

**HARMONY
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

Thursday, August 24, 2023

Remote Participation:

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

--or--

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



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

Harmony Community Development District

Board Members:

- Teresa Kramer..... Chair
- Daniel Leet Vice Chair
- Kerul Kassel Assistant Secretary
- Jo Phillips Assistant Secretary
- Lucas Chokanis Assistant Secretary



Staff Members:

- Angel Montagna..... District Manager
- David Hamstra, PE..... District Engineer
- Michael Eckert, Esq District Counsel
- Jeison Castillo Field Director

Revised Meeting Agenda

Thursday 2023 August 24 @ 6:00 pm

1. **Call-to-Order & Roll Call**
2. **Audience Comments**..... (Maximum of 3 Minutes per Speaker)..... [Page 3]
3. **Contractor Reports**
 - A. **Benchmark**
4. **Old Business**
 - A. **Field Maintenance Facility Location**
5. **New Business**
 - A. **Public Hearing of Fiscal Year 2024 Budget**
 - Version 4: Modified Tentative Budget [Page 10]
 - B. **Consideration of Adopting FY 2024 Budget**
 - Resolution 2023-11, Appropriations [Page 32]
 - Resolution 2023-12, Assessments [Page 35]
 - C. **Consideration of FY 24 Meeting Schedule** [Page 39]
 - D. **Consideration of Reserve Study Proposals**
 - Independent Works, LLC **\$ 4,595** [Page 41]
 - Community Advisors. LLC **\$10,400** [Page 46]
 - Reserve Advisors, LLC **\$12,700** [Page 52]
 - E. **Discussion of Swim Team Inquiry** [Page 64]
6. **Consent Agenda**
 - A. **Approval of July 27, 2023 Regular Mtg Minutes** [Page 66]
 - B. **July 2023 Financials**
 - Report Summary [Page 68]
 - Financial Statement [Page 69]
 - C. **Expenses Approvals**
 - **Invoices Report #279** [Page 82]
 [Invoices & Receipts Available Upon Request]
 - **Check Register**
7. **Staff Reports**
 - A. **Field Manager**
 - i. **Monthly Report**
 - Field Inspection [Page 89]
 - Activities Status [Page 115]
 - ii. **Consideration of Garden Shed Proposal** [Page 117]
 - iii. **Discussion of Frontage Fence Status**
 - B. **District Engineer**
 - C. **District Counsel**
 - D. **District Manager**
 - i. **Discussion of Verbatim Minutes**
8. **Supervisor Requests**
9. **Adjournment**

The next meeting is scheduled for Thursday, September 28, 2023, at 6:00 p.m.

Section 2

Audience Comments

Speaking Request Submittals
Delivered Under [Separate Cover](#)

Section 3

Contractor Reports

Subsection 3A

Benchmark

No Review Material Provided
Verbal Presentations At Meeting

Section 4

Old Business

Subsection 4A

Field Maintenance Facility Location

No Review Material Provided
Verbal Presentations At Meeting

Section 5

New Business

Subsection 5A

FY2024

Budget Hearing

HARMONY
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2024

Version 4: Modified Tentative Budget
(Printed 7/6/2023 3:25pm)

Prepared by:



HARMONY

Community Development District

Table of Contents

	<u>Page #</u>
<u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1-3
Exhibit A - Allocation of Fund Balances	4
Budget Narrative	5-9
General Fund - Reserves	
Summary of Revenues, Expenditures and Changes in Fund Balances	10
<u>DEBT SERVICE BUDGETS</u>	
Series 2014	
Summary of Revenues, Expenditures and Changes in Fund Balances	11
Amortization Schedule	12
Series 2015	
Summary of Revenues, Expenditures and Changes in Fund Balances	13
Amortization Schedule	14
Budget Narrative	15
<u>SUPPORTING BUDGET SCHEDULES</u>	
2024-2023 Non-Ad Valorem Assessment Summary	16

Harmony
Community Development District

Operating Budget
Fiscal Year 2024

HARMONY

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU JUN-2023	PROJECTED JUL - SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES							
Interest - Investments	\$ 3,265	\$ 4,596	\$ 3,678	\$ 37,451	\$ 12,484	\$ 49,935	\$ 30,000
Hurricane Irma FEMA Refund	1,706	-	-	-	-	-	-
Interest - Tax Collector	-	21,818	-	17,629	-	17,629	-
Rental Income	465	-	-	-	-	-	-
Special Assmnts- Tax Collector	1,853,780	1,853,780	2,452,225	2,441,779	10,446	2,452,225	2,832,059
Special Assessments-Tax Collector-VC1	-	-	(28,737)	-	-	-	(33,173)
Special Assmnts- Discounts	(51,791)	(56,152)	(98,089)	(78,146)	-	(78,146)	(113,282)
Sale of Surplus Equipment	1,150	2,171	-	-	-	-	-
Other Miscellaneous Revenues	249	162	-	5,498	-	5,498	-
Access Cards	1,720	950	1,200	790	410	1,200	1,200
Insurance Reimbursements	-	-	-	7,709	-	7,709	-
Facility Revenue	200	3,538	600	-	600	600	600
RV Storage Lot	23,315	22,310	15,000	1,443	-	1,443	-
Garden Lot	-	1,237	1,207	1,292	-	1,292	1,207
TOTAL REVENUES	1,834,059	1,854,410	2,347,085	2,435,445	23,940	2,459,385	2,718,610
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	11,800	9,200	14,000	7,200	6,800	14,000	14,000
FICA Taxes	1,031	704	1,071	551	520	1,071	1,071
ProfServ-Arbitrage Rebate	1,200	1,200	1,200	600	600	1,200	1,200
ProfServ-Dissemination Agent	1,500	1,500	1,500	1,500	-	1,500	1,500
ProfServ-Engineering	64,030	72,842	60,000	68,448	22,816	91,264	60,000
ProfServ-Legal Services	76,312	46,736	60,000	56,360	3,640	60,000	60,000
ProfServ-Mgmt Consulting Serv	67,200	69,212	69,250	51,937	17,312	69,249	71,328
ProfServ-Property Appraiser	438	751	392	694	-	694	392
ProfServ-Recording Secretary	1,100	3,300	4,200	3,150	1,050	4,200	4,326
ProfServ-Special Assessment	8,822	8,822	8,822	8,822	-	8,822	9,087
ProfServ-Trustee Fees	10,160	10,160	10,160	5,390	4,770	10,160	10,160
Auditing Services	4,400	4,400	4,400	4,400	-	4,400	4,400
Postage and Freight	1,500	1,579	1,000	438	562	1,000	1,000
Rental - Meeting Room	2,750	-	3,000	3,211	-	3,211	7,500
Insurance - General Liability	25,238	18,281	28,000	18,732	-	18,732	20,000
Printing and Binding	574	278	-	-	-	-	-
Legal Advertising	998	3,373	1,000	1,065	-	1,065	1,200
Misc-Records Storage	-	267	1,500	1,710	-	1,710	-
Misc-Assessmnt Collection Cost	23,174	21,974	49,045	47,445	1,600	49,045	56,641
Misc-Contingency	2,611	1,404	-	-	-	-	-
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	305,013	276,158	318,715	281,828	59,670	341,498	323,979
<i>Field</i>							
ProfServ-Field Management	303,346	338,872	338,872	254,154	84,718	338,872	375,810
Trailer Rental	-	6,960	8,500	5,424	1,740	7,164	-
Total Field	303,346	345,832	347,372	259,578	86,458	346,036	375,810

HARMONY

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU JUN-2023	PROJECTED JUL - SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
Landscape Services							
Contracts - Mulch	60,516	61,429	146,608	-	146,608	146,608	77,347
Contracts - Irrigation	13,200	26,892	42,822	14,274	-	14,274	-
Contracts - Landscape	306,148	269,611	294,685	361,187	165,000	526,187	699,567
Contracts - Tree Maintenance	-	-	46,909	15,636	-	15,636	-
Contracts - Shrub Maintenance	157,183	159,871	86,074	28,691	-	28,691	-
Contracts - Annuals	-	-	12,672	3,500	9,172	12,672	14,000
Contracts - Trash/Debris	-	-	19,565	6,522	-	6,522	-
R&M - Irrigation	12,298	31,012	30,000	28,667	9,556	38,223	30,000
R&M - Trees and Trimming	9,065	32,100	40,000	38,510	1,490	40,000	40,000
Miscellaneous Services	21,592	5,695	35,000	-	8,750	8,750	50,000
Total Landscape Services	580,002	586,610	754,335	496,987	340,576	837,563	910,914
Utilities							
Electricity - General	35,546	32,557	40,700	27,758	9,253	37,011	43,550
Electricity - Streetlighting	102,284	106,472	121,000	94,223	31,408	125,631	139,470
Utility - Water & Sewer	126,843	177,886	198,000	115,305	38,435	153,740	211,860
Total Utilities	264,673	316,915	359,700	237,286	79,095	316,381	394,880
Operation & Maintenance							
Communication - Telephone	4,437	-	-	-	-	-	-
Utility - Refuse Removal	2,745	2,934	3,000	2,684	895	3,579	3,500
R&M-Ponds/Buck Lake	1,085	5,896	20,000	5,400	5,000	10,400	20,000
R&M-Pools	22,699	15,366	35,000	38,764	12,921	51,685	35,000
R&M-Roads & Alleyways	-	-	2,000	-	500	500	2,000
Sidewalk Panel Replacements	-	-	-	-	-	-	20,000
R&M-Sidewalks	92	11,676	20,000	-	5,000	5,000	-
R&M-Vehicles/Equipment	6,574	4,816	15,000	550	3,750	4,300	15,000
R&M-RV Storage Lot	7,570	7,553	5,000	1,015	-	1,015	-
R&M-Equipment Boats	3,536	4,831	10,000	3,229	2,500	5,729	10,000
R&M-Parks & Facilities	22,776	40,443	25,000	33,717	11,239	44,956	45,000
R&M-Garden Lot	-	1,273	2,000	171	1,829	2,000	2,000
R&M- Invasive Plant Maintenance	-	-	105,000	53,550	51,450	105,000	105,000
R&M- Light Poles	-	-	10,000	-	2,500	2,500	10,000
Miscellaneous Services	129	1,350	-	-	-	-	-
Misc-Contingency	9,736	10,218	-	-	-	-	-
Security Enhancements	3,107	10,978	5,700	7,198	675	7,873	5,700
Op Supplies - Fuel, Oil	1,971	3,713	8,000	1,529	510	2,039	8,000
Cap Outlay - Other	29,765	-	-	-	-	-	-
Cap Outlay - Vehicles	11,145	-	30,000	10,961	19,039	30,000	15,000
Reserve - Renewal&Replacement	46,945	-	-	-	-	-	-
Reserve - Sidewalks & Alleyways	21,724	-	-	-	-	-	-
Reserve - Other	-	-	300,000	-	-	-	450,000
Total Operation & Maintenance	196,036	121,047	595,700	158,768	117,808	276,576	746,200

HARMONY

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU JUN-2023	PROJECTED JUL - SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
Debt Service							
Principal Debt Retirement	12,260	12,868	13,507	13,507	-	13,507	14,177
Interest Expense	14,340	13,732	13,093	13,093	-	13,093	12,423
Total Debt Service	26,600	26,600	26,600	26,600	-	26,600	26,600
TOTAL EXPENDITURES	1,675,670	1,673,162	2,402,422	1,461,047	683,607	2,144,654	2,778,383
Excess (deficiency) of revenues							
Over (under) expenditures	158,389	181,248	(55,337)	974,398	(659,667)	314,731	(59,773)
OTHER FINANCING SOURCES (USES)							
Operating Transfers-Out	-	(675,246)	-	(300,000)	-	(300,000)	-
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	(59,773)
TOTAL OTHER SOURCES (USES)	-	(675,246)	-	(300,000)	-	(300,000)	(59,773)
Net change in fund balance	158,389	(493,998)	(55,337)	674,398	(659,667)	14,731	(59,773)
FUND BALANCE, BEGINNING	1,322,085	1,155,721	661,723	661,723	-	661,723	676,454
FUND BALANCE, ENDING	\$ 1,480,474	\$ 661,723	\$ 606,386	\$ 1,336,121	\$ (659,667)	\$ 676,454	\$ 616,681

HARMONY

Community Development District

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 676,454
Net Change in Fund Balance - Fiscal Year 2024	(59,773)
Reserves - Fiscal Year 2024 Additions	-
Total Funds Available (Estimated) - 9/30/2024	616,681

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - 1st Quarter		250,000 ⁽¹⁾
Series 2015 Debt Service Reserve - VC1		319,201 ⁽²⁾
	Subtotal	569,201
Total Allocation of Available Funds		569,201

Total Unassigned (undesignated) Fund Balance	47,479.67
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Notes

(1) Represents approximately (1) month of expenditures.

(2) The District has acquired parcel VC1 and will pay the Series 2015 Debt Service associated with this parcel over the life of the bond. The remaining debt service obligation for this parcel is \$319,201.

HARMONY

Community Development District

General Fund

Budget Narrative
Fiscal Year 2024

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Special Assessments-Tax Collector

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

Special Assessments-Tax Collector-VC1

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

Special Assessments-Discounts

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

Access Cards

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

Facility Revenue

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

Garden Lot

The district is charging fees for garden lots.

EXPENDITURES

Administrative

P/R-Board of Supervisors

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

FICA Taxes

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

Professional Services-Arbitrage Rebate

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

Professional Services-Dissemination Agent

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

HARMONY

Community Development District

General Fund

Budget Narrative
Fiscal Year 2024

EXPENDITURES

Administrative (continued)

Professional Services-Engineering

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

Professional Services-Legal Services

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

Professional Services-Management Consulting Services

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

Professional Services-Property Appraiser

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

Professional Services-Recording Secretary

Inframark provides recording services with near verbatim minutes.

Professional Services-Special Assessment

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

Professional Services-Trustee Fees

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

Auditing Services

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

Postage and Freight

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

Rental-Meeting Room

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

Insurance-General Liability

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

HARMONY

Community Development District

General Fund

Budget Narrative
Fiscal Year 2024

EXPENDITURES

Administrative (continued)

Legal Advertising

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

Miscellaneous-Assessment Collection Costs

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

Annual District Filing Fee

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

Field

Professional Services-Field Management

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

Landscape Services

Contracts-Mulch

Landscaping company to provide mulch throughout the District.

Contracts- Landscape

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

Contracts- Annuals

Landscaping company to provide annual landscaping maintenance throughout the District.

R&M-Irrigation

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

R&M-Trees and Trimming (Canopy)

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

Miscellaneous Services

Unscheduled or one-time landscape maintenance expenses for other areas within the District that are not listed in any other budget category. Also includes fire ant treatments and tree treatments.

HARMONY

Community Development District

General Fund

Budget Narrative
Fiscal Year 2024

EXPENDITURES

Utilities

Electricity-General

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

Electricity-Streetlighting

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

Utility-Water & Sewer

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

Operation & Maintenance

Utility-Refuse Removal

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

R&M-Ponds / Buck Lake

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

R&M-Pools

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

R&M-Roads and Alleyways

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

Sidewalk Panel Replacements

Represents cost associated with sidewalk panel replacements.

R&M-Vehicles/Equipment

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

R&M-Equipment Boats

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

R&M-Parks and Facilities

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

R&M-Garden Lot

Maintenance, repairs, or supplies for garden lots.

R&M-Invasive Plant Maintenance

The District is required to mitigate certain invasive weeds. This is largely a chemical and equipment-based process. The fiscal year contingency represents the potential excess of unscheduled maintenance.

HARMONY

Community Development District

General Fund

Budget Narrative
Fiscal Year 2024

EXPENDITURES

Operation & Maintenance (continued)

R&M-Streetlights

Unscheduled maintenance, repair, and replacement of streetlights located within the District.

Security Enhancements

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

OP Supplies – Fuel, Oil

Represents usage of fuel.

Capital Outlay - Vehicles

Capital purchase as directed by the district's board.

Reserve - Other

Funds set aside for projects, as determined by the district's board.

Debt Service

Principal Debt Retirement

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

Interest Expense

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

HARMONY

Community Development District

General Fund Reserves

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU JUN-2023	PROJECTED JUL - SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES							
Insurance Reimbursements	\$ -	\$ 11,080	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REVENUES	-	11,080	-	-	-	-	-
EXPENDITURES							
<i>Operation & Maintenance</i>							
Cap Outlay - Other	-	18,500	-	-	-	-	-
Reserve - Other	-	-	300,000	656,093	-	656,093	-
Reserve - Renewal & Replacement	-	380,136	-	-	-	-	-
Reserve - Sidewalks & Alleyways	-	65,438	-	-	-	-	-
Total Operation & Maintenance	-	464,074	300,000	656,093	-	656,093	-
TOTAL EXPENDITURES	-	464,074	300,000	656,093	-	656,093	-
Excess (deficiency) of revenues Over (under) expenditures	-	(452,994)	(300,000)	(656,093)	-	(656,093)	-
OTHER FINANCING SOURCES (USES)							
Operating Transfers-In	-	675,246	-	300,000	-	300,000	-
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	675,246	-	300,000	-	300,000	-
Net change in fund balance	-	222,252	(300,000)	(356,093)	-	(356,093)	-
FUND BALANCE, BEGINNING	-	324,754	547,006	547,006	-	547,006	190,913
FUND BALANCE, ENDING	\$ -	\$ 547,006	\$ 247,006	\$ 190,913	\$ -	\$ 190,913	\$ 190,913

Harmony
Community Development District

Debt Service Budgets
Fiscal Year 2024

HARMONY

Community Development District

Series 2014 Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU JUN-2023	PROJECTED JUL - SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES							
Interest - Investments	\$ 72	\$ 70	\$ 61	\$ 59	\$ 20	\$ 79	\$ 60
Special Assmnts- Tax Collector	1,242,841	1,228,420	1,217,276	1,224,346	(7,070)	1,217,276	1,208,761
Special Assmnts- Prepayment	111,476	142,913	-	-	-	-	-
Special Assmnts- Discounts	(34,723)	(37,209)	(48,691)	(39,183)	-	(39,183)	(48,350)
TOTAL REVENUES	1,319,666	1,334,194	1,168,646	1,185,222	(7,050)	1,178,172	1,160,471
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	15,536	14,562	24,345	23,790	555	24,345	24,175
Total Administrative	15,536	14,562	24,345	23,790	555	24,345	24,175
<i>Debt Service</i>							
Principal Debt Retirement	640,000	665,000	695,000	695,000	-	695,000	725,000
Principal Prepayments	125,000	85,000	-	75,000	-	75,000	-
Interest Expense	535,144	496,931	457,844	457,844	-	457,844	421,013
Total Debt Service	1,300,144	1,246,931	1,152,844	1,227,844	-	1,227,844	1,146,013
TOTAL EXPENDITURES	1,315,680	1,261,493	1,177,189	1,251,634	555	1,252,189	1,170,188
Excess (deficiency) of revenues Over (under) expenditures	3,986	72,701	(8,543)	(66,412)	(7,605)	(74,017)	(9,717)
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	(8,543)	-	-	-	(9,717)
TOTAL OTHER SOURCES (USES)	-	-	(8,543)	-	-	-	(9,717)
Net change in fund balance	3,986	72,701	(8,543)	(66,412)	(7,605)	(74,017)	(9,717)
FUND BALANCE, BEGINNING	1,236,750	1,240,736	1,313,437	1,313,437	-	1,313,437	1,239,420
FUND BALANCE, ENDING	\$ 1,240,736	\$ 1,313,437	\$ 1,304,894	\$ 1,247,025	\$ (7,605)	\$ 1,239,420	\$ 1,229,703

HARMONY

Community Development District

Series 2014 Debt Service Fund

AMORTIZATION SCHEDULE

Period Ending	Outstanding Balance	Principal	Special Call	Coupon Rate	Interest	Annual Debt Service
11/1/2023	\$8,090,000				\$210,506	
5/1/2024	\$8,090,000	\$725,000		5%	\$210,506	\$1,146,013
11/1/2024	\$7,365,000				\$192,381	
5/1/2025	\$7,365,000	\$760,000		5%	\$192,381	\$1,144,763
11/1/2025	\$6,605,000				\$173,381	
5/1/2026	\$6,605,000	\$800,000		5%	\$173,381	\$1,146,763
11/1/2026	\$5,805,000				\$152,381	
5/1/2027	\$5,805,000	\$845,000		5%	\$152,381	\$1,149,763
11/1/2027	\$4,960,000				\$130,200	
5/1/2028	\$4,960,000	\$890,000		5%	\$130,200	\$1,150,400
11/1/2028	\$4,070,000				\$106,838	
5/1/2029	\$4,070,000	\$940,000		5%	\$106,838	\$1,153,675
11/1/2029	\$3,130,000				\$82,163	
5/1/2030	\$3,130,000	\$990,000		5%	\$82,163	\$1,154,325
11/1/2030	\$2,140,000				\$56,175	
5/1/2031	\$2,140,000	\$1,040,000		5%	\$56,175	\$1,152,350
11/1/2031	\$1,100,000				\$28,875	
5/1/2032	\$1,100,000	\$1,100,000		5%	\$28,875	\$1,157,750
		\$8,090,000			\$2,265,800	\$10,355,800

HARMONY

Community Development District

Series 2015 Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU JUN-2023	PROJECTED JUL - SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES							
Interest - Investments	\$ 44	\$ 53	\$ 40	\$ 58	\$ 19	\$ 77	\$ 31
Special Assmnts- Tax Collector	867,673	841,966	796,597	642,981	153,616	796,597	625,483
Special Assessments-Other	26,600	26,600	26,600	26,600	-	26,600	26,600
Special Assmnts- Prepayment	284,977	1,442,441	-	929,892	-	929,892	-
Special Assmnts- Discounts	(24,241)	(25,504)	(31,864)	(20,194)	-	(20,194)	(25,019)
TOTAL REVENUES	1,155,053	2,285,556	791,373	1,579,337	153,635	1,732,972	627,095
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	10,846	9,980	15,932	13,499	2,433	15,932	12,510
Total Administrative	10,846	9,980	15,932	13,499	2,433	15,932	12,510
<i>Debt Service</i>							
Principal Debt Retirement	380,000	385,000	390,000	390,000	-	390,000	295,000
Principal Prepayments	460,000	445,000	-	2,010,000	-	2,010,000	-
Interest Expense	463,384	426,544	389,775	360,269	-	360,269	269,100
Total Debt Service	1,303,384	1,256,544	779,775	2,760,269	-	2,760,269	564,100
TOTAL EXPENDITURES	1,314,230	1,266,524	795,707	2,773,768	2,433	2,776,201	576,610
Excess (deficiency) of revenues							
Over (under) expenditures	(159,177)	1,019,032	(4,334)	(1,194,432)	151,202	(1,043,229)	50,486
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In	-	-	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	(4,334)	-	-	-	50,486
TOTAL OTHER SOURCES (USES)	-	-	(4,334)	-	-	-	50,486
Net change in fund balance	(159,177)	1,019,032	(4,334)	(1,194,431)	151,202	(1,043,229)	50,486
FUND BALANCE, BEGINNING	981,688	822,511	1,841,543	1,841,543	-	1,841,543	798,314
FUND BALANCE, ENDING	\$ 822,511	\$ 1,841,543	\$ 1,837,209	\$ 647,112	\$ 151,202	\$ 798,314	\$ 848,800

HARMONY

Community Development District

Series 2015 Debt Service Fund

AMORTIZATION SCHEDULE

Period Ending	Outstanding Balance	Principal	Special Call	Coupon Rate	Interest	Annual Debt Service
11/1/2023	\$5,295,000			4.750%	\$134,550	
5/1/2024	\$5,295,000	\$295,000		4.750%	\$134,550	\$564,100
11/1/2024	\$5,000,000			4.750%	\$127,544	
5/1/2025	\$5,000,000	\$310,000		4.750%	\$127,544	\$565,088
11/1/2025	\$4,690,000			4.750%	\$120,181	
5/1/2026	\$4,690,000	\$325,000		5.125%	\$120,181	\$565,363
11/1/2026	\$4,365,000			5.125%	\$111,853	
5/1/2027	\$4,365,000	\$345,000		5.125%	\$111,853	\$568,706
11/1/2027	\$4,020,000			5.125%	\$103,013	
5/1/2028	\$4,020,000	\$360,000		5.125%	\$103,013	\$566,025
11/1/2028	\$3,660,000			5.125%	\$93,788	
5/1/2029	\$3,660,000	\$380,000		5.125%	\$93,788	\$567,575
11/1/2029	\$3,280,000			5.125%	\$84,050	
5/1/2030	\$3,280,000	\$400,000		5.125%	\$84,050	\$568,100
11/1/2030	\$2,880,000			5.125%	\$73,800	
5/1/2031	\$2,880,000	\$420,000		5.125%	\$73,800	\$567,600
11/1/2031	\$2,460,000			5.125%	\$63,038	
5/1/2032	\$2,460,000	\$445,000		5.125%	\$63,038	\$571,075
11/1/2032	\$2,015,000			5.125%	\$51,634	
5/1/2033	\$2,015,000	\$465,000		5.125%	\$51,634	\$568,269
11/1/2033	\$1,550,000			5.125%	\$39,719	
5/1/2034	\$1,550,000	\$490,000		5.125%	\$39,719	\$569,438
11/1/2034	\$1,060,000			5.125%	\$27,163	
5/1/2035	\$1,060,000	\$515,000		5.125%	\$27,163	\$569,325
11/1/2035	\$545,000			5.125%	\$13,966	
5/1/2036	\$545,000	\$545,000		5.125%	\$13,966	\$572,931
Total		\$5,295,000			\$2,088,594	\$7,383,594

HARMONY

Community Development District

Debt Service

Budget Narrative
Fiscal Year 2024

REVENUES

Interest-Investments

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

Special Assessments-Tax Collector

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

Special Assessments-Other

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

Special Assessments-Discounts

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

EXPENDITURES

Administrative

Miscellaneous-Assessment Collection Cost

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

Principal Debt Retirement

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

Interest Expense

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

Harmony
Community Development District

Supporting Budget Schedules
Fiscal Year 2024

COPY

HARMONY
Community Development District

Summary of Assessment Rates

Neighborhood	Lot Type	Lot Width	O & M		% Change (Decrease)/ Increase	2014 Debt Service		% Change (Decrease)/ Increase	2015 Debt Service		% Change (Decrease)/ Increase	Total		% Change (Decrease)/ Increase	Units	Acres	FY 2024 Par Balance Per Unit/Acre
			FY 2024	FY 2023		FY 2024	FY 2023		FY 2024	FY 2023		FY 2024	FY 2023				
A-1	MF	n/a	\$ 685.99	\$ 594.25	15.4%	\$ 605.71	\$ 605.71	0.0%	\$ -	\$ -	N/A	\$ 1,291.70	\$ 1,199.96	7.6%	186	19.77	\$ 3,700
B	SF	80	\$ 2,168.64	\$ 1,878.60	15.4%	\$ 1,914.87	\$ 1,914.87	0.0%	\$ -	\$ -	N/A	\$ 4,083.51	\$ 3,793.47	7.6%	9	23.58	\$ 11,700
	SF	65	\$ 1,762.02	\$ 1,526.36	15.4%	\$ 1,555.83	\$ 1,555.83	0.0%	\$ -	\$ -	N/A	\$ 3,317.85	\$ 3,082.19	7.6%	25		\$ 9,500
	SF	52	\$ 1,409.61	\$ 1,221.09	15.4%	\$ 1,244.66	\$ 1,244.66	0.0%	\$ -	\$ -	N/A	\$ 2,654.27	\$ 2,465.75	7.6%	35		\$ 7,600
	SF	42	\$ 1,138.54	\$ 986.26	15.4%	\$ 1,005.31	\$ 1,005.31	0.0%	\$ -	\$ -	N/A	\$ 2,143.85	\$ 1,991.57	7.6%	22		\$ 6,200
C-1	SF	35	\$ 948.78	\$ 821.89	15.4%	\$ 837.75	\$ 837.75	0.0%	\$ -	\$ -	N/A	\$ 1,786.53	\$ 1,659.64	7.6%	15		\$ 5,200
	SF	80	\$ 2,133.01	\$ 1,847.73	15.4%	\$ 1,883.40	\$ 1,883.40	0.0%	\$ -	\$ -	N/A	\$ 4,016.41	\$ 3,731.13	7.6%	10	25.82	\$ 11,500
	SF	65	\$ 1,733.07	\$ 1,501.28	15.4%	\$ 1,530.26	\$ 1,530.26	0.0%	\$ -	\$ -	N/A	\$ 3,263.33	\$ 3,031.54	7.6%	30		\$ 9,400
	SF	52	\$ 1,386.45	\$ 1,201.02	15.4%	\$ 1,224.21	\$ 1,224.21	0.0%	\$ -	\$ -	N/A	\$ 2,610.66	\$ 2,425.23	7.6%	35		\$ 7,500
C-2	SF	42	\$ 1,119.83	\$ 970.06	15.4%	\$ 988.78	\$ 988.78	0.0%	\$ -	\$ -	N/A	\$ 2,108.61	\$ 1,958.84	7.6%	30		\$ 6,100
	SF	35	\$ 933.19	\$ 808.38	15.4%	\$ 823.98	\$ 823.98	0.0%	\$ -	\$ -	N/A	\$ 1,757.17	\$ 1,632.36	7.6%	12		\$ 5,100
	SF	80	\$ 2,218.02	\$ 1,921.37	15.4%	\$ 1,958.47	\$ 1,958.47	0.0%	\$ -	\$ -	N/A	\$ 4,176.49	\$ 3,879.84	7.6%	4	17.54	\$ 12,000
	SF	65	\$ 1,802.14	\$ 1,561.12	15.4%	\$ 1,591.26	\$ 1,591.26	0.0%	\$ -	\$ -	N/A	\$ 3,393.40	\$ 3,152.38	7.6%	14		\$ 9,800
D-1	SF	52	\$ 1,441.71	\$ 1,248.89	15.4%	\$ 1,273.01	\$ 1,273.01	0.0%	\$ -	\$ -	N/A	\$ 2,714.72	\$ 2,521.90	7.6%	13		\$ 7,800
	SF	42	\$ 1,164.46	\$ 1,008.72	15.4%	\$ 1,028.20	\$ 1,028.20	0.0%	\$ -	\$ -	N/A	\$ 2,192.66	\$ 2,036.92	7.6%	31		\$ 6,300
	SF	35	\$ 970.38	\$ 840.60	15.4%	\$ 856.83	\$ 856.83	0.0%	\$ -	\$ -	N/A	\$ 1,827.21	\$ 1,697.43	7.6%	25		\$ 5,300
	SF	80	\$ 2,291.54	\$ 1,985.06	15.4%	\$ 2,023.39	\$ 2,023.39	0.0%	\$ -	\$ -	N/A	\$ 4,314.93	\$ 4,008.45	7.6%	9	10.35	\$ 12,400
D-2	SF	65	\$ 1,861.88	\$ 1,612.86	15.4%	\$ 1,644.00	\$ 1,644.00	0.0%	\$ -	\$ -	N/A	\$ 3,505.88	\$ 3,256.86	7.6%	20		\$ 10,100
	SF	52	\$ 1,489.50	\$ 1,290.29	15.4%	\$ 1,315.20	\$ 1,315.20	0.0%	\$ -	\$ -	N/A	\$ 2,804.70	\$ 2,605.49	7.6%	6		\$ 8,100
E	SF	n/a	\$ 1,361.20	\$ 1,179.15	15.4%	\$ 1,201.91	\$ 1,201.91	0.0%	\$ -	\$ -	N/A	\$ 2,563.11	\$ 2,381.06	7.6%	11	2.32	\$ 7,400
G	SF	52	\$ 3,631.93	\$ 3,146.18	15.4%	\$ 3,206.92	\$ 3,206.92	0.0%	\$ -	\$ -	N/A	\$ 6,838.85	\$ 6,353.10	7.6%	51	28.70	\$ 19,600
	SF	52	\$ 1,639.57	\$ 1,420.29	15.4%	\$ 1,447.71	\$ 1,447.71	0.0%	\$ -	\$ -	N/A	\$ 3,087.28	\$ 2,868.00	7.6%	62	39.86	\$ 8,900
H-1	SF	42	\$ 1,324.27	\$ 1,147.15	15.4%	\$ 1,169.30	\$ 1,169.30	0.0%	\$ -	\$ -	N/A	\$ 2,493.57	\$ 2,316.45	7.6%	85		\$ 7,200
	SF	35	\$ 1,103.56	\$ 956.96	15.4%	\$ 974.41	\$ 974.41	0.0%	\$ -	\$ -	N/A	\$ 2,077.97	\$ 1,930.37	7.6%	39		\$ 6,000
	SF	35	\$ 1,233.44	\$ 1,068.48	15.4%	\$ 1,073.54	\$ 1,073.54	0.0%	\$ -	\$ -	N/A	\$ 2,306.98	\$ 2,142.02	7.7%	39	20.34	\$ 6,600
	SF	40	\$ 1,409.65	\$ 1,221.12	15.4%	\$ 1,288.25	\$ 1,288.25	0.0%	\$ -	\$ -	N/A	\$ 2,697.90	\$ 2,509.37	7.5%	14		\$ 7,900
H-2/F/A-2/M I/J/L/O	SF	50	\$ 1,762.06	\$ 1,526.39	15.4%	\$ 1,594.98	\$ 1,594.98	0.0%	\$ -	\$ -	N/A	\$ 3,357.04	\$ 3,121.37	7.6%	13		\$ 9,800
	SF	25	\$ 881.03	\$ 763.20	15.4%	\$ 766.82	\$ 766.82	0.0%	\$ -	\$ -	N/A	\$ 1,647.85	\$ 1,530.02	7.7%	46		\$ 4,700
	SF	50	\$ 1,792.94	\$ 1,553.14	15.4%	\$ 1,592.89	\$ 1,592.89	0.0%	\$ -	\$ -	N/A	\$ 3,385.83	\$ 3,146.03	7.6%	164	45.56	\$ 9,800
	SF	40	\$ 1,779.55	\$ 1,541.54	15.4%	\$ -	\$ -	N/A	\$ 1,534.73	\$ 1,534.73	0.0%	\$ 3,314.28	\$ 3,076.27	7.7%	176	158.20	\$ 12,600
K	SF	50	\$ 2,224.43	\$ 1,926.93	15.4%	\$ -	\$ -	N/A	\$ 1,918.41	\$ 1,918.41	0.0%	\$ 4,142.84	\$ 3,845.34	7.7%	189		\$ 15,700
	SF	60	\$ 2,669.32	\$ 2,312.31	15.4%	\$ -	\$ -	N/A	\$ 2,302.10	\$ 2,302.10	0.0%	\$ 4,971.42	\$ 4,614.41	7.7%	45		\$ 18,800
	SF	40	\$ 1,779.55	\$ 1,541.54	15.4%	\$ -	\$ -	N/A	\$ 1,432.69	\$ 1,432.69	0.0%	\$ 3,212.24	\$ 2,974.23	8.0%	38		\$ 11,700
	SF	50	\$ 2,224.43	\$ 1,926.93	15.4%	\$ -	\$ -	N/A	\$ 1,790.86	\$ 1,790.86	0.0%	\$ 4,015.29	\$ 3,717.79	8.0%	28		\$ 14,700
Office GC	Office		\$ 2,669.32	\$ 2,312.31	15.4%	\$ -	\$ -	N/A	\$ 2,149.03	\$ 2,149.03	0.0%	\$ 4,818.35	\$ 4,461.34	8.0%	14		\$ 17,600
	Golf Course		\$ 6,453.95	\$ 5,590.77	15.4%	\$ -	\$ -	N/A	\$ 5,505.44	\$ 5,505.44	0.0%	\$ 11,959.39	\$ 11,096.21	7.8%		0.28	\$ 45,000
Comm GA	Comm		\$ 6,453.95	\$ -	N/A	\$ -	\$ -	N/A	\$ 52,624.28	\$ 52,624.28	0.0%	\$ 59,078.23	\$ 52,624.28	12.3%		4.20	\$ 422,200
	TBD		\$ 6,453.95	\$ 5,590.77	15.4%	\$ -	\$ -	N/A	\$ 5,505.44	\$ 5,505.44	0.0%	\$ 11,959.39	\$ 11,096.21	7.8%		7.58	\$ 45,000
Cat Lake Access TC/M*	TBD		\$ 6,453.95	\$ 5,590.77	15.4%	\$ -	\$ -	N/A	\$ -	\$ -	N/A	\$ 6,453.95	\$ 5,590.77	N/A		2.13	\$ -
	SF	50	\$ 1,860.58	\$ 1,611.74	15.4%	\$ -	\$ -	N/A	\$ 1,234.92	\$ 1,234.92	0.0%	\$ 3,095.51	\$ 2,846.66	8.7%	35	10.09	\$ 10,100
TC	TC 1 and TC 2		\$ 6,453.95	\$ 5,590.77	15.4%	\$ -	\$ -	N/A	\$ 5,505.44	\$ 5,505.44	0.0%	\$ 11,959.39	\$ 11,096.21	7.8%		12.45	\$ 45,000
	TC 3 and TC 4		\$ 6,453.95	\$ 5,590.77	15.4%	\$ -	\$ -	N/A	\$ 4,283.68	\$ 4,283.68	0.0%	\$ 10,737.63	\$ 9,874.45	8.7%		7.43	\$ 35,000
															1580	438.81	\$ -

1.) All lands, with the exception of Parcel VC1, are assessed on the Tax Collector Assessment Roll
 2.) FY 2023 Par balances provided are for informational purposes only, are subject to change, and take into account the payment of the 2022 tax bill. Please note this is not an official payoff, as payoffs must be obtained via estoppel from Inframark.

Subsection 5B

FY2024

Budget Adoption

RESOLUTION 2023-11

THE ANNUAL APPROPRIATION RESOLUTION OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the Harmony Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

SECTION 1. BUDGET

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

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

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

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

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

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

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

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

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

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

PASSED AND ADOPTED THIS 24th DAY OF AUGUST 2023.

ATTEST:

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2023/2024 Budget

RESOLUTION 2023-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

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

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED this 24th day of August 2023.

ATTEST:

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

- Exhibit A:** Budget
- Exhibit B:** Assessment Roll

Subsection 5C

Meeting Schedule

NOTICE OF FISCAL YEAR 2024 MEETING SCHEDULE HARMONY COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Harmony Community Development District will hold their meetings for Fiscal Year 2024 at 3285 Songbird Circle, St. Cloud, Florida 34773, on the last Thursday of each month at 6:00 p.m., with the exception as noted below:

October 26, 2023
November 16, 2023 (Third Thursday)
December 21, 2023 (Third Thursday)
January 25, 2024
February 29, 2024
March 28, 2024
April 25, 2024 – Workshop 4:30 p.m.
April 25, 2024 – Regular Meeting 6:00 p.m.
May 30, 2024
June 27, 2024
July 25, 2024
August 29, 2024
September 26, 2024

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

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

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

Angel Montagna
District Manager

Subsection 5D

Reserve Study Proposals

7/13/2023

Page | 1

Independent Works LLC.

Property Manager: Lynn M. Hayes, District Manager
Association Name: Harmony CDD
Association Address: 7255 Five Oaks Drive, Saint Cloud, FL 34773

Reserve Study Proposal

Scope of Work:

- Pre-inspection meeting, budget review, component review, condition assessment, full reserve study with inspection, one free revision, revised financials while determining final budget.
- Report includes- Item Parameter Chart Detail, Expenditures, Cash flow Chart, Annual Chart, Monthly Chart, Supplementary and Components Charts.

Structures and Improvements to be included

Please see addendum

Reserve study Methodology and Procedures

Your report will include a preliminary on-site meeting with the board of directors, management and any other interested parties to discuss your association's reserve history, budget/financials and answer any questions about the reserve study process with the reserve specialist/analyst completing the report. A list of professional references can be provided, if so desired.

A thorough on-site inspection of your common area improvements/reserve components. Accurate measurements will be made using construction blueprints and site plans combined with field measurements made by the reserve specialist/analyst completing the report.

Detailed reserve funding analyses using both the Component Funding analysis and Cash Flow Analysis (Pooling Method) funding methodologies in compliance with applicable statutory requirements, market standards for similar properties/associations, and your association's specific reserve funding goals. Our state-of-the-art software and reserve study reports are approved by the American Institute of Certified Public Accountants (AICPA)

**Independent Works, LLC.
Margery Shultz
Reserve Specialist**

7/13/2023

Page | 2

Independent Works LLC.

Property Manager: Lynn M. Hayes, District Manager
Association Name: Harmony CDD
Association Address: 7255 Five Oaks Drive, Saint Cloud, FL 34773

An electronic preliminary draft report for your association's review so that any possible factual inaccuracies or differences of opinion can be addressed before a final reserve study report is issued. That way your association can play an active role in the overall process. We allow each association one set of agreed upon changes/revisions to the preliminary draft report at no charge. Additional scenarios/revisions will be billed separately.

One electronic and one printed final report will be provided. Additional printed copies can be provided at a nominal per report fee.

Importance of a Reserve Study

A professional reserve study specialist will provide a detailed analysis of the property, expenditures and required funding to ensure the association will not encounter the need a special assessment. Adequate funding is required to ensure safety of the community members by providing maintenance and replacement of reserve expenditures as well as peace of mind that the common area components will help the community maintain its value. If a reserve budget is not property funded and reserves are not increased with the recommendation from the reserve specialist further structural damage may occur, resulting in higher replacement costs as well as potential safety concerns.

Association Information Required:

We will need from you a copy of your current reserve budget so that our report can be designed to reflect similar reserve classifications/categories making it easier for your association to make direct comparisons between your budget and our findings

As much recent factual cost history for your reserves as is available. This information will be reconciled with actual costs incurred for similar upgrades at similar properties and our data sources.

Addendum:

EXPENDITURES INCLUDED: All Common Areas Within Harmony CDD, Including and Not Limited to: Ponds, Alley Ways, Garden Road, RV Park, Sidewalks, Stormwater Drainage, Swim Club & Ashely Park: Pool, Deck, Equipment, Furniture, Fencing & Gates, Restrooms, Cabanas, Pergolas, Site Signage, Pavement, Concrete, Fencing & Gates, Playground Equipment, Benches, Pavilions, Bridges, Docks, Boat House, Splash Pad, Basketball Court, Boats, Four Wheeler

**Independent Works, LLC.
Margery Shultz
Reserve Specialist**

Independent Works LLC.

Property Manager: Lynn M. Hayes, District Manager
Association Name: Harmony CDD
Association Address: 7255 Five Oaks Drive, Saint Cloud, FL 34773

Fee Structure

This fee is inclusive of all related expenses to complete the final reserve study. Fees will be honored for **90 Days** from the date indicated on this proposal this proposal assumes that the reserve specialist will have free access to all portions of all buildings included in the reserve study. The total fee is due upon delivery of draft report.

Half payment will be collected at the pre-inspection meeting. The remaining half of the invoice will be paid upon receipt of the draft report. A free final report will be issued at any time upon the request of the association before the end of the year the initial report was completed.

Please Choose One

- \$4,595.00 Reserve Study Inspection with Full Reserve Study
- \$4,595.00 Reserve Study Inspection with Full Reserve Study and 2 Annual updates for an additional fee of \$1,950 each year.

Respectfully submitted,

Margery Schultz

Margery Schultz

Reserve Specialist

Accepted By: _____

SIGNATURE

DATE

NAME (PLEASE PRINT)

TITLE

EMAIL ADDRESS (PLEASE PRINT)

PHONE #

**Independent Works, LLC.
Margery Shultz
Reserve Specialist**

Margery J. Schultz

Business Owner & Structural Integrity Reserve Specialist, RS Designation

Education

- Florida International University, 2004 – B.A. Design and Architectural Studies
- Florida International University, Master's Construction Management
- Reserve Specialist Designation, Required to complete Structural Integrity Reserve Studies, Completed over 2,100 reserve study inspections and reports

Work Experience

Independent Works, LLC - Business Owner / Reserve Specialist - March 2020 - Present

- Analyze the market and implement strategies for increasing company revenue
- Review client provided information for use in completing reserve study & structural integrity reserve study reports
- Completed hundreds of reserve study report & insurance appraisals
- Completed dozens of structural integrity reserve studies. Currently have 50 contracts to complete the state-mandated SIRS and Milestone reports/inspections

Sedgwick Valuation Services, Inc. – Engineering Reserve Specialist – April 2014 – March 2020

- Coordinated with board members and association managers from beginning to completion of reserve study reports. Completed over 2,000 reserve studies
- Completed condition assessments of large properties including site infrastructure and building components on high-rise structures, HOA communities, resorts and timeshares
- Top producer of reserve studies for a world-wide company multiple years
Conducted large continued education speeches throughout the state of Florida
Developed close and effective relationships with clients ensuring continued contract approval for Sedgwick/GAB Robins
- Reviewed property reserve budgets and components included in the budgets to ensure proper reserve funding
Effectively manages multiple cases (sometimes over 100+ at a time), following up with customers, vendors, etc. to ensure a timely and satisfactory resolution

References:

Missy Flinchum w/ Newman-Dailey Resort Properties 850-699-7742
David Wilson 860-256-1022
Daniel Perez w/ Jackson/Lastra Property Management 954-804-4969

Properties / Reserve Studies

- The Cosmopolitan, Miami Beach
- Destin Yacht Club, Destin
- Riva Ft. Lauderdale, Ft. Lauderdale
- Palms 2100, Towers 1 & 2, Ft. Lauderdale
- Clipper on the Bay, Miami
- Vizcayne N, S, Master, Miami
- Point of Americas, Ft. Lauderdale
- Mirage, Surfside
- Oceanique Resort, Indian Harbor
- Sky Harbour East, Ft. Lauderdale
- Las Olas Beach Club, Ft. Lauderdale
- Coronado, Aventura
- 1000 Venetian Way, Miami
- Bayshore Yacht/Tennis Club, Indian Shores
- Marina Palm Residences, Miami Beach
- Avenue Lofts, Ft. Lauderdale
- Islandia I, Jensen Beach
- Prado, West Palm Beach
- Portofino Towers 1-5 & Master, Pensacola Beach
- Biscayne 21, Miami

Properties / Reserve Studies Completed

The Cosmopolitan, South Beach



Portofino Towers 1-5 & Master Association, Pensacola Beach



Marina Palms Residences, Miami Beach





community advisors, LLC

Reserve Study Professionals



COPY



July 14, 2023

Ms. Lynn M. Hayes
 District Manager
 Inframark Infrastructure Management Services
 313 Celebration, FL 34747

Re: Level I Reserve Study for Harmony CDD

Dear Ms. Hayes:

Thank you for the opportunity to submit a New Reserve Study with Site Visit proposal for this District. We have worked with many Districts providing accurate funding plans for future component replacement. Principle Charles Sheppard served as a District Supervisor therefore has valuable experience with both finances and operating procedures that are specific to Community Development Districts.

All work is completed or supervised by Reserve Analyst who have been awarded professional certifications of Certified Construction Inspector (CCI), Professional Reserve Analyst (PRA) and Reserve Specialist (RS) signifying broad experience with successful results. Your reserve study is completed following guidelines for Reserve Studies established by the Association of Professional Reserve Analysts (APRA) and the Community Associations Institute (CAI).

Best Regards,

Charles R. Sheppard *RS PRA CCI*
 President & Reserve Analyst



Scope of Work for District

- Paved Alleys
- Fencing
- Signage/monuments
- Stormwater system components
- Piers/docks
- Sport courts
- Site furnishings
- Building roofing/exteriors
- Building interior finishes
- Pools/equipment/furniture
- Playground
- Boats
- Security systems
- Rolling stock
- Other components identified at site visit

Terms of Service

Physical Analysis

- ❖ The site visit includes meeting with your representative to discuss any maintenance or operational concerns. We observe major components to determine quantity, age, condition and remaining useful life. Quantities are determined by field measurement and internet measurement tools or aerial measurement services.
- ❖ Building walls, trim and other features are observed from ground level. Flat roofs are observed only if safe fixed stair access is available. Pitched roofs are observed from ground level. Building Systems are not operated.
- ❖ Upon completion of the site visit, an inventory of major components is established which includes quantity, replacement cost and remaining useful life. We recommend you review this information and provide historical cost and previous replacement time for any components.

Financial Analysis

- ❖ A review of your current funding plan is completed to determine fund status and performance. We provide a funding plan using the Cash Flow Method (pooled cash) with a funding goal of adequate funding which keeps reserves above a percent funded or balance threshold level. If component funding (line item) is used, then full funding is the funding goal with the understanding we included inflation of replacement cost and interest earned on reserve funds.

Your Reserve Study Includes

- ❖ Executive summary with current funding status, fund balances and assumptions.
- ❖ Cash Flow or Component Funding Plan and 30-Year cash flow projection.
- ❖ Inventory of major components with replacement cost, useful and remaining life projections.
- ❖ Various charts and photographs of major components.
- ❖ Completed Report is sent via email in a PDF file. Printed & bound copies available at additional cost.

Payment Agreement & Terms

- ❖ To maintain excellent customer service and requested delivery schedules we ask that your acceptance of this proposal is made within 30 days. Signed proposals received after 30 days are subject to revision of delivery time and cost. If indicated a deposit fee may be required with signed agreement to place your project in our production schedule and begin your study. A progress payment may be requested upon completion of site visit depending on the size of the project. Remaining fee is due upon receipt of the preliminary report. Payments not received 30 days after invoice date are assessed a 1.5% late fee per month. After 90 days past, due payments will be subject to addition charges for collection including attorney fees and other reasonable cost incurred by Community Advisors, LLC. We are available to meet with you and discuss your Reserve Study subject to availability and travel expenses. We are always available by phone at no cost. We will modify your Reserve Study one time at no additional cost if requested within 90 days of issue and all fees have been paid. Modification requested after report is issued may require additional cost.

This agreement for consulting services is accepted this date:
 Professional Fee: \$10,400.00 Deposit Required: \$3,000.00
 FY 2025 update with site visit \$4,300.00

Authorized Signature: _____ Title: _____

Printed Name: _____ Date: _____

Community Development Districts

Tolomato, (Nocatee)
 Amelia Concourse
 Tisons Landing
 Amelia Walk
 South Village
 Sampson Creek
 Middle Village
 Ridgewood Trails
 Glen St. Johns
 Bartram Springs
 Rivers Edge
 Aberdeen
 Durbin Crossing
 St. Johns Forrest
 Dunes Utility
 Double Branch
 Pine Ridge
 Brandy Creek
 Turnbull Creek
 Arlington Ridge
 Magnolia West
 Trails
 Southaven
 Madeira
 Beach
 Armstrong

Communities

Hammock Dunes Communities
 Queens Harbour - Jacksonville, FL
 The Georgia Club - Statham, GA
 Corolla Light POA - Corolla, NC
 The Landings - Skidaway Island, GA
 Beresford Hall Assembly - North Charleston, SC
 Cumberland Harbour - St. Mary's, GA
 Villas of Nocatee - Jacksonville, FL
 Vizcaya HOA - Jacksonville, FL
 Cimarrone POA - St. Johns, FL
 Deercreek Country Club Owners Association - Jacksonville, FL
 Deerwood Country Club - Jacksonville, FL
 Coastal Oaks - Ponte Vedra, FL
 Preserve at Summer Beach - Fernandina Beach, FL
 Amelia Park Neighborhood - Fernandina Beach, FL
 Amelia Oaks - Fernandina Beach, FL
 Coastal Oaks Amelia - Fernandina Beach, FL
 Oyster Bay POA - Fernandina, FL
 Oyster Bay Yacht Club - Fernandina, FL
 Ocean Breeze HOA - Fernandina Beach, FL
 The Enclave at Summer Beach - Fernandina Beach, FL
 RiverPlace at Summer Beach - Fernandina Beach, FL
 Amelia National - Fernandina, FL

Condominiums

Carlton Dunes - Amelia Island, FL
 Spyglass Villas - Amelia Island, FL
 Ocean Club Villas - Amelia Island, FL
 Sand Dollar Condominium - Amelia Island, FL
 Captain's Court - Amelia Island, FL
 Dunes Club Villas - Amelia Island, FL
 Villas at Summer Beach - Amelia Island, FL
 Beachwood Villas - Amelia Island, FL
 Coastal Cottages - Amelia Island, FL
 Harrison Cove - Amelia Island, FL
 Marina San Pablo - Jacksonville, FL
 Latterra at World Golf - St. Augustine, FL
 Cumberland On Church - Nashville, TN
 Surf Club III - Palm Coast, FL
 The Peninsula - Jacksonville, FL
 The Plaza at Berkman Plaza - Jacksonville, FL
 1661 Riverside - Jacksonville, FL
 Seascape - Jacksonville Beach, FL
 Southshore Condominium - Jacksonville Beach, FL
 Ocean Villas at Serenata Beach - St. Augustine, FL
 Watermark - Jacksonville Beach, FL
 Oceanic Condominium - Jacksonville Beach, FL
 Ocean 14 Condominium - Jacksonville Beach, FL
 Serena Point Condominium - Jacksonville Beach, FL
 Oceania Condominium - Jacksonville Beach, FL

Active Adult Communities

Del Webb Ponte Vedra - Ponte Vedra, FL
 Stone Creek by Del Webb - Ocala, FL
 Villages of Seloy - St. Augustine, FL
 Cascades at World Golf Village - St. Augustine, FL
 The Haven at New Riverside - Bluffton, SC
 Artisan Lakes - Jacksonville, FL

Religious/Schools

St. Mark's Episcopal Church - Brunswick, GA
 Memorial Presbyterian - St. Augustine, FL
 Grace Mem. Presbyterian - St. Augustine, FL
 Trinity Episcopal Church - St. Augustine, FL
 St. Mark's Towers - Brunswick, GA
 Isle of Faith Methodist - Jacksonville, FL
 Deermeadows Baptist - Jacksonville, FL
 Frederica Academy - St. Simons Island, GA
 Fishburne Military School - Waynesboro, VA
 The Greenwood School - Jacksonville, FL

Reserve Analyst & Inspector's Credentials

Charles R. Sheppard RS PRA CCI

Charlie Sheppard is the owner and President of Community Advisors which provides capital reserve analysis, consulting services, commercial inspections and project management for community associations, private clubs, churches, schools and other entities.

He has over 30 years of experience in real estate development, property operation, commercial property inspections and construction management. He has participated on the development team for large planned unit developments and mid-rise office building parks. He has also worked for many years as commercial construction manager for a wide range of structures including medical facilities, office buildings, churches, restaurants, clubhouses, infrastructure installation and remodeling and repositioning of properties to match market conditions.

Areas of expertise include mechanical and electrical systems, energy management systems, life safety systems, plumbing systems, building envelope and roof components. Horizontal improvement experience include marine structures, street and site concrete construction, utilities, site work and landscaping improvements.

Inspection projects include: High rise office and residential buildings, restaurants, industrial properties, churches, private schools, private clubs, marinas, medical facilities, warehouse and industrial properties, water treatment facilities and residential properties.

Charlie is a regular speaker at CAI events, teaches continuing education classes and enjoys attending Board of Director meetings to share the benefits of Reserve Planning. He has also published articles on Capital Reserve Analysis and Construction Management.

Education - Virginia Polytechnic Institute & State University - BS

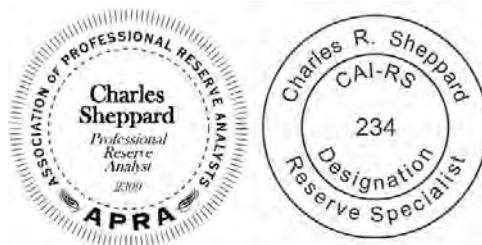
License - Certified General Contractor, Certified Home Inspector - Florida

Professional Designations & Memberships

Certified Construction Inspector, (CCI) Association of Construction Inspectors

Professional Reserve Analyst, (PRA) Association of Professional Reserve Analyst APRA

Reserve Specialist, (RS) Community Associations Institute CAI



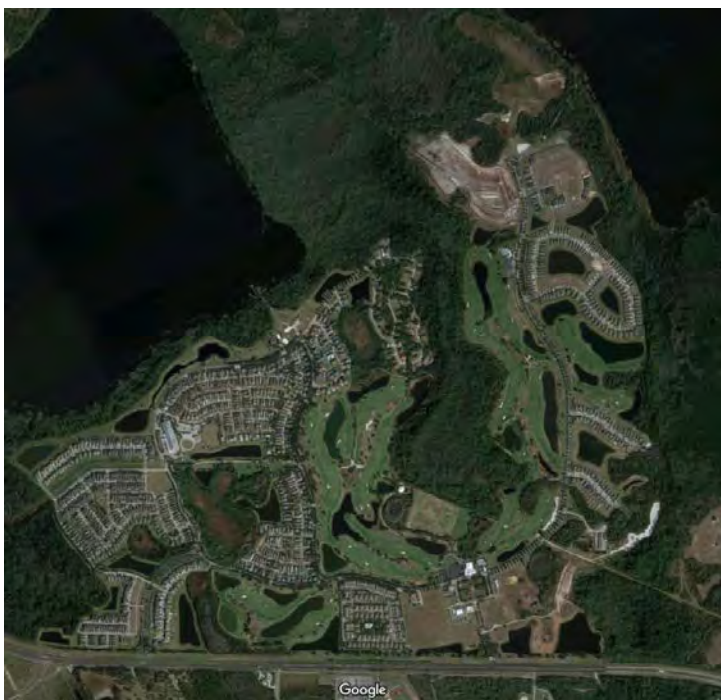


RESERVE STUDY PROPOSAL

Harmony CDD

Prepared for:
Ms. Lynn Hayes, District Manager
c/o INFRAMARK

July 21, 2023



Prepared by:
Reserve Advisors, LLC
201 E. Kennedy Boulevard, Suite 1150
Tampa, FL 33602
(800) 980-9881
www.reserveadvisors.com



July 21, 2023

Dear Ms. Lynn Hayes,

Thank you for the opportunity to present Harmony CDD with this reserve study proposal.

As a fiduciary, your Board of Directors has been entrusted to represent and protect the best interests of their community. Our expert reserve study will be the guide that you and your board rely on for maintaining sufficient reserve funds and prioritizing long-term capital planning.

While our industry-leading team of consultants have conducted over 26,000 reserve studies, they will approach your study with the firm understanding that your community’s needs are truly unique. That’s why we guarantee:

FULL ENGAGEMENT



It’s our job to understand your specific concerns and to discuss your priorities in order to ensure your reserve study experience exceeds your expectations.

DETAILED UNDERSTANDING



We will do whatever it takes to ensure Harmony CDD has complete confidence in interpreting and putting into practice our findings and recommendations.



ONGOING SUPPORT



This will not be a one-and-done report. Unlike other firms, we provide your current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery.

At Reserve Advisors, we take great pride in helping communities thrive. By applying industry leading expertise, we deliver unbiased guidance that supports the Harmony CDD Board with maintaining their community’s long-term physical and financial health.

Please sign and return the [Confirmation of Services](#) page to get started.

Sincerely,

Nick Brenneman, Southeast Regional Account Manager
(800) 980-9881



RESERVE STUDY BENEFITS



FOR BOARDS

- ✓ Fulfills your fiduciary responsibility
- ✓ Supports board decisions
- ✓ Streamlines your budget process
- ✓ Prioritizes capital projects



FOR HOMEOWNERS

- ✓ Ensures fair and equitable reserve contributions
- ✓ Reduces long-term cost of ownership
- ✓ Minimizes risk of assessments

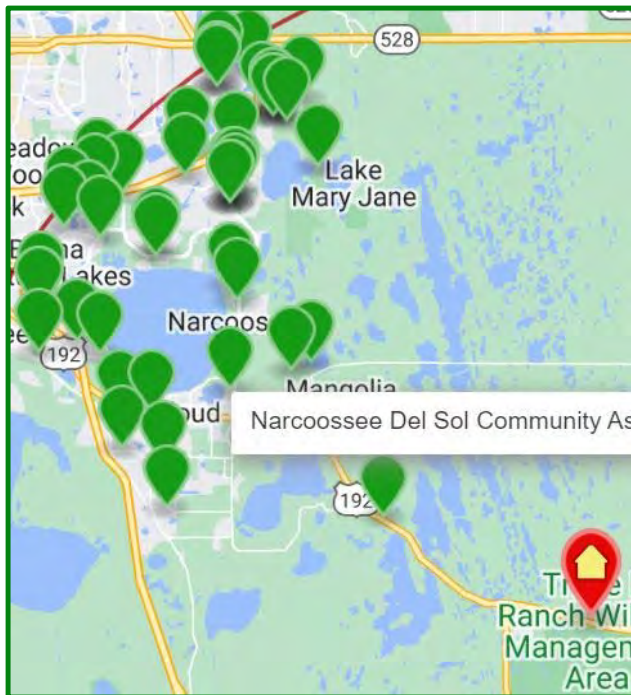
MAIN REASONS COMMUNITIES CHOOSE RESERVE ADVISORS

<ul style="list-style-type: none"> ✓ Multi-disciplined Expert Engineers <ul style="list-style-type: none"> • With more than 40 engineers, we match our expertise with your community rather than a “one size fits all” engineer 	<ul style="list-style-type: none"> ✓ Dedicated Support During and After the Reserve Study <ul style="list-style-type: none"> • Industry leading support by our team of multi-disciplined engineers ensures your complete satisfaction
<ul style="list-style-type: none"> ✓ Comprehensive Reports to Solve Problems Before They Escalate <ul style="list-style-type: none"> • Thorough condition assessments that prioritize your near-term projects • Best practices and technical illustrations to better understand project scope and compare contractor bids 	<ul style="list-style-type: none"> ✓ Knowledge of Local Replacement Costs <ul style="list-style-type: none"> • Our proprietary cost database comprises actual client project costs and is the basis for adequate — not excessive — reserve budgets
<ul style="list-style-type: none"> ✓ Unbiased Recommendations With Your Best Interests in Mind <ul style="list-style-type: none"> • We do not provide design or project management services • We do not profit from your capital projects 	<ul style="list-style-type: none"> ✓ Exclusive and Unique Easy-to-use Expenditures Table <ul style="list-style-type: none"> • View all of your community's reserve components in one place • See all of your prioritized capital projects for the next 30 years
<ul style="list-style-type: none"> ✓ Unmatched Local Experience <ul style="list-style-type: none"> • Intimate working knowledge of local costs and conditions that affect your community 	



CLIENTS SERVED NEAR YOU

Red represents your property, Green represents our clients.
References available upon request.



Name	City
Ashley Park Condominium Association, Inc.	Harmony
Shelter Cove Resort Condominium, Inc.	St. Cloud
Lakeshore at Narcoossee Homeowners Association, Inc.	Saint Cloud
Narcoossee Del Sol Community Association, Inc.	St. Cloud
Oak Ridge Townhome Owners Association, Inc.	St. Cloud
Indian Lakes Homeowners' Association, Inc.	St Cloud
East Lake Park Homeowners Association, Inc.	St. Cloud
Sanctuary at South Town Homeowners' Association, Inc.	Saint Cloud
Blackstone Homeowners Association, Inc.	St. Cloud
Heritage Isle District Association, Inc.	Viera
Heritage Isle District Association, Inc. (Club)	Viera
Village Green Townhouses at St. Cloud Homeowner's Association, Inc.	St. Cloud
Tavistock District Association, Inc.	Viera
Palamar Oaks Village Homeowners' Association, Inc.	Saint Cloud
Moss Park Reserve Homeowners Association, Inc.	Orlando
Homeowners Association of Eagle Creek, Inc. - Common	Orlando
Homeowners Association of Eagle Creek, Inc. - Village 7 E Curzon	Orlando
Homeowners Association of Eagle Creek, Inc. - Village K	Orlando
Homeowners Association of Eagle Creek, Inc. - Village K Single Family Homes	Orlando



QUALIFICATIONS

SPECIALIZING IN RESERVE STUDIES SINCE 1991

Reserve Advisors is an engineering firm that specializes in reserve study consulting services for common-interest communities. We've partnered with more than 29,000 clients, providing communities across the United States the peace of mind that comes from long-term planning and proactive asset management. Our full-time staff of engineers conduct life and valuation analyses for building, mechanical system, site and recreational components and utilizes its breadth of experience to deliver the most realistic capital planning solutions in the industry.





60+
ENGINEERS

29,000
RESERVE STUDIES CONDUCTED

300+
YEARS OF RESERVE STUDY EXPERIENCE

A LEADERSHIP TEAM LIKE NO OTHER

Reserve Advisors' leadership team comprises 6 licensed professional engineers with a combined 90 years of reserve study experience. What sets our leadership team apart is the around-the-clock collaboration they demonstrate to share field intelligence, market trends and to discover new products, materials, and best practices. The intelligence they gather is constantly enhancing our recommendations for the good of your community, and keeps Reserve Advisors a step ahead.

<p>Nick Brenneman REGIONAL ACCOUNT MANAGER <i>12 Years of Experience</i></p>		<p>Since joining Reserve Advisors in 2010, Nick has partnered with more than 3,500 clients to deliver comprehensive reserve study solutions that guide community association boards in fulfilling their fiduciary responsibilities for the maintenance, operation and longevity of their properties.</p>
<p>Matt Kuisle REGIONAL EXECUTIVE DIRECTOR <i>23 Years of Experience 275+ Studies Conducted</i></p>		<p>PROFESSIONAL ENGINEER (FL) Reserve Specialist Professional Reserve Analyst</p>
<p>Nancy Daniel REGIONAL ENGINEERING MANAGER <i>9 Years of Experience 400+ Studies Conducted</i></p>		<p>PROFESSIONAL ENGINEER (TX) Reserve Specialist Licensed Community Association Manager (FL)</p>
<p>Colin Niemeyer REGIONAL ENGINEERING MANAGER <i>6 Years of Experience 500+ Studies Conducted</i></p>		<p>PROFESSIONAL ENGINEER (FL, NC) Reserve Specialist</p>



SCOPE OF WORK

FOR CONFIDENCE IN ALL DECISIONS

Reserve Advisors will perform a Full Reserve Study (Level I) in accordance with Community Associations Institute (CAI) National Reserve Study Standards. The reserve study includes both a physical analysis and financial analysis of your association's common property. Your reserve study comprises the following activities:

Physical Analysis: The reserve study consultant develops a detailed list of reserve components, also known as a component inventory, and related quantities for each. A condition assessment or physical evaluation is completed for each reserve component and the current condition of each is documented with photographs. Life and valuation estimates are performed to determine estimated useful lives, remaining useful lives and current cost of repair or replacement.

Financial Analysis: The reserve study consultant identifies the current reserve fund status in terms of cash value. A funding plan is then prepared. The funding plan outlines recommended annual reserve contributions to offset the future cost of capital projects over the next 30 years.

Harmony CDD comprises 1,500 units in Harmony. We've identified and will include the following reserve components in your Full Reserve Study:

Site Components

- Pools including Fence, Deck, Mechanicals & Furniture (2)
- Splash Pad
- Basketball Court
- Shuffleboard Courts
- Playground
- Streets & Curbs
- Post or Pole Lights
- Irrigation System
- Storm Water Management Systems
- Landscaping
- Fences
- Ponds
- Water and Wastewater Plants
- Piers
- Docks
- Boats
- Dog Park
- Gazebos
- Benches, and Other Site Furniture
- Parks
- Paved Alley Ways

Scope of work includes all property owned-in-common as defined in your association's declaration and other property specifically identified that you'd like us to include.



KEY ELEMENTS OF YOUR RESERVE ADVISORS RESERVE STUDY

INDUSTRY LEADING SUPPORT

- ✓ Your reserve study experience is tailored to your specific needs, ensuring your community’s concerns are thoroughly addressed and its priorities are met
- ✓ We provide current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery

TABLES AND GRAPHS EXCLUSIVE TO RESERVE ADVISORS

- ✓ **Reserve Expenditures** - View your community’s entire schedule of prioritized expenditures for the next 30-years; on one spreadsheet

RESERVE EXPENDITURES

Reserve Component Inventory	Estimated 1st Year of Event	RUL = 0 FY2021	1 2022	2 2023	3 2024	4 2025	5 2026
Exterior Building Elements							
Roofs, Asphalt Shingles, Phased	2025					228,696	234,414
Roofs, Flat, Phased	2025					71,748	73,542
Walls, Stucco, Paint Finishes and Capital Repairs	2022		38,438	39,398	40,383		
Walls, Trim, Soffits and Fascia, Paint Finishes	2022		12,812	13,133	13,461		
Property Site Elements							
Asphalt Pavement, Mill and Overlay, Phased	2025					108,643	111,359
Pavers, Masonry	2025					22,518	
Retaining Walls, Timber (Replace with Masonry)	2024				76,998	78,923	
Anticipated Expenditures, By Year		0	51,250	52,531	130,842	510,528	419,315



- ✓ **Funding Plan** - Establishes adequate, not excessive recommended annual reserve contributions to meet your future project needs

RESERVE FUNDING PLAN

	Individual Reserve Budgets & Cash Flows for the Next 30 Years					
	FY2021	2022	2023	2024	2025	2026
Reserves at Beginning of Year	567,289	666,648				357,432
Total Recommended Reserve Contributions	92,000	95,500				109,500
Estimated Interest Earned, During Year	7,359	8,265				2,430
Anticipated Expenditures, By Year	0	(51,250)	(52,531)	(130,842)	(510,528)	(419,315)
Anticipated Reserves at Year End	\$666,648	\$719,163	\$774,541	\$755,323	\$357,432	\$50,047





KEY ELEMENTS OF YOUR RESERVE ADVISORS RESERVE STUDY

- ✓ **Reserve Funding Graph** highlights your community's financial health and provides visibility to your projected 30-year cash flow



COMPREHENSIVE REPORTS

Reserve Advisors delivers insights that enhance your ability to make informed decisions. Our reports:

- ✓ Include detailed photos that document the condition of your property
- ✓ Provide project-specific best practices and diagrams to help you understand the scope of future projects
- ✓ Recommend preventative maintenance activities to maximize component useful lives



EXCEL SPREADSHEETS

Make more informed financial decisions using the industry's most advanced Excel spreadsheets with formulas and funding calculator.

- ✓ Evaluate the financial implications of adjusting expenditures and/or annual funding levels
- ✓ Create and compare various reserve funding schedules to help guide your budget process
- ✓ Address the unexpected - Make adjustments to take into account unanticipated expenses
- ✓ Keep your reserve expenditures and funding schedules current between studies

[Download Our Report Overview](#)



**It is more than just a reserve study.
 It's added value and peace of mind with unconditional support.**

**CONFIRMATION OF SERVICES FOR
 HARMONY CDD**

Full Reserve Study (Level I) for a total investment of **\$12,700** (includes all expenses).
 You'll receive:



- Electronic PDF Report with 30-year Reserve Expenditure and Funding Plan tables



- Excel file of Reserve Expenditures and Funding Plan tables with formulas for creating alternate expenditure and funding schedules (includes the component method)



- We tailor your experience to your specific needs and ensure your priorities are addressed
- Meeting with our engineer on the day of our visual property inspection
- We are available to answer questions and to provide guidance well beyond report delivery

OPTIONAL SERVICES

___ One (1) Bound Report hard copy (no charge); Additional copies at \$75 ea. – indicate quantity: ___

To authorize the reserve study:

- 1. Sign and email agreement to Nick@reserveadvisors.com.**

Signature: _____
 (Print Name): _____
 Title: _____
 Date: _____
 For: **Harmony CDD (211054)**

- 2. Send \$6,350 retainer to:**
 Reserve Advisors, LLC
 735 N. Water Street, Suite 175
 Milwaukee, WI 53202

*Retainer invoice will be emailed to you and is due upon authorization and prior to inspection. The balance is due net 30 days from report shipment. Following receipt of balance due, you may request one set of complimentary changes within six months of report shipment. Agreement is subject to our Professional Services Conditions.

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, signed above by Reserve Advisors, LLC and dated July 21, 2023, is valid for 45 days, and may be executed and delivered by facsimile, portable document format (.pdf) or other electronic signature pages, and in any number of counterparts, which taken together shall be deemed one and the same instrument.



PROFESSIONAL SERVICE CONDITIONS

Our Services - Reserve Advisors, LLC (“RA” or “us” or “we”) performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan, to create reserves for anticipated future replacement expenditures of the subject property. The purpose of our energy benchmarking services is to track, collect and summarize the subject property’s energy consumption over time for your use in comparison with other buildings of similar size and establishing a performance baseline for your planning of long-term energy efficiency goals.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. The reserve report and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the “Report”) are based upon a “snapshot in time” at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the property’s conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not provide invasive testing on any mechanical systems that provide energy to the property, nor can RA opine on any system components that are not easily accessible during the inspection. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report contains opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA’s willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an “RA Party”) harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys’ fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction or to whom you provided the Report. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA’S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.



Report - RA will complete the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations with respect to the reserve study and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by you in connection with the services, or gathered as a result of providing such services, including in connection with creating and issuing any Report, in a de-identified and aggregated form for RA's business purposes.

Your Obligations - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. Additionally, you agree to provide historical replacement schedules, utility bills and historical energy usage files that RA requests and deems necessary to complete the energy benchmarking services, and you agree to provide any utility release(s) reasonably requested by RA permitting RA to obtain any such data and/or information from any utility representative or other third party. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part is not and cannot be used as a design specification for design engineering purposes or as an appraisal. You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law including, but not limited to, any government entity or agency, or any utility companies. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report to any party that conducts reserve studies or energy benchmarking services without the written consent of RA.

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates and Interest Charges - If reserve study and energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and prior to the inspection by RA, and any balance is due net 30 days from the Report shipment date. If only energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and any balance is due net 30 days from the Report shipment date. In any case, any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law.

Miscellaneous – Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim brought by or on behalf of the parties hereto with respect to any matter related to this agreement.

Subsection 5E

Swim Team Inquiry

From: Emma Archibald <emmaarchibald@gmail.com>
Sent: Monday, July 31, 2023 9:30 AM
To: Montagna, Angel <Angel.Montagna@inframark.com>
Subject: Re: Harmony swim team

Hi, yes harmony west doesn't have a pool we could use. I am asking about the pool at harmony with lap lanes. And that makes sense swim team has a cost. Thanks
Emma

On Mon, Jul 31, 2023 at 8:13 AM Montagna, Angel <Angel.Montagna@inframark.com> wrote:

Hello – Thank you for reaching out. I am the District Manager for Harmony CDD. You would need to reach out to Harmony West CDD to make this request being you are a resident of Harmony West. If you are requesting use of Harmony CDD facilities to do this, that would need to go before the Board. There is also a non-resident user fee to use the facilities.

Please let me know if you need further assistance or I misunderstood.

Thank you – Angel
Angel Montagna, LCAM | Central Regional Manager
[313 Campus Street | Celebration, FL 34747](#)
(M) (813) 576-9748 | www.inframarkims.com

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

From: Emma Archibald <emmaarchibald@gmail.com>
Sent: Sunday, July 30, 2023 5:18 PM
To: Montagna, Angel <Angel.Montagna@inframark.com>
Subject: Harmony swim team

Hi, I am a harmony west resident and I was just hoping to contact someone I could talk to about getting a swim team started in Harmony. I know harmony west has a few lanes, but I'd love to offer and start a team to the kids in the area. I swam all growing up and am super into triathlons, so I am still swimming a lot and love the sport. My daughter is 5 and ready for a team but we have nothing super close to us in the area. I just think it's a great idea, let me know your thoughts. Thanks

Emma

Section 6

Consent Agenda

Subsection 6A

Meeting Minutes of July 27, 2023

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

Subsection 6B

Financials

TO: Board of Supervisors, Harmony CDD
FROM: Charlie Babouri, Accountant
CC: Angel Montagna, District Manager
DATE: August 17, 2023
SUBJECT: July 2023 Financials

Please find the attached July 2023 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 Charlie.Babouri@Inframark.com.

General Fund

- Total Revenue through July is approximately 104% of the annual budget. This is typical for this time of year.
 - Non Ad Valorem Assessment collections are currently at 99.6%.
 - Insurance Reimbursements - Includes reimbursements received from Florida Insurance Alliance.
 - Garden Lot - Includes lease payments for garden lot.

- Total Expenditures through July are at 69% of the annual budget.
 - ▶ Administrative
 - P/R-Board of Supervisors - Includes payroll for meetings through July 2023.
 - ProfServ-Engineering - Pegasus Engineering services through May 2023.
 - ProfServ-Legal Services - Kutak Rock general counsel through June 2023.
 - ProfServ-Management Consulting - Contract with Inframark.
 - ProfServ-Property Appraiser - Annual fees charged by Katrina S Scarborough property appraiser's office.
 - 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.
 - Rental - Meeting Room - Includes charges for Zoom, Amazon ethernet switch, Microsoft email, web hosting, and onboarding of ADA compliant website.
 - Insurance-General Liability - Egis Insurance Advisors provides auto, general liability, inland marine and property insurance.
 - Legal Advertising - Legal and public notices by Sun Publications.
 - Misc-Records Storage - Includes charges for records research and monthly records storage.
 - Annual District Filing Fee - FY22-23 filing fee paid to the department of economic opportunity.
 - ▶ Field
 - ProfServ-Field Management - Contract with Inframark.
 - Trailer Rental - Includes monthly rental of 1 container and 1 office trailer.
 - ▶ Landscaping Services
 - Contracts-Irrigation - Contract with Servello and Sons through January 2023.
 - Contracts-Trees & Trimming - Contract with Servello and Sons through January 2023.
 - Contracts-Trash & Debris Removal - Contract with Servello and Sons through January 2023.
 - Contracts-Landscape - Contract with Servello and Sons through January 2023. Includes credit on November 2022 and January 2023 invoices. New vendor as of February 2023 is Benchmark Landscaping.
 - Contracts-Shrub/Ground Cover - Contract with Servello and Sons through January 2023.
 - R&M Irrigation - Includes various irrigation supplies and repairs by Servello and Sons through January 2023. New vendor as of February 2023 is Benchmark Landscaping.
 - R&M-Trees and Trimming - Includes tree trimming and replacement by Servello and Sons, Brightview Landscape Services, and Benchmark Landscaping.
 - ▶ 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-Pools - Includes control leases for Ashley Park and splash pad, permits, chemicals. Also includes pool pump by Spies Pool, splash pad fountain repairs by Professional Fountain Services, and pool motor replacement by Florida Aqua Group.
 - R&M-User Supported Facility - Includes jet clean line at dog park and poolhouse bathroom repairs by Tom Parrish Plumbing.
 - R&M-Parks & Facilities - Various supplies and repairs, including dog waste bags, field staff supplies, swing repair, bathroom exhaust fan deposit, patio umbrellas, gate, mower tires, electrical panel repairs, signs, and two benches.
 - R&M-Invasive Plant Maintenance - Includes wetland exotics treatment by Aquatic Weed Management and annual monitoring and reporting by Bowman and Blair Ecology.
 - Security Enhancements - Includes internet service, access control cards, repair to dock access control unit, and lock replacement.
 - Op Supplies-Fuel, Oil - Includes fuel purchases.
 - Capital Outlay-Vehicles - Includes 2022 club car, purchased from Advantage Golf Cars.
 - ▶ Debt Service
 - Principal Expense - Principal portion of VC1 debt service assessment transferred from the general fund to the series 2015 debt service fund in March 2023.
 - Interest Expense - Interest portion of VC1 debt service assessment transferred from the general fund to the series 2015 debt service fund in March 2023.

General Fund Reserves

- ▶ \$190,913 fund balance = \$1 Million fund balance transferred from General Fund in FY22, minus \$452,994 FY22 expenditures, plus \$300,000 fund balance transferred from General Fund in FY23, minus \$656,093 FY23 expenditures.
 - Reserve-Other - Includes storm drain repairs by Atlantic Pipe Services, road grading and stone by Gary's Grading Inc, gazebo awning repairs by Sunshades Awning, and pay apps 1 and 2 towards roadway rehab project by Carr and Collier.

HARMONY
Community Development District

Financial Statements

(Unaudited)

July 31, 2023

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

Balance Sheet
July 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND RESERVES	SERIES 2014 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>					
Cash - Checking Account	\$ 428,012	\$ -	\$ -	\$ -	\$ 428,012
Accounts Receivable	319	-	-	-	319
Due From Other Funds	-	190,913	-	41,813	232,726
Investments:					
Money Market Account	1,104,876	-	-	-	1,104,876
Prepayment Account	-	-	-	26,511	26,511
Reserve Fund	-	-	607,313	340,000	947,313
Revenue Fund	-	-	642,275	281,916	924,191
Prepaid Items	3,347	-	-	-	3,347
TOTAL ASSETS	\$ 1,536,554	\$ 190,913	\$ 1,249,588	\$ 690,240	\$ 3,667,295
<u>LIABILITIES</u>					
Accounts Payable	\$ 253,418	\$ -	\$ -	\$ -	\$ 253,418
Due To Other Funds	218,762	-	13,964	-	232,726
TOTAL LIABILITIES	472,180	-	13,964	-	486,144
<u>FUND BALANCES</u>					
<u>Nonspendable:</u>					
Prepaid Items	3,347	-	-	-	3,347
<u>Restricted for:</u>					
Debt Service	-	-	1,235,624	690,240	1,925,864
<u>Assigned to:</u>					
Operating Reserves	467,801	-	-	-	467,801
Unassigned:	593,226	190,913	-	-	784,139
TOTAL FUND BALANCES	\$ 1,064,374	\$ 190,913	\$ 1,235,624	\$ 690,240	\$ 3,181,151
TOTAL LIABILITIES & FUND BALANCES	\$ 1,536,554	\$ 190,913	\$ 1,249,588	\$ 690,240	\$ 3,667,295

HARMONY

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 3,678	\$ 3,065	\$ 42,153	\$ 39,088
Interest - Tax Collector	-	-	18,049	18,049
Special Assmnts- Tax Collector	2,452,225	2,452,225	2,412,788	(39,437)
Special Assessments-Tax Collector-VC1	(28,737)	(28,737)	-	28,737
Special Assmnts- Discounts	(98,088)	(98,088)	(77,003)	21,085
Other Miscellaneous Revenues	-	-	5,373	5,373
Access Cards	1,200	1,000	790	(210)
Insurance Reimbursements	-	-	7,709	7,709
Facility Revenue	600	500	-	(500)
User Facility Revenue	15,000	12,500	(24)	(12,524)
Garden Lot	1,207	1,010	1,292	282
TOTAL REVENUES	2,347,085	2,343,475	2,411,127	67,652
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	14,000	11,670	8,000	3,670
FICA Taxes	1,071	890	612	278
ProfServ-Arbitrage Rebate	1,200	1,200	600	600
ProfServ-Dissemination Agent	1,500	1,500	1,500	-
ProfServ-Engineering	60,000	50,000	86,854	(36,854)
ProfServ-Legal Services	60,000	50,000	61,830	(11,830)
ProfServ-Mgmt Consulting	69,250	57,710	57,708	2
ProfServ-Property Appraiser	392	392	694	(302)
ProfServ-Recording Secretary	4,200	3,500	3,500	-
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	830	703	127
Rental - Meeting Room	3,000	2,500	3,211	(711)
Insurance - General Liability	28,000	28,000	18,732	9,268
Legal Advertising	1,000	830	1,550	(720)
Misc-Records Storage	1,500	1,250	2,494	(1,244)
Misc-Assessment Collection Cost	49,045	49,045	47,445	1,600
Annual District Filing Fee	175	175	175	-
Total Administration	318,715	282,874	318,990	(36,116)
<u>Field</u>				
ProfServ-Field Management	338,872	282,390	282,393	(3)
Trailer Rental	8,500	7,083	4,844	2,239
Total Field	347,372	289,473	287,237	2,236
<u>Landscape Services</u>				
Contracts-Mulch	146,608	122,173	-	122,173
Contracts-Irrigation	42,822	35,685	14,274	21,411

HARMONY

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Contracts-Trees & Trimming	46,909	39,091	15,636	23,455
Contracts-Annuaals	12,672	10,560	3,500	7,060
Contracts-Trash & Debris Removal	19,565	16,304	6,522	9,782
Contracts - Landscape	294,685	245,571	416,187	(170,616)
Cntrs-Shrub/Grnd Cover Annual Svc	86,074	71,728	28,691	43,037
R&M-Irrigation	30,000	25,000	82,467	(57,467)
R&M-Trees and Trimming	40,000	33,330	38,510	(5,180)
Miscellaneous Services	35,000	29,170	-	29,170
Total Landscape Services	754,335	628,612	605,787	22,825
<u>Utilities</u>				
Electricity - General	40,700	33,917	30,131	3,786
Electricity - Streetlights	121,000	100,833	104,922	(4,089)
Utility - Water & Sewer	198,000	165,000	126,710	38,290
Total Utilities	359,700	299,750	261,763	37,987
<u>Operation & Maintenance</u>				
Utility - Refuse Removal	3,000	2,500	2,720	(220)
R&M-Ponds	20,000	16,667	6,708	9,959
R&M-Pools	35,000	29,167	40,629	(11,462)
R&M-Roads & Alleyways	2,000	1,670	-	1,670
R&M-Sidewalks	20,000	16,667	-	16,667
R&M-Streetlights	10,000	8,333	-	8,333
R&M-Vehicles	15,000	12,500	550	11,950
R&M-User Supported Facility	5,000	4,167	1,015	3,152
R&M-Equipment Boats	10,000	8,333	8,404	(71)
R&M-Parks & Facilities	25,000	20,830	60,160	(39,330)
R&M-Garden Lot	2,000	1,667	171	1,496
R&M-Invasive Plant Maintenance	105,000	87,500	53,550	33,950
Security Enhancements	5,700	4,750	9,064	(4,314)
Op Supplies - Fuel, Oil	8,000	6,667	1,529	5,138
Cap Outlay - Vehicles	30,000	30,000	10,961	19,039
Reserve - Other	-	-	12,638	(12,638)
Total Operation & Maintenance	295,700	251,418	208,099	43,319
<u>Debt Service</u>				
Principal Debt Retirement	13,507	13,507	13,507	-
Interest Expense	13,093	13,093	13,093	-
Total Debt Service	26,600	26,600	26,600	-
TOTAL EXPENDITURES	2,102,422	1,778,727	1,708,476	70,251
Excess (deficiency) of revenues				
Over (under) expenditures	244,663	564,748	702,651	137,903

HARMONY

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	-	(300,000)	(300,000)
Contribution to (Use of) Fund Balance	244,663	-	-	-
TOTAL FINANCING SOURCES (USES)	244,663	-	(300,000)	(300,000)
Net change in fund balance	\$ 244,663	\$ 564,748	\$ 402,651	\$ (162,097)
FUND BALANCE, BEGINNING (OCT 1, 2022)	661,723	661,723	661,723	
FUND BALANCE, ENDING	\$ 906,386	\$ 1,226,471	\$ 1,064,374	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ -	\$ -
TOTAL REVENUES	-	-	-	-
<u>EXPENDITURES</u>				
<u>Operation & Maintenance</u>				
Reserve - Other	300,000	300,000	656,093	(356,093)
Total Operation & Maintenance	300,000	300,000	656,093	(356,093)
TOTAL EXPENDITURES	300,000	300,000	656,093	(356,093)
Excess (deficiency) of revenues				
Over (under) expenditures	(300,000)	(300,000)	(656,093)	(356,093)
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	-	300,000	300,000
Contribution to (Use of) Fund Balance	(300,000)	-	-	-
TOTAL FINANCING SOURCES (USES)	(300,000)	-	300,000	300,000
Net change in fund balance	\$ (300,000)	\$ (300,000)	\$ (356,093)	\$ (56,093)
FUND BALANCE, BEGINNING (OCT 1, 2022)	547,006	547,006	547,006	
FUND BALANCE, ENDING	\$ 247,006	\$ 247,006	\$ 190,913	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 61	\$ 50	\$ 2,622	\$ 2,572
Special Assmnts- Tax Collector	1,217,276	1,217,276	1,209,810	(7,466)
Special Assmnts- Discounts	(48,691)	(48,691)	(38,611)	10,080
TOTAL REVENUES	1,168,646	1,168,635	1,173,821	5,186
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	24,345	24,345	23,790	555
Total Administration	24,345	24,345	23,790	555
<u>Debt Service</u>				
Principal Debt Retirement	695,000	695,000	695,000	-
Principal Prepayments	-	-	75,000	(75,000)
Interest Expense	459,663	459,663	457,844	1,819
Total Debt Service	1,154,663	1,154,663	1,227,844	(73,181)
TOTAL EXPENDITURES	1,179,008	1,179,008	1,251,634	(72,626)
Excess (deficiency) of revenues				
Over (under) expenditures	(10,362)	(10,373)	(77,813)	(67,440)
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(10,362)	-	-	-
TOTAL FINANCING SOURCES (USES)	(10,362)	-	-	-
Net change in fund balance	\$ (10,362)	\$ (10,373)	\$ (77,813)	\$ (67,440)
FUND BALANCE, BEGINNING (OCT 1, 2022)	1,313,437	1,313,437	1,313,437	
FUND BALANCE, ENDING	\$ 1,303,075	\$ 1,303,064	\$ 1,235,624	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 40	\$ 33	\$ 1,374	\$ 1,341
Special Assmnts- Tax Collector	796,597	796,597	686,509	(110,088)
Special Assmnts- Other	26,600	26,600	26,600	-
Special Assmnts- Prepayment	-	-	929,892	929,892
Special Assmnts- Discounts	(31,864)	(31,864)	(21,910)	9,954
TOTAL REVENUES	791,373	791,366	1,622,465	831,099
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	15,932	15,932	13,499	2,433
Total Administration	15,932	15,932	13,499	2,433
Debt Service				
Principal Debt Retirement	390,000	390,000	390,000	-
Principal Prepayments	-	-	2,010,000	(2,010,000)
Interest Expense	389,775	389,775	360,269	29,506
Total Debt Service	779,775	779,775	2,760,269	(1,980,494)
TOTAL EXPENDITURES	795,707	795,707	2,773,768	(1,978,061)
Excess (deficiency) of revenues				
Over (under) expenditures	(4,334)	(4,341)	(1,151,303)	(1,146,962)
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(4,334)	-	-	-
TOTAL FINANCING SOURCES (USES)	(4,334)	-	-	-
Net change in fund balance	\$ (4,334)	\$ (4,341)	\$ (1,151,303)	\$ (1,146,962)
FUND BALANCE, BEGINNING (OCT 1, 2022)	1,841,543	1,841,543	1,841,543	
FUND BALANCE, ENDING	\$ 1,837,209	\$ 1,837,202	\$ 690,240	

HARMONY
Community Development District

Supporting Schedules

July 31, 2023

HARMONY

Community Development District

**Non-Ad Valorem Special Assessments
Osceola County Tax Collector - Monthly Collection Report
For the Fiscal Year Ending September 30, 2023**

					Allocation by Fund		
Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	General Fund	Series 2014 Debt Service Fund ⁽¹⁾	Series 2015 Debt Service Fund ⁽¹⁾
ASSESSMENTS LEVIED FY 2023				\$ 4,328,217	\$ 2,423,488	\$ 1,215,175	\$ 689,554
Allocation %				100%	55.99%	28.08%	15.93%
11/17/22	\$ 13,410	\$ 704	\$ 274	\$ 14,387	\$ 8,056	\$ 4,039	\$ 2,292
11/22/22	\$ 286,879	\$ 12,197	\$ 5,855	\$ 304,931	\$ 170,739	\$ 85,611	\$ 48,580
12/09/22	\$ 2,729,319	\$ 116,043	\$ 55,700	\$ 2,901,062	\$ 1,624,385	\$ 814,492	\$ 462,185
12/22/22	\$ 213,418	\$ 8,631	\$ 4,355	\$ 226,405	\$ 126,771	\$ 63,565	\$ 36,070
Adjustment ⁽²⁾	\$ (37,649)	\$ (1,569)	\$ -	\$ (39,217)	\$ (21,959)	\$ (11,011)	\$ (6,248)
01/10/23	\$ 113,868	\$ 3,594	\$ 2,324	\$ 119,785	\$ 67,071	\$ 33,630	\$ 19,084
01/10/23	\$ 4,701	\$ 148	\$ 96	\$ 4,945	\$ 2,769	\$ 1,388	\$ 788
02/07/23	\$ 2,955	\$ 44	\$ 60	\$ 3,059	\$ 1,713	\$ 859	\$ 487
02/08/23	\$ 43,734	\$ 982	\$ 893	\$ 45,609	\$ 25,537	\$ 12,805	\$ 7,266
03/08/23	\$ 22,648	\$ 233	\$ 462	\$ 23,344	\$ 13,071	\$ 6,554	\$ 3,719
04/10/23	\$ 94,350	\$ (41)	\$ 1,926	\$ 96,235	\$ 53,884	\$ 27,018	\$ 15,332
04/10/23	\$ 5,755	\$ -	\$ 117	\$ 5,873	\$ 3,288	\$ 1,649	\$ 936
05/09/23	\$ 103,058	\$ (2,971)	\$ 2,103	\$ 102,190	\$ 57,219	\$ 28,691	\$ 16,281
05/09/23	\$ 521	\$ -	\$ 11	\$ 531	\$ 297	\$ 149	\$ 85
Adjustment ⁽²⁾	\$ (12,088)	\$ (472)	\$ -	\$ (12,559)	\$ (7,032)	\$ (3,526)	\$ (2,001)
06/09/23	\$ 23,359	\$ -	\$ 491	\$ 23,851	\$ 13,355	\$ 6,696	\$ 3,800
06/09/23	\$ 2,187	\$ -	\$ 46	\$ 2,233	\$ 1,250	\$ 627	\$ 356
06/16/23	\$ 476,424	\$ -	\$ 10,021	\$ 486,444	\$ 272,374	\$ 136,572	\$ 77,498
TOTAL	\$ 4,086,849	\$ 137,523	\$ 84,734	\$ 4,309,107	\$ 2,412,788	\$ 1,209,810	\$ 686,509

Collected in % 99.6%

TOTAL OUTSTANDING	\$ 19,110	\$ 10,700	\$ 5,365	\$ 3,045
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Note (1): Variance between budget and assessment levy is due to prepayments received during the budget process.

Note (2): Adjustments made by the Osceola County Tax Collector.

HARMONY
Community Development District

Cash and Investment Report
July 31, 2023

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%	\$428,012
Money Market Account	BankUnited	Money Market Account	n/a	5.15%	\$1,104,876
					Subtotal
					\$1,532,888

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 Reserve Fund	US Bank	US Bank Gcts	n/a	3.80%	\$607,313
Series 2014 Revenue Fund	US Bank	US Bank Gcts	n/a	3.80%	\$642,275
Series 2015 Prepayment Fund	US Bank	US Bank Gcts	n/a	3.80%	\$26,511
Series 2015 Reserve Fund	US Bank	US Bank Gcts	n/a	3.80%	\$340,000
Series 2015 Revenue Fund	US Bank	US Bank Gcts	n/a	3.80%	\$281,916
					Subtotal
					\$1,898,015
					Total
					\$3,430,903

Subsection 6C

Approvals

Harmony

Community Development District

General Fund

Invoice Approval Report # 279

AUGUST 15 2023

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
BENCHMARK LANDSCAPING LLC	848	R	\$ 20,000.00
	849	R	\$ 25,850.00
	850	R	\$ 7,950.00
	889	R	\$ 55,000.00
	Vendor Total		
CHARTER COMMUNICATIONS - ACH	1997518062823	R	\$ 119.98
	Vendor Total		119.98
ELAN FINANCIAL SERVICES	62323-1777ACH	R	\$ 1,999.43
	Vendor Total		1,999.43
FAST SIGNS	2060-22076	R	\$ 416.71
	2060-22230	R	\$ 245.00
	Vendor Total		661.71
FEDEX	8-182-27092	R	\$ 21.56
	8-188-26461	R	\$ 16.19
	8-195-97881	R	\$ 188.79
	8-202-17687	R	\$ 26.97
	Vendor Total		253.51
FLORIDA AQUA GROUP LLC	INV-000258	R	\$ 469.00
	Vendor Total		469.00
GEORGE SCHIRO	12JUL23	R	\$ 125.00
	Vendor Total		125.00
INFRAMARK, LLC	95152	R	\$ 44,982.94
	98474	R	\$ 40,102.52
	Vendor Total		85,085.46

Harmony

Community Development District

General Fund

Invoice Approval Report # 279

AUGUST 15 2023

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
KUTAK ROCK LLP	3250333	R	\$ 5,469.10
		Vendor Total	5,469.10
NUTRIEN AG SOLUTIONS, INC	52132728	R	\$ 1,307.50
		Vendor Total	1,307.50
ORLANDO UTILITIES COMMISSION-ACH	073123-9921 ACH	A	\$ 13,071.38
		Vendor Total	13,071.38
PEGASUS ENGINEERING, LLC	226723	R	\$ 18,406.46
		Vendor Total	18,406.46
POOLSURE	101295645222	R	\$ 614.25
	101295645225	R	\$ 557.25
	101295645919	R	\$ 498.75
	101295645340	R	\$ 60.00
	101295645341	R	\$ 35.00
	101295646034	R	\$ 99.00
	101295646170	R	\$ 573.00
	101295646171	R	\$ 228.00
		Vendor Total	2,665.25
PROFESSIONAL FOUNTAIN SERVICES LLC	2339	R	\$ 12,638.34
		Vendor Total	12,638.34
ROUTE 1 MOTORSPORTS UNLIMITED, INC	08092023	R	\$ 5,560.54
		Vendor Total	5,560.54
SERV US@, LLC	4552	R	\$ 1,150.00
	4564	R	\$ 352.59
		Vendor Total	1,502.59

Harmony

Community Development District

General Fund

Invoice Approval Report # 279

AUGUST 15 2023

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
TOHO WATER AUTHORITY - ACH	071423 ACH	R	\$ 2,447.46
	071823 ACH	R	\$ 20,891.78
	Vendor Total		<u>23,339.24</u>
WASTE CONNECTIONS OF FL.	1455833W460	R	\$ 346.21
	Vendor Total		<u>346.21</u>
WILLIAM Scotsman Inc	9017665629	R	614.50
	Vendor Total		<u>\$ 614.50</u>
Total			\$ 282,435.20
Vendor Total			<u>\$ 282,435.20</u>

HARMONY

Community Development District

Check Register

None Reported This Month

Section 7

Staff Reports

Subsection 7A

Field Manager

Subsection 7Ai

Monthly Report

HARMONY FIELD SERVICE INSPECTION 8/11/23, 8:54 AM

Friday, August 11, 2023

50 Items Identified



Item 1

Assigned To Benchmark

Needs attention. Easement on

Grande Heron Dr and Haycutter Dr.



Item 2

Assigned To Benchmark

Needs attention. On Five oaks dr and
Haycutter dr. Easement.



Item 3

Assigned To Benchmark
Needs attention. On Five oaks dr and
Haycutter dr. Easement.



Item 4

Assigned To Benchmark
Needs attention. Easement on
Grande Heron Dr and Haycutter Dr.



Item 5

Assigned To Benchmark
Needs attention. Easement on
Grande Heron Dr and Dark sky Dr



Item 6

Assigned To Benchmark
Branches hanging low on Dark sky



Item 7

Assigned To Benchmark
Branches hanging low on Dark sky
and Sundrop.



Item 8

Assigned To Benchmark
Tree leaning over. Butterfly dr.



Item 9

Assigned To Benchmark
Branches hanging low on Butterfly
Dr.



Item 10

Assigned To Benchmark
Needs attention. Easement on Sun-
drop St by pocket park



Item 11

Assigned To Field Service Inframark
Replace chain.



Item 12

Assigned To Benchmark
Branches hanging low on Sun-
drop/Blazin star pocket park.



Item 13

Assigned To Benchmark
Branches hanging low on Sun-
drop/Blazin Star pocket park.



Item 14

Assigned To Field Service Inframark
Paint. Replace chain and swing seats.



Item 15

Assigned To Benchmark

Branches hanging low on Galaxy Ln



Item 16

Assigned To Benchmark

Branches hanging low in front of the school.



Item 17

Assigned To Field Service Inframark
Replace sign.



Item 18

Assigned To Field Service Inframark
Pressure wash and paint.



Item 19

Assigned To Benchmark

Branches hanging low on cup seed and schoolhouse.



Item 20

Assigned To Field Service Inframark

Pressure wash



Item 21

Assigned To Field Service Inframark
Pressure wash



Item 22

Assigned To Benchmark
Need to be mowed. Cat Brier and
Beargrass Easement.



Item 23

Assigned To Field Service Inframark
Pressure wash



Item 24

Assigned To Benchmark
Need to be mowed. Easement on Gopher Apple way.



Item 25

Assigned To Benchmark
Branches hanging low on Gopher
Apple way pocket park



Item 26

Assigned To Benchmark
Branches hanging low on Gopher
Apple way



Item 27

Assigned To Benchmark
Branches hanging low by basketball court.



Item 28

Assigned To Field Service Inframark
Replace pads



Item 29

Assigned To Benchmark

Branches hanging low on splash pad



Item 30

Assigned To Benchmark

Needs trimming



Item 31

Assigned To Benchmark

Needs trimming Buck lake restrooms



Item 32

Assigned To Field Service Inframark

Pressure wash



Item 33

Assigned To Benchmark
Needs attention. southern Pine rd



Item 34

Assigned To Benchmark
Needs trimming. Oak Glen trail



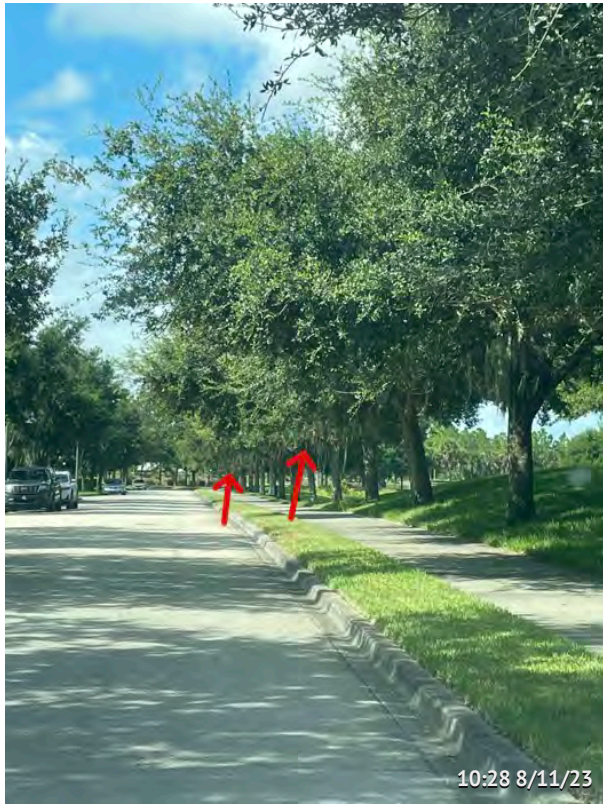
Item 35

Assigned To Benchmark
Branches hanging low on Oak Glen Trail



Item 36

Assigned To Field Service Inframark
Pressure wash



Item 37

Assigned To Benchmark

Branches hanging low on Clay Brick



Item 38

Assigned To Benchmark

Needs trimming. Ashley park pool



Item 39

Assigned To Benchmark
Needs trimming. Ashley park pool



Item 40

Assigned To Field Service Inframark
Pressure wash and paint



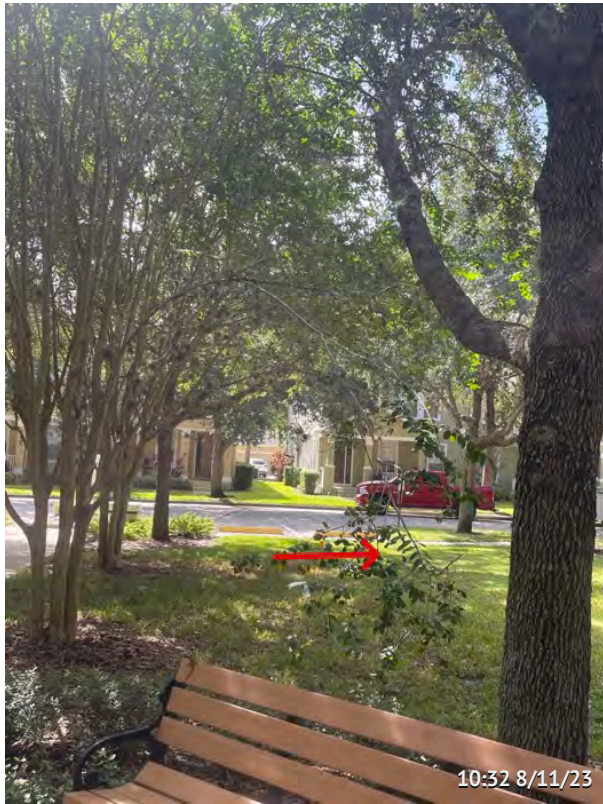
Item 41

Assigned To Benchmark
Needs trimming



Item 42

Assigned To Benchmark
Needs trimming Ashley park pool



Item 43

Assigned To Benchmark
Branches hanging low. Ashley park
pool



Item 44

Assigned To Benchmark
Needs trimming. Swing club pool



Item 45

Assigned To Benchmark
Needs trimming



Item 46

Assigned To Field Service Inframark
Repair trash can.



Item 47

Assigned To Benchmark

Need to be mowed. Sundrop st and Schoolhouse



Item 48

Assigned To Benchmark

Need trimmed. Swing club pool



Item 49

Assigned To Field Service Inframark
Repair trash can.



Item 50

Assigned To Branches Hanging Low
At Playground On Habitat Dr



Harmony CDD Meeting Field Report – August 2023

- **Pressure Washing:**

1. All Playgrounds – Pending.
2. Ashley Pool Sidewalks –Pending.
3. Town square Sidewalks – In-Progress.
4. Town Square Benches – In-Progress.
5. Pocket Parks – In Progress 8 done.

- **Sidewalks Grinding:**

1. 6931-6941 Cupseed- Done
2. Ashley Pool Sidewalks – Pending.
3. Big Dog Park Sidewalks- Pending.
4. Pocket Parks Sidewalks- Pending
5. Buck lake Sidewalks – Pending
6. 3301-3339 Schoolhouse rd. In progress

- **Tasks Completed:**

1. Repaired Pothole in alleyway (6822 Little Blue Ln)
2. Polaris was repaired and picked up on 8/11/23.
3. Splash pad chemical feeder Lines were replaced.
4. One bench was repaired by the Big dog park.
5. Swing at buck lake playground was repaired.
6. Finished the removal of US-192 Fence.
7. Installed floor crates for the splash pads.
8. Resealed drain cover on splash pad.
9. Spies will be addressing the gutters plaster in the cooler season.
10. Repaired shower chain at Swing Club pool.
11. Replace one Dog stations sign.
12. RV lot refund have started.
13. Amenities Cleaning: Swim Club, Ashley Pool, and Buck Lakeshore Pavilion Restrooms.
14. Pocket Parks in Beargrass, Dahoon Holly, Gopher Apple Way, Buck Ln and Needlegrass Ln were cleaned up with the air leaf blower.
15. Painted two Grills and four two Cans.
16. Two new benches arrived. (Will be Installed by 8/25/23)



Harmony CDD Meeting Field Report – August 2023

17. Both Pools Filters cleaned twice a week.
18. Ordered Signs for the alleyway boulders.
19. Both pools get vacuumed three times a week.
20. Pool furniture pressure washed.

- **Notes:**

1. 65 ID Access cards worked on Replace/Reprogrammed/New.
2. Emails Received and managed was 120.
3. Calls Received and managed more than 100, including weekends.
4. Text messages received and managed 75, including weekends.

- **Procedures:**

1. Looking for estimates for a dumpster.
2. Repairing rescue boat motor.
3. Follow Up with Professional Fountain on the splashpad.
4. Search for vendors to inspect all boardwalks.
5. Search for Estimates for the pool furniture.
6. Replacing all damaged/old swings for all the Playgrounds.
7. Ordering new trash cans.
8. Will be ordering new batteries for the 16' Patoon Boat.

Subsection 7Aii

Garden Shed Proposal

From: [Jenna Shiebler](#)
To: [Hayes, Lynn](#)
Subject: Eversafe Buildings Quote
Date: Tuesday, August 15, 2023 12:02:18 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[Eversafe Building Quote \(Lynn Hayes\).pdf](#)
[Eversafe Brochure.pdf](#)
[Color Chart.pdf](#)

WARNING: This email originated outside of Inframark. Take caution when clicking on links and opening attachments.

Lynn,

Thank you for your interest in our buildings. Eversafe Buildings delivers top quality garages, carports, RV storage buildings, workshops, storage buildings, barns, and other types of steel buildings at the lowest prices. Your Eversafe building will give you decades of maintenance free use.

I have attached the quote(s) you requested based on your specifications as well as a color chart (for the roof, walls, and trim). If you're interested in purchasing this building or if you have any further questions, please do not hesitate to contact me at any time at **(561) 569-8634**

The color chart is attached. You can choose colors for the roof, walls, trim, and wainscot (if applicable). The trim is defined as: door/window openings, roof line, building corners, and wainscot trim (if applicable).

Also here is the project breakdown that you can always refer to:

-

1. **Ordering:** We collect basic information, go over your building layout, and send you the order via DocuSign. After you sign and pay the order deposit, we will process the order and send to the factory to begin the order process. Please allow 10-14 days for your order to be processed, verified, and sent to engineering. You will receive an invoice via email from the engineer to pay for your engineered plans **(IF PERMITTING)**. **(Please confirm with your Planning & Zoning Department that you're able to build and you are aware of your zoning restrictions before ordering)****

Some common questions to ask are:

- a. Am I allowed to build a steel building?
- b. Do I need to supply a site survey/site plan?

- c. What are my property setbacks?
 - d. Do I need to supply a drainage plan, elevation certificate, and/or bring in fill?
 - e. Are there any size or height restrictions on where I'm building?
 - f. Are there any endangered/protected wildlife or vegetation on my property?
2. **Engineering:** Once the drawings are paid for, the approximate turnaround time is 4 to 6 weeks to receive As-Built Digital Stamped drawings (Risk Category 1 & 2) and 2-3 weeks to receive Generic Stamped Specific drawings (Risk Category 1). *Buildings are engineered to pass code. (Wind loads, product approvals, foundation, etc.).* **(Type of drawings are based off specific county requirements)****
3. **Permitting:** The length of time varies by county, please reach out to your Building Department for time frames.**
4. **Site Prep:** Once your building site is ready and **inspected**** (FOR PERMITTING CUSTOMERS ONLY) we can request to move you into scheduling. Length of time for this step varies, it is dependent on your county and your concrete contractor's timeline.
5. **Scheduling:** Right now, our lead time is approximately 6 to 8 weeks for installation. **(Weather Depending)**

****for orders being permitted**

I look forward to providing you with the steel building that meets your needs and exceeds your expectations.

Sincerely,



Jenna Shiebler
Regional Account Manager



Eversafe Buildings

A Longlife Steel Buildings company

Phone 1-800-374-7106 ext. 379

Fax 1-800-374-4694

jshiebler@eversafebuildings.com

<http://www.eversafebuildings.com>



STEEL BUILDING PROPOSAL COPY



EVERSAFE BUILDINGS | 11175 CICERO DR STE 135 | ALPHARETTA, GA 30022
 PH: 1-800-374-7106 | FAX: 1-800-374-4694 | WWW.EVERSAFEBUILDINGS.COM

CUSTOMER:
Lynn Hayes

DATE:
8/15/2023

ADDRESS:
TBD

CITY/STATE:
Saint Cloud, FL

ZIP:
34773

COUNTY:
Osceola

PHONE:
-

E-MAIL:
Lynn.Hayes@inframark.com

BUILDING TYPE:
Garage/Workshop

ROOF SIZE:
12' x 21'

BUILDING SIZE:
12' x 20'

WALL HEIGHT:
9'

ROOF PITCH:
3/12

ROOF TYPE:
Upgraded Vertical Roof With 6" Overhang

FRAME TYPE:
Heavy Duty 14 Gauge Galvanized Steel

FRAME SPACING:
4' On Center

SHEETING TYPE:
Upgraded Heavy Duty 26 Gauge Galvanized Steel

CERTIFICATION:
170 mph - Risk Cat 2 Commercial

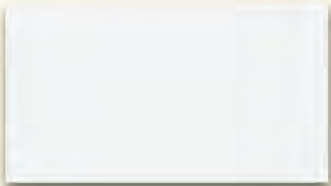
QUANTITY	DESCRIPTION																		
<u>BUILDING DETAILS</u>																			
	12' x 20' x 9' Garage/Workshop																		
2	Full Sides With Horizontal Sheeting																		
1	Full End With Horizontal Sheeting																		
1	Full End With Horizontal Sheeting																		
	Upgraded Vertical Roof With 6" Overhang (Vertical Roof Includes Hat Channels & Ridge Cap)																		
	Heavy Duty 26 Gauge Roof And Wall Sheeting																		
<u>ACCESSORIES</u>																			
1	8' x 7' Certified Heavy Duty Lockable Roll Up Door																		
	Header Seal for Roll Up Door																		
1	Heavy Duty Walk Door With Keyed Lock - 36" x 80" Certified (Solid) (Installed on side of building)																		
	Concrete Anchors																		
	Foam Enclosures - Ridge and Eaves																		
<u>MISCELLANEOUS</u>																			
	Certified Building																		
	As Built Stamped Drawings (2 Sets)																		
	FREE DELIVERY TO JOBSITE																		
	FREE INSTALLATION ON YOUR PAD																		
	FREE COLOR MATCH FASTENERS																		
40 YEAR LIMITED WARRANTY ON PANELS																			
20 YEAR LIMITED RUST THROUGH WARRANTY ON FRAME AND ROOF																			
12 MONTH WORKMANSHIP WARRANTY ON BUILDING																			
Note: Discount Good Until: Thursday, August 31st, 2023 ***We can arrange to have your building permits pulled (building & concrete only)*** *Buyer must provide a tax exemption certificate to be eligible for tax exemption	<table border="1"> <tr> <td>Building Price</td> <td>\$5,850.00</td> </tr> <tr> <td>5% Discount</td> <td>-\$292.50</td> </tr> <tr> <td>Additional Labor</td> <td>\$0.00</td> </tr> <tr> <td>BUILDING PRICE (AFTER DISCOUNT)</td> <td>\$5,557.50</td> </tr> <tr> <td>*Sales Tax (0.00%)</td> <td>\$0.00</td> </tr> <tr> <td>Drawings (Risk Cat II)</td> <td>\$750.00</td> </tr> <tr> <td>Total</td> <td>\$6,307.50</td> </tr> <tr> <td>Due Now**</td> <td>\$1,335.00</td> </tr> <tr> <td>Remaining Balance after "Due Now" paid (COD)</td> <td>\$4,972.50</td> </tr> </table>	Building Price	\$5,850.00	5% Discount	-\$292.50	Additional Labor	\$0.00	BUILDING PRICE (AFTER DISCOUNT)	\$5,557.50	*Sales Tax (0.00%)	\$0.00	Drawings (Risk Cat II)	\$750.00	Total	\$6,307.50	Due Now**	\$1,335.00	Remaining Balance after "Due Now" paid (COD)	\$4,972.50
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*Sales Tax (0.00%)	\$0.00																		
Drawings (Risk Cat II)	\$750.00																		
Total	\$6,307.50																		
Due Now**	\$1,335.00																		
Remaining Balance after "Due Now" paid (COD)	\$4,972.50																		
*Permit fees are not included																			
*Due to steel price increases price quote is subject to change without notice																			
*Note: Roll up doors installed on the eave side of the building will require a header for an additional fee.																			
*Eversafe has the right to correct any content or pricing errors on this quote																			

PREPARED BY:
Jenna Shiebler

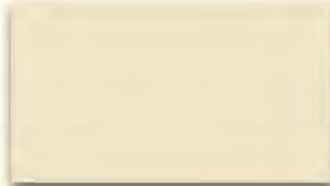


COPY

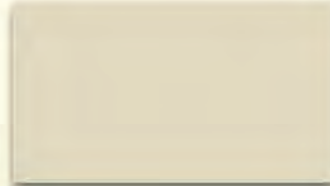
Color Chart



BRITE WHITE



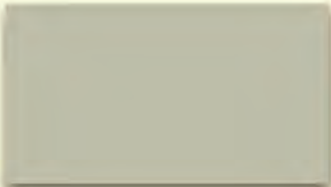
IVORY



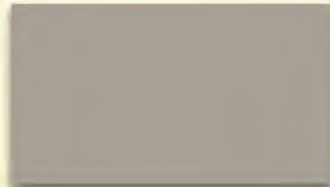
LIGHT STONE



SAHARA TAN



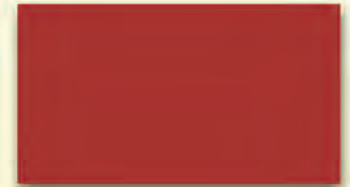
LIGHT GRAY



CLAY



HAWAIIAN BLUE



BRIGHT RED



BARN RED

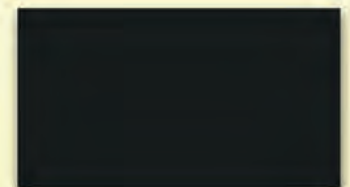


BURGUNDY

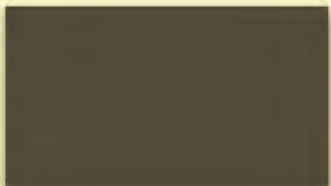


COPPER PENNY[^]

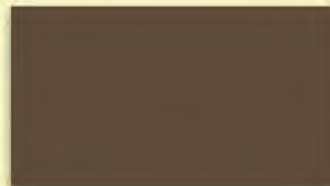
[^]Upcharge applies (varies by building details).



BLACK



BURNISHED SLATE



COCOA BROWN



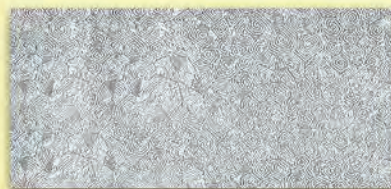
CHARCOAL



IVY GREEN

1-800-374-7106

www.eversafebuildings.com



GALVALUME



AMERICAN MADE-AMERICAN PROUD

*Colors shown represent finish colors as accurately as possible, however color may vary slightly on actual building. Due to monitor and screen variations on different devices, digital depictions of colors may vary. If color choice is critical, please request a metal color sample.

**Not all colors available in every state. Colors may vary by state. Please call for details.

BUILT SAFE BUILT STRONG BUILT TO LAST

Subsection 7Aiii

Frontage Fence Status

No Review Material Provided
Verbal Presentations At Meeting

Subsection 7B

District Engineer

No Review Material Provided
Verbal Presentations At Meeting

Subsection 7C

District Counsel

No Review Material Provided
Verbal Presentations At Meeting

Subsection 7D

District Manager

Subsection 7Di

Verbatim Minutes

No Review Material Provided
Verbal Presentations At Meeting

Section 8

Supervisor Requests

No Review Material Provided
Verbal Presentations At Meeting