

**HARMONY  
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA PACKAGE**

**Thursday, August 29, 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  
 Howard Neal, District Manager  
 Michael Eckert, District Counsel  
 David Hamstra, District Engineer  
 Kerry Satterwhite, Area Field Manager

## Meeting Order Of Business

Thursday, August 29, 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
  - B. Field Manager: Inframark
    - i. Monthly Report ..... Page 6
  - C. District Engineer: Pegasus Engineering
    - i. Community Maintenance Facility Update .....
    - ii. Safety Ramp Improvements at the Intersection of Clay Brick Road and the High School.....
  - D. District Counsel: Kutak Rock
    - i. Consideration of Agreement with Flock and Related Negotiation Issues
    - ii. Consideration of Resolution 2024-12, Security Access Policy ..... Page 34
  - E. District Manager: Inframark
    - i. Arbitrage Rebate Report Capital Improvement Revenue Refunding Bonds, Series 2014 Page 39
    - ii. Arbitrage Rebate Report Capital Improvement Revenue Refunding Bonds, Series 2015 Page 53
    - iii. Consideration of LLS Tax Solutions Inc, Engagement Letter Capital Improvement Refunding Bonds, Series 2015 Page 66
4. **Business Items**
5. **Consent Agenda**
  - A. Minutes from July 25, 2024, Regular Meeting ..... Page 72
  - B. Financial Statements ..... Page 85
  - C. Check Register #291 ..... Page 98
  - D. Ratification of Proposal #116697 from Benchmark Landscaping for 6839 Sundrop – Oak Tree Page 101
  - E. Ratification of Estimate #26896 from Complete Access Control O.C.F. Inc. for Ashley Pool Page 104
6. **Supervisor Requests**
  - A. Discussion of Pools (Supervisor Phillips)
7. **Adjournment**

*The next meeting is scheduled for Thursday, September 26, 2024, at 6:00 p.m.*

### District Office:

313 Campus Street  
 Celebration FL 34747  
 407-566-1935  
[www.harmonycdd.org](http://www.harmonycdd.org)

### Meeting Location:

3285 Songbird Circle  
 St. Cloud, FL 34773

Participate Remotely: Zoom <https://zoom.us/j/4276669233>  
 OR dial 929-205-6099, ID 4276669233

# **Section 3**

# **Staff Reports**

# **Subsection 3B**

# **Field Manager**

# **Subsection 3B(i)**

## **Monthly Report**

# **PROJECT 8/12/24, 9:14 AM**

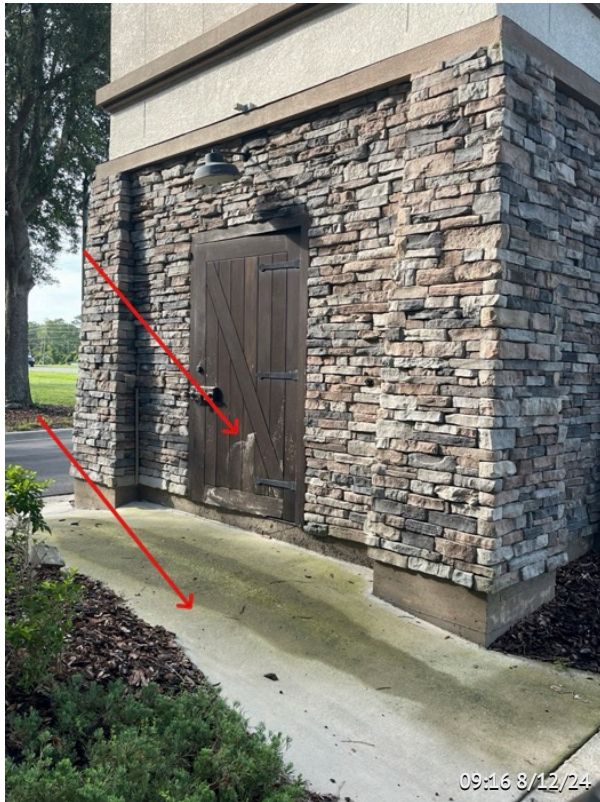
**Harmony CDD**

**Monday, August 12, 2024**

**Prepared For Board Supervisors**

**49 Issues Identified**

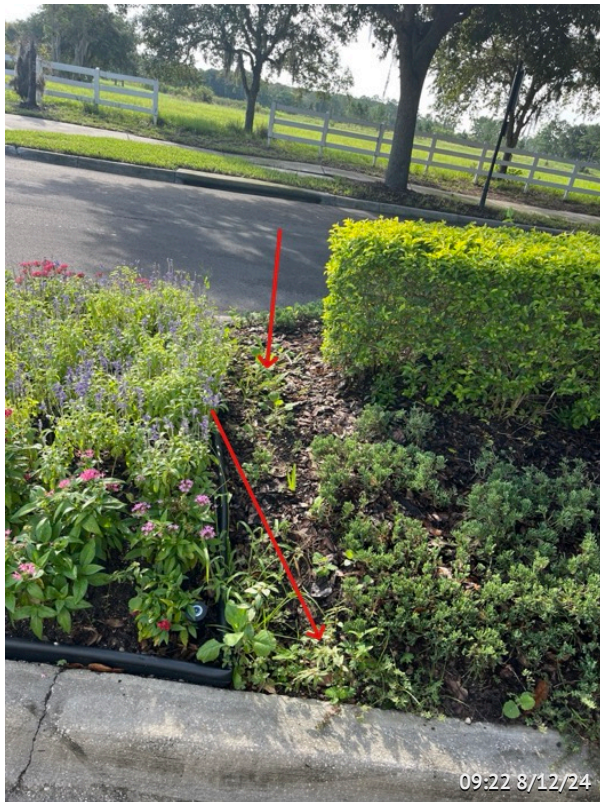
Field Supervisor Jorge will provide the Board with updates on the status on the issues assigned to Inframark



## Issue 1 - Harmony (East Entrance)

Assigned To Inframark

The door needs paint, and the sidewalk needs to be cleaned with pressure washing.



## Issue 2 - Harmony (East Entrance)

Assigned To Benchmark

The weeds need to be removed.

will be completed on next service visit  
8/22/24



### Issue 3 - Harmony (East Entrance)

Assigned To Inframark

The curbing needs to be repaired, and grinding the trip hazards.

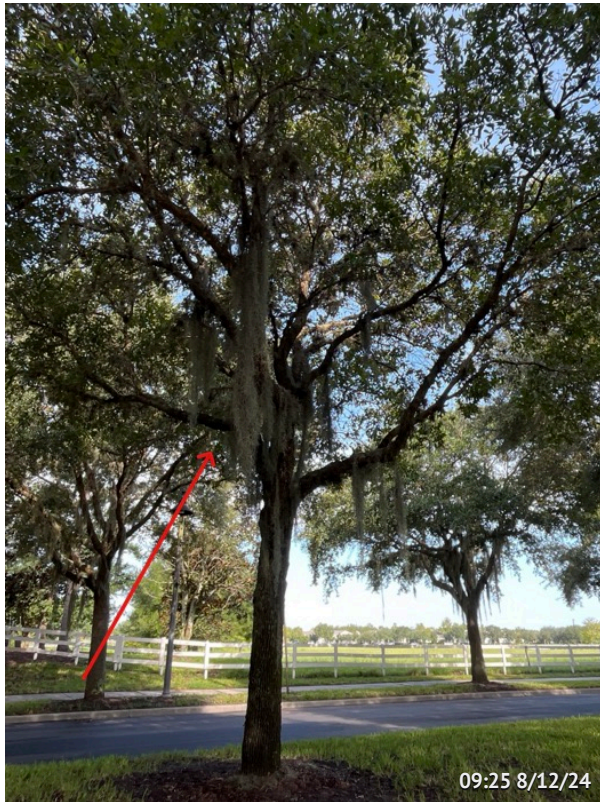


### Issue 4 - Harmony (East Entrance)

Assigned To Inframark

The trip hazards at the sidewalks need to be corrected.





## Issue 5 - Harmony (East Entrance)

Assigned To Benchmark

The Spanish moss needs to be removed throughout the property trees.

we remove what we can get from the ground with each service visit



## Issue 6 - Townsquare

Assigned To Inframark

The informational sign needs to be replaced.



## Issue 7 - Townsquare

Assigned To Inframark

The Townsquare structure needs repairs.



## Issue 8 - Townsquare

Assigned To Inframark

The leaned light post needs to be fixed.



## Issue 9 - Market

Assigned To Benchmark

The dead tree needs to be removed, area CDD property.

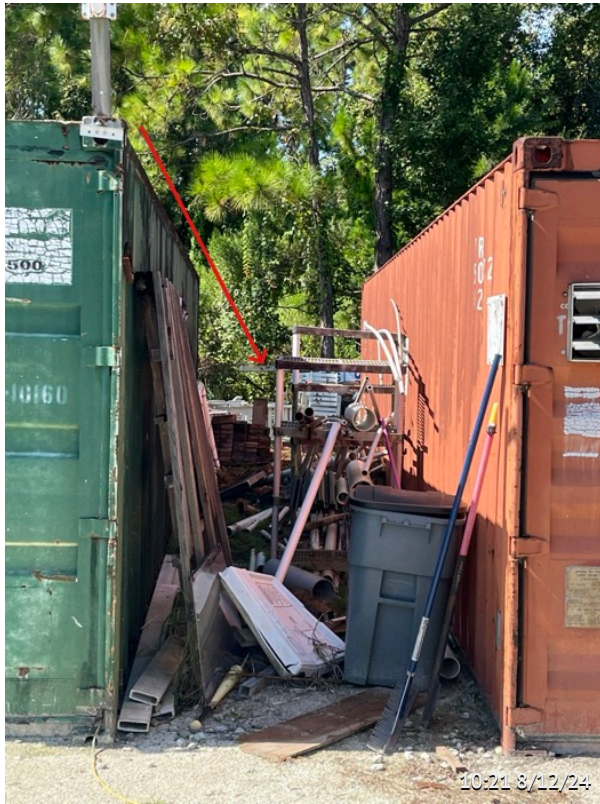
will provide proposal to review at September CDD meeting



## Issue 10 - Compound (Garden Area)

Assigned To Inframark

The area needs to be cleaned.



## Issue 11 - Compound (Garden Area)

Assigned To Inframark

The area needs to be cleaned.



## Issue 12 - Compound (Garden Area)

Assigned To Inframark

The area needs to be cleaned.



## Issue 13 - Feathergrass Ct.

Assigned To Benchmark & Inframark  
The playground needs mulch.

will provide proposal for review at  
September CDD meeting



## Issue 14 - Feathergrass Ct.

Assigned To Benchmark  
The area needs new sod.

proposal will be up for review at  
September CDD meeting



## Issue 15 - Feathergrass Ct.

Assigned To Benchmark

The dried bushes need to be trimmed or replaced.

will have proposal for review at September CDD meeting



## Issue 16 - Five Oaks Dr.

Assigned To Benchmark

The dead pine tree branch needs to be trimmed.

Location: Near of the Feathergrass Ct. entrance.

will be completed 4th week of august



## Issue 17 - Middlebrook Pl.

Assigned To Benchmark

The playground area needs new sod.

this proposal is turned in. will be reviewed at the next CDD meeting



## Issue 18 - Middlebrook Pl.

Assigned To Inframark

The dog station #5 needs to be painted.



## Issue 19 - Five Oaks Dr. (East Roundabout)

Assigned To Benchmark

The damaged grass needs to be replaced.

Location: North Lakes.

will have proposal for review at September CDD meeting



## Issue 20 - North Lakes (Entrance)

Assigned To Benchmark

The tree suckers need to be removed.

will remove on our next service visit





## Issue 21 - Five Oaks Dr. (Pond)

Assigned To Inframark



## Issue 22 - Five Oaks Dr.

Assigned To Benchmark

The dead tree needs to be removed.

Location: Golf Course Maintenance Building entrance.

will go look to see if it can be just pushed and cut 4th week of august



## Issue 23 - Five Oaks Dr.

Assigned To Benchmark

The dead tree needs to be removed.

Location: Golf Course Maintenance Building entrance.

will provide a proposal to review in September



## Issue 24 - Dahoon Holly Ct. (Pocket Park)

Assigned To Benchmark

The irrigation needs to be inspected.

this is due to kids playing football this was shared with the board in the spring .will bring up options at next CDD meeting



## Issue 25 - Dahoon Holly Ct. (Pocket Park)

Assigned To Benchmark

The leaned tree needs to be fixed.

will inspect on next service date , may have to  
lumber stake them



## Issue 26 - Harmony Estates

Assigned To Inframark

The curbing needs to be repaired.



## Issue 27 - Harmony Estates (Entrance)

Assigned To Benchmark

The dead pine trees need to be removed.

Quantity: Two (2).

going to get a count and location for all dead trees requiring removal and provide proposal to remove them all at once .



## Issue 28 - Buck Lake (Parking Entrance)

Assigned To Inframark

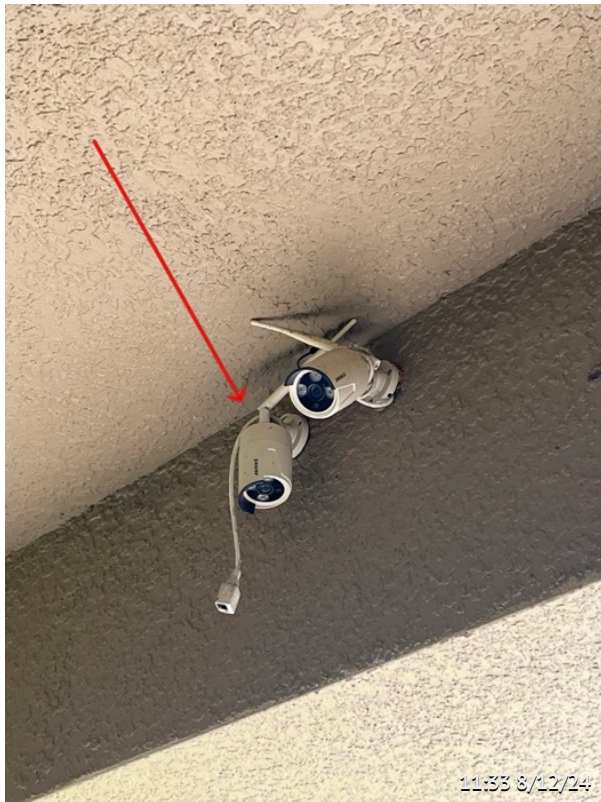
The leaned post needs to be fixed.



## Issue 29 - Buck Lake Restrooms

Assigned To Inframark

The structure needs new paint.



## Issue 30 - Buck Lake Restrooms.

Assigned To Inframark

The surveillance system needs to be fixed.



## Issue 31 - Buck Lakes (Restrooms)

Assigned To Inframark

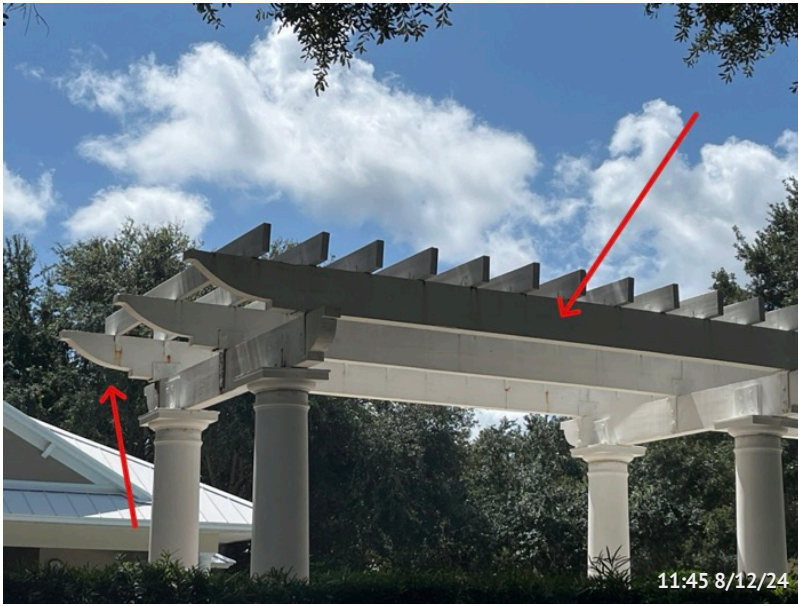
The surveillance system needs to be fixed.



## Issue 32 - Buck Lake Dock

Assigned To Inframark

The damaged wood rails need to be replaced throughout the dock.



### Issue 33 - Ashley Pool (Pergola)

Assigned To Inframark

The pergola needs new paint.



### Issue 34 - Ashley Pool

Assigned To Benchmark

The dried plants need to be removed.

plants will be removed within the next two service visits



## Issue 35 - Ashley Pool (Fence)

Assigned To Inframark

The fence needs to be cleaned with pressure washing.



## Issue 36 - Clay Brick Rd.

Assigned To Inframark

The fence needs to be cleaned with pressure washing.





## Issue 37 - Clay Brick Rd.

Assigned To Benchmark

The low tree branch needs to be removed.

tree trimming will start back up in the fall we will start at this location .



## Issue 38 - Harmony (East Entrance)

Assigned To Benchmark

The weeds needs to be removed.

weeds will be addressed at the next service visit.



## Issue 39 - Harmony (West Entrance)

Assigned To Benchmark  
The tree branches were to be pruned.

tree trimming will resume in the fall this proposal has been turned in. we will remove what we can and revisit proposal this October



## Issue 40 - Harmony (West Entrance)

Assigned To OUC  
The tree branches that are touching the electric wiring need to be pruned.



## Issue 41 - Harmony (West Entrance)

Assigned To Benchmark

The weeds need to be removed.

weeds will be addressed on the next service visit



## Issue 42 - Harmony (West Entrance)

Assigned To Benchmark

The dried bushes needs to be trimmed or removed.

will remove the dead shrubs also provide proposal to replace then will bring this up at the next CDD meeting



## Issue 43 - Harmony (West Entrance)

Assigned To Inframark

The broken branch needs to be picked up.

will be removed on the next service visit



## Issue 44 - Harmony (West Entrance)

Assigned To Inframark

The fence needs to be cleaned with pressure washing.



## Issue 45 - Harmony (West Entrance)

Assigned To Inframark

The broken fence rail needs to be replaced.



## Issue 46 - Little Blue Ln.

Assigned To Benchmark

The bushes hedges needs to be trimmed.

this will be trimmed with in the next two service visits

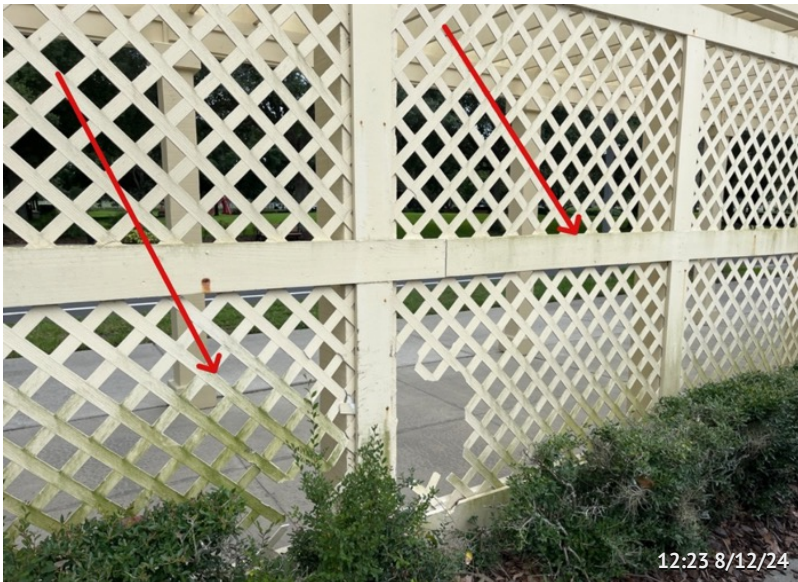


## Issue 47 - Swim Club

Assigned To Benchmark

The dead tree needs to be removed.

will include this in the dead tree proposal.



## Issue 48 - Swim Club

Assigned To Inframark

The fencing area needs to be cleaned and the broken part needs to be fixed.



## Issue 49 - Cat Brier Tr.

Assigned To Inframark

The trip hazard needs to be corrected.

# **Subsection 3C**

# **District Engineer**



# **Subsection 3D**

# **District Counsel**

## **Subsection 3D(ii)**

# **Resolution 2024-12, Security Access Policy**

## RESOLUTION 2024-12

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF HARMONY COMMUNITY DEVELOPMENT DISTRICT ADOPTING POLICIES FOR ACCESS TO THE SECURITY SYSTEM AND ITS DATA; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Harmony Community Development District (“**District**”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in Osceola County, Florida (“**County**”); and

**WHEREAS**, the District owns and operates multiple roadways, stormwater management facilities and other facilities (together, the “**Infrastructure**”); and

**WHEREAS**, the District desires to provide a security system (“**System**”) to protect the District’s Infrastructure and property and for the benefit of District residents, guests, staff, property and local law enforcement; and

**WHEREAS**, the Board of Supervisors (“**Board**”) finds that it is in the best interests of the District and necessary for the efficient operation of the District to adopt by resolution an Access Policy, attached hereto as **Exhibit A** and incorporated herein by this reference (“**Access Policy**”), for immediate use and application; and

**WHEREAS**, pursuant to Sections 119.071(3)(a) and 281.301, Florida Statutes, security system plans including “all records, information, photographs, audio and visual presentations, schematic diagrams . . . or portions thereof relating directly to the physical security of the facility or revealing security systems” are classified as confidential and exempt from the Public Records Act.

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

**SECTION 1.** The above stated recitals are true and correct and are hereby incorporated herein by reference.

**SECTION 2.** The attached Access Policy is hereby adopted pursuant to this Resolution as necessary for the conduct of District business. The Access Policy shall stay in full force and effect until such time as the Board may amend it. The Board reserves the right to approve such amendments by motion.

**SECTION 3.** The District’s System and the data generated by it (“**Security Data**”) are confidential and exempt from disclosure to the public. Consequently, the District will deny any public records requests for such Security Data. However, the District may disclose the Security Data in accordance with the provisions of Section 119.071, Florida Statutes. Finally, the District

will strictly follow this policy since the Public Records Act imposes punishments for violations, which are enforced by Florida’s Criminal Code.

**SECTION 4.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 5.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 25th day of July, 2024.

ATTEST:

**HARMONY COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Access Policy

**Exhibit A****HARMONY COMMUNITY DEVELOPMENT DISTRICT**  
**ACCESS POLICY****1. Purpose of Security System**

This policy sets out the framework within which the Harmony Community Development District ("District") will use data generated by the security system ("Security Data"). The primary use of the security system is to discourage inappropriate and illegal behavior and to enhance the opportunity to apprehend offenders.

**2. Use/Disclosure of Security Data**

Security Data is recorded and stored by a third party vendor. Normal retention period for recordings is up to thirty calendar days, per Florida Department of State Record Retention Schedule for Surveillance Recordings. Security Data required for evidence are saved to CD and stored in a secure environment. Such records will be destroyed when no longer required for evidence.

Access to Security Data shall be limited to [REDACTED] with [REDACTED] and his/her successor, who shall only access such records during the course of his/her regular duties to:

- a. Identify the person or persons responsible for District rule or policy violations, criminal activity, or actions considered disruptive to normal District operations.
- b. Assist law enforcement agencies in accordance with applicable state and federal laws.

Any such review of Security Data will be with the knowledge and approval of [REDACTED] and District Counsel, and their successors. Only [REDACTED] and his/her successor shall be authorized to release any Security Data to anyone, including but not limited to, law enforcement personnel, media, patrons and other persons.

**3. Public Records Requests**

The Security Data is confidential and exempt from disclosure to the public. Consequently, the District will deny any public records requests for District Security Data. However, the District may, but may not be required to, disclose the Security Data to (1) itself; (2) in furtherance of the official duties and responsibilities of the District; (3) to another agency in furtherance of that agency's official duties and responsibilities; and (4) upon a showing of good cause before a court of competent jurisdiction. The District will also comply with any court orders that require disclosure of Security Data. Finally, the District will strictly follow this policy since the Public Records Act imposes punishments for violations, which are enforced by Florida's Criminal Code.

# **Subsection 3E**

## **District Manager**

## **Subsection 3E(i)**

# **Arbitrage Rebate Report Capital Improvement Refunding Bonds, Series 2014**



LLS Tax Solutions Inc.  
2172 W. Nine Mile Rd.  
#352  
Pensacola, FL 32534  
Telephone: 850-754-0311  
Email: [liscott@llstax.com](mailto:liscott@llstax.com)

July 18, 2024

Mr. Stephen Bloom  
Harmony Community Development District  
c/o Inframark Infrastructure Management Services  
210 N. University Drive, Suite 702  
Coral Springs, Florida 33071

**\$13,945,000**  
**Harmony Community Development District**  
**(Osceola County, Florida)**  
**Capital Improvement Revenue Refunding Bonds, Series 2014**  
**("Bonds")**

Dear Mr. Bloom:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the five-year period ended June 29, 2024 ("Computation Period"). This report indicates that there is no cumulative rebate requirement liability as of June 29, 2024.

The next annual arbitrage rebate calculation date is June 29, 2025. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at [liscott@llstax.com](mailto:liscott@llstax.com).

Sincerely,

*Linda L. Scott*

Linda L. Scott, CPA

cc: Ms. Leanne Duffy, US Bank



***Harmony Community  
Development District***

*\$13,945,000 Harmony Community Development District  
(Osceola County, Florida) Capital Improvement Revenue  
Refunding Bonds, Series 2014*

*For the period ended June 29, 2024*



LLS Tax Solutions Inc.  
2172 W. Nine Mile Rd.  
#352  
Pensacola, FL 32534  
Telephone: 850-754-0311  
Email: [liscott@llstax.com](mailto:liscott@llstax.com)

July 18, 2024

Harmony Community Development District  
c/o Inframark Infrastructure Management Services  
210 N. University Drive, Suite 702  
Coral Springs, Florida 33071

Re: \$13,945,000 Harmony Community Development District (Osceola County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2014 (“Bonds”)

Harmony Community Development District (“Client”) has requested that we prepare certain computations related to the above-described Bonds for the period ended June 29, 2024 (“Computation Period”). The scope of our engagement consisted of the preparation of computations to determine the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended (“Code”), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebate Requirement of \$(504,235.04) at June 29, 2024. As such, no amount must be on deposit in the Rebate Fund, nor remitted to the United States Government.

As specified in the Federal Tax Certificate, the calculations have been performed based upon a Bond Yield of 5.3264%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebate Requirement for the Bonds for the Computation Period based on the information provided to us. The Rebate Requirement has been determined as described in the Code, and regulations promulgated thereunder (“Regulations”). We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

*LLS Tax Solutions Inc.*

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE**

Harmony Community Development District

July 18, 2024

\$13,945,000 (Osceola County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2014

For the period ended June 29, 2024

**NOTES AND ASSUMPTIONS**

1. The issue date of the Bonds is June 30, 2014.
2. The end of the first Bond Year for the Bonds is June 29, 2015.
3. Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under Section 148(f) the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebate Requirement for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax-exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebate Requirement for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebate Requirement as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebate Requirement as of the Next Computation Date will not be the Rebate Requirement reflected herein, but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebate Requirement computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under Section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE**

Harmony Community Development District

July 18, 2024

\$13,945,000 (Osceola County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2014

For the period ended June 29, 2024

**NOTES AND ASSUMPTIONS (cont'd)**

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the “present value” method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under Section 148(f)(4)(A) of the Code, a “bona fide debt service fund” for public purpose bonds issued after November 10, 1988, is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. The 2014 Bonds were issued for the purposes of, together with other legally available monies of the District, to (i) defease and refund all of the District's outstanding Capital Improvement Revenue Bonds, Series 2001, (ii) pay certain costs associated with the issuance of the 2014 Bonds, and (iii) make a deposit into the 2014 Reserve Account for the benefit of all of the 2014 Bonds.

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE**

Harmony Community Development District

July 18, 2024

\$13,945,000 (Osceola County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2014

For the period ended June 29, 2024

**DEFINITIONS**

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebate Requirement on certain prescribed dates.
5. *Rebate Requirement*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

## **SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE**

Harmony Community Development District  
July 18, 2024

\$13,945,000 (Osceola County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2014  
For the period ended June 29, 2024

### **SOURCE INFORMATION**

#### Bonds

#### Source

Closing Date

Federal Tax Certificate

Bond Yield

Federal Tax Certificate

#### Investments

#### Source

Principal and Interest Receipt Amounts  
and Dates

Trust Statements

Investment Dates and Purchase Prices

Trust Statements

## **SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE**

Harmony Community Development District

July 18, 2024

\$13,945,000 (Osceola County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2014

For the period ended June 29, 2024

## **DESCRIPTION OF SCHEDULE**

### **SCHEDULE 1 - REBATE REQUIREMENT CALCULATION**

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebate Requirement.

\$13,945,000 HARMONY COMMUNITY DEVELOPMENT DISTRICT (OSCEOLA COUNTY, FLORIDA)  
CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2014

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

6 / 30 / 2014      ISSUE DATE  
6 / 30 / 2019      BEGINNING OF COMPUTATION PERIOD  
6 / 29 / 2024      COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.3264%	ALLOWABLE EARNINGS
6 / 30 / 2019	BEGINNING BALANCE		0.00	607,459.27	789,953.85	182,494.58
6 / 30 / 2019	INTEREST ACCRUAL REVERSAL		(146.77)	0.00	0.00	0.00
7 / 1 / 2019	RESERVE FUND		151.83	0.00	0.00	0.00
7 / 2 / 2019	RESERVE FUND		0.00	(151.83)	(197.39)	(45.56)
8 / 1 / 2019	RESERVE FUND		130.74	0.00	0.00	0.00
8 / 2 / 2019	RESERVE FUND		0.00	(130.74)	(169.22)	(38.48)
9 / 3 / 2019	RESERVE FUND		784.45	0.00	0.00	0.00
9 / 4 / 2019	RESERVE FUND		0.00	(784.45)	(1,010.63)	(226.18)
10 / 1 / 2019	RESERVE FUND		718.66	0.00	0.00	0.00
10 / 2 / 2019	RESERVE FUND		0.00	(718.66)	(922.09)	(203.43)
11 / 1 / 2019	RESERVE FUND		677.32	0.00	0.00	0.00
11 / 4 / 2019	RESERVE FUND		0.00	(677.32)	(865.00)	(187.68)
12 / 2 / 2019	RESERVE FUND		582.01	0.00	0.00	0.00
12 / 3 / 2019	RESERVE FUND		0.00	(582.01)	(740.14)	(158.13)
1 / 2 / 2020	RESERVE FUND		601.41	0.00	0.00	0.00
1 / 3 / 2020	RESERVE FUND		0.00	(601.41)	(761.47)	(160.06)
2 / 3 / 2020	RESERVE FUND		601.41	0.00	0.00	0.00
2 / 4 / 2020	RESERVE FUND		0.00	(601.41)	(758.03)	(156.62)
3 / 2 / 2020	RESERVE FUND		541.52	0.00	0.00	0.00
3 / 3 / 2020	RESERVE FUND		0.00	(541.52)	(679.66)	(138.14)
4 / 1 / 2020	RESERVE FUND		202.78	0.00	0.00	0.00
4 / 2 / 2020	RESERVE FUND		0.00	(202.78)	(253.43)	(50.65)
5 / 1 / 2020	RESERVE FUND		10.12	0.00	0.00	0.00
5 / 4 / 2020	RESERVE FUND		0.00	(10.12)	(12.59)	(2.47)
6 / 1 / 2020	RESERVE FUND		10.46	0.00	0.00	0.00
6 / 2 / 2020	RESERVE FUND		0.00	(10.46)	(12.96)	(2.50)
7 / 1 / 2020	RESERVE FUND		8.10	0.00	0.00	0.00
7 / 2 / 2020	RESERVE FUND		0.00	(8.10)	(9.99)	(1.89)
8 / 3 / 2020	RESERVE FUND		5.40	0.00	0.00	0.00
8 / 4 / 2020	RESERVE FUND		0.00	(5.40)	(6.63)	(1.23)



\$13,945,000 HARMONY COMMUNITY DEVELOPMENT DISTRICT (OSCEOLA COUNTY, FLORIDA)  
CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2014

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

6 / 30 / 2014      ISSUE DATE  
6 / 30 / 2019      BEGINNING OF COMPUTATION PERIOD  
6 / 29 / 2024      COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.3264%	ALLOWABLE EARNINGS
9 / 1 / 2020	RESERVE FUND		2.62	0.00	0.00	0.00
9 / 2 / 2020	RESERVE FUND		0.00	(2.62)	(3.20)	(0.58)
10 / 1 / 2020	RESERVE FUND		2.53	0.00	0.00	0.00
10 / 2 / 2020	RESERVE FUND		0.00	(2.53)	(3.08)	(0.55)
11 / 2 / 2020	RESERVE FUND		2.61	0.00	0.00	0.00
11 / 3 / 2020	RESERVE FUND		0.00	(2.61)	(3.16)	(0.55)
12 / 1 / 2020	RESERVE FUND		2.53	0.00	0.00	0.00
12 / 2 / 2020	RESERVE FUND		0.00	(2.53)	(3.05)	(0.52)
1 / 4 / 2021	RESERVE FUND		2.61	0.00	0.00	0.00
1 / 5 / 2021	RESERVE FUND		0.00	(2.61)	(3.13)	(0.52)
2 / 1 / 2021	RESERVE FUND		2.61	0.00	0.00	0.00
2 / 2 / 2021	RESERVE FUND		0.00	(2.61)	(3.12)	(0.51)
3 / 1 / 2021	RESERVE FUND		2.36	0.00	0.00	0.00
3 / 2 / 2021	RESERVE FUND		0.00	(2.36)	(2.81)	(0.45)
4 / 1 / 2021	RESERVE FUND		2.61	0.00	0.00	0.00
4 / 2 / 2021	RESERVE FUND		0.00	(2.61)	(3.09)	(0.48)
5 / 3 / 2021	RESERVE FUND		2.53	0.00	0.00	0.00
5 / 4 / 2021	RESERVE FUND		0.00	(2.53)	(2.99)	(0.46)
6 / 1 / 2021	RESERVE FUND		2.62	0.00	0.00	0.00
6 / 2 / 2021	RESERVE FUND		0.00	(2.62)	(3.08)	(0.46)
7 / 1 / 2021	RESERVE FUND		2.53	0.00	0.00	0.00
7 / 2 / 2021	RESERVE FUND		0.00	(2.53)	(2.96)	(0.43)
8 / 2 / 2021	RESERVE FUND		2.61	0.00	0.00	0.00
8 / 3 / 2021	RESERVE FUND		0.00	(2.61)	(3.04)	(0.43)
9 / 1 / 2021	RESERVE FUND		2.61	0.00	0.00	0.00
9 / 2 / 2021	RESERVE FUND		0.00	(2.61)	(3.03)	(0.42)
10 / 1 / 2021	RESERVE FUND		2.53	0.00	0.00	0.00
10 / 4 / 2021	RESERVE FUND		0.00	(2.53)	(2.92)	(0.39)
11 / 1 / 2021	RESERVE FUND		2.61	0.00	0.00	0.00
11 / 2 / 2021	RESERVE FUND		0.00	(2.61)	(3.00)	(0.39)

\$13,945,000 HARMONY COMMUNITY DEVELOPMENT DISTRICT (OSCEOLA COUNTY, FLORIDA)  
CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2014

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

6 / 30 / 2014      ISSUE DATE  
6 / 30 / 2019      BEGINNING OF COMPUTATION PERIOD  
6 / 29 / 2024      COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.3264%	ALLOWABLE EARNINGS
12 / 1 / 2021	RESERVE FUND		2.53	0.00	0.00	0.00
12 / 2 / 2021	RESERVE FUND		0.00	(2.53)	(2.90)	(0.37)
1 / 3 / 2022	RESERVE FUND		2.61	0.00	0.00	0.00
1 / 4 / 2022	RESERVE FUND		0.00	(2.61)	(2.97)	(0.36)
2 / 1 / 2022	RESERVE FUND		2.62	0.00	0.00	0.00
2 / 2 / 2022	RESERVE FUND		0.00	(2.62)	(2.97)	(0.35)
3 / 1 / 2022	RESERVE FUND		2.36	0.00	0.00	0.00
3 / 2 / 2022	RESERVE FUND		0.00	(2.36)	(2.67)	(0.31)
4 / 1 / 2022	RESERVE FUND		2.61	0.00	0.00	0.00
4 / 4 / 2022	RESERVE FUND		0.00	(2.61)	(2.94)	(0.33)
5 / 2 / 2022	RESERVE FUND		2.53	0.00	0.00	0.00
5 / 3 / 2022	RESERVE FUND		0.00	(2.53)	(2.83)	(0.30)
6 / 1 / 2022	RESERVE FUND		2.61	0.00	0.00	0.00
6 / 2 / 2022	RESERVE FUND		0.00	(2.61)	(2.91)	(0.30)
7 / 1 / 2022	RESERVE FUND		2.53	0.00	0.00	0.00
7 / 5 / 2022	RESERVE FUND		0.00	(2.53)	(2.81)	(0.28)
8 / 1 / 2022	RESERVE FUND		2.61	0.00	0.00	0.00
8 / 2 / 2022	RESERVE FUND		0.00	(2.61)	(2.89)	(0.28)
9 / 1 / 2022	RESERVE FUND		2.61	0.00	0.00	0.00
9 / 2 / 2022	RESERVE FUND		0.00	(2.61)	(2.87)	(0.26)
10 / 3 / 2022	RESERVE FUND		2.53	0.00	0.00	0.00
10 / 4 / 2022	RESERVE FUND		0.00	(2.53)	(2.77)	(0.24)
11 / 1 / 2022	RESERVE FUND		2.62	0.00	0.00	0.00
11 / 2 / 2022	RESERVE FUND		0.00	(2.62)	(2.86)	(0.24)
12 / 1 / 2022	RESERVE FUND		2.53	0.00	0.00	0.00
12 / 2 / 2022	RESERVE FUND		0.00	(2.53)	(2.75)	(0.22)
1 / 3 / 2023	RESERVE FUND		2.61	0.00	0.00	0.00
1 / 4 / 2023	RESERVE FUND		0.00	(2.61)	(2.82)	(0.21)
2 / 1 / 2023	RESERVE FUND		2.62	0.00	0.00	0.00
2 / 2 / 2023	RESERVE FUND		0.00	(2.62)	(2.82)	(0.20)

\$13,945,000 HARMONY COMMUNITY DEVELOPMENT DISTRICT (OSCEOLA COUNTY, FLORIDA)  
CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2014

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

6 / 30 / 2014      ISSUE DATE  
6 / 30 / 2019      BEGINNING OF COMPUTATION PERIOD  
6 / 29 / 2024      COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.3264%	ALLOWABLE EARNINGS
3 / 1 / 2023	RESERVE FUND		2.36	0.00	0.00	0.00
3 / 2 / 2023	RESERVE FUND		0.00	(2.36)	(2.53)	(0.17)
4 / 3 / 2023	RESERVE FUND		2.61	0.00	0.00	0.00
4 / 4 / 2023	RESERVE FUND		0.00	(2.61)	(2.79)	(0.18)
5 / 1 / 2023	RESERVE FUND		2.53	0.00	0.00	0.00
5 / 2 / 2023	RESERVE FUND		0.00	(2.53)	(2.69)	(0.16)
6 / 1 / 2023	RESERVE FUND		2.61	0.00	0.00	0.00
6 / 2 / 2023	RESERVE FUND		0.00	(2.61)	(2.76)	(0.15)
6 / 27 / 2023	RESERVE FUND		0.59	0.00	0.00	0.00
7 / 3 / 2023	RESERVE FUND		1,391.00	0.00	0.00	0.00
7 / 5 / 2023	RESERVE FUND		0.00	(1,391.00)	(1,464.79)	(73.79)
8 / 1 / 2023	RESERVE FUND		945.91	0.00	0.00	0.00
8 / 1 / 2023	RESERVE FUND		1,264.54	0.00	0.00	0.00
8 / 2 / 2023	RESERVE FUND		0.00	(2,210.45)	(2,318.56)	(108.11)
8 / 22 / 2023	RESERVE FUND		0.00	(0.59)	(0.62)	(0.03)
9 / 1 / 2023	RESERVE FUND		2,759.53	0.00	0.00	0.00
9 / 5 / 2023	RESERVE FUND		0.00	(2,759.53)	(2,880.58)	(121.05)
10 / 2 / 2023	RESERVE FUND		2,670.51	0.00	0.00	0.00
10 / 3 / 2023	RESERVE FUND		0.00	(2,670.51)	(2,776.28)	(105.77)
11 / 1 / 2023	RESERVE FUND		2,759.91	0.00	0.00	0.00
11 / 2 / 2023	RESERVE FUND		0.00	(2,759.91)	(2,857.09)	(97.18)
12 / 1 / 2023	RESERVE FUND		2,651.37	0.00	0.00	0.00
12 / 4 / 2023	RESERVE FUND		0.00	(2,651.37)	(2,731.94)	(80.57)
1 / 2 / 2024	RESERVE FUND		2,724.91	0.00	0.00	0.00
1 / 3 / 2024	RESERVE FUND		0.00	(2,724.91)	(2,795.85)	(70.94)
2 / 1 / 2024	RESERVE FUND		2,700.56	0.00	0.00	0.00
2 / 2 / 2024	RESERVE FUND		0.00	(2,700.56)	(2,759.15)	(58.59)
3 / 1 / 2024	RESERVE FUND		2,526.71	0.00	0.00	0.00
3 / 4 / 2024	RESERVE FUND		0.00	(2,526.71)	(2,569.50)	(42.79)
4 / 1 / 2024	RESERVE FUND		2,701.64	0.00	0.00	0.00
4 / 2 / 2024	RESERVE FUND		0.00	(2,701.64)	(2,736.18)	(34.54)

\$13,945,000 HARMONY COMMUNITY DEVELOPMENT DISTRICT (OSCEOLA COUNTY, FLORIDA)  
CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2014

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

6 / 30 / 2014	ISSUE DATE
6 / 30 / 2019	BEGINNING OF COMPUTATION PERIOD
6 / 29 / 2024	COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.3264%	ALLOWABLE EARNINGS
5 / 1 / 2024	RESERVE FUND		2,613.83	0.00	0.00	0.00
5 / 2 / 2024	RESERVE FUND		0.00	(2,613.83)	(2,635.68)	(21.85)
6 / 3 / 2024	RESERVE FUND		2,700.93	0.00	0.00	0.00
6 / 4 / 2024	RESERVE FUND		0.00	(2,700.93)	(2,710.81)	(9.88)
6 / 29 / 2024	INTEREST ACCRUAL	609,638.82	37,904.86	571,933.96	752,218.38	180,284.42

ACTUAL EARNINGS 37,904.86  
ALLOWABLE EARNINGS 180,284.42

REBATE REQUIREMENT (142,379.56)  
FUTURE VALUE OF 6/29/2019 CUMULATIVE REBATE REQUIREMENT (351,430.91)  
FUTURE VALUE OF 6/29/2020 COMPUTATION DATE CREDIT (2,171.86)  
FUTURE VALUE OF 6/29/2021 COMPUTATION DATE CREDIT (2,084.05)  
FUTURE VALUE OF 6/29/2022 COMPUTATION DATE CREDIT (2,032.87)  
FUTURE VALUE OF 6/29/2023 COMPUTATION DATE CREDIT (2,065.79)  
COMPUTATION DATE CREDIT (2,070.00)

CUMULATIVE REBATE REQUIREMENT (504,235.04)

## **Subsection 3E(ii)**

# **Arbitrage Rebate Report Capital Improvement Refunding Bonds, Series 2015**



LLS Tax Solutions Inc.  
2172 W. Nine Mile Rd.  
#352  
Pensacola, FL 32534  
Telephone: 850-754-0311  
Email: [liscott@llstax.com](mailto:liscott@llstax.com)

August 8, 2024

Mr. Stephen Bloom  
Harmony Community Development District  
c/o Inframark Infrastructure Management Services  
210 N. University Dr. Suite 702  
Coral Springs, Florida 33071

**\$13,530,000**  
**Harmony Community Development District**  
**(Osceola County, Florida)**  
**Capital Improvement Revenue Refunding Bonds, Series 2015**  
**("Bonds")**

Dear Mr. Bloom:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the annual period ended April 27, 2024 ("Computation Period"). This report indicates that there is no cumulative rebatable arbitrage liability as of April 27, 2024.

The Bonds were also reviewed for compliance with IRS Yield Restrictions rules as described in Treasury Regulation §1.148-2.

The next annual arbitrage rebate calculation date is April 27, 2025. We have provided an engagement letter for the next three Computation Periods ending April 27, 2025, April 27, 2026, and April 27, 2027, for you to sign and return. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at [liscott@llstax.com](mailto:liscott@llstax.com).

Sincerely,

*Linda L. Scott*  
Linda L. Scott, CPA

cc: Ms. Leanne Duffy, US Bank

***Harmony Community  
Development District***

*\$13,530,000 Harmony Community Development District  
(Osceola County, Florida) Capital Improvement Revenue  
Refunding Bonds, Series 2015*

*For the period ended April 27, 2024*



LLS Tax Solutions Inc.  
2172 W. Nine Mile Rd.  
#352  
Pensacola, FL 32534  
Telephone: 850-754-0311  
Email: [liscott@llstax.com](mailto:liscott@llstax.com)

August 8, 2024

Harmony Community Development District  
c/o Inframark Infrastructure Management Services  
210 N. University Dr. Suite 702  
Coral Springs, Florida 33071

Re: \$13,530,000 Harmony Community Development District (Osceola County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2015 (“Bonds”)

Harmony Community Development District (“Client”) has requested that we prepare certain computations related to the above-described Bonds for the period ended April 27, 2024 (“Computation Period”). The scope of our engagement consisted of the preparation of computations to determine the Rebtable Arbitrage for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended (“Code”), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebtable Arbitrage of \$(184,211.07) at April 27, 2024. As such, no amount must be on deposit in the Rebate Fund nor remitted to the United States Government.

As specified in the Form 8038G, the calculations have been performed based upon a Bond Yield of 4.6105%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebtable Arbitrage for the Bonds for the Computation Period based on the information provided to us. The Rebtable Arbitrage has been determined as described in the Code, and regulations promulgated thereunder (“Regulations”). We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

*LLS Tax Solutions Inc.*



**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE**

Harmony Community Development District

August 8, 2024

\$13,530,000 (Osceola County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2015

For the period ended April 27, 2024

**NOTES AND ASSUMPTIONS**

1. The issue date of the Bonds is April 28, 2015.
2. The end of the first Bond Year for the Bonds is April 27, 2016.
3. Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under Section 148(f) the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebatable Arbitrage for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax-exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebatable Arbitrage for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebatable Arbitrage as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebatable Arbitrage as of the Next Computation Date will not be the Rebatable Arbitrage reflected herein, but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebatable Arbitrage computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under Section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE**

Harmony Community Development District

August 8, 2024

\$13,530,000 (Osceola County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2015

For the period ended April 27, 2024

**NOTES AND ASSUMPTIONS (cont'd)**

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the "present value" method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under Section 148(f)(4)(A) of the Code, a "bona fide debt service fund" for public purpose bonds issued after November 10, 1988, is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. The Bonds were issued for the purpose of providing funds, together with other legally available moneys of the District, to (i) defease all of the District's Outstanding Capital Improvement Revenue Bonds, Series 2004 (the "Refunded Bonds") which will be retired on May 1, 2015 and May 28, 2015; (ii) fund the 2015 Reserve Account in an amount which equals the 2015 Reserve Account Requirement; (iii) to pay certain costs of acquiring and constructing the 2015 Project; and (iv) to pay costs associated with the issuance of the Bonds.
12. The Bonds were also reviewed for compliance with IRS Yield Restrictions rules as described in Treasury Regulation §1.148-2.

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE**

Harmony Community Development District  
August 8, 2024

\$13,530,000 (Osceola County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2015  
For the period ended April 27, 2024

**DEFINITIONS**

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebatable Arbitrage on certain prescribed dates.
5. *Rebatable Arbitrage*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

## **SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE**

Harmony Community Development District  
August 8, 2024

\$13,530,000 (Osceola County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2015

For the period ended April 27, 2024

### **SOURCE INFORMATION**

#### Bonds

#### Source

Closing Date

Form 8038G

Bond Yield

Form 8038G

#### Investments

#### Source

Principal and Interest Receipt Amounts  
and Dates

Trust Statements

Investment Dates and Purchase Prices

Trust Statements

## **SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE**

Harmony Community Development District  
August 8, 2024

\$13,530,000 (Osceola County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2015  
For the period ended April 27, 2024

### **DESCRIPTION OF SCHEDULE**

#### **SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION**

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebatable Arbitrage.

\$13,530,000 HARMONY COMMUNITY DEVELOPMENT DISTRICT  
(OSCEOLA COUNTY, FLORIDA) CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2015

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 4.6105%	ALLOWABLE EARNINGS
4 / 28 / 2020	BEGINNING BALANCE		0.00	340,000.00	407,950.34	67,950.34
5 / 1 / 2020	RESERVE FUND		5.67	0.00	0.00	0.00
5 / 4 / 2020	RESERVE FUND		0.00	(5.67)	(6.80)	(1.13)
6 / 1 / 2020	RESERVE FUND		5.86	0.00	0.00	0.00
6 / 2 / 2020	RESERVE FUND		0.00	(5.86)	(7.00)	(1.14)
7 / 1 / 2020	RESERVE FUND		4.53	0.00	0.00	0.00
7 / 2 / 2020	RESERVE FUND		0.00	(4.53)	(5.39)	(0.86)
8 / 3 / 2020	RESERVE FUND		3.03	0.00	0.00	0.00
8 / 4 / 2020	RESERVE FUND		0.00	(3.03)	(3.59)	(0.56)
9 / 1 / 2020	RESERVE FUND		1.46	0.00	0.00	0.00
9 / 2 / 2020	RESERVE FUND		0.00	(1.46)	(1.72)	(0.26)
10 / 1 / 2020	RESERVE FUND		1.42	0.00	0.00	0.00
10 / 2 / 2020	RESERVE FUND		0.00	(1.42)	(1.67)	(0.25)
11 / 2 / 2020	RESERVE FUND		1.46	0.00	0.00	0.00
11 / 3 / 2020	RESERVE FUND		0.00	(1.46)	(1.71)	(0.25)
12 / 1 / 2020	RESERVE FUND		1.42	0.00	0.00	0.00
12 / 2 / 2020	RESERVE FUND		0.00	(1.42)	(1.66)	(0.24)
1 / 4 / 2021	RESERVE FUND		1.46	0.00	0.00	0.00
1 / 5 / 2021	RESERVE FUND		0.00	(1.46)	(1.70)	(0.24)
2 / 1 / 2021	RESERVE FUND		1.46	0.00	0.00	0.00
2 / 2 / 2021	RESERVE FUND		0.00	(1.46)	(1.69)	(0.23)
3 / 1 / 2021	RESERVE FUND		1.32	0.00	0.00	0.00
3 / 2 / 2021	RESERVE FUND		0.00	(1.32)	(1.52)	(0.20)
4 / 1 / 2021	RESERVE FUND		1.46	0.00	0.00	0.00
4 / 2 / 2021	RESERVE FUND		0.00	(1.46)	(1.68)	(0.22)
5 / 3 / 2021	RESERVE FUND		1.42	0.00	0.00	0.00
5 / 4 / 2021	RESERVE FUND		0.00	(1.42)	(1.63)	(0.21)
6 / 1 / 2021	RESERVE FUND		1.46	0.00	0.00	0.00
6 / 2 / 2021	RESERVE FUND		0.00	(1.46)	(1.67)	(0.21)
7 / 1 / 2021	RESERVE FUND		1.42	0.00	0.00	0.00
7 / 2 / 2021	RESERVE FUND		0.00	(1.42)	(1.61)	(0.19)
8 / 2 / 2021	RESERVE FUND		1.46	0.00	0.00	0.00

\$13,530,000 HARMONY COMMUNITY DEVELOPMENT DISTRICT  
(OSCEOLA COUNTY, FLORIDA) CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2015

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

4 / 28 / 2015	ISSUE DATE	INVESTMENT	EARNINGS	OTHER	FUTURE VALUE	ALLOWABLE
4 / 28 / 2020	BEGINNING OF COMPUTATION PERIOD	VALUE AT	ON	DEPOSITS	AT BOND YIELD	EARNINGS
4 / 27 / 2024	COMPUTATION DATE	COMPUTATION DATE	INVESTMENTS	(WITHDRAWALS)	4.6105%	EARNINGS
DATE	FUND/ACCOUNT	COMPUTATION DATE	INVESTMENTS	(WITHDRAWALS)	4.6105%	EARNINGS
8 / 3 / 2021	RESERVE FUND		0.00	(1.46)	(1.65)	(0.19)
9 / 1 / 2021	RESERVE FUND		1.47	0.00	0.00	0.00
9 / 2 / 2021	RESERVE FUND		0.00	(1.47)	(1.66)	(0.19)
10 / 1 / 2021	RESERVE FUND		1.42	0.00	0.00	0.00
10 / 4 / 2021	RESERVE FUND		0.00	(1.42)	(1.60)	(0.18)
11 / 1 / 2021	RESERVE FUND		1.46	0.00	0.00	0.00
11 / 2 / 2021	RESERVE FUND		0.00	(1.46)	(1.64)	(0.18)
12 / 1 / 2021	RESERVE FUND		1.42	0.00	0.00	0.00
12 / 2 / 2021	RESERVE FUND		0.00	(1.42)	(1.58)	(0.16)
1 / 3 / 2022	RESERVE FUND		1.46	0.00	0.00	0.00
1 / 4 / 2022	RESERVE FUND		0.00	(1.46)	(1.62)	(0.16)
2 / 1 / 2022	RESERVE FUND		1.46	0.00	0.00	0.00
2 / 2 / 2022	RESERVE FUND		0.00	(1.46)	(1.62)	(0.16)
3 / 1 / 2022	RESERVE FUND		1.32	0.00	0.00	0.00
3 / 2 / 2022	RESERVE FUND		0.00	(1.32)	(1.46)	(0.14)
4 / 1 / 2022	RESERVE FUND		1.46	0.00	0.00	0.00
4 / 4 / 2022	RESERVE FUND		0.00	(1.46)	(1.60)	(0.14)
5 / 2 / 2022	RESERVE FUND		1.42	0.00	0.00	0.00
5 / 3 / 2022	RESERVE FUND		0.00	(1.42)	(1.55)	(0.13)
6 / 1 / 2022	RESERVE FUND		1.47	0.00	0.00	0.00
6 / 2 / 2022	RESERVE FUND		0.00	(1.47)	(1.60)	(0.13)
7 / 1 / 2022	RESERVE FUND		1.42	0.00	0.00	0.00
7 / 5 / 2022	RESERVE FUND		0.00	(1.42)	(1.54)	(0.12)
8 / 1 / 2022	RESERVE FUND		1.46	0.00	0.00	0.00
8 / 2 / 2022	RESERVE FUND		0.00	(1.46)	(1.58)	(0.12)
9 / 1 / 2022	RESERVE FUND		1.46	0.00	0.00	0.00
9 / 2 / 2022	RESERVE FUND		0.00	(1.46)	(1.57)	(0.11)
10 / 3 / 2022	RESERVE FUND		1.42	0.00	0.00	0.00
10 / 4 / 2022	RESERVE FUND		0.00	(1.42)	(1.52)	(0.10)
11 / 1 / 2022	RESERVE FUND		1.46	0.00	0.00	0.00
11 / 2 / 2022	RESERVE FUND		0.00	(1.46)	(1.56)	(0.10)
12 / 1 / 2022	RESERVE FUND		1.42	0.00	0.00	0.00

\$13,530,000 HARMONY COMMUNITY DEVELOPMENT DISTRICT  
(OSCEOLA COUNTY, FLORIDA) CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2015

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

4 / 28 / 2015	ISSUE DATE		INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 4.6105%	ALLOWABLE EARNINGS
4 / 28 / 2020	BEGINNING OF COMPUTATION PERIOD						
4 / 27 / 2024	COMPUTATION DATE	FUND/ACCOUNT					
12 / 2 / 2022		RESERVE FUND		0.00	(1.42)	(1.51)	(0.09)
1 / 3 / 2023		RESERVE FUND		1.46	0.00	0.00	0.00
1 / 4 / 2023		RESERVE FUND		0.00	(1.46)	(1.55)	(0.09)
2 / 1 / 2023		RESERVE FUND		1.46	0.00	0.00	0.00
2 / 2 / 2023		RESERVE FUND		0.00	(1.46)	(1.54)	(0.08)
3 / 1 / 2023		RESERVE FUND		1.32	0.00	0.00	0.00
3 / 2 / 2023		RESERVE FUND		0.00	(1.32)	(1.39)	(0.07)
4 / 3 / 2023		RESERVE FUND		1.46	0.00	0.00	0.00
4 / 4 / 2023		RESERVE FUND		0.00	(1.46)	(1.53)	(0.07)
5 / 1 / 2023		RESERVE FUND		1.41	0.00	0.00	0.00
5 / 2 / 2023		RESERVE FUND		0.00	(1.41)	(1.47)	(0.06)
6 / 1 / 2023		RESERVE FUND		1.46	0.00	0.00	0.00
6 / 2 / 2023		RESERVE FUND		0.00	(1.46)	(1.52)	(0.06)
6 / 27 / 2023		RESERVE FUND		0.33	0.00	0.00	0.00
7 / 3 / 2023		RESERVE FUND		778.74	0.00	0.00	0.00
7 / 5 / 2023		RESERVE FUND		0.00	(778.74)	(808.07)	(29.33)
8 / 1 / 2023		RESERVE FUND		529.56	0.00	0.00	0.00
8 / 1 / 2023		RESERVE FUND		707.95	0.00	0.00	0.00
8 / 2 / 2023		RESERVE FUND		0.00	(1,237.51)	(1,279.74)	(42.23)
8 / 22 / 2023		RESERVE FUND		0.00	(0.33)	(0.34)	(0.01)
9 / 1 / 2023		RESERVE FUND		1,544.91	0.00	0.00	0.00
9 / 5 / 2023		RESERVE FUND		0.00	(1,544.91)	(1,590.96)	(46.05)
10 / 2 / 2023		RESERVE FUND		1,495.07	0.00	0.00	0.00
10 / 3 / 2023		RESERVE FUND		0.00	(1,495.07)	(1,534.19)	(39.12)
11 / 1 / 2023		RESERVE FUND		1,545.12	0.00	0.00	0.00
11 / 2 / 2023		RESERVE FUND		0.00	(1,545.12)	(1,579.74)	(34.62)
12 / 1 / 2023		RESERVE FUND		1,484.35	0.00	0.00	0.00
12 / 4 / 2023		RESERVE FUND		0.00	(1,484.35)	(1,511.47)	(27.12)
1 / 2 / 2024		RESERVE FUND		1,525.52	0.00	0.00	0.00
1 / 3 / 2024		RESERVE FUND		0.00	(1,525.52)	(1,547.70)	(22.18)
2 / 1 / 2024		RESERVE FUND		1,511.89	0.00	0.00	0.00
2 / 2 / 2024		RESERVE FUND		0.00	(1,511.89)	(1,528.25)	(16.36)



\$13,530,000 HARMONY COMMUNITY DEVELOPMENT DISTRICT  
(OSCEOLA COUNTY, FLORIDA) CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2015

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 4.6105%	ALLOWABLE EARNINGS
4 / 28 / 2015	ISSUE DATE					
4 / 28 / 2020	BEGINNING OF COMPUTATION PERIOD					
4 / 27 / 2024	COMPUTATION DATE					
3 / 1 / 2024	RESERVE FUND	1,414.58	1,414.58	0.00	0.00	0.00
3 / 4 / 2024	RESERVE FUND		0.00	(1,414.58)	(1,424.10)	(9.52)
4 / 1 / 2024	RESERVE FUND		1,512.50	0.00	0.00	0.00
4 / 2 / 2024	RESERVE FUND		0.00	(1,512.50)	(1,517.30)	(4.80)
4 / 27 / 2024	INTEREST ACCRUAL	<u>341,316.80</u>	<u>15,435.20</u>	<u>0.00</u>	<u>393,551.58</u>	<u>67,669.98</u>
	ACTUAL EARNINGS		<u>15,435.20</u>			
	ALLOWABLE EARNINGS		<u>67,669.98</u>			
	REBATABLE ARBITRAGE		(52,234.78)			
	FUTURE VALUE OF 4/27/2020 CUMULATIVE REBATABLE ARBITRAGE		(123,809.38)			
	FUTURE VALUE OF 4/27/2021 COMPUTATION DATE CREDIT		(2,040.83)			
	FUTURE VALUE OF 4/27/2022 COMPUTATION DATE CREDIT		(2,004.67)			
	FUTURE VALUE OF 4/27/2023 COMPUTATION DATE CREDIT		(2,051.41)			
	COMPUTATION DATE CREDIT		<u>(2,070.00)</u>			
	CUMULATIVE REBATABLE ARBITRAGE		<u>(184,211.07)</u>			

## **Subsection 3E(iii)**

# **LLS Tax Solutions Inc, Engagement Letter - Capital Improvement Refunding Bonds, Series 2015**



LLS Tax Solutions Inc.  
2172 W. Nine Mile Rd.  
#352  
Pensacola, FL 32534  
Telephone: 850-754-0311  
Email: [liscott@llstax.com](mailto:liscott@llstax.com)

August 8, 2024

Harmony Community Development District  
c/o Inframark Infrastructure Management Services  
210 N. University Drive, Suite 702  
Coral Springs, Florida 33071

Thank you for choosing LLS Tax Solutions Inc. ("LLS Tax") to provide arbitrage services to Harmony Community Development District ("Client") for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- \$13,530,000 Harmony Community Development District (Osceola County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2015

### **SCOPE OF SERVICES**

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service ("IRS") forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

### **TAX POSITIONS AND REPORTABLE TRANSACTIONS**

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to

certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

## **PROFESSIONAL FEES AND EXPENSES**

Our professional fees for the services listed above for the three annual bond years ending April 27, 2025, April 27, 2026, and April 27, 2027, is \$1,800, which is \$600 for each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

## ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours  
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:  
Harmony Community Development District

By: Linda L. Scott

Linda L. Scott, CPA

By: \_\_\_\_\_

Print Name \_\_\_\_\_

Title \_\_\_\_\_

Date: \_\_\_\_\_

# **Section 4**

# **Business Items**

# **Section 5**

# **Consent Agenda**

# **Subsection 5A**

# **Minutes**



1 **MINUTES OF MEETING**  
2 **HARMONY COMMUNITY DEVELOPMENT DISTRICT**  
3

4 The regular meeting of the Board of Supervisors of the Harmony Community Development  
5 District (“CDD” or “District”) was held Thursday, July 25, 2024, at 6:00 p.m. at the Jones Model  
6 Home, 3285 Songbird Circle, Saint Cloud, FL 34773.

7  
8 Present and constituting a quorum were:

9 Mark LeMenager	Chairman
10 Daniel Leet	Vice Chairman
11 Kerul Kassel	Assistant Secretary
12 Joellyn Phillips	Assistant Secretary

13  
14 Also present, either in person or via Zoom Video Communications, were:

15 Howard Neal	District Manager, Inframark
16 Michael Eckert ( <i>via Zoom</i> )	District Legal Counsel, Kutak Rock
17 David Hamstra	District Engineer, Pegasus Engineering
18 Jorge Baez	Field Services Supervisor, Inframark
19 Nick Lomasney	Benchmark Landscaping/United Land Service
20 Leah Popelka ( <i>via Zoom</i> )	Director of Finance & Accounting, Inframark
21 Residents and Members of the Public	

22  
23 *This is not a certified or verbatim transcript but rather represents a recap of the discussions and*  
24 *actions taken at the meeting. The full meeting recording is available in audio format upon request.*  
25 *Contact the District Office for any related costs for an audio copy.*  
26

27 **FIRST ORDER OF BUSINESS** **Call to Order and Roll Call**

28 Mr. LeMenager called the meeting to order at 6:00 p.m.

29 Mr. LeMenager called the roll and indicated a quorum was present for the meeting.

30  
31 **SECOND ORDER OF BUSINESS** **Audience Comments**

32 Mr. LeMenager indicated a three-minute time limit for comments.

33 Steve - 3313 Sage Brush St - commented on adding speed bumps, posted signs are not working.

34 He would like something to slow people down.

35 Mr. LeMenager commented that this has been talked about for 18 years as it is an ongoing  
36 issue.

37 Debbie - 7450 Oak Lake Rd - concerns about the lake easements looking bad. Irrigation is not  
38 turned on and the Bahia is dead. The Town Square had trash all over the pizzeria area, who is  
39 responsible for cleaning this area up. A lot of trash was around. The pizzeria explained that it is  
40 not their responsibility.

41  
42 **THIRD ORDER OF BUSINESS** **Discussion of O&M Assessment Methodology**

Harmony CDD  
July 25, 2024

43 Ms. Kassel noted a resident contacted her about this and the Board also discussed methodology  
44 a few months ago. The resident that contacted Ms. Kassel suggested assessing by number of  
45 bedrooms by dwelling. Options previously presented were not favored. Is assessing by bedrooms  
46 an option. What does this look like.

47 Mr. Eckert provided an email to the Board about this for their review and some options.  
48 Management would be the ones to provide insight on this.

49 Ms. Kassel provided information to the Board on why she wanted this to be discussed.

50 Mr. LeMenager stated we have a multi-family assessment and I do not want to do it. Discussion  
51 ensued.

52 Mr. Eckert stated to start the conversation now, debt assessments are fixed, there is only a  
53 change to the O&M assessments portion.

54 Ms. Popelka noted it is not implemented in this fiscal year. There is a fee associated with  
55 looking at the assessment methodology which is dependent on how deep the Board would like to  
56 go. No community has done this bedroom count. We do have an Equivalent Assessment Unit  
57 (EAU) based on lot size front footage. Harmony has something similar to this. If you are going to  
58 consider something new, consider the EAU approach.

59 Ms. Kassel asked what the cost would be to look into this.

60 Ms. Popelka responded if we are looking at an assessment methodology would be \$5,000. If  
61 you were looking at an EAU basis it would be \$1,500.

62  
63 Ms. Kassel MOVED to approve looking into the assessment  
64 methodology and the \$5,000 option. Motion died for lack of a  
65 second.

66  
67 **FOURTH ORDER OF BUSINESS** **Public Hearings**

68 **A. Presentation of FY 2025 Budget**

69 Mr. Neal asked does the Board have any questions regarding the 2025 budget. This is the  
70 same budget that was approved with no changes when it was presented to you in May.

71  
72 **B. Public Hearing on FY 2025 Budget**

73 **i. Public Comment**  
74

75 On MOTION by Mr. Leet seconded by Mr. LeMenager, with all in  
76 favor, the public hearing on FY 2025 budget was opened.  
77

78 Mr. LeMenager asked if there are any public comments on this. There is a 3-minute time limit.  
79 Resident - Increase is too high, 7.6%. The increase in engineering and legal is too high, having

Harmony CDD  
July 25, 2024

80 to rework everything. Padding the budget out. Landscaping is being added to, invasive species in  
81 the lakes. Reserves a pitiful. Should not approve with increase.

82 Brent - Schoolhouse Road - Benchmark is not getting things done. What is Inframark doing. I  
83 second the first resident not to waste more money. People need to be held accountable for the  
84 vendors. Grass is dying on Cat Brier. Sprinkler repairs are not getting done. If you have an  
85 Engineer, they will find problems. Need to be careful with what the money is being spent on.

86

87 **ii. Consideration of Resolution 2024-10, Adopting the FY 2025 Budget**

88 Mr. LeMenager talked about reserves being lowered to be in line with inflation. Discussion  
89 over lowering reserves ensued on the reserve amount to get it to 3.5%. Mr. Neal reviewed the  
90 numbers noting the Board would need to reduce Reserves to \$280,000 instead of \$387,000 to get  
91 an increase of 3.5%.

92

93 Mr. Leet MOVED to adopt Resolution 2024-10, Adopting the FY  
94 2025 Budget and Mr. LeMenager seconded the motion.

95

96 Ms. Kassel noted her concern about not doing a larger increase this year, so we didn't have to  
97 do this again next year.

98 Mr. LeMenager inquired wasn't that the goal to get it a rate of inflation. Discussion ensued.

99 Ms. Phillips stated that we have been playing catch up.

100

101 On VOICE vote, with Mr. LeMenager, Mr. Leet, and Ms. Kassel  
102 voting aye and Ms. Phillips voting nay, the motion was approved.

103

104 On MOTION by Ms. Kassel seconded by Mr. LeMenager, with all  
105 in favor, the public hearing on FY 2025 budget was closed.

106

107 **C. Public Hearing on Levying O&M Assessments**

108 **i. Public Comment**

109

110 On MOTION by Mr. Leet seconded by Ms. Kassel, with all in favor,  
111 the public hearing on Levying O&M Assessments was opened.

112

113 Mr. LeMenager asked if there are any public comments on this.

114 No public comments.

115

116 **ii. Consideration of Resolution 2024-11, Levying O&M Assessments**

117

118 On MOTION by Ms. Kassel seconded by Mr. Leet, with all in favor,  
119 Resolution 2024-11, Levying O&M Assessments was adopted.

120

Harmony CDD  
July 25, 2024

On MOTION by Ms. Phillips seconded by Ms. Kassel, with all in favor, the public hearing on Levying O&M Assessments was closed.

## FIFTH ORDER OF BUSINESS

### Staff Reports

#### A. Landscaping: Benchmark Landscaping/United Land Services (“Benchmark”)

Mr. Lomasney provided an update on mowing maintenance height, and low-lying areas we can get access to do maintenance. IMC irrigation repairs in South Lake, one solenoid replaced in East Lake. Three mainline breaks were found during IMC inspection and will be repaired this week. An issue with a leak along Schoolhouse Road was noted. The meter is locked so he was not able to turn it off, but this issue is nothing to do with the CDD. Five Oaks Drive past the Clubhouse there was also an irrigation repair.

TruGreen treated weeds in common areas. Fungicide will be done early August. Sod is getting replaced on Cat Brier where needed.

Ms. Kassel asked about 3344 Cat Brier.

Mr. Lomasney responded that they switched out the valve and should be good.

Mr. Lomasney noted for 6839 Sundrop Street, the tree is cut in half, will need to do a proposal to remove the old stump and get a new Oak tree in its place.

Mr. Lomasney addressed the residents’ comments about the ponds during the Audience Comments at the start of the meeting. There is Bahia in this area which is why it looks the way it does. Bahia and rye seed mix would be a good solution for this area as it is a cost-effective way to deal with this. Mr. Lomasney is familiar with the area. Sprinklers there are working fine. This is also not the only lake that needs seeding.

Ms. Kassel asked what about using fertilizer in these areas.

Mr. Lomasney responded we can't use fertilizer as it cannot get into the water.

Mr. LeMenager commented on the 192 median maintenance and that trash is not being picked up by the landscaper. He has seen the mowers run over the trash; it needs to be picked up.

Mr. Lomasney responded that he will have a word and ensure the trashed is picked up.

Ms. Kassel commented that if you do see trash on 192, contact the County too.

Mr. LeMenager noted the 192 Median Agreement with the County is from 2004.

Mr. Lomasney commented we are monitoring the spinning of meters to be proactive with necessary repairs.

Ms. Phillips asked what about the locked one you said that was from today.

Mr. Lomasney explained that the meter is locked and chained. Discussion ensued.

Ms. Kassel asked what about the sprinkler by the little community public library.

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155 Mr. Lomasney commented that mulch would be the best option here due to the location.

156 Discussion ensued.

157 **B. Field Manager: Inframark**

158 **i. Monthly Report**

159 Mr. Baez went over the projects that are being worked on. Painting at the Swim Club  
160 restrooms, replacing swings at playground, floating rubber around the dock, life rings at Buck  
161 Lake and Ashley pool area, Ecolab just completed the installation of the equipment for the  
162 chemicals. The restroom doors will be replaced at Buck Lake. Because of the restroom complaints,  
163 the restrooms are being checked three times a day. We are going to have a paper to check off that  
164 shows when the restrooms were serviced. We do not have any control over what happens after  
165 4:00 p.m. when field staff leave.

166 Ms. Kassel asked about the monitor for splash pad. There is no update unfortunately from the  
167 vendor.

168 Ms. Phillips said she saw it working and adjusting the height.

169 Mr. Baez explained that the monitor is used to control pressure in the system which makes the  
170 water do the different motions.

171 Ms. Kassel asked about items being added to project board.

172 Mr. Baez provided responses. District Manager also explained the new items are being added.

173 Ms. Kassel asked what about sidewalk grinding. There are trip hazards around the community.

174 Mr. Baez responded we are taking care of the panels next month. I need to teach the guys how  
175 to grind and do concrete.

176 Ms. Kassel asked if can make this a priority as it is a liability. She asked if Inframark has a  
177 sidewalk crew. Discussion ensued. Mr. Neal commented that he is not sure but will find out. She  
178 understands that there would be a charge for this type of work but would want to find out how  
179 much it costs.

180 Mr. Baez commented grinding to be done on a weekly basis. Ms. Kassel stated to make  
181 priorities to get the worst tripping hazards resolved first.

182 Mr. Baez addressed the monument structure work. It has been hard finding someone to do the  
183 repairs. Mr. Neal has been running into the same issues.

184 Ms. Kassel stated check what Inframark can do to get this resolved. Celebration CDD might  
185 have a vendor or someone that can do this type of work.

186 Board reviewed images provided by Mr. Baez showing the work that is being completed.

187

188 **C. District Engineer: Pegasus**

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189 **i. Change Order #1**

190 Mr. Hamstra provided a handout prior to the meeting for each Supervisor with eleven items  
191 on it.

192 Mr. LeMenager requested if Mr. Hamstra can get this information sooner rather than the day  
193 of the meeting or the day before for review.

194  
195 **ii. Lakefront Park Community Maintenance Facility Update**

196 Mr. Hamstra advised that items one through three on his handout are together. Lakefront Park  
197 maintenance location, are we going to kill this location.

198 Mr. LeMenager commented that he likes the Five Oaks Drive location.

199 Ms. Kassel asked, based on the County's comments from the Lakefront Park submission, how  
200 would this look for the Five Oaks Drive location. Is it similar work that the County would need us  
201 to do. She likes the Five Oaks Drive location.

202 Mr. Hamstra noted the lean-to structure is going be bigger at the Five Oaks Drive location. We  
203 have an easement issue that would need to be resolved. The Five Oaks Drive location is a tight site  
204 to work. Prices are going up every year.

205 Ms. Phillips asked about the tree line area at Five Oaks Drive and who owns this.

206 Mr. Hamstra advised that this is wetlands. He inquired what direction does the Board want to  
207 go down.

208 Mr. LeMenager commented that he got the Golf Maintenance Facility owner down to  
209 \$1,800,500.

210 Ms. Phillips asked would the Lakefront Park location be a cash outlay as opposed to a bond.  
211 Discussion ensued over financing as opposed to paying cash. As we grow larger do we need more  
212 space, more staff, bigger area. Discussion ensued over parking.

213 Mr. Leet asked about the 90% threshold, and where are we at. Percentage of build out in the  
214 community was discussed.

215 Mr. LeMenager commented the west side is above 90%, the east side is not. There is also \$9  
216 million of bonds that this body can still issue. There are funding possibilities.

217 Mr. Leet asked about the telephone easement for the Five Oaks Drive location.

218 Mr. Hamstra noted the plan for the Five Oaks Drive location was presented to the County a  
219 year ago.

220

221 

Mr. LeMenager MOVED to make the Five Oaks Drive location the 222 location to continue with.
--

223

224 Mr. LeMenager, Mr. Leet and Ms. Kassel commented to give Engineer notice that we are

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225 dropping the Lakefront Park and Golf Maintenance Facility locations.

226 Mr. Hamstra commented that we would have to retract the proposal that has been submitted.

227 Ms. Phillips asked to confirm what the motion is. Discussion ensued.

228 Ms. Phillips asked are cost considerations included with this. Numbers have changed. Is there  
229 still other issues.

230 Mr. Hamstra noted there was not a deal breaker when presented to the County originally.  
231 Official pre-application meeting with the County.

232 Ms. Kassel explained the revised motion which is to give notice to the District Engineer that  
233 we are dropping the Lakefront Park and Golf Maintenance Facility locations and to make the Five  
234 Oaks Drive location the location to continue with.

235  
236 Mr. LeMenager MOVED to approve the amended motion and Mr.  
237 Leet seconded, with all in favor, to give notice to the District  
238 Engineer that we are dropping the Lakefront Park and Golf  
239 Maintenance Facility locations and to make the Five Oaks Drive  
240 location the location to continue with was approved.

241  
242 Mr. LeMenager commented that he did not realize there were plans for it.

243 Ms. Phillips comments we are giving up on the Golf Facility. We do not to get access from  
244 Five Oaks Drive, what if the golf course doesn't provide access.

245 Mr. Hamstra confirmed that we should be fine.

246  
247 **iii. Alleyway Inspection Results**

248 Mr. Hamstra reported Element Environmental are basically done. Eddie, the field inspector for  
249 the insurance company, was provided with the proposal for this work.

250 Ms. Kassel commented on dirt in the area.

251 Mr. Hamstra responded that it was a work in progress when the dirt was commented on social  
252 media.

253 Mr. Hamstra noted for the Bathymetric Survey for pond PS-2 as there are some issues with it.

254 Ms. Kassel said that she is seeing issues.

255  
256 On MOTION by Ms. Kassel seconded by Mr. LeMenager, with all  
257 in favor, the Geospatial Bathymetric Survey to see if there is a need  
258 to dredge was approved.

259  
260 **v. Safety Ramp Improvements at the Intersection of Clay Brick Road and the High**  
261 **School**

262 Mr. LeMenager asked why this came about.

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263 Mr. Hamstra explained that it was from Mr. Lucas.

264 Mr. Leet commented that it is a large curb.

265 Ms. Kassel talked about the trip hazard that was visible in one of the photos Mr. Hamstra  
266 provided.

267 Table until next meeting. Add to next agenda.

268 Ms. Phillips asked about the cost to do this.

269 Ms. Kassel commented that she was concerned about the ramp. Discussion ensued.

270 Mr. Hamstra reported Alleyway inspections were done. Neighborhood G would be the first  
271 one to do.

272 Ms. Kassel said she has seen that it was mostly cracking and suggested to just address the areas  
273 that need it rather than do the whole alleyway.

274 Mr. Hamstra noted Five Oaks Drive and Cat Brier flooding were from a storm that caused it  
275 and should be fine.

276 Mr. Leet explained that the County has come out and cleared the drains.

277

#### 278 **iv. Drainage Matter in The Estates**

279 Mr. LeMenager asked who installed this, the developer. It was confirmed that it was the  
280 developer.

281 Mr. Hamstra reported Atlantic Pipe Services (APS) fixed joints. There was neglect of the  
282 system and a fence puncture due to a resident installing a fence post. There is an inlet that is not  
283 draining properly. We could connect it to another inlet to make it flow better. It has been ignored  
284 for about a year.

285 Ms. Kassel said there is a resident who cannot be outside due to the presence of insects.

286 Mr. Hamstra inquired does the CDD want to explore a new pipe.

287 Ms. Kassel asked if there is evidence of flooding here. Mr. Hamstra responded that it is only  
288 on the East end.

289 Ms. Kassel proposed to table it. Mr. Lemenager stated I think we need to look at this more as  
290 they pay more for the O&M portion. The developer did not put in a good system.

291 Ms. Kassel commented that is 15% of the \$280,000 reserves. Mr. LeMenager disagrees.

292 Mr. Leet asked do we want to try to go after the fence vendor. Discussion ensued.

293 Ms. Kassel stated let us get a real number on this so we know.

294 Ms. Phillips commented that it does not matter what people contribute in O&M assessments,  
295 that should not be our goal to get things done. Mr. LeMenager agrees.

#### 296 **i. Change Order #1**



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297 Mr. Hamstra addressed Change Order #1. Ms. Kassel went through what work has been done  
298 and what will be done for the fiscal year that remains.

299 Ms. Phillips commented that it appears the waste trucks are doing what they can to prevent  
300 issues on the alleyways by taking alternative routes.

301 Mr. Hamstra asked if the boulders hadn't been put in. Mr. Baez said no.

302

303

On MOTION by Mr. Leet seconded by Ms. Phillips, with all in  
304 favor, Change Order #1 was approved.

305

306

**D. District Counsel: Kutak Rock**

307

**i. Consideration of Agreement with Flock and Related Negotiation Issues**

308

309 Mr. Eckert said there are two discreet issues. Flock is demanding a limitation of their liability  
310 at three times their annual fee. Probably a low risk but it is possible. Likely you will not pursue  
311 litigation but is a business decision for the Board. Second issue - the District would be agreeing to  
312 be responsible for the actions of all authorized users. Flock has refused Counsel's suggestions to  
313 change the language to state that Flock will not be responsible which would not lock the District  
314 into responsibility if an authorized user was acting inappropriately and would not arguably waive  
315 protections afforded to the District. The risk is low, but it is something for the Board to decide.

316 Mr. LeMenager said I have no issue with limitation of liability. What scenario would cause  
317 this.

318 Ms. Kassel asked Mr. Neal to look into reviews, lawsuits, BBB rating etc. to see if Flock are a  
319 reputable company. Discussion ensued.

320 Mr. Eckert will discuss an issue he is concerned about directly with the Mr. Neal.

321 Table until next meeting.

322

**ii. Consideration of Resolution 2024-12, Security Access Policy**

323

Table for next meeting due to no decisions made on the agreement by the Board.

324

325 Mr. Eckert provided an update on the capital charges with OUC. He is waiting to hear back  
326 from their Counsel on this but has communicated the Board's stance.

327 Ms. Kassel said that there were two charges for Ecolab meeting. Emailed separate invoice  
328 documents. Ecolab May 20 and May 21.

329 Mr. Eckert said Ms. Kate John did some work on Ecolab and was on a call regarding the  
330 agreement. Mr. Eckert will need to go back to check billing and provide an explanation for the  
331 charge to the Board.

332

**E. District Manager: Inframark**

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333 **i. Consideration of Falcon Design & Construction Estimate #2344.1**

334 Mr. Neal noted this proposal is for assisting with the permitting of the garden shed.

335

336 On MOTION by Ms. Kassel seconded by Mr. LeMenager, with all  
337 in favor, the Falcon Design & Construction Estimate #2344.1 was  
338 approved.

339

340 **SIXTH ORDER OF BUSINESS Business Items**

341 **A. Discussion of FY 2025 Meeting Schedule**

342 Mr. Neal said that one thing to keep in mind is that the model home is only going to be available  
343 for around six to eight months. The Board should consider changing meeting location so when we  
344 advertise for the whole year we have a confirmed location.

345 Mr. Leet asked about the location still being an option.

346 Ms. Kassel commented that it is and that she has never accepted a penny from being on the  
347 Board. Discussion ensued. Ms. Kassel explained that an LLC is in effect for the business but we  
348 are non-profit.

349 Mr. Leet commented that the Internet was not working today.

350 Ms. Kassel confirmed the meeting location of 7530 Old Melbourne Highway, St Cloud, FL  
351 34771.

352

353 On MOTION by Ms. Kassel seconded by Mr. LeMenager, with all  
354 in favor, the FY 2025 meeting schedule as amended with location  
355 change was approved.

356

357 Discussion ensued over the location and what if Ms. Kassel is not on the Board moving  
358 forward. Ms. Kassel and Mr. Neal both talked about the \$7,500 meeting location amount that was  
359 added to the budget for this reason.

360

361 **B. Discussion of 192 Median Maintenance**

362 This was discussed in 5A.

363

364 **SEVENTH ORDER OF BUSINESS Consent Agenda**

365 **A. Minutes for the June 27, 2024 Regular Meeting**

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

368 **B. Financial Statements (June 2024)**

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

371 **C. Check Register #289 (June 2024)**

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

374  
375 Ms. Kassel and District Counsel have provided some revisions which have been made.

376 Mr. LeMenager commented on the misspelling of his name which needs to be corrected.

377 Mr. Eckert noted that the .6 hours would be credited on the next bill. Ms. Kate John does the  
378 behind the scenes work as she is at a lower billing rate. She did attend the conference, but we do  
379 not double bill if there are two of us at the same meeting. He stated his firm would issue a credit  
380 for Ms. John's time on that task rather than research whether the charge was in fact duplicative.  
381 The Board was fine with this.

382  
383 

On MOTION by Ms. Kassel seconded by Ms. Phillips, with all in 384 favor, the Consent Agenda was approved.
--

385  
386 **EIGHTH ORDER OF BUSINESS**                      **Supervisor Requests**

387 Mr. Leet asked if the Board can get an answer regarding the pool permitting.

388 Mr. Neal explained that the renewal was only received for the splash pad and not the other  
389 pools. When this was realized it was quickly corrected and the pool reopened after about 20-25  
390 minutes. We have put steps in place to ensure this will not happen again and Mr. Neal is waiting  
391 to hear back as to why the renewal was not received.

392 Mr. Leet asked what about the boat reservation issues that we have been having.

393 Mr. Baez advised that field are receiving the confirmations during the night at 1:30 a.m. Mr.  
394 Neal will need to look into the reservation system to get this sorted.

395 Ms. Kassel went over the email she had sent to District staff with the questions and answers  
396 that she received back. This email is provided here with those responses:

397 What does the %+(-) column in the budget represent, please? This tells you how the line item  
398 is tracking. If it is above budget, below budget, or on budget.

399 What does the (59,801) number in the Reserve Other (agenda page 126) represent, please? I'm  
400 waiting to hear back from accounting on what has been allocated here.

401 Why does the general O&M reserve fund balance not generate interest? I'm waiting to hear  
402 back from accounting on this.

403 What does the Benchmark contract say about what they are obligated to do to maintain our  
404 soccer field? There is nothing specific that pertains to the soccer field in the contract.

405 Ms. Kassel added that Bahia and Rye seed will be added to the soccer field in November with  
406 time to recuperate.

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407 What has been done about alerting Jennifer (or whoever) to prohibit food trucks from dumping  
408 their grease in our trash receptacles? Jennifer was notified of this issue and said she would let them  
409 know that this is prohibited.

410 Have the dirty pool tiles mentioned last month been sufficiently cleaned? Yes, they were  
411 cleaned the day of the last board meeting as field staff were aware of this already.

412 What is the street flooding status as mentioned in last month’s meeting? The County has been  
413 out and cleaned several drains already. They are being notified when further issues arise.

414 What is the status of the Waste Management Insurance claim/payout? We are still waiting to  
415 hear back from them and when I asked for updates, they did not have any. They have received the  
416 proposal from Element Environmental which was provided by David. That should be all they need  
417 to proceed with the claim.

418 Has Benchmark been asked about the 7300 Five Oaks Drive invoice from Toho and what is  
419 the answer? Yes, they looked into this immediately when it was brought up but could not find an  
420 issue. In addition, TOHO have also provided the same responses about billing fluctuations. They  
421 have said these are actual readings and the fluctuations are consistent with the bills historically.  
422 My research also shows the same trends.

423 There is no copy of the updated Facility Usage Agreement, as promised in the last meeting.  
424 When will it be available? The Facility Usage Agreement has been updated on the website and a  
425 copy of this is attached which shows the addition of the fee schedule.

426 What is the update on conversations with the County about No Commercial Vehicle Parking  
427 signs? The County has been giving me the run around on this which has been frustrating, but I am  
428 continuing my efforts to get some traction on this.

429 Mr. Leet asked about the 192 median agreement that had not been discussed.

430 Mr. LeMenager said it had been discussed earlier in the meeting.

431

**NINTH ORDER OF BUSINESS**

**Adjournment**

433

On MOTION by Ms. Kassel, seconded by Mr. LeMenager, with all  
in favor, the meeting adjourned at 8:06 p.m.

434

435

436

437

438

439

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

# **Subsection 5B**

# **Financials**

**TO: Board of Supervisors, Harmony CDD**  
**FROM: Christian Haller, Accountant**  
**CC: Angel Montagna, District Manager**  
**DATE: August 19, 2024**  
**SUBJECT: July 2024 Financials**

---

Please find the attached July 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 July is approximately 102% of the annual budget.
  - Non Ad Valorem Assessment collections are currently at 99%.
  - Garden Lot - Includes lease payments for garden lot.
  
- Total Expenditures through July are at 75% of the annual budget.
  - ▶ Administrative
    - P/R-Board of Supervisors - Includes payroll for meetings through July 2024.
    - ProfServ-Engineering - Pegasus Engineering services. Includes services for maintenance facility, Buck Lake, storm sewer system and other matters.
    - Insurance - General Liability -Egis insurance policy paid \$22,932 in Full for FY24.
  - ▶ Field
    - ProfServ-Field Management - Contract with Inframark.
  - ▶ Landscaping Services
    - Contracts-Mulch - Contract with Benchmark Landscaping.
    - Contracts-Annuals - Contract with Benchmark Landscaping.
    - Contracts-Landscape - Benchmark Landscaping provides landscaping services.
    - R&M-Other Landscape - Includes Buck Lake Park renovations, Harmony Square Park renovations and tree removal services.
    - Miscellaneous Services - Includes Verge Sod Work.
  - ▶ 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*

*July 31, 2024*

Prepared by



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HARMONY  
Community Development District

**Governmental Funds**

## Balance Sheet July 31, 2024

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND RESERVES	SERIES 2014 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<b>ASSETS</b>					
Cash - Checking Account	\$ 855,236	\$ -	\$ -	\$ -	\$ 855,236
Accounts Receivable	195	-	-	-	195
Due From Other Funds	-	60,440	172,324	73,424	306,188
Investments:					
Money Market Account	1,101,656	-	-	-	1,101,656
Interest Account	-	-	-	6,767	6,767
Prepayment Account	-	-	46,514	70,888	117,402
Reserve Fund	-	-	607,313	340,000	947,313
Revenue Fund	-	-	527,279	241,892	769,171
Prepaid Items	10,263	-	-	-	10,263
<b>TOTAL ASSETS</b>	<b>\$ 1,967,350</b>	<b>\$ 60,440</b>	<b>\$ 1,353,430</b>	<b>\$ 732,971</b>	<b>\$ 4,114,191</b>
<b>LIABILITIES</b>					
Accounts Payable	\$ 94,076	\$ -	\$ -	\$ -	\$ 94,076
Accrued Expenses	13,043	-	-	-	13,043
Due To Other Funds	306,188	-	-	-	306,188
<b>TOTAL LIABILITIES</b>	<b>413,307</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>413,307</b>
<b>FUND BALANCES</b>					
<b>Nonspendable:</b>					
Prepaid Items	10,263	-	-	-	10,263
<b>Restricted for:</b>					
Debt Service	-	-	1,353,430	732,971	2,086,401
<b>Assigned to:</b>					
Operating Reserves	467,801	-	-	-	467,801
<b>Unassigned:</b>					
	1,075,979	60,440	-	-	1,136,419
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,554,043</b>	<b>\$ 60,440</b>	<b>\$ 1,353,430</b>	<b>\$ 732,971</b>	<b>\$ 3,700,884</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,967,350</b>	<b>\$ 60,440</b>	<b>\$ 1,353,430</b>	<b>\$ 732,971</b>	<b>\$ 4,114,191</b>

HARMONY

Community Development District

**General Fund**

## Statement of Revenues, Expenditures and Changes in Fund Balances For the Period Ending July 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 30,000	\$ 25,000	\$ 40,043	\$ 15,043
Interest - Tax Collector	-	-	5,772	5,772
Special Assmnts- Tax Collector	2,791,633	2,791,633	2,757,936	(33,697)
Special Assessments-Tax Collector-VC1	(33,132)	(33,132)	-	33,132
Special Assmnts- Discounts	(111,665)	(111,665)	(74,766)	36,899
Other Miscellaneous Revenues	-	-	125	125
Access Cards	1,200	1,000	104	(896)
User Facility Revenue	600	500	(642)	(1,142)
Garden Lot	1,207	1,010	1,325	315
<b>TOTAL REVENUES</b>	<b>2,679,843</b>	<b>2,674,346</b>	<b>2,729,897</b>	<b>55,551</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
P/R-Board of Supervisors	14,000	11,670	6,400	5,270
FICA Taxes	1,071	890	551	339
ProfServ-Arbitrage Rebate	1,200	1,200	1,200	-
ProfServ-Dissemination Agent	1,500	1,500	1,500	-
ProfServ-Engineering	60,000	50,000	69,036	(19,036)
ProfServ-Legal Services	60,000	50,000	44,595	5,405
ProfServ-Mgmt Consulting	71,328	59,440	59,440	-
ProfServ-Property Appraiser	392	392	751	(359)
ProfServ-Recording Secretary	4,326	3,606	1,082	2,524
ProfServ-Special Assessment	9,087	9,087	8,822	265
ProfServ-Trustee Fees	10,160	10,160	2,646	7,514
Auditing Services	4,400	4,400	-	4,400
Postage and Freight	1,000	830	1,962	(1,132)
Rental - Meeting Room	7,500	6,250	1,553	4,697
Insurance - General Liability	20,000	20,000	22,932	(2,932)
Printing and Binding	-	-	174	(174)
Legal Advertising	1,200	1,000	796	204
Misc-Assessment Collection Cost	55,832	55,832	53,663	2,169
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>323,171</b>	<b>286,432</b>	<b>277,278</b>	<b>9,154</b>
<b>Field</b>				
ProfServ-Field Management	375,810	313,180	313,174	6
<b>Total Field</b>	<b>375,810</b>	<b>313,180</b>	<b>313,174</b>	<b>6</b>
<b>Landscape Services</b>				
Contracts-Mulch	77,347	64,460	77,348	(12,888)
Contracts-Annuals	14,000	11,670	9,215	2,455
Contracts - Landscape	699,567	582,973	580,813	2,160
R&M-Other Landscape	-	-	17,495	(17,495)
R&M-Irrigation	30,000	25,000	3,295	21,705
R&M-Trees and Trimming	40,000	33,330	11,359	21,971
Miscellaneous Services	50,000	41,670	13,561	28,109
<b>Total Landscape Services</b>	<b>910,914</b>	<b>759,103</b>	<b>713,086</b>	<b>46,017</b>

## Statement of Revenues, Expenditures and Changes in Fund Balances For the Period Ending July 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>Utilities</u></b>				
Electricity - General	43,550	36,292	30,581	5,711
Electricity - Streetlights	139,470	116,225	111,979	4,246
Utility - Water & Sewer	211,860	176,550	148,256	28,294
<b>Total Utilities</b>	<b>394,880</b>	<b>329,067</b>	<b>290,816</b>	<b>38,251</b>
<b><u>Operation &amp; Maintenance</u></b>				
Utility - Refuse Removal	3,500	2,920	3,591	(671)
R&M-Ponds	20,000	16,667	43,569	(26,902)
R&M-Pools	35,000	29,167	26,474	2,693
R&M-Roads & Alleyways	2,000	1,670	-	1,670
R&M-Streetlights	10,000	8,333	-	8,333
R&M-Vehicles	15,000	12,500	2,565	9,935
R&M-Equipment Boats	10,000	8,333	4,507	3,826
R&M-Parks & Facilities	45,000	37,500	39,418	(1,918)
R&M-Garden Lot	2,000	1,667	653	1,014
Sidewalk Panel Replacements	20,000	16,667	-	16,667
R&M-Invasive Plant Maintenance	105,000	87,500	5,050	82,450
Security Enhancements	5,700	4,750	6,266	(1,516)
Op Supplies - Fuel, Oil	8,000	6,667	155	6,512
Cap Outlay - Vehicles	15,000	15,000	-	15,000
Reserve - Other	412,000	-	59,801	(59,801)
<b>Total Operation &amp; Maintenance</b>	<b>708,200</b>	<b>249,341</b>	<b>192,049</b>	<b>57,292</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	14,177	14,177	268,292	(254,115)
Interest Expense	12,423	12,423	6,767	5,656
<b>Total Debt Service</b>	<b>26,600</b>	<b>26,600</b>	<b>275,059</b>	<b>(248,459)</b>
<b>TOTAL EXPENDITURES</b>	<b>2,739,575</b>	<b>1,963,723</b>	<b>2,061,462</b>	<b>(97,739)</b>
Excess (deficiency) of revenues Over (under) expenditures	(59,732)	710,623	668,435	(42,188)
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(59,732)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(59,732)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (59,732)	\$ 710,623	\$ 668,435	\$ (42,188)
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>885,608</b>	<b>885,608</b>	<b>885,608</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 825,876</b>	<b>\$ 1,596,231</b>	<b>\$ 1,554,043</b>	

HARMONY  
Community Development District

**General Fund Reserves**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ -	\$ -	\$ -
<b>TOTAL REVENUES</b>	-	-	-	-
<b>EXPENDITURES</b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	-
Net change in fund balance	\$ -	\$ -	\$ -	\$ -
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	-	-	<b>60,440</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 60,440</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 60	\$ 50	\$ 59,948	\$ 59,898
Special Assmnts- Tax Collector	1,208,761	1,208,761	1,204,138	(4,623)
Special Assmnts- Prepayment	-	-	46,514	46,514
Special Assmnts- Discounts	(48,350)	(48,350)	(32,644)	15,706
<b>TOTAL REVENUES</b>	<b>1,160,471</b>	<b>1,160,461</b>	<b>1,277,956</b>	<b>117,495</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	24,175	24,175	23,430	745
<b>Total Administration</b>	<b>24,175</b>	<b>24,175</b>	<b>23,430</b>	<b>745</b>
<b>Debt Service</b>				
Principal Debt Retirement	725,000	725,000	725,000	-
Principal Prepayments	-	-	20,000	(20,000)
Interest Expense	421,013	421,013	420,488	525
<b>Total Debt Service</b>	<b>1,146,013</b>	<b>1,146,013</b>	<b>1,165,488</b>	<b>(19,475)</b>
<b>TOTAL EXPENDITURES</b>	<b>1,170,188</b>	<b>1,170,188</b>	<b>1,188,918</b>	<b>(18,730)</b>
Excess (deficiency) of revenues Over (under) expenditures	(9,717)	(9,727)	89,038	98,765
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	(9,717)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(9,717)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (9,717)	\$ (9,727)	\$ 89,038	\$ 98,765
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>1,264,392</b>	<b>1,264,392</b>	<b>1,264,392</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,254,675</b>	<b>\$ 1,254,665</b>	<b>\$ 1,353,430</b>	

## Statement of Revenues, Expenditures and Changes in Fund Balances For the Period Ending July 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 30	\$ 25	\$ 30,884	\$ 30,859
Special Assmnts- Tax Collector	593,460	593,460	539,798	(53,662)
Special Assmnts- Other	26,600	26,600	275,059	248,459
Special Assmnts- Prepayment	-	-	160,270	160,270
Special Assmnts- Discounts	(23,738)	(23,738)	(14,634)	9,104
<b>TOTAL REVENUES</b>	<b>596,352</b>	<b>596,347</b>	<b>991,377</b>	<b>395,030</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	11,869	11,869	10,503	1,366
<b>Total Administration</b>	<b>11,869</b>	<b>11,869</b>	<b>10,503</b>	<b>1,366</b>
<b>Debt Service</b>				
Principal Debt Retirement	295,000	295,000	295,000	-
Principal Prepayments	-	-	380,000	(380,000)
Interest Expense	269,100	269,100	268,459	641
<b>Total Debt Service</b>	<b>564,100</b>	<b>564,100</b>	<b>943,459</b>	<b>(379,359)</b>
<b>TOTAL EXPENDITURES</b>	<b>575,969</b>	<b>575,969</b>	<b>953,962</b>	<b>(377,993)</b>
Excess (deficiency) of revenues Over (under) expenditures	20,383	20,378	37,415	17,037
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	20,383	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>20,383</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 20,383	\$ 20,378	\$ 37,415	\$ 17,037
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>695,556</b>	<b>695,556</b>	<b>695,556</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 715,939</b>	<b>\$ 715,934</b>	<b>\$ 732,971</b>	

HARMONY  
Community Development District

**Supporting Schedules**

**July 31, 2024**

**HARMONY**  
Community Development District

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**Cash and Investment Report**  
*July 31, 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%	\$855,236
Money Market Account	BankUnited	Money Market Account	n/a	5.25%	\$1,101,656
<b>Subtotal</b>					<u>\$1,956,892</u>

**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	5.25%	\$46,514
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%	\$527,279
Series 2015 Interest Fund	US Bank	US Bank Open-Ended Cc	n/a	5.25%	\$6,767
Series 2015 Prepayment Fund	US Bank	US Bank Gcts	n/a	5.25%	\$70,888
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%	\$241,892
<b>Subtotal</b>					<u>\$1,840,652</u>
<b>Total</b>					<u><u>\$3,797,544</u></u>



**HARMONY**

Community Development District

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

					Allocation by Fund		
Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	General Fund	Series 2014 Debt Service Fund <sup>(1)</sup>	Series 2015 Debt Service Fund <sup>(1)</sup>
<b>ASSESSMENTS LEVIED FY 2024</b>				\$ 4,502,795	\$ 2,758,501	\$ 1,204,385	\$ 539,909
Allocation %				100%	61%	27%	12%
\$ 45,240	\$ 21,549	\$ 1,163	\$ 440	\$ 23,151	\$ 14,183	\$ 6,192	\$ 2,776
\$ 45,254	\$ 248,290	\$ 10,556	\$ 5,067	\$ 263,914	\$ 161,679	\$ 70,590	\$ 31,645
\$ 45,271	\$ 2,797,087	\$ 118,924	\$ 57,083	\$ 2,973,094	\$ 1,821,376	\$ 795,228	\$ 356,489
\$ 45,282	\$ 133,910	\$ 5,235	\$ 2,733	\$ 141,877	\$ 86,917	\$ 37,949	\$ 17,012
\$ 45,301	\$ 68,699	\$ 2,168	\$ 1,402	\$ 72,269	\$ 44,274	\$ 19,330	\$ 8,665
\$ 45,301	\$ 11,526	\$ 364	\$ 235	\$ 12,125	\$ 7,428	\$ 3,243	\$ 1,454
\$ 45,330	\$ 581	\$ 18	\$ 12	\$ 611	\$ 375	\$ 164	\$ 73
\$ 45,330	\$ 49,231	\$ 1,093	\$ 1,005	\$ 51,329	\$ 31,445	\$ 13,729	\$ 6,155
\$ 45,359	\$ 65,412	\$ 723	\$ 1,335	\$ 67,469	\$ 41,333	\$ 18,046	\$ 8,090
\$ 45,359	\$ 980	\$ -	\$ 20	\$ 1,000	\$ 613	\$ 267	\$ 120
\$ 45,390	\$ 14,644	\$ -	\$ 299	\$ 14,943	\$ 9,154	\$ 3,997	\$ 1,792
\$ 45,390	\$ 236,040	\$ -	\$ 4,817	\$ 240,857	\$ 147,554	\$ 64,423	\$ 28,880
\$ 45,420	\$ 1,270	\$ -	\$ 26	\$ 1,296	\$ 794	\$ 347	\$ 155
\$ 45,420	\$ 30,642	\$ -	\$ 625	\$ 31,267	\$ 19,155	\$ 8,363	\$ 3,749
\$ 45,453	\$ 25,392	\$ (755)	\$ 518	\$ 25,155	\$ 15,411	\$ 6,728	\$ 3,016
\$ 45,461	\$ 586,979	\$ (17,445)	\$ 11,979	\$ 581,513	\$ 356,247	\$ 155,540	\$ 69,726
<b>TOTAL</b>	<b>\$ 4,292,231</b>	<b>\$ 122,044</b>	<b>\$ 87,597</b>	<b>\$ 4,501,872</b>	<b>\$ 2,757,936</b>	<b>\$ 1,204,138</b>	<b>\$ 539,798</b>

Collected in % 99.98%

<b>TOTAL OUTSTANDING</b>	\$ 923	\$ 565	\$ 247	\$ 111
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Note (1): Variance between budget and assessment levy is due to prepayments received during the budget process.

# **Subsection 5C**

# **Check Register**

**HARMONY COMMUNITY DEVELOPMENT DISTRICT**  
**Invoice Report**

**INVOICE APPROVAL # 291**  
**Date: 8/16/2024**

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount	Total
BENCHMARK LANDSCAPING	82096	R	59,250.00	
	84618	R	459.13	
	85241	R	13,490.72	
	87628	R	3,500.00	
	90132	R	1,350.00	
	89925	R	1,945.00	
	91122	R	2,215.24	
	99268	R	59,250.00	
	93719	R	59,250.00	
		Vendor Total		<u>\$200,710.09</u>
CHARTER COMMUNICATIONS - ACH	1997500070624	R	123.98	
	1997518072824	R	119.98	
		Vendor Total		<u>\$243.96</u>
ELAN FINANCIAL SERVICES	052424-01777	R	2,693.03	
		Vendor Total		<u>\$2,693.03</u>
ELEMENT ENVIRONMENTAL	1127	R	16,250.00	
		Vendor Total		<u>\$16,250.00</u>
FEDEX	8-519-73812	R	18.15	
	8-566-86429	R	28.28	
		Vendor Total		<u>\$46.43</u>
HARMONY	061324-103	R	8,535.66	
	061324-104	R	3,826.41	
		Vendor Total		<u>\$12,362.07</u>
J&M UPHOLSTERY AND SUPPLIES	1	R	3,000.00	
	2	R	800.00	
	4	R	350.00	
	5	R	1,000.00	
		Vendor Total		<u>\$5,150.00</u>
KUTAK ROCK LLP	3423189	R	3,613.00	
	3408795	R	5,954.50	
		Vendor Total		<u>\$9,567.50</u>
ORLANDO UTILITIES COMMISSION	071324ACH	R	12,133.04	

**HARMONY COMMUNITY DEVELOPMENT DISTRICT  
Invoice Report**

**INVOICE APPROVAL # 291**  
**Date: 8/16/2024**

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount	Total
			Vendor Total	\$12,133.04
POOLSURE	101295656562	R	641.25	
	101295656981	R	764.25	
	101295657066	R	285.00	
	101295656746	R	60.00	
	101295656747	R	35.00	
			Vendor Total	\$1,785.50
ROPER & ROPER PA	1298-GL-22-0300021-001	R	373.00	
US BANK	7377743	R	5,170.63	
TOHO WATER AUTHORITY - ACH	061924-8389	R	18,591.92	
WASTE CONNECTIONS OF FLORIDA	1508150W460	R	387.76	
			<b>Total Invoices</b>	<b>\$285,464.93</b>

## **Subsection 5D**

# **Ratification of Proposal #116697 – Benchmark Landscaping for 6839 Sundrop**



**Benchmark**  
LANDSCAPING

## Proposal #116697

Date: 8/14/2024

PO #

Nicholas Lomasney

### Customer:

Inframark AP AP

### Property:

Harmony CDD  
3500 Harmony Sq Dr W  
Harmony, 34773

## 6839 Sundrop - Oak Tree

(1) 45 gallon Oak Tree installed including preparation of site and water bag. Benchmark will fill bag for the first two weeks.



**Default Group**

**\$985.00**

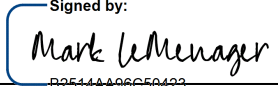
Items	Quantity	Unit	Price/Unit	Price
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<b>Property Improvements</b>				<b>\$985.00</b>
Oak Live 45 (2.5") - 45g Tree Installed	1.00	45g (2.5")	\$985.00	\$985.00
<b>PROJECT TOTAL:</b>				<b>\$985.00</b>

## Terms & Conditions

By \_\_\_\_\_  
**Nicholas Lomasney**

Date 8/14/2024  
**Benchmark Landscaping**

Signed by:  
  
 \_\_\_\_\_  
B2514AA96C50423...

Date 8/15/2024  
**Harmony CDD**

## **Subsection 5E**

**Ratification of Estimate  
#26896 – Complete  
Access Control O.C.F.  
Inc. for Gate at Ashley  
Pool**



Complete Access Control O.C.F. Inc.  
 1438 Hamlin Avenue  
 Saint Cloud, FL 34771

Phone # 407-498-0067  
 Fax # 407-498-0138

info@cacocf.com

## ESTIMATE

Date	Estimate #
7/25/2024	26896

Name / Address
Harmony Community Development District 210 N UNIVERSITY DR. UNIT 702 CORAL SPRINGS, FL. 33071

Project

Item	Description	Qty
ACC-600S ACC-AM3370 LABOR	*** ESTIMATE TO REPLACE THE MAGLOCK ON THE POOL GATE AT THE ASHLEY POOL ***  600 LB SINGLE MAGLOCK USED INDOOR 12 OR 24 VDC 3 PC Z BRACKET FOR ALL 600 SERIES SINGLE MAGLOCK LABOR  SCOPE OF WORK: REPLACE THE MAGLOCK FOR THE POOL GATE. WIRE IN AND TEST.	   1 1 1

PRICE VALID FOR 30 DAYS	<b>Subtotal</b> \$638.20
IF APPROVED WE NEED THE APPROVED ESTIMATE SIGNED AND EMAILED BACK TO US IN ORDER FOR US TO PROCEED. THANK YOU.	<b>Sales Tax (0.0%)</b> \$0.00
	<b>Total</b> \$638.20

DocuSigned by:  
  
 Signature \_\_\_\_\_  
D11AB161EAD44AD...

## **Section 6**

# **Supervisor Requests**