimate the construction cost in a year from now, a 20% contingency should be added to account for the potential construction cost increase. It should be noted that APS did not include the cost of dewatering that will be necessary for making the listed repairs. They stated that the approximate cost for dewatering will be \$10,000.00 for this project.

A separate cost estimate was generated for the following two (2) improvements: 1) the storm sewer pipe realignment from Structure 24 to Structure 35A, with the objective to decommission the pipe segment with numerous pipe punctures and a pipe deflection and 2) the installation of permanent rubble riprap inlet protection around all fourteen (14) inlets. The estimated construction cost for these improvements is approximately \$39,300.00 based on the Engineer's Estimate of Probable Construction Cost (refer to **Attachment "C"**). It should be noted that this project would require obtaining a proposal from a contractor and the cost could vary; therefore, the Engineer's Estimate should be used for planning purposes only. When considering the construction costs for all the stormwater improvements, 20% contingency, engineering and surveying costs, the total planning level estimated engineering costs are \$159,300.00 for this project (refer to **Attachment "C"**).

In closing, we respectfully request the Harmony CDD review and consider the recommended stormwater maintenance repairs and improvements in an effort to address the street and yard flooding within the community. If you have any questions, please contact me via telephone at 407-992-9160, extension 309, or via email at david@pegasusengineering.net.

END OF MEMO




cc: Pegasus Project File MSC-22055




Figures

{ Hi-Resolution }
Estates Drainage Maps
Delivered Under [Separate Cover](#)

Attachment “A”

CCTV Inspection
Screenshot Photos and
Notes

Pipe Segment	Size	Material	Station	Deficiency Description	Screenshot
Structure 57 to 58	12-inch	HDPE	0	Two (2) infiltration (Gushers) at pipe entry in Structure 57	 <p>Harmony CDD/ The Estates MH 57 To MH 58</p>
Structure 57 to 58	12-inch	HDPE	88.1	Infiltration (Gusher) in Structure 58	 <p>Harmony CDD/ The Estates MH 57 To MH 58</p>
Structure 57 to 56	18-inch	RCP	41.6	Infiltration (Runner) in the pipe	 <p>Harmony CDD/ The Estates MH 57 To MH 56</p> <p>Infil Runner 31.1 FT</p>


Pipe Segment	Size	Material	Station	Deficiency Description	Screenshot
Structure 57 to 56	18-inch	RCP	49.6	Infiltration (Gusher) in the pipe	
Structure 57 to 56	18-inch	RCP	113.6	Circumferential Crack with Infiltraion (Gushers)	
Structure 57 to 56	18-inch	RCP	145.5	Circumferential Crack with Infiltration (Runner)	




Pipe Segment	Size	Material	Station	Deficiency Description	Screenshot
Structure 57 to 56	18-inch	RCP	150	Significant pipe cracks (circumferential and longitudinal)	<p>Harmony CDD/ The Estates MH 57 To MH 56 150.1 FT 0 FPM</p>
Structure 13 to 12	12-inch	HDPE	30.5	Infiltration (Runner) at pipe entry to Structure 12	<p>Harmony CDD/ The Estates MH 13 To MH 12 Infil Runner From tie in 30.5 FT 0 FPM</p>
Structure 15 to 16	12-inch	HDPE	189.8	Infiltration (Runner) at pipe entry to Structure 16	<p>Harmony CDD/ The Estates MH 15 To MH 16 Infil Runner From tie in 189.8 FT 0 FPM</p>




Pipe Segment	Size	Material	Station	Deficiency Description	Screenshot
Structure 15 to 14	12-inch	HDPE	59	Infiltration (Dripper) at pipe entry to Structure 14	
Structure 20 to 19	15-inch	RCP	23.9	Circumferential crack with infiltration (Runner)	
Structure 20 to 19	15-inch	RCP	39.9	Infiltration (Weeper) in pipe	




Pipe Segment	Size	Material	Station	Deficiency Description	Screenshot
Structure 20 to 19	15-inch	RCP	112.5	Large cracks with infiltration and sediment inflow	
Structure 20 to 19	15-inch	RCP	145	Circumferential crack with infiltration and sediment inflow.	
Structure 6 to 7	12-inch	HDPE	37.6	Infiltration (Dripper) at pipe joint	




Pipe Segment	Size	Material	Station	Deficiency Description	Screenshot
Structure 6 to 7	12-inch	HDPE	57.3	Infiltration (Dripper) at pipe joint	
Structure 22 to 35	12-inch	RCP	0	Infiltration (Runner) at pipe entry in Structure 22	
Structure 22 to 35	12-inch	RCP	157.2	Infiltration (Weeper) at pipe joint	



Pipe Segment	Size	Material	Station	Deficiency Description	Screenshot
Structure 25 to 24	15-inch	HDPE	28.6	Pipe deflection under the water main	

Pipe Segment	Size	Material	Station	Deficiency Description	Screenshot
Structure 49 to 48	12-inch	HDPE	19.78	Infiltration (Runner) at the pipe joint	
Structure 49 to 48	12-inch	HDPE	59.16	Infiltration (Runner) at the pipe joint	
Structure 49 to 48	12-inch	HDPE	Structure 48	Infiltration (Gusher) at pipe entry in Structure 48	

Pipe Segment	Size	Material	Station	Deficiency Description	Screenshot
Structure 49 to 50	12-inch	HDPE	20.62	Infiltration (Runner) at pipe joint	
Structure 49 to 50	12-inch	HDPE	59.86	Infiltration (Dripper) at pipe joint	
Structure 35A to 35	12-inch	HDPE	20.19	Large Joint Gap	

Pipe Segment	Size	Material	Station	Deficiency Description	Screenshot
Structure 24 to 25	12-inch	HDPE	13.7	Pipe puncture and infiltration (Dripper), concrete in bottom of pipe	
Structure 24 to 25	12-inch	HDPE	20.5	Pipe puncture	
Structure 24 to 25	12-inch	HDPE	26.4	Pipe puncture and Infiltration (Dripper), soil exposed	

Pipe Segment	Size	Material	Station	Deficiency Description	Screenshot
Structure 24 to 25	12-inch	HDPE	50.3	Pipe puncture and infiltration (Runner), soil exposed	
Structure 24 to 25	12-inch	HDPE	56.3	Pipe puncture and infiltration (Gusher), soil exposed	
Structure 24 to 25	12-inch	HDPE	62.3	Pipe bent at top	

Pipe Segment	Size	Material	Station	Deficiency Description	Screenshot
Structure 24 to 25	12-inch	HDPE	68.8	Pipe puncture, soil exposed, infiltration (Dripper).	
Structure 25 to 24	12-inch	HDPE	29.4	Pipe bent at top	

Attachment “B”

APS Proposal for
Drainage Repairs



1420 Martin Luther King Jr Blvd.
 Sanford, Florida 32771
 P: (407) 792-1360
 info@atlanticpipe.us

PROPOSAL# C0922-0008

Proposal Submitted To: Pegasus Engineering	Phone: 407.992.9160	Date: 9/26/22
Street: 301 West State Road 434, Suite 309	Job Name: Harmony CDD/The Estates Subdivision CIPP	
City, State, Zip: Winter Springs, FL 32708	Job Location: 7152/7144 Oak Glen Trl, St. Cloud, FL 34773	
Attn: Beth Whikehart, P.E	E-Mail: Beth@pegasusengineering.net	

Scope of Work: Furnish and Install Various Cured-in-Place Liner(s).

Atlantic Pipe Services will supply all equipment, materials, and labor to perform work as follows:

Notes:

Item No.	Description	Quantity	UOM	Rate	Total
1	Mobilization	1	EA	3,500.00	\$3,500.00
2	Furnish and Install 15inch CIPP (S19-S20)	160	LF	\$145.00	\$23,200.00
3	Furnish and Install 18inch CIPP (S57-S56)	170	LF	\$154.00	\$26,180.00
4	Pressure Grout 12" Storm	4	EA	\$1,500.00	\$6,000.00
5	Poluurethane Injection Setup per Structure	7	EA	\$750.00	\$5,250.00
5	Polyurethane grout Per Gallon (35 Gallon Minimum)	42	EA	\$180.00	\$7,560.00
				TOTAL	\$71,690.00

1. Proposal subject to execution of mutually agreeable subcontract and **50% deposit for materials.**
2. Pricing will be based on actual field measurements center of structure to center of structure.
3. Price quoted does NOT include point repairs prior/ post installation.
4. Proposal subject to PRE-CCTV inspection by APS indicating line(s) are acceptable for rehabilitation.
5. Liner(s) to be installed per ASTM 1216 and manufacturer's specification.
6. Others to supply 2inch hydrant feed for cleaning and liner installation.
7. Others to provide reasonable access to line(s) to be rehabilitated.
8. Others to provide Maintenance of Traffic beyond Construction Ahead signs and 36inch Cones.
9. Pricing assumes Light Cleaning (1-2 pass with hydraulic cleaner).
10. Proposal does not include bonds or permit fees. Bond if required, will be invoiced at 2% of the total contract amount. Permit fees will be invoiced at cost.
11. Grout Quantities are for estimating purposes. Billing will reflect actual quantities provided – Subject to 35 gallon minimum.

Terms: NET 30 DAYS

This proposal is valid for 15 days from the date of submission

APS Representative	Brandon Duncan – MGR		
Signature	<i>Brandon Duncan</i>	Date	9/26/22

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work specified. Payment will be made as outlined above.

Client Representative:			
Signature		Date	

ATLANTIC PIPE SERVICES, LLC STANDARD TERMS & CONDITIONS OF BUSINESS

COMPANY: Atlantic Pipe Services, LLC, a Florida Limited Liability Company, whose address 1420 Martin Luther King Jr. Blvd, Sanford, Florida, 32771 (Hereinafter referred to as "APS")

CUSTOMER: Any corporation, company, organization, agent or individual entering into a written agreement with APS for the provision of services or materials or any other business dealing, for which payment is agreed with or becomes due and payable to APS (hereinafter referred to as "Customer")

PROPOSAL & QUOTATION: All proposals or quotations provided by APS must be in writing and signed by an authorized representative of the company to be valid and any such proposal or quotation is valid for acceptance within 30 days of the respective proposal date, unless agreed otherwise in writing.

PAYMENT TERMS: Payment of all invoices is due within 30 days from the invoice date, unless terms are agreed otherwise, in writing from APS. Any Dispute or query regarding the invoiced amount must be communicated in writing within 10 days (objection period) from the invoice date and customer will be deemed to have accepted the invoice as delivered and all services /work standards relating thereto, unless objected to in writing within the objection period. Customer agrees that no retainage will held for all services performed.

REMEDIES FOR NON-PAYMENT: All sums not paid when due will bear interest at the rate of 1.5% per month from due date until paid or the maximum legal rate permitted by law, whichever is less. In the event of legal action being deemed necessary to enforce payment, APS shall be entitled to all costs of collection, including a reasonable attorney's fee. In addition, if the customer fails to make payment to APS as herein provided, then APS may stop work without prejudice to any other remedy it may have. The parties further agree that in the event of any controversy arising between them, then in such event, the State Courts of Seminole County, Florida, shall be the forum in which the parties agree to try and have heard any matters of litigation arising out of such controversies.

WARRANTIES: All workmanship and materials are guaranteed against defects in workmanship for a period of one year from the date of substantial completion of the project. This warranty is in lieu of all other warranties, expressed or implied, including any warranties of merchantability of fitness for a particular purpose. APS will not be responsible for damage to its work by other parties or normal wear and tear. Any repair work necessitated by caused damage will be considered as an order for extra work.

INDEPENDENT CONTRACTOR: Both APS and the customer agree that APS will act as an independent contractor in the performance of its duties under this contract. Accordingly, APS shall be responsible for payment of all taxes, including Federal, State, and local taxes arising out of APS's activities, including by way of illustration but not limitation, Federal and State income tax, social security tax, Unemployment Insurance taxes, and any other taxes.

UNFORESEEN OCCURRENCE: In the event that any unforeseen occurrences or conditions are encountered after the work has commenced and which APS judge, at their sole discretion, to significantly affect or may affect the services, the risk involved in providing the services or there being a material change to the proposed or quoted scope of services, APS may a) Immediately cease work without liability to the customer, or b) renegotiate with customer to change the scope of work with price adjustment or change order, or c) Apply downtime /hourly or day rates until occurrence or condition is resolved to the satisfaction of APS.

DOWNTIME/STOPPAGES/ADDITIONAL WORK: In the event that APS is unable to work or encounter stoppages due to circumstances beyond their control or unforeseen circumstances or occurrences, particularly any underground structure problems causing delay or stoppage of work or in the event of any work being required beyond the quoted scope of work, then an hourly or daily rate will be charged, subject to prior customer notification in writing from APS.

PROJECT ESTIMATES: APS may from time to time provide written estimates of projected timescale or hours for a particular project at customer request, however, this in no way binds APS to a final timescale for the services to be provided. The actual hours will be determined by specific site requirements and operational demands, which cannot be wholly determined due to the nature of the services provided by APS.

CUSTOMER PURCHASE ORDERS: In the event that the customer chooses to issue a purchase order, whether verbal or in writing, such purchase order shall be governed by APS Standard Terms & Conditions of Business as detailed herein and any such client agreement cannot change the payment terms under any circumstances unless specifically agreed to in writing APS and such agreement being authorized and signed by the owner or director of APS. In the event of any inconsistency between the APS terms and conditions as detailed herein and the terms of a service order, the APS terms and conditions shall prevail. In any event, settlement of all APS correctly submitted invoices must be made within 30 days from invoice date, irrespective of customer having received payment from their respective customer.

CONTRACT ACCEPTANCE: In the event that the client fails to sign acceptance of an APS proposal or quotation, due to oversight by either or both parties or any other reason and the services are commenced or completed on the clients written or verbal instruction due to emergency, urgency or some other reason, then these terms and conditions will be deemed to have been accepted by the client as if such proposal or quotation had been signed.

CUSTOMER RESPOSIBILITIES: The customer will normally provide the following services, at no cost to APS for the duration of the project, unless agreed otherwise in writing by APS, a)Approved dumpsite and disposal for all materials to be removed from site of

work, b) Access and exposure of all structures for APS personnel and equipment without delay, c) All temporary site facilities including suitable storage space for equipment, d) Any special permits and/or licenses, without delay, e) Supply and access to all water required for the project with meter if applicable. f) Work areas prepared and accessible, without delay, to enable the services to be provided, g) Authorized representative of the customer at the site of work, at all times services are being performed and with authority to accept the services as completed and / or hours worked and h) Location and exposure of all manholes in the project area.

Attachment “C”

Engineer’s Estimate of
Probable Construction
Cost for Drainage
Improvements

PLANNING LEVEL ESTIMATED PROJECT COST

Harmony Community Development District The Estates Subdivision Drainage Improvements

October 2022

Line No.	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	18-inch Reinforced Concrete Pipe	102	LF	\$ 135.00	\$ 13,770.00
2	Type C Ditch Bottom Inlet	1	EA	\$ 5,500.00	\$ 5,500.00
3	4' Diameter Storm Drain Manhole	1	EA	\$ 8,000.00	\$ 8,000.00
4	Rubble Riprap (Ditch Lining)	60	TN	\$ 150.00	\$ 9,000.00
5	Performance Turf, Sod	227	SY	\$ 4.50	\$ 1,020.00
6	Erosion and Sedimentation Control	1	LS	\$ 2,000.00	\$ 2,000.00

Sub-total (Contractor) = \$ 39,300.00

APS Proposal = \$ 71,690.00

APS Dewatering for Pipe Repairs = \$ 10,000.00

Sub-total (Contractor + APS) = \$ 120,990.00

20% Contingency (Contractor + APS) = \$ 24,198.00

Engineering Fees and Survey (Environmental, Civil, and Survey) (30% Contractor) = \$ 14,148.00

Total Planning Level Estimated Total Project Cost = \$ 159,300.00

Assumptions:

1. There are no wetland impacts or mitigation required for this project.
2. There will be no tree removal required for this project. If tree removal is required, a permit must be obtained from Osceola County.
3. The APS Proposal is good until 10/11/22.

Subsection 5E

District Manager

Subsection 5Ei

RV Parking Lot

Subsection 5Eia

Cost Analysis

Cost Analyst RV/Lot

	Comments	Quantity	Estimated Cost
Fencing	Prep to Fence Inst resistant plant		\$ 95,805.55
Landscape	material	59	\$ 8,555.00
Irrigation	Not Required		\$ -
Road Improvements	Per specs Kennedy Concrete		\$ 238,334.00
Marking Spaces	Parking Stops	300	\$ 19,500.00
Electrical	Estimate Only		\$ 10,000.00
Lighting	Based on Vista Lakes Solar Lights	8	\$ 36,000.00
Cameras	Based on Harbour Isle Camera Install	9	\$ 10,530.00
Recurring Cost/Maint	Estimate Only	Annually	\$ 4,000.00
Total Estimated Costs			\$ 422,724.55
5-Year RV Lot Revenue APPROX. \$100K			

Section 6

New Business

Subsection 6A

Motion to Assign Fund Balance

**HARMONY
COMMUNITY DEVELOPMENT DISTRICT**

Motion: Assigning Fund Balance as of 9/30/22

The Board hereby assigns the FY 2022 Reserves per FY 2022 Budget Exhibit A:

Operating Reserves	\$439,517
--------------------	-----------

Subsection 6B

Resolution 2023-01

RESOLUTION 2023-01

A RESOLUTION AMENDING THE HARMONY COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND BUDGET FOR FISCAL YEAR 2022

WHEREAS, the Board of Supervisors, hereinafter referred to as the “Board”, of Harmony Community Development District, hereinafter referred to as “District”, adopted a General Fund Budget for Fiscal Year 2022, and

WHEREAS, the Board desires to reallocate funds budgeted to reappropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The General Fund Budget is hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective this 27th day of October, 2022 and be reflected in the monthly and Fiscal Year End 9/30/2022 Financial Statements and Audit Report of the District.

**Harmony
Community Development District**

By: _____
Teresa Kramer
Chairperson

Attest:

By: _____
Angel Montagna
Secretary

HARMONY

Community Development District

General Fund

Proposed Budget Amendment
For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES					
Interest - Investments	\$ 2,814	\$ -	\$ 2,814	\$ 4,597	\$ 1,783
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	-	1,200	950	(250)
Facility Revenue	600	-	600	3,538	2,938
User Facility Revenue	15,000	-	15,000	22,310	7,310
Garden Lot	-	-	-	1,237	1,237
TOTAL REVENUES	1,798,344	-	1,798,344	1,854,411	56,067
EXPENDITURES					
Administration					
P/R-Board of Supervisors	14,000	-	14,000	9,200	4,800
FICA Taxes	1,071	-	1,071	704	367
ProfServ-Arbitrage Rebate	1,200	-	1,200	1,200	-
ProfServ-Dissemination Agent	1,500	-	1,500	1,500	-
ProfServ-Engineering	20,000	43,000	63,000	69,011	(6,011)
ProfServ-Legal Services	65,000	-	65,000	43,811	21,189
ProfServ-Mgmt Consulting	69,250	-	69,250	69,212	38
ProfServ-Property Appraiser	392	-	392	751	(359)
ProfServ-Recording Secretary	3,300	-	3,300	3,300	-
ProfServ-Special Assessment	8,822	-	8,822	8,822	-
ProfServ-Trustee Fees	10,160	-	10,160	10,160	-
Auditing Services	4,400	-	4,400	4,400	-
Postage and Freight	1,000	-	1,000	1,579	(579)
Rental - Meeting Room	2,750	-	2,750	-	2,750
Insurance - General Liability	27,762	-	27,762	18,281	9,481
Printing and Binding	500	-	500	278	222
Legal Advertising	1,000	-	1,000	2,328	(1,328)
Misc-Records Storage	1,500	-	1,500	267	1,233
Misc-Assessment Collection Cost	37,524	-	37,524	36,159	1,365
Misc-Contingency	5,000	-	5,000	1,404	3,596
Annual District Filing Fee	175	-	175	175	-
Total Administration	276,306	43,000	319,306	282,542	36,764

HARMONY

Community Development District

General Fund

Proposed Budget Amendment
For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Field</u>					
ProfServ-Field Management	338,872	-	338,872	338,872	-
Trailer Rental	6,960	-	6,960	6,960	-
Total Field	345,832	-	345,832	345,832	-
<u>Landscape Services</u>					
Contracts-Mulch	62,220	-	62,220	61,429	791
Contracts-Irrigation	26,400	-	26,400	26,892	(492)
Contracts - Landscape	272,300	-	272,300	269,611	2,689
Cntrs-Shrub/Grnd Cover Annual Svc	161,110	-	161,110	159,871	1,239
R&M-Irrigation	15,000	-	15,000	31,012	(16,012)
R&M-Trees and Trimming	40,000	-	40,000	32,100	7,900
Miscellaneous Services	35,000	-	35,000	5,695	29,305
Total Landscape Services	612,030	-	612,030	586,610	25,420
<u>Utilities</u>					
Electricity - General	37,000	-	37,000	32,557	4,443
Electricity - Streetlights	110,000	-	110,000	106,472	3,528
Utility - Water & Sewer	180,000	-	180,000	200,347	(20,347)
Total Utilities	327,000	-	327,000	339,376	(12,376)
<u>Operation & Maintenance</u>					
Utility - Refuse Removal	3,000	-	3,000	2,934	66
R&M-Ponds	3,500	-	3,500	5,896	(2,396)
R&M-Pools	32,000	-	32,000	15,366	16,634
R&M-Roads & Alleyways	2,000	-	2,000	-	2,000
R&M-Sidewalks	15,000	-	15,000	11,676	3,324
R&M-Vehicles	15,000	-	15,000	4,863	10,137
R&M-User Supported Facility	20,000	-	20,000	7,553	12,447
R&M-Equipment Boats	6,000	-	6,000	4,831	1,169
R&M-Parks & Facilities	25,000	-	25,000	39,014	(14,014)
R&M-Garden Lot	-	-	-	1,273	(1,273)
Miscellaneous Services	1,100	-	1,100	1,350	(250)
Misc-Contingency	8,000	-	8,000	10,218	(2,218)
Security Enhancements	5,700	-	5,700	10,978	(5,278)
Op Supplies - Fuel, Oil	4,000	-	4,000	3,344	656
Cap Outlay - Vehicles	30,000	-	30,000	-	30,000
Total Operation & Maintenance	170,300	-	170,300	119,296	51,004

HARMONY

Community Development District

General Fund

Proposed Budget Amendment
For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<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	43,000	1,801,068	1,700,256	100,812
Excess (deficiency) of revenues					
Over (under) expenditures	40,276	(43,000)	(2,724)	154,155	156,879
<u>OTHER FINANCING SOURCES (USES)</u>					
Operating Transfers-Out	(66,540)	(608,706)	(675,246)	(675,246)	-
TOTAL FINANCING SOURCES (USES)	(66,540)	(608,706)	(675,246)	(675,246)	-
Net change in fund balance	(26,264)	(651,706)	(677,970)	(521,091)	156,879
FUND BALANCE, BEGINNING (OCT 1, 2021)	1,155,721	-	1,155,721	1,155,721	-
FUND BALANCE, ENDING	\$ 1,129,457	\$ (651,706)	\$ 477,751	\$ 634,630	\$ 156,879

HARMONY

Community Development District

General Fund Reserves

Proposed Budget Amendment
For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>EXPENDITURES</u>					
<u>Operation & Maintenance</u>					
Reserve - Renewal&Replacement	\$ 23,040	\$ 364,516	\$ 387,556	\$ 387,556	\$ -
Reserve - Sidewalks & Alleyways	\$ 43,500	\$ 21,938	\$ 65,438	\$ 65,438	\$ -
Total Operation & Maintenance	66,540	386,454	452,994	452,994	-
TOTAL EXPENDITURES	66,540	386,454	452,994	452,994	-
Excess (deficiency) of revenues					
Over (under) expenditures	(66,540)	(386,454)	(452,994)	(452,994)	-
<u>OTHER FINANCING SOURCES (USES)</u>					
Interfund Transfer - In	66,540	608,706	675,246	675,246	-
Contribution to (Use of) Fund Balance	(66,540)	(386,454)	(452,994)	(452,994)	-
TOTAL FINANCING SOURCES (USES)	-	222,252	222,252	222,252	-
Net change in fund balance	(66,540)	(164,202)	(230,742)	(230,742)	-
FUND BALANCE, BEGINNING (OCT 1, 2021)	324,754	-	324,754	324,754	-
FUND BALANCE, ENDING	\$ 258,214	\$ (164,202)	\$ 94,012	\$ 94,012	\$ -

Section 7

Old Business

Subsection 7A

Informational Signs

INFORMATIONAL SIGNS TO BE UPDATED

West Entrance to Round about at Five Oaks and Schoolhouse



First sign as you enter Harmony at West Entrance

WELCOME sign? Notices about meetings?

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





From west entrance at roundabout:

Directions to:

Community School

Lakefront/Recreation Areas/Docks

Golf Course

Harmony Town Square

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





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

Leaving Harmony at East Entrance





Entering Harmony at East Entrance

On Town Square facing entry road, Harmony Square Drive





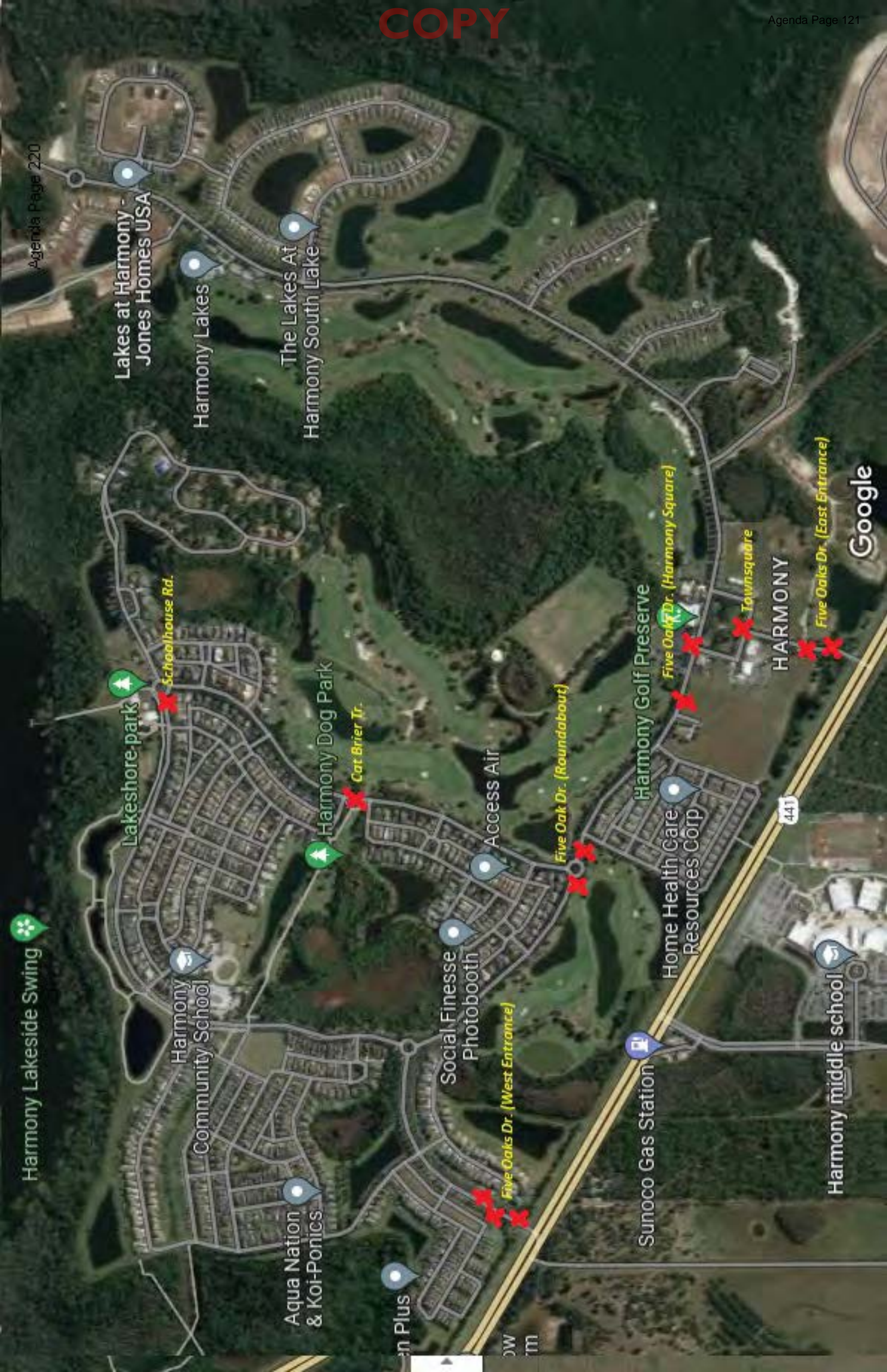
At driveway entrance to Golf Course parking lot. At end of Harmony Square Drive, West



At Schoolhouse/Cat Brier Roundabout



On Cat Brier in front of Dog Park



Harmony Lakeside Swing

Lakeshore park

Lakes at Harmony - Jones Homes USA

Harmony Community School

Harmony Lakes

Aqua Nation & Koi-Ponics

Harmony Dog Park

The Lakes At Harmony South Lake

Social Finesse Photobooth

Access Air

Sunoco Gas Station

Home Health Care Resources Corp

Harmony Golf Preserve

HARMONY

Harmony middle school

Google

Schoolhouse Rd.

Cat Brier Tr.

Five Oak Dr. (Roundabout)

Five Oaks Dr. (Harmony Square)

Townsquare

Five Oaks Dr. (East Entrance)

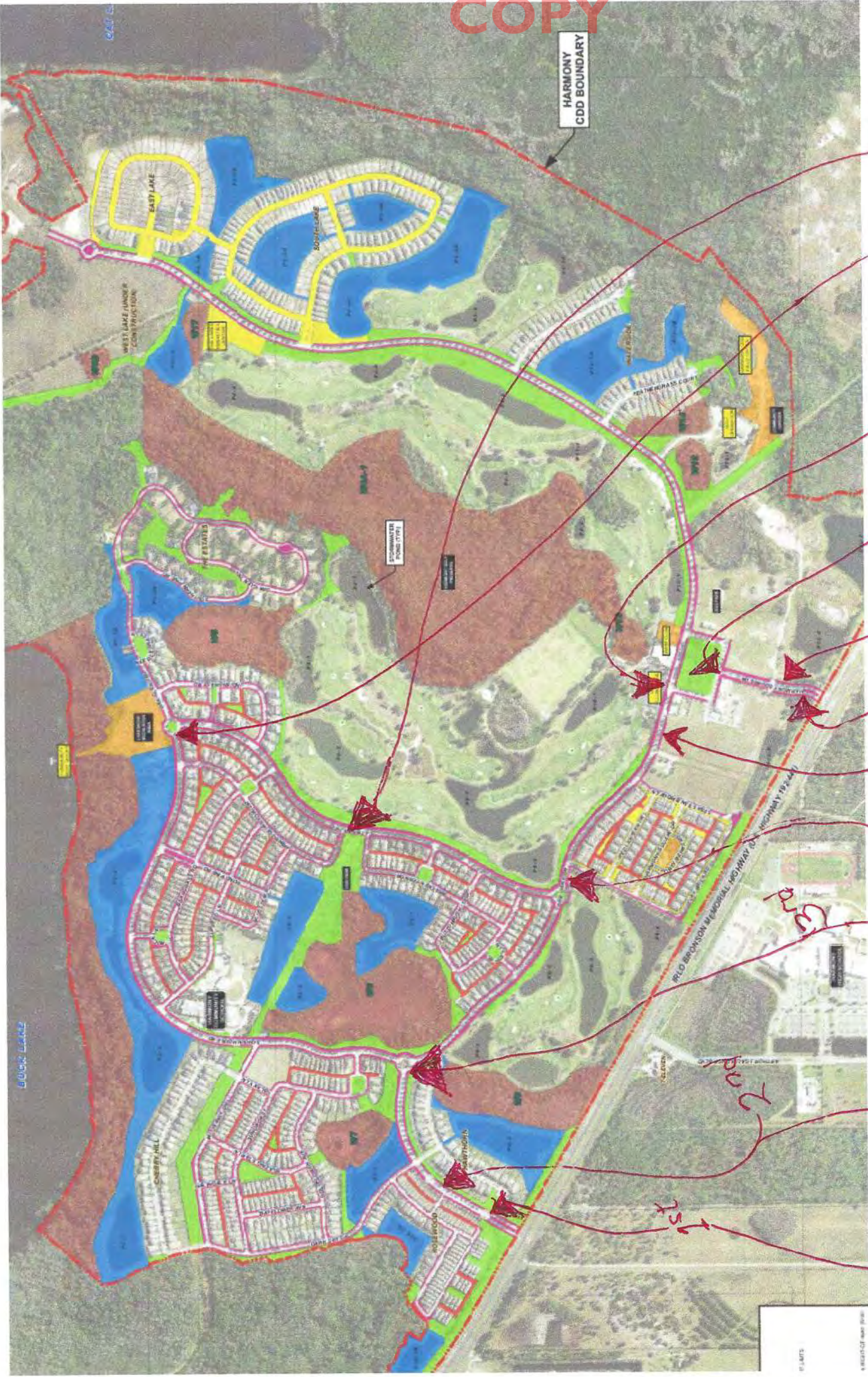
Five Oaks Dr. (West Entrance)

441

Subsection 7Ai

Supervisor Kramer Suggestions

COPY



Handwritten annotations in red ink on the right side of the map:

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

STAMPS
 © 2012 OF THE STATE

INFORMATIONAL SIGNS TO BE UPDATED

West Entrance to Round about at Five Oaks and Schoolhouse



First sign as you enter Harmony at West Entrance

WELCOME sign? Notices about meetings?

Changeable hanging signs
HROA
HOA's
CDD

Second Sign – near golf cart sign

Information about golf cart use?





From west entrance at roundabout:

3rd

Directions to:

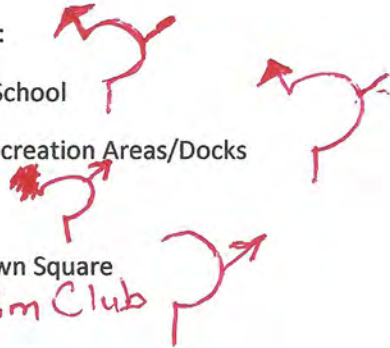
Community School

Lakefront/Recreation Areas/Docks

Golf Course

Harmony Town Square

/Swim Club



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

4th

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





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

5th

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

Leaving Harmony at East Entrance

6th

Add hanging
 sign w/ interchangeable
 message - Mtg
 announcements

CDD
 HROA
 HOAs





Entering Harmony at East Entrance

7th

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

On Town Square facing entry road, Harmony Square Drive

Community Garden →^{8th}
The Lakes ↘
Golf Course ↗
Lakefront ↙





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

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

10th
 Lake front ←
 Estates ↑
 Town Center →



At Schoolhouse/Cat Brier Roundabout



On Cat Brier in front of Dog Park

11th

Main Dog Park →
Golf Course ↑

?

Subsection 7Aii

Supervisor Kassel Suggestions

INFORMATIONAL SIGNS SUGGESTIONS

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

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

Kind regards,
Kerul

Subsection 7B

Discussion of Donation

Royal Poinciana

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

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

Characteristics

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

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

Planting and Care

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

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

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

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

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

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

UF/IFAS Sites

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

UF/IFAS Publications

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



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



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

Subsection 7C

Proposal to Remove Concrete Pads



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

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

Proposal For
 Harmony CDD

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

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

Full payment due within 30 days of finalizing project.

If you have any questions concerning this quotation, please contact Freddy Blanco
Freddy.Blanco@inframark.com 407-947-2489

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

Thank you for your business!

TOTAL		\$1080.00
--------------	--	------------------







COPY



COPY





