

**HARMONY
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

Thursday, May 23, 2024

Remote Participation:

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

--or--

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



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

CARBON

Harmony Community Development District

Board Members:

Mark LeMenager, Chairman
Daniel Leet, Vice Chairman
Lucas Chokanis, Assistant Secretary
Kerul Kassel, Assistant Secretary
Joellyn Phillips, Assistant Secretary



Staff Members:

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

Meeting Order Of Business

Thursday, May 23, 2024 – 6:00 p.m.

1. **Call to Order and Roll Call**
2. **Audience Comments** – Three- (3) Minute Time Limit
3. **Staff Reports**
 - A. Landscaping: Benchmark Landscaping/United Land Services
 - i. Proposal #97871 for TopChoicePage 6
 - ii. Proposal #98556 for Summer AnnualsPage 8
 - iii. Proposal #98919 for Bed Edging.....Page 10
 - B. Field Manager: Inframark
 - i. Monthly Report.....Page 13
 - C. District Engineer: Pegasus Engineering
 - i. Lakefront Park Community Maintenance Facility Update
 - D. District Counsel: Kutak Rock
 - E. District Manager: Inframark
 - i. Number of Registered VotersPage 46
4. **Business Items**
 - A. Golf Course Maintenance Facility
 - B. Discussion of Sidewalks
5. **Presentation of Fiscal Year 2025 Budget**
 - A. Fiscal Year 2025 Budget (*under separate cover*)
 - B. Resolution 2024-09, Approving the Budget and Setting a Public Hearing Thereon.....Page 50
6. **Consent Agenda**
 - A. Minutes from April 25, 2024, Budget Workshop and Regular MeetingPage 53
 - B. Financial StatementsPage 78
 - C. Check Register #288Page 92
7. **Supervisor Requests**
8. **Adjournment**

The next meeting is scheduled for Thursday, June 27, 2024, at 6:00 p.m.

District Office:

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

Meeting Location:

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

Section 3

Staff Reports

Subsection 3A

Landscaping

Subsection 3A(i)

Proposal #97871



Proposal #97871

Date: 5/13/2024

PO #

Nicholas Lomasney

Customer:

Harmony CDD

Property:

Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

Top Choice Parks May 2024

This proposal is for Top Choice Fire Ant treatment at all 7 playgrounds/ parks within cdd property (130,000 sq ft).

Default Group **\$2,290.00**

Items	Quantity	Unit	Price/Unit	Price
Property Improvements				\$2,290.00
Top Choice Treatment	1.00	Dollars	\$2,290.00	\$2,290.00
			PROJECT TOTAL:	\$2,290.00

Terms & Conditions

By _____
Nicholas Lomasney

Date 5/13/2024
Benchmark Landscaping

By _____

Date _____
Harmony CDD

Subsection 3A(ii)

Proposal #98556



Proposal #98556

Date: 5/13/2024

PO #

Jacob Mootz

Customer:
Harmony CDD

Property:
Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

Summer 2024 Annuals

This is for Summer annuals for Harmony CDD. Price includes all labor and materials.

Default Group	\$3,500.00
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Items	Quantity	Unit	Price/Unit	Price
Enhancement Services				\$3,500.00
Summer Annual Install	1.00	ea	\$3,500.00	\$3,500.00
PROJECT TOTAL:				\$3,500.00

Terms & Conditions

By _____
Jacob Mootz
 Date 5/13/2024
Benchmark Landscaping

By _____
 Date _____
Harmony CDD

Subsection 3E(iii)

Proposal #98919



Proposal #98919

Date: 5/15/2024

PO #

Nicholas Lomasney

Customer:
Harmony CDD

Property:
Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

Annual Bed Edging

Annual flower bed edging on all annual beds on CDD property . Labor and material included

Default Group	\$2,215.24
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Items	Quantity	Unit	Price/Unit	Price
Property Improvements				\$2,215.24
Dimex Edge Pro Edging	1.00	ea	\$2,215.24	\$2,215.24
PROJECT TOTAL:				\$2,215.24

Terms & Conditions

By _____
Nicholas Lomasney
 Date 5/15/2024
Benchmark Landscaping

By _____
 Date _____
Harmony CDD

Subsection 3B

Field Manager

PROJECT 5/2/24, 10:55 AM

Harmony CDD

Thursday, May 2, 2024 Prepared

For Board Supervisors 59

Issues Identified



Issue 1 - North Lake (Roundabout)

Assigned To Benchmark

Empty spots in beds.

Action: Benchmark will be submitting a proposal with options .

going over options w board now ,will propose after on site visit

Issue 2 - North Lakes

Assigned To Benchmark

The tree suckers need to be removed.



these suckers will be removed with in the next 2 site visits



Issue 3 - South Lakes (Easement)

Assigned To Benchmark

Documenting resident concerns about dry turf

water is back on, we will continue to monitor this location



Issue 4 - Billy's Trail

Assigned To Inframark

The bench was installed.



Issue 5 - Billy's Trail

Assigned To Inframark

Two (2) new piles needs to be located on both sides and cap installed in the orange tape zones for safety.



Issue 6 - Billy's Trail

Assigned To Inframark

The materials need to be picked up.



Issue 7 - Middlebrook Pl.

Assigned To Benchmark & Inframark
New sod needs to be installed.

Action: Benchmark will be submitting a proposal.

Action: The Playground needs pressure washing and the steps need repairs with new rubber material.

[reviewed this with the board we will propose a seed application to all bahia](#)



Issue 8 - Middlebrook Pl.

Assigned To Inframark

A fence needs to be installed around the telecommunications equipment for safety.

Action: Recommendation.



Issue 9 - Middlebrook Pl.

Assigned To Inframark

The rail needs to be fixed.



Issue 10 - Middlebrook Pl.

Assigned To Inframark

The playground ramp does not have the 2% slope.

Action: Relocate the ramp.



Issue 11 - Five Oaks Dr. / Pond 14

Assigned To Inframark

The hydrilla are growing, needs to be treated.



Issue 12 - Five Oaks Dr. / Pond 14

Assigned To Inframark

The holes need to be covered.



Issue 13 - Feathergrass Ct.

Assigned To Benchmark

The playground needs new mulch.

Action. Benchmark will be submitting a proposal for rubber mulch and regular mulch.

playground mulching was recently proposed with the park enhancement project, I will bring this up for review at the may CDD meeting



Issue 14 - Feathergrass Ct.

Assigned To Inframark

The chains need to be replaced for stainless steel chain.



Issue 15 - Feathergrass Ct.

Assigned To Inframark

The bolt needs to be relocated for safety issues.



Issue 16 - Townsquare

Assigned To Benchmark The grass is drought stressed.

Action: The irrigation needs to be monitored.

this area is currently being monitored , extra time was added to this timer.



Issue 17 - Townsquare

Assigned To Inframark

The flags need to be replaced.

Action: The Harmony CDD Flag needs to be ordered.



Issue 18 - Townsquare

Assigned To Inframark

The Townsquare structure needs repairs.



Issue 19 - Townsquare

Assigned To Inframark

The pavers have trip hazard, need to be fixed.



Issue 20 - Townsquare

Assigned To Inframark

A new documrnt with the Harmony CDD emblem needs to be posted.

Action: Inframark phone and the cddmaintenance email information.



Issue 21 - Townsquare

Assigned To Inframark

The column needs repairs and paint.



Issue 22 - Townsquare

Assigned To Benchmark

The tree is dead and needs to be removed and replaced.

Action: Benchmark will be submitting a proposal.

will provide proposal to remove and replace with a 35 gallon live oak tree



Issue 23 - Townsquare

Assigned To Inframark

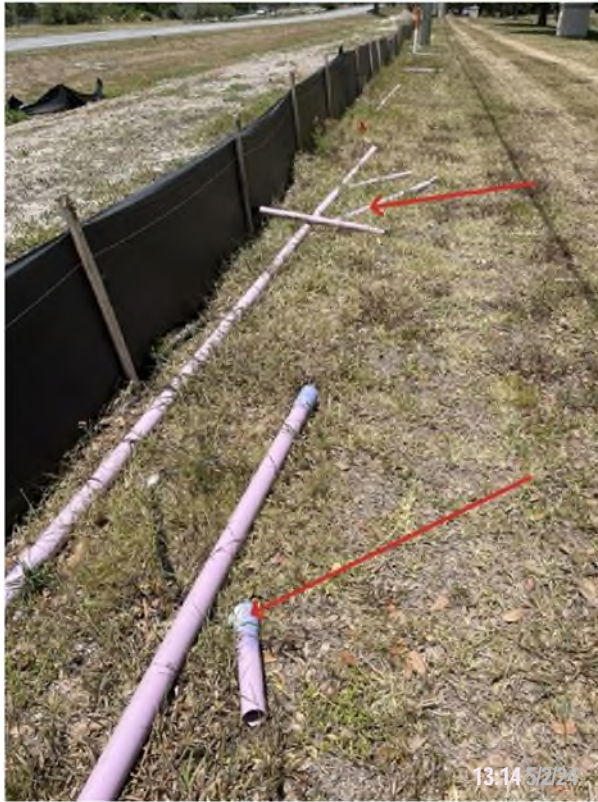
The monument needs repairs.



Issue 24 - Townsquare

Assigned To Inframark

The monument needs repairs.



Issue 25 - East Entrance

Assigned To Benchmark
Irrigation line broken by the contractor from Toho.

we are documenting this the construction project continues moving down 192



Issue 26 - East Entrance

Assigned To Inframark The fence was removed and needs new installation.

Action: Follow-up with the Board Members.



Issue 27 - East Entrance

Assigned To Benchmark

Reference of item #25.

response is the same as item #25



Issue 28 - Clay Brick Rd.

Assigned To Inframark

The columns need to be repaired and painted.



Issue 29 - Clay Brick Rd.

Assigned To Benchmark

The dead tree needs to be removed.

Action: Benchmark will be submitting a proposal.

proposal will be available at may CDD meeting



Issue 30 - West Entrance

Assigned To OUC

The tree branches are touching the overhead wires.

Action: OUC needs to trim them.



Issue 31 - West Entrance

Assigned To Benchmark

The low branches need to be trimmed.

team is working on low branches off the road ways ,project is on going



Issue 32 - West Entrance

Assigned To Benchmark

The low tree branches need to be trimmed.

this was turned in as proposal , will bring up for review at the may CDD meeting..



Issue 33 - Little Blue Ln. (West)

Assigned To Inframark

The rotted tree fell down.

Action: needs to be picked up.



Issue 34 - West Entrance

Assigned To Inframark

No surveillance system at front entrance.

Action: A proposal for a new surveillance system will be submitted.

Issue 35

Redacted

13:50 5/2/24



Issue 36 Little Blue On

Assigned To Inframark

Residents are parking cars on CDD property.

Recommendation: Boulders and signs installation.



Issue 37 - Little Blue Ln.

Assigned To Benchmark
Benchmark will be submitting a proposal for removal.

working on this



Issue 38 - Little Blue Ln.

Assigned To Benchmark
Benchmark will be submitting a proposal for removal.

working on this



Issue 39 - Little Blue Ln.

Assigned To Inframark & Benchmark
Someone dumped a dead tree and branches, needs to be picked up.

our team will remove at the next site visit



Issue 40 - Little Blue Ln. (Playgrounds)

Assigned To Benchmark
The playground needs new mulch.

Action: Benchmark will be submitting a proposal.

will bring up for review at the may CDD meeting



Issue 41 - Little Blue Ln. (Playground)

Assigned To Inframark

The rails need to be replaced.



Issue 42 - Little Blue Ln. (Playground)

Assigned To Inframark

The pole needs new paint.



Issue 43 - 6825 Little Blue Ln.

Assigned To Benchmark
The tree branches need to be pruned.

will be completed by june 1st



Issue 44 - Butterfly Rd.

Assigned To Benchmark
The palm fronds need to be picked up.

will be removed at the next site visit



Issue 45 - Cordgrass Pl. (Playground)

Assigned To Inframark

The playground needs plastic rail borders, signs informing rules, and sign noticing possible burn injuries.



Issue 46 - Schoolhouse rd (Roundabout)

Assigned To Benchmark

The annuals need to be installed.

will be in the ground soon



Issue 47 - Blazing Star Ln. (Playground)

Assigned To Inframark

The playground needs plastic rail borders, signs informing rules, and sign noticing possible burn injuries.



Issue 48 - Blazing Star Ln. (Playground)

Assigned To Inframark

The playground parts need repair.



Issue 49 - Schoolhouse Rd.

Assigned To Inframark

The damaged sign needs to be replaced.



Issue 50 - Schoolhouse Rd.

Assigned To Inframark

The Gazebo structure needs paint.



Issue 51 - Splashpad

Assigned To Inframark

The splashpad pavers needs to be painted.



Issue 52 - Splashpad

Assigned To Inframark

Picture of splashpad test.



Issue 53 - Buck Lake Pavilion

Assigned To Inframark

The playground needs plastic rail borders, signs informing rules, and sign noticing possible burn injuries.

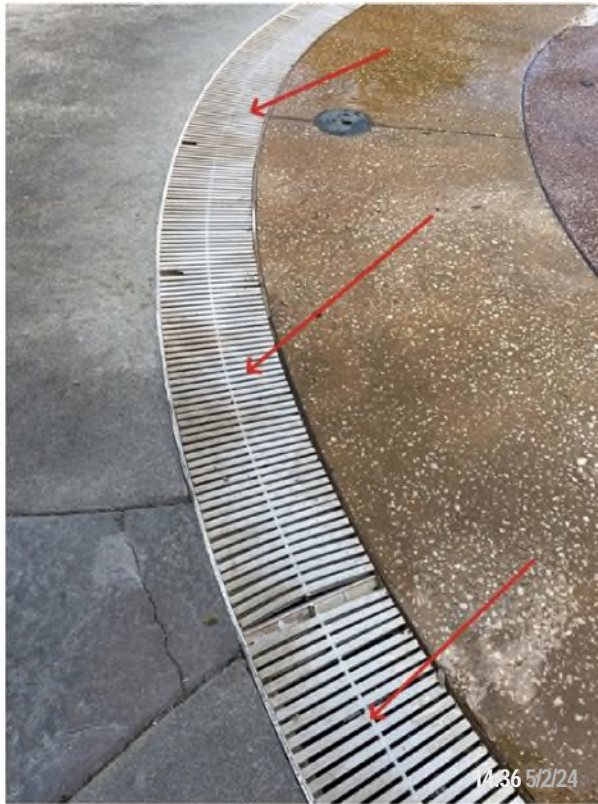


Issue 54 - Buck Lake Pavilion

Assigned To Benchmark

The low tree branches need to be pruned.

low branches in this area are set to be trimmed in june (10 feet)



Issue 55 - Splashpad

Assigned To Inframark

The vents need to be replaced because some are broken and deteriorated.



Issue 56 - Volleyball Court

Assigned To Benchmark

The lower tree branches need to be pruned.

trees in this area are set to be trimmed in june (10 feet)



Issue 57 - Buck Lake Pavilion

Assigned To Inframark

The concrete around bike rack has several cracks and needs to be replaced.



Issue 58 - Ashley Pool

Assigned To Inframark

The pergola needs to be painted.



Issue 59 - Ashley Pool

Assigned To Inframark

The Pool area needs two (2) new ring buoys.

Subsection 3C

District Engineer

Subsection 3D

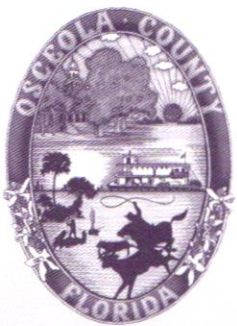
District Counsel

Subsection 3E

District Manager

CARBON

MARY JANE ARRINGTON OSCEOLA COUNTY SUPERVISOR OF ELECTIONS



May 6, 2024

Ms. Brenda Burgess
Project Manager
Harmony Community Development District
313 Campus St
Celebration, FL 34747

RE: Harmony Community Development District – Registered Voters

Dear Ms. Burgess:

Thank you for your letter requesting confirmation of the number of registered voters within the Harmony Community Development District as of April 15, 2024.

The number of registered voters within the Harmony CDD is 2,349 as of April 15, 2024.

If I can be of further assistance, please contact me at 407.742.6000.

Respectfully yours,

A handwritten signature in black ink that reads "Mary Jane Arrington".

Mary Jane Arrington
Supervisor of Elections

Vote
Osceola

Section 4

Business Items

Section 5

Proposed Budget

Subsection 5A

Fiscal Year 2025 Budget

Subsection 5B

Resolution 2024-09

RESOLUTION 2024-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT APPROVING THE BUDGET FOR FISCAL YEAR 2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“Board”) of the Harmony Community Development District (“District”) prior to June 15, 2024, a proposed operation and maintenance budget and debt service budgets for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“Proposed Budget”); and

WHEREAS, the Board has considered said Proposed Budget and desires to set the required public hearing thereon;

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

Date: Thursday, July 25, 2024

Hour: 6:00 p.m.

Place: Jones Homes Model, 3285 Songbird Circle, Harmony, FL 34773

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least two days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.
Adopted this 23rd day of May, 2024.

ATTEST:

**HARMONY COMMUNITY
DEVELOPMENT District**

Secretary/Assistant Secretary

Chairman/Vice Chairman

Exhibit A: Fiscal Year 2025 Proposed Budget

Section 6

Consent Agenda

Subsection 6A

Minutes

Harmony CDD
April 25, 2024, budget workshop

44 Ms. Montagna provided information regarding issuing bonds at several dollar amounts
45 showing net bond proceeds and resulting assessments for each product type. Each bond area needs
46 to be built out at least 90% to be able to issue new bonds. Mr. Hamstra confirmed the community
47 is 90.4%. Mr. LeMenager asked if this bond could have a different methodology than previous
48 bond issues, suggesting it be equalized for all properties in the amount of about \$100 per unit.

49 Mr. Leet reminded the Board once approved, the assessments can only go down and suggested
50 approving at 4% to give some cushion to get down to 3.5%. Mr. LeMenager pointed out the amount
51 of assessment collection revenue is significantly under budget through March.

52 Ms. Montagna suggested having a realistic increase for purposes of mailed notice, so as not to
53 panic residents who may or may not understand the budget can be trimmed by the hearing.

54 The Board discussed budget line items, notably the items highlighted in yellow on the
55 workbook.

56 **Expenditures:**

- 57 • ProfServ-Engineering: \$70,000.
- 58 • ProfServ-Legal Services: \$60,000.
- 59 • ProfServ-Recording Secretary: \$4,456.
 - 60 ○ Reduced due to not providing verbatim minutes.
- 61 • Auditing Services: \$5,000.
- 62 • Insurance-General Liability: \$27,000.
 - 63 ○ This includes all insurance: general liability, public officers liability (POL), and
 - 64 property.
- 65 • Rental-Meeting Room: \$7,500.
 - 66 ○ Other options are being considered since the current meeting location is for sale.
 - 67 ○ Ms. Kassel offered the First Nature Ranch as a meeting place. Former counsel
 - 68 suggested even though Ms. Kassel was not receiving Supervisor fees that it was
 - 69 a bad idea to meet at her ranch. Staff will consult with legal counsel.
- 70 • Misc-Assessment Collection Cost: \$59,358.
 - 71 ○ This is formula driven and changes based on assessment revenue.
- 72 • Landscape Services-Miscellaneous Services: \$50,000.
 - 73 ○ Actuals have never been as high as \$50,000.
 - 74 ○ Ms. Kassel prefers to keep at \$50,000 due to projects and refurbishments the
 - 75 Board has discussed doing.

CARBON

Harmony CDD
April 25, 2024, budget workshop

- 76 ○ Tree trimming has its own line item, which is still projected to be under budget.
77 Community-wide tree trimming was last done in fiscal year 2023, so
78 recommendation to budget for fiscal year 2025.
- 79 • Operation & Maintenance, R&M-Ponds/Buck Lake: \$100,000.
- 80 ○ The District confirmed it owns the golf course ponds through Mr. Hamstra’s
81 review and research, and the District is obligated to perform maintenance,
82 which ponds have never been treated, resulting in more chemicals and
83 treatments, as well as the Buck Lake committee agreement.
- 84 ○ Discussion ensued regarding the South Florida Water Management District
85 (“SFWMD”) permit.
- 86 ○ Ms. Kassel suggested perhaps combining this line item with R&M-Invasive
87 Plant Maintenance since some of the pond maintenance is management of
88 invasives, to be cleaner.
- 89 • Operation & Maintenance, R&M-Invasive Plant Maintenance: \$105,000.
- 90 ○ This is strictly conservation areas Mr. Brad Vinson treats. As some point, the
91 District may need to hire a vendor to perform a treatment due to one person not
92 able to keep up with it, which cost is included in the \$105,000. Due to the
93 dangerous nature and location of the work, another staff member has to
94 accompany Mr. Vinson.
- 95 ○ Mr. Vinson is certified to provide treatments. A previous Board considered
96 proposals from vendors to provide pond treatments, but they were not approved
97 at the time.
- 98 ○ Discussion ensued regarding projections for the year of \$10,000 but a proposed
99 budget of \$105,000. Ms. Kassel provided the history of spending \$200,000 two
100 or three years ago because the invasives got out of hand, and a vendor had to
101 get them under control. Proposals were received. Mr. Leet indicated the Board
102 approved the cheaper one for \$50,000, but the consultant, Ms. Catherine
103 Bowman, rejected it. Ms. Montagna confirmed the Board then approved a
104 proposal for \$194,000. Ms. Bowman informed the Board the invasives will
105 come back quickly, and Mr. Vinson will not be able to keep up with it according
106 to the requirements of SFWMD. The Board at the time agreed to budget
107 \$100,000 in case the vendor—Mr. Bill Snidely with Aquatic Weed
108 Management—needed to be hired again for another cleanup.

- 109 ○ The Board gave consensus to leave at \$105,000.
- 110 ○ Mr. Hamstra commented on the Old World Climbing Fern as one of his projects
- 111 and recommended keeping \$100,000 in the budget. Ms. Bowman found another
- 112 hotspot on the golf course that will spread quickly during the summer. Ms.
- 113 Kassel suggested contacting Mr. Snidely for an update, and Mr. Hamstra will
- 114 follow up. His previous proposal was \$94,000. It might be better to spend a
- 115 little money now.
- 116 • Operation & Maintenance, Reserve-Other: \$412,000.
- 117 ○ Reducing to \$305,000 results in an assessment increase of 3.5%.
- 118 ○ Mr. Hamstra discussed alleys. C-1 and C-2 (Cypress) were done last year. The
- 119 reserve study recommends doing A-1 (Ashley Park) and G (Green) in fiscal
- 120 year 2025 and beyond, which is estimated at \$850,000 and could be split over
- 121 two fiscal years.
- 122 ○ Mr. Hamstra recommended including \$25,000 for cattail removal and general
- 123 maintenance of the stormwater system (e.g., pipe cleaning, camera work). Some
- 124 cattail removal was performed in the community for \$7,000, but more ponds
- 125 are getting out of control. Mr. Hamstra clarified typical stormwater pond
- 126 maintenance includes cattail removal, pipe cleaning, and skimmer blades. The
- 127 cattail removal and pipe cleaning work done this fiscal year is included in
- 128 R&M-Ponds/Buck Lake. Mr. Hamstra indicated the District has 35 ponds, and
- 129 six were treated this year. Ms. Montagna suggested putting a plan in place so
- 130 work elements can be prioritized and included in the budget as needed.
- 131 ○ Regarding alleys, Mr. Hamstra reviewed previous reports recommending the
- 132 alleys to be done next fiscal year and indicated the alleys still look good and
- 133 could perhaps wait another year. He will provide numbers for planning
- 134 purposes. The cost was about \$100 per linear foot for the C-1 and C-2 alleys,
- 135 which will be the cost basis for future alleys to be paved in the next one to five
- 136 years. Mr. Leet asked about the curb work proposed to be done for Blazing Star
- 137 Lane alley, which could be done in milling and resurfacing. Mr. Chokanis
- 138 suggested keeping the cost allocated for this year to build reserves even if the
- 139 alleys are paved in one to five years.
- 140 ○ Mr. LeMenager suggested other large capital projects be included if the District
- 141 chooses and is able to issue bonds to purchase the golf maintenance facility.

Harmony CDD
April 25, 2024, budget workshop

142 Ms. Kassel indicated the two options: issue a larger bond series resulting in
143 assessments to all owners over a period of time, or increasing a particular year's
144 budget as needed. Mr. LeMenager prefers stable, reliable numbers.

145
146 Ms. Phillips commented on the proposed assessment increase of 3.5% to follow consumer
147 price index ("CPI") and suggested inflation might be as high as consumer product index. In dollars,
148 an increase of 7.6% results in \$275 as the highest increase, from \$3,627 to \$3,902. Most increases
149 are less than \$150. Going from 7.6% to 3.5% is not a huge increase in dollars to the owners but
150 makes a big impact in the budget. Ms. Phillips is in favor of a 7.6% increase and suggested keeping
151 the increase one more year before dropping it to a lower rate, where the District might not need to
152 increase assessments much at all.

153 Mr. LeMenager reviewed a conversation on Facebook with Ms. Kassel prior to his appointment
154 on the Board that perhaps the District should have been increasing assessments at the rate of
155 inflation all along, which might have avoided a shocking increase two years ago. Mr. LeMenager
156 agrees with an increase at the rate of inflation every year, putting the extra money in reserves. Mr.
157 Chokanis agreed and reminded the Board a lot of catching up needed to be done after ten or more
158 years of no increases. Two years ago was a large increase (31%) and another big increase (15%)
159 last year. The District still has a lot to catch up on.

160 Mr. Hamstra reviewed his projects: alley repairs (\$850,000), cattail removal (\$25,000),
161 conservation area maintenance (\$100,000), drainage maintenance, and maintenance facility.

162 Discussion ensued regarding showing increases in percentages or dollars. Due to the many
163 different product types and assessment levels, the percentage basis is more uniform.

164 Mr. LeMenager reviewed the ending fund balance projected to be \$1,122,380 at the end of
165 fiscal year 2025. Removing \$107,000 will still leave \$1,015,380. Not included in the budget is the
166 alley repaving estimate of \$850,000.

167 Mr. Leet asked if all Mr. Hamstra's projects are included, which they are except for alley
168 repaving. Every \$30,000 results in 1% increase, so a contribution to reserves of \$320,000 results
169 in a 4% increase, which is Mr. Leet's preferred starting point.

170 Mr. Chokanis agreed not starting with 3.5% increase but recommends 7.6% increase this year
171 to avoid keeping it 3.5% this year and potentially having to increase higher than inflation rate next
172 year.

173 Ms. Montagna reviewed the history of increases, which have been decreasing in percentage.
174 Most districts increase by inflation every year, which money builds up in reserves if not used. Ms.

CARBON

Harmony CDD
April 25, 2024, budget workshop

175 Montagna does not recommend a 0% increase because costs increase every year. Mr. LeMenager
176 wants to get back to normal and target the rate of inflation. Mr. Chokanis would like to get to the
177 rate of inflation more slowly than just going straight there now.

178 Ms. Phillips commented with a 3.5% increase and things come up to be done, then the Board
179 has to decide what has to be cut.

180 Mr. Leet indicated the District has monies in reserves for normal maintenance activities. For
181 extraordinary damages, such as hurricanes, the District can recover costs through bonds or other
182 means versus a budget increase.

183 Mr. Leet prefers 4% increase.

184 Ms. Kassel prefers 7.6% increase as the most feasible.

185 Ms. Phillips reminded the Board the maximum dollar increase for 7.6% is \$250 annually, or
186 \$20 monthly, and the Board has a fiduciary responsibility.

187 Mr. LeMenager believes Harmony assessments are cheap, but many residents may be in a tight
188 financial situation and will wonder why assessments are increasing higher than inflation. He does
189 not want to simply add dollars to fund balance without a plan to utilize those funds for rainy days.

190 Mr. Hamstra indicated neighborhood B (Birchwood) alley is coming up soon, as well as D-1
191 (Drake) and others. Alleys have about a 15-year lifespan, and B was done about ten years ago,
192 which will be targeted again for 2030.

193 Ms. Phillips commented her assessment is \$1,200 annually and enjoys the community and its
194 amenities. Three Supervisor positions will be elected in November 2024, and there is potential that
195 three people will be elected who want to slash the budget and start going backward. Having money
196 in reserves will help that situation. Mr. LeMenager believes people will still be reasonable even
197 if they have a different viewpoint. Sitting as a Board member, you realize what needs to be done.

198 Ms. Phillips is in favor of 7.6% increase and reviewed additional enhancements.

199 Ms. Montagna summarized the budget process, and the proposed budget has to be approved
200 prior to June 15.

201 Mr. Chokanis asked how much other communities have in their reserves. Ms. Montagna
202 indicated it depends on the assets owned. Using Celebration CDD as an example, it has very few
203 assets because the homeowners association owns literally everything. Celebration CDD owns
204 common areas, ponds, a few shade structures, street light poles, benches, and things like that.
205 Celebration CDD contributes about \$350,000 annually to reserves. Their reserve study suggested
206 adding \$1.5 million, which will probably never happen. Harmony will have \$1 million in fund
207 balance, and Celebration will have about \$3 million in fund balance with virtually no assets and a

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208 field staff of 25 at \$1.3 million. Mr. Chokanis does not believe \$1 million is a lot to have in fund
209 balance. Ms. Montagna shared another district contributes \$12,500 to reserves annually and owns
210 everything; a storm came through and they had no reserves, so they had to take out a bank loan.
211 Harmony is financially healthy, but it is a Board decision. No district will ever be 100% funded in
212 reserves unless assessments are astronomical. Some districts have no reserves and others assess at
213 their expenses every year. Some districts increase 3% or 4% annually, regardless of expenses.
214 Celebration started with a build-out budget for assessments and had not increased in 27 years
215 because they used reserves to offset assessment increases.

216 Mr. Chokanis would like to get to 2% or 3% annually at some point.

217 Mr. Leet indicated \$370,000 contribution to reserves results in a 6% increase.

218 Mr. LeMenager suggests a lot of cushion was added to invasives and ponds, \$205,000,
219 compared to the projected actuals for the current year. Ms. Montagna indicated that more work
220 will be required due to maintaining golf course ponds, and invasives have not been assessed yet
221 this year.

222 Mr. Leet discussed the history of last year's increase, which included a maintenance facility.
223 Ms. Kassel is not in favor of issuing bonds to purchase the golf facility. Mr. Leet indicated the
224 Board cannot fund that purchase from reserves. The Board intentionally increased the reserve
225 contribution last year that may not need to be done this year. Mr. Leet likes 3.5% or CPI as a goal.
226 Fund balance of \$1.1 million sounds like a lot, but one big project can wipe it out.

227 Ms. Kassel and Mr. Chokanis like \$412,000 contribution to reserves.

228 Mr. LeMenager likes \$305,000.

229 Mr. Leet likes \$370,000.

230 Ms. Phillips likes a 5% increase, or \$345,000, but will support \$412,000 since it can be
231 lowered.

232 Reserve to contribution will be shown at \$412,000 for a 7.6% increase.

233 Ms. Phillips requested the mailed notice include the dollar amount the assessments will
234 increase. Ms. Burgess confirmed the letter that is mailed will show both: dollars and percent. Ms.
235 Kassel requested a monthly amount, as well.

236 Mr. LeMenager asked about H-1 (Rosewood) 25-foot lots, which are the west end off U.S.
237 Hwy 192 and are townhomes but classed as single-family homes on the assessment chart. Mr.
238 LeMenager asked where the new townhomes will be classed, if they will be multi-family. Ms.
239 Kassel indicated they are attached, just like Ashley Park. Mr. Leet indicated the rest of H-1 is
240 single family. Mr. LeMenager would like to codify multi-family applies to townhomes, triplexes,

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241 apartments, and condominiums at one flat rate. Ms. Kassel does not believe that is appropriate
242 because the sizes of the units and number of bedroom vary, but the same situation exists in Ashley
243 Park with different sizes and number of bedrooms. Ms. Montagna briefly reviewed that is the
244 purpose behind preparing a new methodology to be utilized next year if the Board agrees. Ms.
245 Kassel suggested using square footage as a way to assign assessments. Mr. LeMenager suggested
246 that methodology will increase assessments for the majority of residents. Larger homes and the
247 Estates subsidize a lot of what people pay. Mr. LeMenager and Ms. Kassel would benefit greatly
248 from changing the methodology and would have to recuse themselves from the vote. Ms. Kassel
249 would like to see the methodology for square footage. Ms. Montagna suggested scheduling a
250 workshop after the budget season to discuss methodology options. Mr. LeMenager believes
251 changing the methodology will cause too much confusion.

252 Questions arose what multi-family units in H-1 will be paying or how they are classed and if
253 they are detached homes on 25-foot lots or attached multi-family units because H-1 currently has
254 no multi-family units shown on the assessment chart.

255 The overall percentage is shown to the far right, and those who have paid off debt service will
256 have an O&M increase of 7.6% but an overall 1.6% increase.

257 Ms. Montagna confirmed a new bond issuance could have assessments equalized over all
258 product types.

259 **FOURTH ORDER OF BUSINESS** **Other Business, Update, and Supervisor**
260 **Requests**

261 There being none, the next order of business followed.

263 **FIFTH ORDER OF BUSINESS** **Adjournment**

266 The workshop adjourned at 5:47 p.m.

267
268
269
270
271 _____
272 Secretary/Assistant Secretary Chairman/Vice Chairman

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45 foot traffic, or install winter rye in November as well as Argentine bahia, which takes six months
46 to germinate and is more cost effective that can be done in all areas with bahia. Those areas have
47 irrigation and might yield better results, which can be done every two or three years. Foot traffic
48 is really heavy in those areas. The root base helps germinate bahia.

49 Mr. Lomasney reviewed the issue of vandalism at Buck Lake with podocarpus around the
50 well and electrical, and the plants were later found in the playground. Benchmark re-installed
51 them. The following day, the sprinkler heads were kicked off, some down to the bottom pipe
52 assembly, and the plants are really stressed. The ones that were not touched are fine, and
53 Benchmark will be monitoring that area. The incidents were not reported to the sheriff's office
54 because nothing was stolen, and staff feels the sheriff's office will not do anything. It is a
55 continuing problem, as well as dumping and nails in trees trying to build treehouses.

56 Sod was not ordered for Cat Brier Trail due to the drought because the irrigation has to be
57 repaired first. South Lake is getting beat up because it has the least amount of shade. Fertilizer
58 and shade in other areas have helped. Irrigation system has been iMC (irrigation moisture
59 control) checked and is running properly. Staff is monitoring and has a plan to correct South
60 Lake. Nothing needs to be replaced currently. Flowers have been chosen, putting salvia probably
61 at the entrance with the rest in the islands. Ms. Kassel requested two colors of salvia for the
62 entrance. Tree trimming is nearly complete, with completion date anticipated for next week, and
63 all streets will have clearance of 15 feet. Mulch will be cleaned up, along with leaf debris.
64 Maintenance has been performed on Cat Brier Trail, Schoolhouse Road, and Five Oaks Drive.
65 Benchmark will make sure water is running well to keep grass around 4.25 inches. Regarding
66 verge maintenance, a crew will remove leaves from the dog park to the roundabout, and iMC
67 will be reviewed by a crew separate from the team working in the rest of the community. Once
68 repairs are made and checked, sod will be ordered, probably next month. Ms. Kassel asked about
69 the status of maintaining verges on District property, which leaf removal will be done on
70 Schoolhouse Road and a portion of Cat Brier Trail in May. Fire ant treatment is ongoing.
71 Priorities are leaf removal, sod, and irrigation. Regular mowing program can begin when the turf
72 is not so dry.

73 Mr. Leet commented the tree work looks good. In some places on Dark Sky Drive at Five
74 Oaks Drive, a few branches are dead and dangling down. Mr. Lomasney will perform a final
75 inspection, but some branches were too high without a lift to be trimmed, so those will be
76 addressed.

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77 Mr. Leet asked if Toho Water Authority (“Toho”) limited watering activities, which is
78 limited but also due to construction. During the past iMC report, at about 30% complete, all
79 power was lost, which happened a few times this month. Mr. Leet described a similar situation
80 discussed at the Harmony West CDD meeting, where it was mentioned Toho was intentionally
81 limiting water availability during certain times. Providing iMC reports requires water access, but
82 the timers will indicate if water is not available, and they are not registering as such. Mr.
83 Chokanis changed the time of his irrigation system for that reason.

84 Ms. Phillips joined the meeting via Zoom during the landscape report.

85 **B. Field Manager: Inframark**

86 **i. Monthly Report**

87 **ii. Splash Pad and Swim Club**

88 Mr. Baez reported the computer is good but the monitor is not working, which is what
89 controls the water levels. The part is on backorder, so the pricing is not yet available. The
90 fountain can be turned on by hand, and the timer can be set for a certain number of hours to turn
91 off. The chlorine tank has to be emptied and replaced, which can be done by hand. The splash
92 pad is working, but the water is not safe right now. Pool Sure provides maintenance but does not
93 currently have a contract. Ms. Montagna asked the purpose of the agreement because the District
94 only purchases chemicals from Pool Sure. Mr. Baez clarified the maintenance is to replace the
95 automatic feeders to show chemical levels, replace hoses, and make sure feeders are working.
96 Mr. Neal will obtain a proposal for this work. Staff has been requesting clarification of the
97 agreement, but Pool Sure has not provided any answers, and the District has not had an
98 agreement with them before. With a maintenance services agreement, Pool Sure will monitor the
99 chemical levels and automatically bring whatever is needed instead of the District having to call
100 them. Pool Sure delivers the chemicals, and staff pours them in. Staff’s readings are not the same
101 numbers as what Pool Sure gets, so they need to check the controls. The feeders may be bad. Mr.
102 Leet asked what kind of monitor does not work, which is for the splash pad. Pool Sure changed
103 one feeder, but they want an agreement to replace additional ones. Discussion ensued regarding
104 keeping the splash pad turned off for a period of time to allow Pool Sure to calibrate the feeders.
105 The Swim Club had the same problem with feeders as the splash pad. The pool motors were not
106 replaced, and Mr. Baez distributed proposals for the Swim Club.

107 Discussion continued regarding the splash pad. The automatic feeders are not working
108 properly, so a proposal is needed from Pool Sure to replace them and have a contract to maintain
109 the feeders and replace chemicals.

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110 Discussion ensued regarding the Swim Club pool pump that has been making a lot of noise
111 because the bearings are bad. Cleaning filters takes about 90 minutes because it drains so slowly.
112 The pump is about five years old. Ms. Kassel asked if the pump needed replacement at Ashley
113 Park pool, and Mr. Baez indicated it does not. Two estimates were received, and Mr. Baez is
114 waiting on a third proposal.

115
116 Ms. Kassel made a MOTION to approve the proposal from Spies
117 Pool to replace the vertical metal recirculation pump at the Swim
118 Club pool, in the amount of \$9,825.
119 Mr. Chokanis seconded the motion.

120
121 Mr. Leet pointed out the proposal is valid for 30 days and is dated March 28.

122
123 Upon VOICE VOTE, with all in favor, unanimous approval was
124 given to the proposal from Spies Pool to replace the vertical metal
125 recirculation pump at the Swim Club pool, in the amount of
126 \$9,825.

127
128 Mr. Leet asked what the District can do proactively on the splash pad, rather than waiting for
129 a proposal for the May meeting. Mr. LeMenager agreed the chlorine needs to be fixed as soon as
130 possible, and suggested the splash pad be turned on for six hours a day. Mr. Baez is waiting for
131 them to calibrate it to make sure it is sending the right amount of chlorine. Mr. LeMenager
132 requested as soon as the water tests safe for children that it should be turned on. Discussion
133 ensued regarding hours for the splash pad, which was decided 8:00 a.m. to 7:00 p.m. or 8:00 p.m.
134 daily. Staff arrives at 7:00 a.m., and they can just set the timer for when turns off.

135 **iii. Boats**

136 Mr. Baez indicated J&M Upholstery is scheduled to come next Tuesday, and will bring the
137 two small ones. They do not want to work on all three at the same time so the boats can still be
138 available to the residents.

139 **iv. Tower Painting**

140 Mr. Baez indicated painting at the east entrance tower is complete.

141 Ms. Phillips commented it looks really nice.

142 **v. Garden Road**

143 Mr. Baez indicated the rocks were installed on the Garden Road yesterday.

144 Ms. Kassel asked Ms. Marilyn Ash-Mower about the results, but Ms. Ash-Mower has not
145 seen it yet. The road was closed off and the rock installed. Bark mulch was also dropped off

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146 along the back of the fence, and the garden club is grateful for that. They will spread it from
147 there.

148 **vi. Middlebrook Place Pond**

149 Mr. Chokanis expressed thanks for addressing the edge of the pond.

150 **C. District Engineer: Pegasus**

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

152 Mr. Hamstra provided an update on the maintenance facility. Complete responses are not yet
153 received. Osceola County (“County”) replied this morning that engineering is understaffed, the
154 reviews are running behind, and she will provide what she had, which included 9-1-1, fire
155 department, and the coordinator and planning of the 18 comments that pertain to the dumpster.
156 Once engineering reviews it, then it will be a resubmittal back to them. Items include buffering,
157 the fence, the dumpster screening, and things of that nature.

158 **ii. Blazing Star Lane**

159 Mr. Hamstra reviewed an alternative discussed with the Board last month to reduce costs to
160 consider a solution sooner rather than later. Mr. Greg Teague had conversations with contractors
161 and geotechnical engineers regarding asphalt, millings, and a base that can still withstand the
162 garbage trucks. Original estimate was \$135,000 for 100% of the proposed work, and the revised
163 number came in at \$80,000. This was not put out for a bid or proposals but simply looking at full
164 pavement restoration versus asphalt millings. The low bid last time was \$70,000 for full
165 restoration, and the new proposal might be \$30,000 to \$40,000. This is a planning number for the
166 budget discussion.

167 Mr. LeMenager clarified the work is just at the corner. The cost to do everything is about
168 \$100 per foot, which would include this corner. Mr. Hamstra indicated that is purely milling and
169 resurfacing. This is one of the areas that needs pavement repairs, which would be wrapped in the
170 \$100-per-foot price. Mr. Hamstra described the details of the repair, including compacted base
171 and asphalt millings, more than just scraping the asphalt. Proposals can be obtained for the next
172 meeting if the Board wants to see pricing, which should be around \$30,000 or \$35,000.

173 Discussion ensued regarding status of a response from Waste Management or their insurance
174 company, and Mr. Neal continually follows up with them. They have the claim, and staff has
175 provided all the requested information, but no responses have been received. Mr. Hamstra will
176 solicit proposals from three or four vendors for the next meeting. The Board agreed something
177 needs to be done since it has been several months already, even cement fines which may or may
178 not work. Redoing the full alley was estimated about \$350,000 or \$400,000, which would be a
179 larger project and bigger staging area with equipment.

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180 Mr. Leet asked if this smaller project would have less overhead or mobilization compared to
181 the full alley in a year or two, and Mr. Hamstra indicated the percentage is much higher for a
182 small project. Another option might be to repair some small runs plus the corner instead of the
183 full alley, if the majority is in good shape, which he will review. Mr. Chokanis asked if the
184 companies own the equipment or rent it, which varies by company. Bigger companies own their
185 equipment, and the smaller ones usually rent it.

186 **iii. Development Percentage for Bond Issuance**

187 Mr. Hamstra discussed the percentage of development that needs to be built out in order to
188 issue new bonds. Out of the 1,469 parcels, 141 are still vacant, which is 90.4%. Vacant parcels
189 are in three areas: North Lake, empty lots in the Estates, and construction by Rosewood. Houses
190 will be under construction soon in North Lake.

191 **iv. Invoices**

192 Mr. Hamstra discussed invoicing. Invoices received from Ms. Catherine Bowman are
193 captured separately. The spreadsheet shows engineering fees are projected to be \$30,000 over
194 budget, and her invoices need to be separated out. Ms. Montagna explained the projections are
195 based on actuals, if spending continues in the same manner. She likes to project legal and
196 engineering based on the budget rather than actuals because spending is based on projects and
197 what the Board needs to have done. Mr. Hamstra is willing to break out the subconsultants they
198 use, if needed, which includes Ms. Bowman and a surveyor and others. Staff can code all those
199 to engineering fees, but also keep a spreadsheet to show the projects.

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

201 Mr. Leet reviewed the conservation area between Harmony CDD and Harmony West CDD
202 (“Harmony West”), on which Kutak Rock will not opine. Mr. Leet indicated the District lost
203 access to some trails that were in that area between the two districts. Some parcels are owned by
204 the District that had trails to them going out to Buck Lake, but are in the conservation areas. Mr.
205 Leet asked if any restrictions or regulations exist, either with South Florida Water Management
206 District (“SFWMD”) or Army Corps of Engineers (“ACOE”) on land the District owns that had
207 trails in that portion. Mr. Hamstra indicated if the trails have been there for a while and are
208 overgrown and need some cleaning and cutting back, that is fine. Blazing a new path is a
209 different issue.

210 Ms. Kassel mentioned between the Estates and the Enclave used to have a water main and
211 perhaps a trail. Mr. Mark Catanese wants to know if it can have a walking trail or a boardwalk in
212 the wetlands. Ms. Kassel conveyed to Mr. Catanese boardwalks are very expensive. Mr.
213 LeMenager indicated when closing the loop for the water mains, the developer looked at putting

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214 in a wooden raised trail, which 12 years ago cost about \$200,000. Their homeowners association
215 (“HOA”) is welcome to install a boardwalk, with the District’s permission.

216 Ms. Montagna discussed trails and bridges in Harmony West on their property that Harmony
217 residents used and built when it was privately owned. Harmony West has torn down three of
218 them and has no desire and will not be maintaining those trails in the future. If the District wants
219 to entertain this issue, outside counsel will need to be hired because Kutak Rock represents both
220 districts. That determination was made by Harmony West right after the Buck Lake committee
221 meeting, which committee meeting is attended by Ms. Montagna and Mr. LeMenager.

222 Ms. Kassel provided some background information where the HOA was spending HOA
223 funds to mow the area and maintain the bridges. When Harmony West acquired the property, the
224 HOA asked Mr. Mark Hills to reach out to Harmony West for an agreement where the District
225 could assist in maintaining those trails. Harmony West provided an agreement that pushed all
226 liability and responsibility and expense to the HOA without taking on any themselves. The HOA
227 asked Mr. Hills to renegotiate sharing costs, liability, and responsibility. No response was
228 received from Harmony West or Mr. Hills. Without consulting the HOA or providing any
229 information, Harmony West spent \$16,000 to tear down the bridges. Ms. Kassel does not
230 recommend negotiating with Harmony West. Her sense is they do not want any expense or
231 liability or responsibility for those bridges. Mr. LeMenager commented they do not share the
232 original vision of Harmony.

233 Ms. Kassel asked if Harmony West is required to monitor and manage the invasives. Mr.
234 Hamstra surmised they probably have the same permit conditions as the District. If Old World
235 climbing fern is taking off, it will spread from Harmony West to the District, and they need to be
236 as equally involved in managing it; otherwise, the District may be spending hundreds of
237 thousands of dollars without them doing their fair share. Mr. Hamstra will have Bill take a look.
238 If it is out of control, Mr. Hamstra will call Harmony West. Ms. Kassel indicated an area that had
239 Old World climbing fern is not accessible because the bridge was removed, and all you can see is
240 Butterfly Trail. The Old World climbing fern was noted around Lily Pond Loop, which was
241 accessible by the bridge. Mr. Leet indicated a driveway off U.S. Hwy 192 allows access.
242 Conditions of the trail from U.S. Hwy 192 are unknown into Lily Pond Loop because it has not
243 been maintained, but he could probably drive through it.

244 Mr. Leet attended the Harmony West meeting last week as a concerned resident. Verbally
245 they said they would consider sharing costs in the future. No action need be taken, just asking a
246 question regarding what the District does control.

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247 **E. District Manager: Inframark**

248 **i. Project Boards**

249 Mr. Neal reviewed information provided on project boards, including the splash pad pressure
 250 causing the water to dance.

251 **ii. Toho Water Authority (“Toho”) Invoice**

252 Ms. Kassel asked for an update on the huge water bill from Toho. Mr. Neal reached out to
 253 Benchmark but no response yet. Ms. Montagna has been in contact with Ms. Barbara Arrant,
 254 who is looking into it. A credit was issued last time because the issue was on their end; staff
 255 believes that is the also case this time. Staff will work with Benchmark to get it resolved.

256 **iii. Waste Management Insurance Claim**

257 Mr. Neal and Ms. Montagna confirmed no response has been received from Waste
 258 Management’s insurance regarding the claim for damage at Blazing Star Lane alley, but they are
 259 continuing to follow up.

260
 261 **FOURTH ORDER OF BUSINESS Business Items**

262 **A. Golf Course Maintenance Facility**

263 Mr. LeMenager reviewed the email chain forwarded to the Board. Ms. Montagna reviewed
 264 the assessment assumptions by product types for 1,561 total units for a bond issuance at varying
 265 dollar amounts—\$3 million, \$4 million, and \$4 million—term of 30 years, capitalized interest
 266 period, costs of issuance, 6% interest rate, par amount, debt service fund reserve, and net bond
 267 proceeds. The assessments shown are based on the current methodology but could be equalized
 268 among all properties. Mr. LeMenager asked why the assessment schedule did not include the
 269 other assessment categories, such as office, golf course, and commercial, since they will benefit
 270 from the project.

271 Ms. Kassel believes the Board is getting ahead of itself by looking at a bond issuance, noting
 272 a deficit anticipated of \$30,000 with no guaranteed income from the facility, and suggested
 273 rethinking the facility on Five Oaks Drive across from the dog park, even though it is more
 274 expensive than the Buck Lake facility but is a public-friendly location, at an estimate of
 275 \$350,000. Mr. Leet discussed the phone easement that may not have a resolution, and asked if
 276 parking can be provided. Mr. LeMenager asked why not consider the area near the garden, and
 277 Ms. Kassel explained the road would have to be improved to be able to handle a fire truck and
 278 emergency vehicles.

279 Mr. LeMenager pointed out those issues would be resolved with the golf maintenance
 280 facility, but Ms. Kassel does not want to spend that money for reasons including, such a large
 281 space that will have to be managed, rentals and collections, maintenance, vehicle storage facility,

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282 and the District should not be in that business. Ms. Kassel prefers the Five Oaks Drive location,
283 for which reserves have been put aside, which avoids putting it at the Buck Lake location.

284 Mr. Leet discussed the need for a new entry, which Mr. Hamstra indicated the County
285 wanted to come off the golf maintenance facility road, not Five Oaks Drive. The road is currently
286 owned by the golf course. The Five Oaks Drive location was described and shown on a map. Mr.
287 Leet described the phone easement, on which a structure could not be built but parking may be a
288 possibility.

289 Ms. Montagna indicated the assessment schedule was applied to residential properties. If
290 benefits and access are available to non-residential properties, assessments can be levied on all
291 properties, further reducing the assessment rates substantially than what was provided. This
292 would be determined based on the capital improvement plan and the assessment methodology.
293 Ms. Kassel asked Ms. John if non-residential properties would receive a benefit, which opinion
294 could not be provided based on how preliminary everything is. Counsel suggests consulting with
295 bond counsel as well as Mr. Michael Eckert. The District has to ensure that a purchase with
296 bonds is in compliance with the trust indenture and bond documents. Staff consulted with Mr.
297 Jon Kessler as a preliminary step, but not enough information is available currently to make any
298 definitive decisions.

299 Ms. Kassel asked where the other Board members stand on considering the Five Oaks Drive
300 location for the maintenance facility.

301 Mr. Chokanis does not like the Buck Lake option and has not liked it from the beginning. He
302 likes the Five Oaks Drive location as less costly and more beneficial than the golf maintenance
303 facility, which seems too much to take on financially at the current time.

304 Mr. Leet preferred the Five Oaks Drive location in the beginning, and monies were spent on
305 engineering to determine what could fit on that location. The question remains about the phone
306 easement, and the space might not be large enough for the number of vehicles the District has.
307 Due to the size of the property, the District was limited in what can go on it. If an easement can
308 be obtained, access will not be an issue. Mr. Leet sees a lot of upside going with the golf
309 maintenance facility. It addresses a meeting space issue. It includes speculative income sources,
310 including the landscaping company utilizing it and reopening a storage facility that was
311 beneficial to the residents. Mr. Leet is in favor of the golf maintenance facility.

312 Ms. Phillips is in favor of the golf maintenance facility. Ms. Phillips clarified terms of the
313 bond, which Ms. Montagna and Mr. LeMenager confirmed would be over 30 years for all
314 benefitted properties. Ms. Kassel reviewed the assessment schedule, ranging from \$80 to \$250

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315 annually or equalized to all properties for about \$180 annually. Ms. Phillips preferred Buck Lake
316 over Five Oaks Drive due to issues with lay of the land and access for Five Oaks Drive and
317 phone easement, but prefers to pursue the golf maintenance facility. In the long run, \$10 or \$15 a
318 month is not much, and the RV lot could be opened again. If possible, some of the space inside
319 could be used for community events, even if no income is received from some activities.

320 Ms. Kassel reviewed the email regarding an annual \$30,000 negative cash flow on the
321 property. Mr. LeMenager explained that depends if the District borrows the full amount. The
322 District set aside \$350,000 in fiscal year 2024 for a facility it will not build, which could be used
323 toward the golf maintenance facility. The purchase price could be negotiated, and using that
324 \$350,000 equates to putting 17.5% down toward the golf maintenance facility. He believes the
325 District can make this work and figure it out.

326 Ms. Phillips suggested offering \$1.75 million for the golf maintenance facility. Mr.
327 LeMenager requested approval to approach and hire a commercial real estate agent to work on
328 the District's behalf. As a former real estate professional, Mr. LeMenager suggested the
329 comparable properties were in far superior locations with no adjustment made for being in
330 Harmony, and the appraisal for \$2.2 million was too high.

331 Ms. Phillips asked the zoning of the property, if it can be used only for this purpose or if
332 residential homes could be built. Mr. Leet indicated the classification is golf course or perhaps
333 commercial, on 5.21 acres. Mr. LeMenager indicated a large portion is a retention pond. Ms.
334 Phillips pointed out that zoning makes it less appealing for some people if they cannot build
335 houses on it. Discussion ensued on possibility of an automobile repair shop or other examples.

336 Mr. Chokanis asked about reopening the RV lot. Mr. Leet indicated the District would own
337 the land contiguous to it with paved parking and roadway nearly to the edge. A little engineering
338 work would need to be done to connect it and a PD amendment to confirm the County accepts
339 the restored use of the property, but no more quarter-mile pipeline easement to address. Mr.
340 Chokanis indicated a fire truck would not be able to access that area, but Mr. Leet confirmed
341 they can get to the building now. Mr. LeMenager suggested an issue might be the difference in
342 elevation. Some surveying and a PD amendment would probably need to be done. Mr. Leet
343 thought it might need to wait until neighborhood M (The Lakes of Harmony) was built for
344 access, but the District's trailer used to be on this property. It is centrally located, as is the Five
345 Oaks Drive location. The golf maintenance facility might be more space than is needed currently,
346 but it can be shared or subleased with the landscaper or other commercial uses. The District

347 might not recoup every penny of the bond financing costs, but much can be through the storage
 348 facility and subleasing the facility, as well as ongoing operation and maintenance costs.

349

350 Mr. Leet made a MOTION to authorize the Chairman to engage
 351 a commercial real estate professional regarding potential purchase
 352 of the golf maintenance facility, and to direct staff to finalize a
 353 bond financing and assessment schedule in consultation with bond
 354 counsel.
 355 Ms. Phillips seconded the motion.

356

357 Ms. Montagna summarized banking information received for a potential purchase, which
 358 costs are going to be higher and the term will be shorter. Mr. Chokanis asked the difference
 359 between a bond and a loan, which includes more than the term, uses for funds, and others. Mr.
 360 LeMenager indicated one problem with a loan is having a lien on the property, and the District
 361 cannot be liened as a government. The collateral is the District’s ability to collect assessments.
 362 Mr. Eckert described collateral being pledged revenues, which are special assessments that are
 363 levied. Mr. Eckert suggested keeping both options open depending on the business plan that is
 364 being contemplated. A bond is probably the better route, which will allow the District to deal
 365 with private activity issues that are being discussed.

366

367 Upon VOICE VOTE, with all in favor except Ms. Kassel, approval
 368 was given (by a margin of 4-1) to authorize the Chairman to
 369 engage a commercial real estate professional regarding potential
 370 purchase of the golf maintenance facility, and to direct staff to
 371 finalize a bond financing and assessment schedule in consultation
 372 with bond counsel.

373

374 Mr. LeMenager indicated he will be on vacation May 8 to 17 without access to phone or
 375 email.

376 **B. Garden Shed Proposals**

377 Mr. Hamstra indicated submitting this to the County will require permits for the structure.

378 Mr. Neal reviewed the three proposals and his conversations with the vendors. Mr. Neal feels
 379 Cook Portable Warehouses provided a better product, covered more, had a better warranty, and
 380 offered better support. Color choices are available. Permits are probably included in the proposal,
 381 but Mr. Neal will confirm. Lead time for all vendors was two to three weeks, perhaps four
 382 weeks.

383 Ms. Kassel shared Cook Portable Warehouses offers a more durable floor, which was
 384 upgraded in the one she purchased ten years ago and has held up well. She indicated Ms. Ash-

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385 Mower previously expressed concerns 10-feet by 12-feet might be a little small and requested a
386 12-foot by 12-foot shed. Mr. Neal indicated they should be able to provide a specific size, which
387 will be more expensive. Ms. Kassel suggested consultation with Ms. Ash-Mower to make sure it
388 will work before purchasing, and requested to inquire about upgrading the flooring. Discussion
389 ensued regarding the construction and flooring.

390 Ms. Ash-Mower confirmed the garden club will make the 10-foot by 12-foot shed work.

391

392 Ms. Kassel made a MOTION to approve the proposal from Cook
393 Portable Warehouses for a 10-foot by 12-foot shed for the garden
394 club, with an upgraded floor, and Mr. Neal to work with Ms.
395 Marylin Ash-Mower on color choices, in an amount not to exceed
396 \$4,500.
397 Mr. Chokanis seconded the motion.

398

399 Upon VOICE VOTE, with all in favor, unanimous approval was
400 given to the proposal from Cook Portable Warehouses for a 10-
401 foot by 12-foot shed for the garden club, with an upgraded floor,
402 and Mr. Neal to work with Ms. Marylin Ash-Mower on color
403 choices, in an amount not to exceed \$4,500.

404

405 **C. Second Amendment to Environmental Monitoring and Maintenance Services**
406 **Agreement with Bio-Tech Consulting** (*Harmony West CDD*)

407 Mr. LeMenager reviewed the discussion at the Harmony West meeting, costing about \$100
408 more, which is for chemicals.

409

410 Ms. Kassel made a MOTION to approve the second amendment
411 to the environmental monitoring and maintenance services
412 agreement with Bio-Tech Consulting and Harmony West CDD, in
413 the annual amount of \$15,600 for regular maintenance, and an
414 amount not to exceed \$1,750 for project coordination.
415 Mr. Leet seconded the motion.

416

417 Upon VOICE VOTE, with all in favor, unanimous approval was
418 given to the second amendment to the environmental monitoring
419 and maintenance services agreement with Bio-Tech Consulting
420 and Harmony West CDD, in the annual amount of \$15,600 for
421 regular maintenance, and an amount not to exceed \$1,750 for
422 project coordination.

423

424 **D. Resolution 2024-08, General Election**

425 Mr. LeMenager read Resolution 2024-08 into the record by title.

Harmony CDD
April 25, 2024

426 Ms. Montagna reviewed the purpose of Resolution 2024-08, which identifies Seats 1, 3, and
427 5 expiring November 2024 and will be elected in the general election. The qualifying period is
428 noon June 10 to noon June 14.

429
430 Ms. Kassel made a MOTION to approve Resolution 2024-08,
431 general election for Seats 1, 3, and 5.
432 Mr. Leet seconded the motion.

433
434 Upon VOICE VOTE, with all in favor, unanimous approval was
435 given to Resolution 2024-08, general election for Seats 1, 3, and 5.

436
437 **E. Soccer Field Garbage and Usage Discussion**

438 Ms. Kassel reported a lot of trash is frequently left on the soccer field and it has heavy use.
439 While the basketball court also has frequent use, it does not wear out, where the soccer field is
440 wearing out because it is used every day without any time to recuperate. Ms. Kassel asked what
441 other districts are doing and if the District should be taking any similar action. Ms. Montagna
442 indicated some districts charge a fee to cover some of the maintenance. Ms. Kassel thought the
443 soccer clubs were paying fees, but Ms. Montagna indicated the use was approved with no
444 mention of fees. The District can charge a fee for use of the soccer field. Mr. Eckert the District
445 can enter into an agreement with the soccer club noting a fee for use. The club uses the field
446 three days a week but the Board decided not to charge a fee. Ms. Kassel suggested a regular
447 period of time when no one can use the soccer field to let it rest. Ms. Montagna will contact
448 Benchmark for advice. Some districts shut down their sports fields for 30 days or some other
449 period of time. Mr. LeMenager asked if rye grass was planted in the winter, which has not been
450 done in the past few years. Ms. Montagna will contact Benchmark about that possibility. The
451 District can charge for use of the field, limit usage of the field, and shut it down to rest.

452 Mr. Chokanis indicated every Sunday morning, about 28 grown men play soccer for a couple
453 hours, and the field was very dusty with no grass.

454 Ms. Montagna will talk with Benchmark regarding options for this recreational amenity, and
455 requested all users of the soccer field pick up their trash and debris when leaving the field.

456
457 **FIFTH ORDER OF BUSINESS** **Consent Agenda**

458 **A. Minutes for the March 28, 2024, Budget Workshop and Regular Meeting**

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

461
462

Harmony CDD
April 25, 2024

463 **B. Financial Statements** (*March 2024*)

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

466 Ms. Kassel noted a negative \$642 of User Facility Revenue, which Ms. Montagna will check.

467 Ms. Kassel noted mulch expense and asked if the full amount had been paid. Ms. Montagna
468 confirmed mulch has been performed for the year.

469 Ms. Kassel asked why R&M-Other Landscape has a zero budget amount for fiscal year 2024
470 but shows actuals of \$17,495. Mr. LeMenager suggested perhaps the actuals were coded to the
471 wrong line item.

472 Ms. Kassel asked how R&M-Other Landscape is different from Miscellaneous Services. Ms.
473 Montagna requested a report for those line items to see what is coded there.

474 Ms. Kassel suggested R&M-Ponds includes the pipe cleanouts and should have been taken
475 out of reserves. Mr. LeMenager views the cleanouts as maintenance. Mr. Hamstra agrees it is
476 maintenance and the cleanouts were needed due to lack of maintenance. Mr. Chokanis suggested
477 it be coded to reserves since the cleanouts were not budgeted. Ms. Montagna suggested adding a
478 budget line for stormwater maintenance. Ms. Kassel suggested stormwater is the same as ponds
479 and the line item could be renamed Ponds/Stormwater.

480 Ms. Kassel asked about the \$442,000 in uncollected assessments, and how much has come in
481 since March 31, which Ms. Montagna will find out.

482 Mr. Eckert indicated delays are being seen in Orange County and Osceola County
483 collections, and provided the example that one assessment payer paid a substantial amount in
484 January that will not be received until June. Ms. Montagna will confirm with the finance
485 department. Ms. Kassel asked how Mr. Eckert knows about the delay, which is a client he serves
486 in Orange County and he knows the date it was paid and the check cashed. In talking with the tax
487 collector, they indicated their schedule is to remit the money in June. The issue is, bond
488 payments are due May 1. Ms. Kassel asked if counties are allowed to hold funds for that long,
489 and Mr. Eckert suggested that may be tested fairly soon. Mr. Chokanis asked if anything else
490 was the reason for not having tax collections remitted until June. Mr. Eckert has concerns that
491 they are addressing.

492 **C. Check Register #287** (*March 2024*)

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

495

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April 25, 2024

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Ms. Kassel made a MOTION to approve the consent agenda, as presented.
Mr. Leet seconded the motion.

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Upon VOICE VOTE, with all in favor, unanimous approval was given to the consent agenda, as presented.

503
504

SIXTH ORDER OF BUSINESS **Supervisor Requests**

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506

Ms. Phillips indicated the website for Cook Portable Warehouses has a different style shed that comes in a larger size, called the garden shed. Mr. LeMenager indicated the garden club is fine with what was approved.

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Ms. Kassel discussed Mr. Hamstra's previous suggestion regarding bathymetric surveys for the ponds to see how full they are and when they may need attention, at a cost of about \$2,000 per pond. Mr. Hamstra indicated the survey for Buck Lake will cost more, and he can obtain a proposal. The Board indicated consensus for Mr. Hamstra to obtain a proposal.

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Ms. Montagna indicated a representative from Ecolab attended the meeting to discuss chemicals. Mr. Stan Blakely manages the pools in central Florida for Ecolab with automated controls that manage the chemicals. Being a resident of Harmony for 11 years, he is aware of the ongoing issue with the splash pad and pools. Mr. Baez requested Mr. Blakely provide a proposal to present his program of automated controllers to manage the pH and chlorine. It is a flat-fee program, not per trip or per gallon, and includes everything: their controllers, chemicals, service. The monthly fee is \$3,866 and \$250 to setup each controller. Four controllers will be needed (Swim Club pool, Ashley Park pool, splash pad, and kiddie pool), and the system is wireless. Using Ecolab would mean the District would not need to use Pool Sure anymore. Chemicals and service from Pool Sure cost more than \$3,866 that Ecolab is proposing.

521
522

Since this item was not listed on the agenda or the material provided in advance, the Board opened public comments on this proposal. There being no comments, the discussion continued.

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Mr. LeMenager asked if staff thought the proposal was a good idea. Ms. Montagna indicated chemicals and feeders and other supplies will no longer need to be purchased from Pool Sure. Mr. Blakely noted the system is automated. The technician will receive an alert from the automated system to address accordingly. Ecolab does not perform repairs on others' equipment, only pool chemistry and their own equipment. Ecolab can also replace pool motors or filtration.

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Mr. Leet asked if the monitor discussed previously would be replaced with this system, which Mr. Baez confirmed. Pending other repairs to the splash pad, this system should allow the splash pad to be operational. Mr. Leet believes this is a good system for all the pools. Mr.

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April 25, 2024

531 Chokanis agreed. Mr. Blakely indicated alerts would go to the onsite technician and the area
532 representative. Alerts go out before it gets near the parameters. Legal counsel will draft a
533 contract. Ecolab usually provides a property level agreement (“PLA”) which requires 30-day
534 notice to terminate.

535 Mr. Eckert asked about the Pool Sure contract, which he has not seen. Ms. Montagna
536 indicated the District does not have a contract with Pool Sure. They simply provide chemicals, so
537 there is no termination provision.

538 Ms. Montagna indicated the District pays an average of \$414 to \$1,100 per month to Pool
539 Sure. One month was \$2,100 which does not include the other added services Ecolab offers. The
540 District overall would spend less with Ecolab.

541
542 Mr. Leet made a MOTION to approve the proposal from Ecolab
543 double-wall containment, liquid CHL program with wireless
544 technology, in the amount of \$3,866 per month plus initial setup of
545 \$250 for each of four controllers.
546 Mr. Chokanis seconded the motion.

547
548 Mr. Blakeley indicated upon execution of a contract, controllers will be ordered and can be
549 installed in about ten days.

550
551 Upon VOICE VOTE, with all in favor, unanimous approval was
552 given to the proposal from Ecolab double-wall containment, liquid
553 CHL program with wireless technology, in the amount of \$3,866
554 per month plus initial setup of \$250 for each of four controllers.

555
556 Mr. Leet discussed Billy’s Trail, which needs to be discussed with that developer. Mr. Leet
557 suggested the Board think about potentially entering an agreement with Harmony West for trails
558 within their boundary that have not been torn down. The property is still owned by the developer
559 and has not been conveyed to Harmony West. Mr. LeMenager indicated Harmony Central CDD
560 also has nice walking trails. Ms. Ash-Mower indicated a lot of it is flooded, perhaps due to
561 pushing the water into the wetlands.

562 **SEVENTH ORDER OF BUSINESS** **Adjournment**

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564
565 On MOTION by Mr. Chokanis, seconded by Ms. Kassel, with all
566 in favor, the meeting adjourned at 8:01 p.m.

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569 _____
Secretary/Assistant Secretary

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568
569 _____
Chairman/Vice Chairman

Subsection 6B

Financials

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

Please find the attached April 2024 revised financial report. During your review, please keep in mind that the goal is for revenue to meet or exceed the annual budget and for expenditures to be at or below the annual budget. To assist with your review, an overview is provided below. Should you have any questions or require additional information, please contact me at Christian.Haller@Inframark.com.

General Fund

- Total Revenue through March is approximately 86% of the annual budget. This is typical for this time of year.
 - Non Ad Valorem Assessment collections are currently at 85%.
 - Garden Lot - Includes lease payments for garden lot.

- Total Expenditures through April are at 58% of the annual budget.
 - ▶ Administrative
 - P/R-Board of Supervisors - Includes payroll for meetings through April 2024.
 - ProfServ-Engineering - Pegasus Engineering services through February 2024. Includes services for maintenance facility, Buck Lake, storm sewer system and other matters.
 - Insurance - General Liability - thru April 2024 EGIS insurance policy over budget by 15%
 - ▶ Field
 - ProfServ-Field Management - Contract with Inframark.
 - Miscellaneous Services - includes Nona Glass Services regarding mirror replacenet totaling \$807.73.
 - ▶ Landscaping Services
 - Contracts-Mulch - Contract with Benchmark Landscaping.
 - Contracts-Landscape - Benchmark Landscaping provides landscaping services.
 - ▶ Utilities
 - Electricity-General - Services provided by OUC.
 - Electricity-Streetlighting - Services provided by OUC.
 - Utility-Water & Sewer - Services provided by TOHO.
 - ▶ Operation & Maintenance
 - Utility-Refuse Removal - Services provided by Waste Connections of FL.
 - R&M-Ponds - Includes Feb invoice for draining of pond and disposal of vegetation.
 - R&M-Parks & Facilities - Various supplies and repairs, including dog waste bags, field staff supplies, swing repair, bathroom exhaust fan deposit, patio umbrellas, gate, mower tires, electrical panel repairs, signs, and two benches.
 - ▶ Debt Service
 - Principal Expense - Principal portion of VC1 debt service assessment transferred from the general fund to the series 2015 debt service fund.
 - Interest Expense - Interest portion of VC1 debt service assessment transferred from the general fund to the series 2015 debt service fund.

General Fund Reserves

- ▶ \$60,440 fund balance = \$1 Million fund balance transferred from General Fund in FY22, minus \$452,994 FY22 expenditures, plus \$300,000 fund balance transferred from General Fund in FY23, minus \$786,566 FY23 expenditures.

HARMONY
Community Development District

Financial Report

April 30, 2024

Prepared by



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HARMONY
Community Development District

Financial Statements

(Unaudited)

April 30, 2024

HARMONY
Community Development District

Governmental Funds

Balance Sheet
April 30, 2024

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND RESERVES	SERIES 2014 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
ASSETS					
Cash - Checking Account	\$ 800,248	\$ -	\$ -	\$ -	\$ 800,248
Cash with Fiscal Agent	-	-	-	-	-
Accounts Receivable	268	-	-	-	268
Due From Other Funds	-	60,440	84,810	38,019	183,269
Investments:					
Money Market Account	1,087,576	-	-	-	1,087,576
Interest Account	-	-	-	6,767	6,767
Prepayment Account	-	-	36,786	383,391	420,177
Reserve Fund	-	-	607,313	340,000	947,313
Revenue Fund	-	-	1,359,009	618,810	1,977,819
Prepaid Items	1,487	-	-	-	1,487
TOTAL ASSETS	\$ 1,889,579	\$ 60,440	\$ 2,087,918	\$ 1,386,987	\$ 5,424,924
LIABILITIES					
Accounts Payable	\$ 87,292	\$ -	\$ -	\$ -	\$ 87,292
Accrued Expenses	3,810	-	-	-	3,810
Due To Other Funds	183,269	-	-	-	183,269
TOTAL LIABILITIES	274,371	-	-	-	274,371
FUND BALANCES					
Nonspendable:					
Prepaid Items	1,487	-	-	-	1,487
Restricted for:					
Debt Service	-	-	2,087,918	1,386,987	3,474,905
Assigned to:					
Operating Reserves	467,801	-	-	-	467,801
Unassigned:					
	1,145,920	60,440	-	-	1,206,360
TOTAL FUND BALANCES	\$ 1,615,208	\$ 60,440	\$ 2,087,918	\$ 1,386,987	\$ 5,150,553
TOTAL LIABILITIES & FUND BALANCES	\$ 1,889,579	\$ 60,440	\$ 2,087,918	\$ 1,386,987	\$ 5,424,924

HARMONY

Community Development District

General Fund

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 30,000	\$ 17,500	\$ 25,964	\$ 8,464
Interest - Tax Collector	-	-	5,112	5,112
Special Assmnts- Tax Collector	2,791,633	2,791,633	2,366,330	(425,303)
Special Assessments-Tax Collector-VC1	(33,132)	(33,132)	-	33,132
Special Assmnts- Discounts	(111,665)	(111,665)	(85,916)	25,749
Access Cards	1,200	700	94	(606)
User Facility Revenue	600	350	(642)	(992)
Garden Lot	1,207	707	1,325	618
TOTAL REVENUES	2,679,843	2,666,093	2,312,267	(353,826)
EXPENDITURES				
Administration				
P/R-Board of Supervisors	14,000	8,169	5,000	3,169
FICA Taxes	1,071	623	444	179
ProfServ-Arbitrage Rebate	1,200	600	600	-
ProfServ-Dissemination Agent	1,500	1,500	1,500	-
ProfServ-Engineering	60,000	35,000	58,680	(23,680)
ProfServ-Legal Services	60,000	35,000	35,028	(28)
ProfServ-Mgmt Consulting	71,328	41,608	41,608	-
ProfServ-Property Appraiser	392	392	-	392
ProfServ-Recording Secretary	4,326	2,526	1,082	1,444
ProfServ-Special Assessment	9,087	9,087	8,822	265
ProfServ-Trustee Fees	10,160	-	-	-
Auditing Services	4,400	4,400	-	4,400
Postage and Freight	1,000	581	128	453
Rental - Meeting Room	7,500	4,375	-	4,375
Insurance - General Liability	20,000	20,000	22,932	(2,932)
Printing and Binding	-	-	174	(174)
Legal Advertising	1,200	700	524	176
Misc-Assessment Collection Cost	55,832	55,832	45,608	10,224
Annual District Filing Fee	175	175	175	-
Total Administration	323,171	220,568	222,305	(1,737)
Field				
ProfServ-Field Management	375,810	219,226	219,222	4
Miscellaneous Services	-	-	808	(808)
Total Field	375,810	219,226	220,030	(804)
Landscape Services				
Contracts-Mulch	77,347	45,122	77,348	(32,226)
Contracts-Annuals	14,000	8,169	3,500	4,669
Contracts - Landscape	699,567	408,081	403,063	5,018
R&M-Other Landscape	-	-	17,495	(17,495)
R&M-Irrigation	30,000	17,500	-	17,500
R&M-Trees and Trimming	40,000	23,331	10,900	12,431
Miscellaneous Services	50,000	29,169	15	29,154
Total Landscape Services	910,914	531,372	512,321	19,051

HARMONY

Community Development District

General Fund

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Utilities</u>				
Electricity - General	43,550	25,404	20,506	4,898
Electricity - Streetlights	139,470	81,358	71,132	10,226
Utility - Water & Sewer	211,860	123,585	110,621	12,964
Total Utilities	394,880	230,347	202,259	28,088
<u>Operation & Maintenance</u>				
Utility - Refuse Removal	3,500	2,044	2,465	(421)
R&M-Ponds	20,000	11,667	42,150	(30,483)
R&M-Pools	35,000	20,417	9,232	11,185
R&M-Roads & Alleyways	2,000	1,169	-	1,169
R&M-Streetlights	10,000	5,833	-	5,833
R&M-Vehicles	15,000	8,750	190	8,560
R&M-Equipment Boats	10,000	5,833	157	5,676
R&M-Parks & Facilities	45,000	26,250	26,625	(375)
R&M-Garden Lot	2,000	1,167	208	959
Sidewalk Panel Replacements	20,000	11,667	-	11,667
R&M-Invasive Plant Maintenance	105,000	61,250	5,050	56,200
Security Enhancements	5,700	3,325	4,384	(1,059)
Op Supplies - Fuel, Oil	8,000	4,667	122	4,545
Cap Outlay - Vehicles	15,000	15,000	-	15,000
Reserve - Other	412,000	-	59,801	(59,801)
Total Operation & Maintenance	708,200	179,039	150,384	28,655
<u>Debt Service</u>				
Principal Debt Retirement	14,177	14,177	268,292	(254,115)
Interest Expense	12,423	12,423	6,767	5,656
Total Debt Service	26,600	26,600	275,059	(248,459)
TOTAL EXPENDITURES	2,739,575	1,407,152	1,582,358	(175,206)
Excess (deficiency) of revenues Over (under) expenditures	(59,732)	1,258,941	729,909	(529,032)
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(59,732)	-	-	-
TOTAL FINANCING SOURCES (USES)	(59,732)	-	-	-
Net change in fund balance	\$ (59,732)	\$ 1,258,941	\$ 729,909	\$ (529,032)
FUND BALANCE, BEGINNING (OCT 1, 2023)	885,299	885,299	885,299	
FUND BALANCE, ENDING	\$ 825,567	\$ 2,144,240	\$ 1,615,208	

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

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>				
TOTAL EXPENDITURES	-	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	-
Net change in fund balance	\$ -	\$ -	\$ -	\$ -
FUND BALANCE, BEGINNING (OCT 1, 2023)	-	-	60,440	
FUND BALANCE, ENDING	\$ -	\$ -	\$ 60,440	

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 60	\$ 35	\$ 41,512	\$ 41,477
Special Assmnts- Tax Collector	1,208,761	1,208,761	1,033,159	(175,602)
Special Assmnts- Prepayment	-	-	36,786	36,786
Special Assmnts- Discounts	(48,350)	(48,350)	(37,512)	10,838
TOTAL REVENUES	1,160,471	1,160,446	1,073,945	(86,501)
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	24,175	24,175	19,913	4,262
Total Administration	24,175	24,175	19,913	4,262
Debt Service				
Principal Debt Retirement	725,000	-	-	-
Principal Prepayments	-	-	20,000	(20,000)
Interest Expense	421,013	210,507	210,506	1
Total Debt Service	1,146,013	210,507	230,506	(19,999)
TOTAL EXPENDITURES	1,170,188	234,682	250,419	(15,737)
Excess (deficiency) of revenues Over (under) expenditures	(9,717)	925,764	823,526	(102,238)
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(9,717)	-	-	-
TOTAL FINANCING SOURCES (USES)	(9,717)	-	-	-
Net change in fund balance	\$ (9,717)	\$ 925,764	\$ 823,526	\$ (102,238)
FUND BALANCE, BEGINNING (OCT 1, 2023)	1,264,392	1,264,392	1,264,392	
FUND BALANCE, ENDING	\$ 1,254,675	\$ 2,190,156	\$ 2,087,918	

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 30	\$ 18	\$ 19,749	\$ 19,731
Special Assmnts- Tax Collector	593,460	593,460	463,151	(130,309)
Special Assmnts- Other	26,600	26,600	275,059	248,459
Special Assmnts- Prepayment	-	-	118,765	118,765
Special Assmnts- Discounts	(23,738)	(23,738)	(16,816)	6,922
TOTAL REVENUES	596,352	596,340	859,908	263,568
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	11,869	11,869	8,927	2,942
Total Administration	11,869	11,869	8,927	2,942
Debt Service				
Principal Debt Retirement	295,000	-	-	-
Principal Prepayments	-	-	25,000	(25,000)
Interest Expense	269,100	134,550	134,550	-
Total Debt Service	564,100	134,550	159,550	(25,000)
TOTAL EXPENDITURES	575,969	146,419	168,477	(22,058)
Excess (deficiency) of revenues Over (under) expenditures	20,383	449,921	691,431	241,510
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	20,383	-	-	-
TOTAL FINANCING SOURCES (USES)	20,383	-	-	-
Net change in fund balance	\$ 20,383	\$ 449,921	\$ 691,431	\$ 241,510
FUND BALANCE, BEGINNING (OCT 1, 2023)	695,556	695,556	695,556	
FUND BALANCE, ENDING	\$ 715,939	\$ 1,145,477	\$ 1,386,987	

HARMONY
Community Development District

Supporting Schedules

April 30, 2024

HARMONY
Community Development District

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

Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	Allocation by Fund		
					General Fund	Series 2014 Debt Service Fund ⁽¹⁾	Series 2015 Debt Service Fund ⁽¹⁾
ASSESSMENTS LEVIED FY 2024				\$ 4,502,795	\$ 2,758,501	\$ 1,204,385	\$ 539,909
Allocation %				100%	61%	27%	11.99%
11/10/2023	\$ 21,549	\$ 1,162.7	\$ 440	\$ 23,151	\$ 14,183	\$ 6,192	\$ 2,776
11/24/2023	\$ 248,290	\$ 10,556.5	\$ 5,067	\$ 263,914	\$ 161,679	\$ 70,590	\$ 31,645
12/11/2023	\$ 2,797,087	\$ 118,923.6	\$ 57,083	\$ 2,973,094	\$ 1,821,376	\$ 795,228	\$ 356,489
12/22/2023	\$ 133,910	\$ 5,234.9	\$ 2,733	\$ 141,877	\$ 86,917	\$ 37,949	\$ 17,012
1/10/2024	\$ 68,699	\$ 2,168.0	\$ 1,402	\$ 72,269	\$ 44,274	\$ 19,330	\$ 8,665
1/10/2024	\$ 11,526	\$ 363.8	\$ 235	\$ 12,125	\$ 7,428	\$ 3,243	\$ 1,454
2/8/2024	\$ 581	\$ 18.4	\$ 12	\$ 611	\$ 375	\$ 164	\$ 73
2/8/2024	\$ 49,231	\$ 1,093.2	\$ 1,005	\$ 51,329	\$ 31,445	\$ 13,729	\$ 6,155
3/8/2024	\$ 65,412	\$ 723	\$ 1,335	\$ 67,469	\$ 41,333	\$ 18,046	\$ 8,090
3/8/2024	\$ 980.09	\$ -	\$ 20.00	\$ 1,000.09	\$ 612.67	\$ 267.50	\$ 119.92
4/8/2024	\$ 14,644	\$ -	\$ 299	\$ 14,943	\$ 9,154	\$ 3,997	\$ 1,792
4/8/2024	\$ 236,040	\$ -	\$ 4,817	\$ 240,857	\$ 147,554	\$ 64,423	\$ 28,880
TOTAL	\$ 3,647,948	\$ 140,244	\$ 74,448	\$ 3,862,640	\$ 2,366,330	\$ 1,033,159	\$ 463,151

Collected in % 85.8%

TOTAL OUTSTANDING	\$ 640,155	\$ 392,171	\$ 171,225	\$ 76,758
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Note (1): Variance between budget and assessment levy is due to prepayments received during the budget process.

HARMONY
Community Development District

Cash and Investment Report
April 30, 2024

General Fund

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account- Operating	Bank United	Checking Account	n/a	0.00%	\$800,248
Money Market Account	BankUnited	Money Market Account	n/a	5.25%	\$1,087,576
Subtotal					\$1,887,824

Debt Service Funds

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2014 Prepayment Fund	US Bank	US Bank Gcts	n/a	3.80%	\$36,786
Series 2015 Interest Fund	US Bank	US Bank Open-Ended Cc	n/a	3.82%	\$6,767
Series 2015 Prepayment Fund	US Bank	US Bank Gcts	n/a	5.25%	\$383,391
Series 2015 Reserve Fund	US Bank	US Bank Gcts	n/a	5.25%	\$340,000
Series 2015 Revenue Fund	US Bank	US Bank Gcts	n/a	5.25%	\$618,810
Series 2014 Reserve Fund	US Bank	US Bank Gcts	n/a	5.25%	\$607,313
Series 2014 Revenue Fund	US Bank	US Bank Gcts	n/a	5.25%	\$1,359,009
Subtotal					\$3,352,076
Total					\$5,239,900

Subsection 6C

Check Register

**HARMONY COMMUNITY DEVELOPMENT DISTRICT
Invoice Report**

INVOICE APPROVAL # 288

Date: 5/15/2024

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount	Total
BENCHMARK LANDSCAPING LLC	82096	R	\$59,250.00	
	80288	R	\$2,907.00	
	Vendor Total			\$62,157.00
CHARTER COMMUNICATION-ACH	1997518032824	R	\$119.98	
	1997500040624	R	\$123.98	
	Vendor Total			\$243.96
ELAN FINANCIAL SERVICES	042324-1777 ACH		\$3,045.77	
	Vendor Total			\$3,045.77
FLORIDA DEPT OF HEALTH	49-BID-7162392	R	\$200.00	
	Vendor Total			\$200.00
HARMONY C/O U.S. BANK	051024-204	R	\$30,058.34	
	051024-203	R	\$67,051.74	
	Vendor Total			\$97,110.08
INFRAMARK	122037	R	\$37,261.50	
	Vendor Total			\$37,261.50
KUTAK ROCK LLP	3393533	R	\$3,809.50	
	Vendor Total			\$3,809.50
ORLANDO UTILITIES COMMISSION	041024 ACH	R	\$13,374.69	
	Vendor Total			\$13,374.69
PEGASUS ENGINEERING, LLC	227241	R	\$2,488.05	
	Vendor Total			\$2,488.05
POOLSURE	101295654439	R	\$654.75	
	101295654426	R	\$641.25	
	101295653691	R	\$35.00	
	101295653690	R	\$60.00	
	Vendor Total			\$1,391.00

HARMONY COMMUNITY DEVELOPMENT DISTRICT
Invoice Report

INVOICE APPROVAL # 288

Date: 5/15/2024

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount	Total
BENCHMARK LANDSCAPING LLC	82096	R	\$59,250.00	
	80288	R	\$2,907.00	
		Vendor Total		<u>\$62,157.00</u>
TOHO WATER AUTHORITY - ACH	022024-8389ACH	R	\$10,804.01	
		Vendor Total		<u>\$10,804.01</u>
WASTE CONNECTIONS OF FL.	1490938W460	R	\$387.76	
		Vendor Total		<u>\$387.76</u>
Total Invoices				\$ 232,273.32