

## HARMONY COMMUNITY DEVELOPMENT DISTRICT

### AGENDA PACKAGE

Thursday, December 19, 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:

Daniel Leet, Chairman  
Lucas Chokanis, Vice Chairman  
Joellyn Phillips, Assistant Secretary  
Brittany Coronel, Assistant Secretary  
Julie Williams, Assistant Secretary



### Staff Members:

Howard Neal, District Manager  
Joseph Gonzalez, District Manager  
Michael Eckert, District Counsel  
David Hamstra, District Engineer  
Jose (Raul) Pabon, Field Supervisor

## Meeting Order Of Business

Thursday, December 19, 2024 – 6:00 p.m.

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1. **Call to Order and Roll Call**
2. **Adoption of the Agenda**
3. **Audience Comments** – Three- (3) Minute Time Limit
4. **Staff Reports**
  - A. Landscaping
    - i. Consideration of United Land Services Seed Proposal ..... P. 3
    - ii. Consideration of United Land Services Winter Annual Install Proposal ..... P. 4
    - iii. Ratification of Benchmark Main Line Repair Proposal ..... P. 5
  - B. Field Manager
    - i. Monthly Report ..... P. 7
  - C. District Engineer
  - D. District Counsel
    - i. Consideration of Resolution 2025-04, Declaring Surplus Property ..... P. 13
    - ii. Consideration of Resolution 2025-05, Commercial Signage Policy ..... P. 18
  - E. District Manager
5. **Business Items**
  - A. Consideration of Jungle Lasers Software Proposal ..... P. 21
6. **Consent Agenda**
  - A. Consideration of Minutes from November 21, 2024, Regular Meeting ..... P. 25
  - B. Review of Financial Statements – November ..... P. 32
  - C. Acceptance of Check Register #295 ..... P. 44
7. **Supervisor Requests**
8. **Adjournment**

*The next meeting is scheduled for Thursday, January 30, 2025, 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:

7530 Old Melbourne Highway  
St. Cloud, FL 34773  
Call-in 929-205-6099, ID 4276669233



December 16, 2024

Contract No. - 141181

Harmony CDD

This proposal is to provide and lay Bahia and rye seed to the (9) easements in south and east lake. The above cost will cover materials and labor needed to complete the task.

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Bahia seed	3.00	\$380.00	\$1,140.00
seasonal rye seed	3.00	\$151.60	\$454.80
			<b>\$1,594.80</b>

### WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Property Improvements	\$0.00	\$1,594.80
Prep/Install	\$0.00	\$1,235.00
		<b>\$0.00</b>
		<b>\$2,829.80</b>

<b>Sale</b>	\$2,829.80
<b>Sales Tax</b>	\$0.00
<b>Total</b>	<b>\$2,829.80</b>

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

Date 12/16/2024  
\_\_\_\_\_  
**United Land Services**

By \_\_\_\_\_

Date \_\_\_\_\_  
\_\_\_\_\_  
**Harmony CDD**



December 16, 2024  
Harmony CDD

Contract No. - 141169

ITEM	QTY	UNIT PRICE	TOTAL PRICE
winter Annual Install	1.00	\$3,500.00	\$3,500.00
			<b>\$3,500.00</b>

### WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Enhancement Services	\$0.00	\$3,500.00
		<b>\$0.00</b>
		<b>\$3,500.00</b>

<b>Sale</b>	\$3,500.00
<b>Sales Tax</b>	\$0.00
<b>Total</b>	<b>\$3,500.00</b>

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

Date 12/16/2024  
\_\_\_\_\_  
**United Land Services**

By \_\_\_\_\_

Date \_\_\_\_\_  
\_\_\_\_\_  
**Harmony CDD**



## Proposal #141020

Date: 12/16/2024

PO #

Alejandro Oyola

### Customer:

Inframark AP AP

### Property:

Harmony CDD  
3500 Harmony Sq Dr W  
Harmony, 34773

## Harmony Main Line Irrigation Repair 12/12/24

Harmony (Dog Park)

2.5" Main Line Irrigation Repair 12/12/24

2.5" Broken main line at Harmony's dog park.





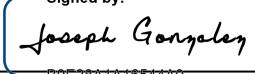


**Irrigation Repair \$897.00**

Items	Quantity	Unit	Price/Unit	Price
<b>Irrigation Repair</b>				<b>\$897.00</b>
Main Line Irrigation Repair Costs	1.00	ea	\$897.00	\$897.00
<b>PROJECT TOTAL:</b>				<b>\$897.00</b>

**Terms & Conditions**

By \_\_\_\_\_  
**Alejandro Oyola**  
 Date 12/16/2024  
**Benchmark Landscaping**

Signed by:  
  
 \_\_\_\_\_  
B0E26A1A16544A9...  
 Date 12/17/2024  
**Harmony CDD**

Howard Neal  
Inframark

# HARMONY CDD DECEMBER FIELD INSPECTION

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Friday, December 6, 2024

18 Issues Identified



## ISSUE 1 - DEAD FRONDS

Assigned To United Land Services

Dead fronds to be removed at the Swim Club.

all palms are scheduled to be trimmed on site in early march



## ISSUE 2 - SWIM CLUB PERGOLA

Assigned To Inframark

Pergolas at the Swim Club need to be painted and will be painted white to freshen them up.



## ISSUE 3 - FEATHERGRASS AND MIDDLEBROOK SOD/SEED

Assigned To United Land Services

Field staff have built a path to the mailboxes which looks great. Sod or seeding is still needed in these areas.

proposal will be available for review in January CDD meeting



## ISSUE 4 - FEATHERGRASS AND MIDDLEBROOK PLAYGROUND MULCH

Assigned To United Land Services

ADA Mulch is needed at the playgrounds. Dirt is under the swings instead of mulch.

proposal will be available for review in January CDD meeting





## ISSUE 5 - FEATHERGRASS ENTRANCE HEDGE

Assigned To United Land Services

There are bushes that are dead at the entrance that need to be replaced.

proposal will be available for review in January CDD meeting

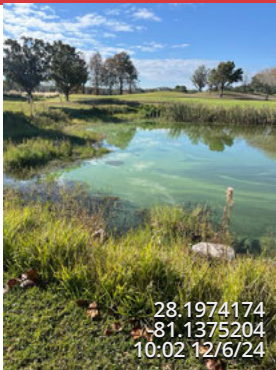


## ISSUE 6 - SIDEWALK GRINDING

Assigned To Inframark

Sidewalk grinding is being done every week. There is a plan for grinding (“X” is for replacement and a “Dot” means it will be grinded) and then the same areas will be pressure washed.

Location: Five Oaks Dr.



## ISSUE 7 - POND TO BE TREATED

Assigned To Inframark

Pond to be treated for algae as it is starting to show. Will need to wait until rain to avoid a potential fish kill. Location: 7447–7469 Five Oaks Dr.



## ISSUE 8 - PRESSURE WASHING

Assigned To Inframark

Sidewalks along golf course are being pressure washed and look great.



## ISSUE 9 - CDD LAND BEING WORKED ON

Assigned To Inframark

CDD land is being dug up and the District has not been notified. District staff are trying to determine what is going on here. Brack Services Inc is on the machinery. Location: 7210 Five Oaks Dr.



## ISSUE 10 - BUCK LAKE RESTROOMS

Assigned To Inframark

Exterior of the Buck Lake restrooms are in the process of being painted and look good.

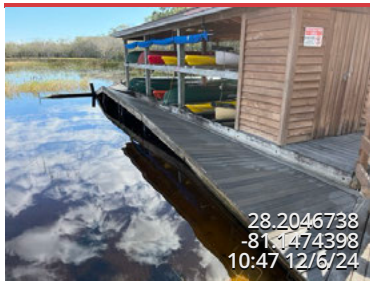


## ISSUE 11 - SOCCER FIELD SEEDING

Assigned To United Land Services

Seeding of the soccer field has been done and field staff have sectioned off the area. Need to confirm when it can be opened up. There are patches with no growth that should be looked at.

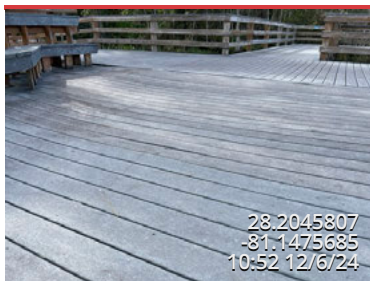
new seed will be added in bare spots .Field is now back open



## ISSUE 12 - DOCK REPAIRS

Assigned To District Engineer

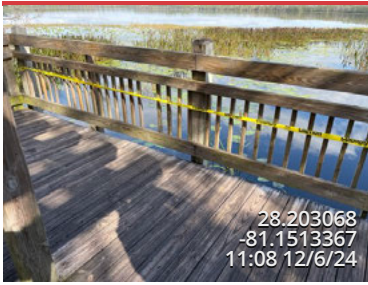
Dock structure needs repairing and has been under water for some time. Will need to determine what needs to be done.



## ISSUE 13 - DOCK BOARDS ARE WAVY

Assigned To District Engineer

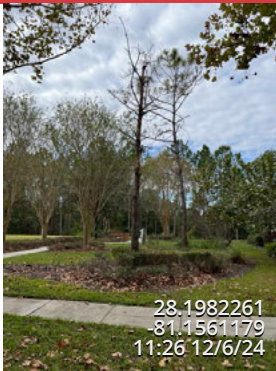
The boards along the dock are wavy and sinking and should be replaced. Need to determine if the structure is safe and what needs replacing.



## ISSUE 14 - FOOT BRIDGES

Assigned To Inframark

Foot bridge spindles are being replaced where damaged and will be pressure washed. Securing boards where needed.

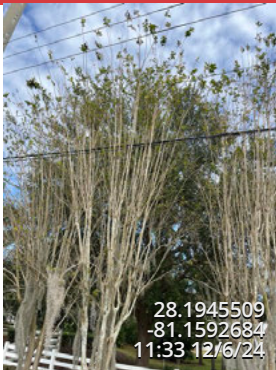


## ISSUE 15 - DEAD PINE TREE

Assigned To United Land Services

Dead pine tree needs to be removed. Location: 6882 Sundrop St.

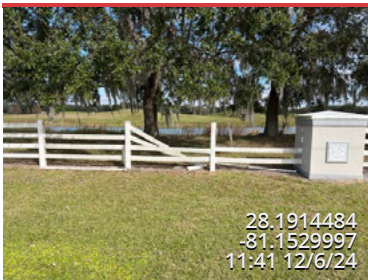
proposal will be available for review in January CDD meeting



## ISSUE 16 - CREPE MYRTLE'S TOUCHING POWER LINES

Assigned To Inframark

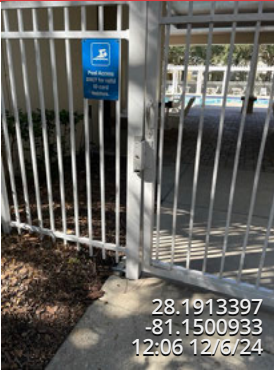
Crepe Myrtles at the West entrance on both sides are touching the power lines. District Staff to contact OUC for trimming.



## ISSUE 17 - PERIMETER FENCE REPAIRS

Assigned To Harmony Golf Course LLC

Fence along E Irlo Bronson Memorial Hwy, needs to be repaired and pressure washed. District staff to reach out to the owner for repairs and maintenance.



## ISSUE 18 - ASHLEY POOL GATE ACCESS

Assigned To Complete Access

Access system to Ashley pool was not functioning. Vendor made repair during inspection. They replaced a faulty power supply.

## RESOLUTION 2024-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF HARMONY COMMUNITY DEVELOPMENT DISTRICT CLASSIFYING SURPLUS TANGIBLE PERSONAL PROPERTY; AUTHORIZING DISPOSITION OF SURPLUS TANGIBLE PERSONAL PROPERTY PURSUANT TO F.S. § 274.06; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**[FOR PROPERTY VALUED AT LESS THAN \$5,000.00]**

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

**WHEREAS**, as such, the District is a governmental unit within the meaning of Chapter 274, *Florida Statutes* ("**Governmental Unit**"); and

**WHEREAS**, the District has purchased and owns certain maintenance vehicles, parts and/or other personal property as listed in more detail in the attached **Exhibit A** ("**Surplus Property**"); and

**WHEREAS**, the District desires to classify the Property as surplus tangible personal property, and to determine that the Property is obsolete and that continued use of the Property is uneconomical, inefficient to maintain, and/or serves no useful function; and

**WHEREAS**, the District has considered the best interests of the District, and the value and condition of the Property, and

**WHEREAS**, the District desires to dispose of the Property for value to any person, or for value without bids to the state, to any Governmental Unit, or to any political subdivision as defined in Section 1.01, *Florida Statutes*; or, if neither sale nor donation can reasonably be accomplished, the District hereby determines that the Property is without commercial value and desires to destroy or abandon it, all in accordance with the provisions of Chapter 274, *Florida Statutes*; and

**WHEREAS**, the District believes that disposing of the Property in this fashion is the most efficient and cost-effective means of disposing of the Property; and

**WHEREAS**, the District has estimated the value of the respective pieces of Property to be less than Five Thousand Dollars (\$5,000.00), or without commercial value; and



**WHEREAS**, the District believes that it is in its best interests to dispose of the Property in this fashion.

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

**SECTION 1. INCORPORATION OF RECITALS.** All of the representations, findings and determinations contained within the recitals stated above are recognized as true and accurate and are expressly incorporated into this Resolution.

**SECTION 2. CLASSIFICATION OF SURPLUS TANGIBLE PERSONAL PROPERTY.** The District hereby classifies the Property as surplus tangible personal property, and hereby determines that the continued use of the Property is uneconomical, inefficient to maintain, and/or serves no useful function.

**SECTION 3. DISPOSITION OF SURPLUS TANGIBLE PERSONAL PROPERTY.** The District hereby directs and authorizes staff to dispose of the Property for value to any person, or for value without bids to the state, to any Governmental Unit, or to any political subdivision as defined in Section 1.01, *Florida Statutes*; or, if sale cannot reasonably be accomplished, by donating, destroying or abandoning it, all in accordance with the provisions of Chapter 274, *Florida Statutes*. Staff may dispose of the respective pieces of Property to different persons, at different times. Although referenced jointly, it is the intent of the District to dispose of the Property separately to the extent it is in the best interest of the District.

**SECTION 4. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 5. EFFECTIVE DATE.** This Resolution shall take effect immediately upon the passage and adoption of this Resolution by the Board of Supervisors of the District.

**PASSED AND ADOPTED** this 19<sup>th</sup> day of December 2024.

ATTEST:

**HARMONY COMMUNITY DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairperson, Board of Supervisors



## Exhibit A: Description of Surplus Property



**Land Master 400**



**Kawasaki Mule 2011**





**Bobcat 3200, 2011**

## RESOLUTION 2025-05

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY GOVERNING INSTALLATION OF COMMERCIAL SIGNAGE ON COMMUNITY ENTRANCE TOWERS AND PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE.**

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

**WHEREAS**, Chapter 190, Florida Statutes, authorizes the District to adopt resolutions as may be necessary for the conduct of district business; and

**WHEREAS**, due to proximity of businesses within the District which lack front footage along major thoroughfares, various businesses within the District have indicated a desire to place signage (“**Signage**”) on the entrance towers located at the northern corners of the intersection of Harmony Square Drive and East Irlo Bronson Memorial Drive within the District (“**Entrance Towers**”); and

**WHEREAS**, the District’s Board of Supervisors (“**Board**”) finds that it is in the best interests of the District to adopt by resolution certain standards regarding the installation of Signage on the Entrance Towers (the “**Signage Policy**”) for immediate use and application.

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

**SECTION 1.** A Signage Policy is hereby adopted pursuant to this resolution and shall remain in full force and effect until amended or rescinded by the Board of Supervisors.

**SECTION 2.** The following policies shall govern the installation of commercial signage on the Entrance Towers:

- a. In keeping with the District’s aesthetic values and in the interest of promoting safety, no Signage shall be permitted to be posted on the Entrance Towers except as provided herein.
- b. The District Manager will determine the exact size and shape of the Signage that is permitted to be installed on the Entrance Towers. The size and shape of all Signage shall be uniform. The District Manager shall also determine the number of signs to be posted at any given time on the Entrance Towers, with the intent not to detract from the pleasing aesthetics of the Entrance Towers.

- Only the name of the Business shall be permitted to be placed on the Signage. However, the District Manager may approve Signage which instead generally states the nature of the Business such as “Law Firm,” “Insurance,” etc.
- c. The location of the Signage on the Entrance Towers shall be determined by the District Manager. Signage that violates any applicable local, state, or federal laws, code, ordinances or other requirements is not permitted. Signage that is obscene, contains profanity or is otherwise offensive is not permitted. Nothing contained herein excuses the Business from obtaining required sign permits from Osceola County, if any. No additional lighting of signage is permitted.
  - d. The District Manager shall identify a preferred vendor from whom the Signage must be purchased and installed, and subsequently removed (“Vendor”).
  - e. On behalf of the District, the District Manager may grant a Business which is located within and actually operates within the District (“Business”), a non-exclusive license to have Signage installed on the Entrance Towers, pursuant to a written license agreement (“License”) between District and the Business. The License shall be revocable by the District Manager or District Board at any time and for any reason in its absolute and sole discretion, and the Business shall be entitled to no remuneration. The form of the License shall be approved by District Counsel.
  - f. The Business shall pay 1) the cost to fabricate and install the Signage, 2) a fee of \$\_\_\_\_\_ per every two years, and 3) a deposit of \$\_\_\_\_\_ to ensure the prompt removal of the Signage after expiration or termination of the License (“Deposit”). Such fees and Deposit shall be paid at the time of delivery of the executed License. The cost for the purchase, fabrication and installation of the Signage shall be at the actual rate negotiated by the District Manager with the Vendor.
  - g. Once all of the locations for Signage on the Entrance Towers are subject to a License, the District Manager shall create a waiting list (“Waiting List”). After two years have elapsed from the installation of Signage pursuant to particular License, the District Manager shall offer to renew the existing License for an additional two-year period at the fee stated above, provided there are no Businesses on the Waiting List. If there are Businesses on the Waiting List, the Signage location shall first be offered to the Businesses on the waiting list on a chronological basis from the date the Businesses were first placed on the waiting list.
  - h. The Business shall be fully responsible for paying for subsequent removal of the signs. If the actual cost of removal of the Signage is less than the Deposit, the District Manager shall refund the balance of the Deposit after deducting the cost of removal. If the actual cost of removal of the Signage is more than the

Deposit, the District Manager shall caused the deposit to be paid to the District and shall bill the balance to the Business. If the Business does not pay the balance, the Business, and any future Business subsequently occupying the same physical address as the Business that did not pay, shall be barred from being added to the Waiting List and having its Signage on the Entrance Towers until such time as the balance is paid.

- i. The Board of Supervisors reserves the right to modify or rescind this Signage Policy at any time and for any reason.

**SECTION 3.** If any provision or part of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 19<sup>th</sup> day December, 2024.

**ATTEST:**

**HARMONY COMMUNITY  
DEVELOPMENT DISTRICT**

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**ASSISTANT SECRETARY**

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**CHAIR / VICE CHAIR**





On Demand Software

**December 6, 2024**

**Dan Leet  
Chair of CDD  
Harmony Community Development District  
3500 Harmony Square Drive W.  
Harmony FL 34773**

**Re: Geo3.0 - Software Proposal**

Dear Dan:

We are pleased to present this proposal to Harmony Community Development District for Jungle Lasers' Geo3.0 Cloud-Based software.

## OVERVIEW

Jungle Lasers has been delivering Geo3.0 as an Internet based platform for more than 15 years. We have consistently demonstrated the value of this method by allowing for employee access from any place and device with an Internet connection, in a timely manner, and with NO work required of any I.T. personnel...no hardware or software installation and maintenance

As part of our core offer to the Harmony Community Development District our System consists of a number of features representing a very substantial value proposition. Our pricing structure is generally based primarily on your District's population. Another key element in pricing is the number of applications or modules being proposed by us: the more engaged we are with your town, the greater the cost reduction we can achieve.

Here are some of the "universal features" we include:

- Fully Customizable - Our Platform is constructed in a manner that enables us to create workflows and applications that mirror however you prefer to work. While most clients perform the same tasks, no two work exactly the same way. Our software encourages the modifications to suit your style processes.
- Unlimited Users – There is no additional cost for users. Our fees include an unlimited number of users and they may be "cross departmental." For example, the Police Department may benefit from access to the Construction Office or Fire Safety data and that is welcomed.
- Unlimited Support- Never a charge for Tech Support.
- Unlimited Training – Geo3.0 will provide training, upon request, of new or reassigned staff, and retraining is always available at no additional charge.

**Jungle Lasers, LLC**  
PO Box 284  
Allenhurst, NJ 07711  
Tel 732.686.1500



## On Demand Software

- Support Tickets – Staff may request support via the built-in support tickets. All support tickets can be tracked through completion from within the System. The Support Desk has someone on it from 8:00 AM to 5:00 PM Monday through Friday and is monitored 7 days a week.
- Unlimited Search Fields – Custom search tabs can be set up for applications so that users may search on any field. Custom search fields can be added by the user or by Jungle Lasers, if requested.
- Import, Export – Data can be imported or exported in the form of .xls (Excel) or .csv (Comma Separated Value). In most cases, there is no additional charge.
- Custom Email Templates – Email templates can be created with a 'merge' from the application data. Emails can be sent automatically by rule or manually by the user.
- Auto-fill of Data – Data from selected related records can be set to fill out fields on a form. i.e., Selection of a tax parcel can fill in Owner, Address, Block, Lot, etc.
- Search by Current View – Searching can be done on a current view speeding the search process.
- Field Level Help - Helpful descriptions can be added by request for fields within the database, whenever that field is viewable on screen.
- Web Meeting Support – Quickly access a web based meeting with our support staff for technical support.
- Dependent Workflows – Workflows are created based on your processes and business rules.
- Role-Based Access – Users can be grouped in a role which allows access to views, fields, applications, reports, actions, etc. Role permissions can be as expansive or restricted as needed.
- IP Capture – Pages exposed to the public i.e. online forms, can include IP capture fields so that management can see who is accessing the site.
- Automated Backup – Our system performs regular automated backups of all data and allows for onsite backup, at your request.
- Audit Trail - Our system provides the benefit of an audit trail to track changes made to a record.



## On Demand Software

- Interface with Google or Bing Maps – In addition to the GIS map a link to Google Maps, Bing Maps, or other can be displayed.
- Google App Integration – Integrate with Gmail, Google Calendar, Google Docs.

## SERVICES AND APPLICABLE COSTS

Upon acceptance and signature of the attached signature page by an authorized representative of the Harmony Community Development District, Jungle Lasers will provide the following software modules and features for an annual fee of \$9,000.00 (\$3,000 each) if contracted together or \$4,000 each if separate. We can invoice on an annual, quarterly or monthly basis.

1. We will provide the **Issue Reporting Module** for use on the Geo3.0 site. This module will manage Issues Reported online by residents (photos and location are included). This module will also include the ability to email from the system and create reports.
2. We have been providing the Harmony CDD the **Boat Reservations Module** for the past 10 years at no cost to the community. The CDD has been satisfied with the way the program has operated over the years, and we are confident we will deliver the same high quality service going forward. This module allows for the reservation of each boat available within Harmony.
3. Jungle Lasers will develop and provide the **Facilities Reservation Module** that would enable users to reserve a facility for a specific date and time. Confirmations will be generated from the system. This will be developed and available for use on the Geo3.0 Harmony site.

When Harmony chooses to add the acceptance of online payments, a one time fee per Module will be quoted at that time.

Customizations for all components at time of set up will include the creation of templates, workflow modifications, custom reporting and online forms.

This quote will be honored for a period of 45 calendar days from the date of its mailing.

This is an Annual Agreement and will automatically renew unless notice is given 60 days prior to the then current Agreement period.

**Jungle Lasers, LLC**  
PO Box 284  
Allenhurst, NJ 07711  
Tel 732.686.1500



On Demand Software

We appreciate the opportunity to offer this proposal and look forward to working with Harmony Community Development District.

Sincerely,

A handwritten signature in cursive script that reads "Kristine Salamone".

Kristine Salamone  
Senior Vice President of Client Satisfaction  
Jungle Lasers, LLC

Harmony Community Development District

Attest: \_\_\_\_\_

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

Title: \_\_\_\_\_

Title: \_\_\_\_\_

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

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

Jungle Lasers, LLC

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

Title: \_\_\_\_\_

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

**Jungle Lasers, LLC**  
PO Box 284  
Allenhurst, NJ 07711  
Tel 732.686.1500

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 was held Thursday, November 21, 2024, at 6:00 p.m. at 7530 Old Melbourne Highway,  
6 St Cloud, FL 34771.

7  
8 Present and constituting a quorum were:

9 Daniel Leet	Chairman
10 Lucas Chokanis	Vice Chairman ( <i>Via Phone</i> )
11 Brittney Coronel	Assistant Secretary
12 Julie Williams	Assistant Secretary
13 Joellyn Phillips	Assistant Secretary ( <i>Via Phone</i> )

14  
15 Also present,

16 Joseph Gonzalez	District Manager, Inframark
17 Kate John	District Legal Counsel, Kutak Rock ( <i>Via Phone</i> )
18 Howard Neal	District Field Coordinator, Inframark
19 Nick Lomasney	Benchmark Landscaping/United Land Service
20 Residents and Members of the Public	

21  
22 *This is not a certified or verbatim transcript but rather represents a recap of the discussions and*  
23 *actions taken at the meeting. The full meeting recording is available in audio format upon request.*  
24 *Contact the District Office for any related costs for an audio copy.*  
25

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

27 Mr. Neal called the meeting to order at 6:00 p.m. and a quorum was established.  
28

29 **THIRD ORDER OF BUSINESS** **Administrative Matters**

30 **A. Oath of Office to Newly Elected Board Members**

31 New board members Ms. Williams and Ms. Coronel have read the oath of office and signed  
32 the document.  
33

34 **SECOND ORDER OF BUSINESS** **Audience Comments**

35 A resident requested that the pressure washing include attention to the circle at the end of  
36 Five Oaks, as well as the treatment of weeds in that area. The resident also inquired about the  
37 process for obtaining access cards.

38 A resident inquired about the entrance fence, noting that she and other residents have  
39 contacted code enforcement regarding the issue. The resident requested clarification on what the  
40 board plans to do to address the eyesore.

41 Another resident expressed hope that the seeding of the lake easements will not be  
42 overlooked.

43 A resident commented that the Christmas lights appear shabby and inquired about when  
44 they will be improved or brightened up.

45 A resident asked about the Go.gov service mentioned on the agenda, specifically inquiring  
46 about the cost to the board from the Inframark side and who will be responsible for managing it.

47  
48 **THIRD ORDER OF BUSINESS Administrative Matters**

49 **B. Resolution 2025-1, Designating Officers of the District**

50 Mr. Neal introduced Mr. Gonzalez as the new District Manager. Following the  
51 introduction, Mr. Neal called for nominations for Chairman and Vice Chairman. Mr. Leet, the  
52 current Vice Chairman, asked Mr. Chokanis for his thoughts on the Chairman position. Mr.  
53 Chokanis stated that he would not want to serve as Chairman. Ms. Williams then nominated Mr.  
54 Leet for Chairman.

55 Ms. Coronel nominated Mr. Leet for Chairman. Mr. Neal then asked Ms. Phillips for her  
56 thoughts, and she stated she would support the board's decision. With three nominations for Mr.  
57 Leet as Chairman, a motion was made to accept Mr. Leet as Chairman.

58  
59 On MOTION by Mr. Chokanis seconded by Ms. Phillips, with all in  
60 favor, Mr. Leet was accepted as Chairman.

61  
62 Ms. Coronel expressed that she was okay with the board's decision. Ms. Phillips then asked  
63 Ms. Coronel if she would like to be nominated for Vice Chairman, to which Ms. Coronel replied  
64 that she would consider the position. Mr. Neal asked if a motion could be made for Mr. Chokanis  
65 as Vice Chairman.

66  
67 On MOTION by Ms. Williams seconded by Ms. Phillips, with all in  
68 favor, Mr. Chokanis was accepted as Vice Chairman.

69  
70 **C. Consideration of Resolution 2025-02, Recognizing the Contributions of Ms. Kassel**

71  
72 On MOTION by Mr. Leet seconded by Ms. Phillips, with all in  
73 favor, Resolution 2025-02, Recognizing the Contributions of Ms.  
74 Kassel was adopted.

75  
76 **D. Consideration of Resolution 2025-03, Recognizing the Contributions of Mr.  
77 LeMenager**

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79 On MOTION by Mr. Leet seconded by Ms. Phillips, with all in  
80 favor, Resolution 2025-03, Recognizing the Contributions of Mr.  
81 LeMenager was adopted.

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85 **FOURTH ORDER OF BUSINESS**                      **Staff Reports**

86                      **A. Landscaping: Benchmark Landscaping/United Land Services**

87                      United Landscaping announced that maintenance has transitioned to bi-weekly mowing.  
88 The deck height is set at 4.25 inches for St. Augustine grass and 3 inches for Bahia grass. Concerns  
89 were raised regarding acorns and sycamore leaves, which will need to be cleared during the weeks  
90 United Landscaping does not mow. Additionally, detailing work and shrub maintenance will be  
91 carried out as part of the ongoing upkeep.

92                      Rye seeds for the soccer field were applied on 11/21/24, taking advantage of cooler weather  
93 conditions. Signs will be placed by district staff to inform residents, and United Landscaping will  
94 begin mowing 25 days after the seeding. The irrigation system was inspected during the installation  
95 of the seeds and will run continuously for the next 14 days to ensure proper watering.

96                      One proposal for replacing dead plants at Bucklake and seeding will be presented by United  
97 Landscaping at the next meeting, due to the election. Hazardous proposals will be presented at the  
98 current meeting.

99                      In terms of maintenance, United has replaced 22 Rainbird pop-up sprinkler heads.  
100 Additionally, two valves are down at the west entrance, and a United technician will be on-site  
101 Tuesday to replace them.

102                      Mr. Lomasney presented two hazardous proposals identified during the field inspection.  
103 One proposal concerns a tree on the corner of Harmony Golf Preserve, which the arborist suggests  
104 may have been struck by lightning. United Landscaping is unable to remove the tree or stump  
105 grind it.

106                      Additionally, a proposal for planting a 45-gallon oak tree with a bubbler was presented to  
107 the board for consideration.

108                      A proposal for the removal of a dead palm tree by the pool at the same location was  
109 presented. United Landscaping does not recommend replacing the tree but suggests removing it  
110 and stump grinding. District staff will install pavers in its place. United noted that pool chemicals  
111 are likely the cause of the tree's decline. Proposal #135717 has a total cost of \$745.00 for removal  
112 and stump grinding.

113

114                      

On MOTION by Mr. Leet seconded by Mr. Chokanis, with all in 115 favor, Benchmark Proposal #135717 in the amount of \$745.00 was 116 approved.
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117

118           Additionally, Proposal #135995, with a cost of \$3,480.00, concerns the removal of a dead  
119 tree. An arborist report indicated only one green branch remains, and the tree will need to be  
120 removed. Mr. Lomasney believes the cause of death is a lightning strike.

121           Mr. Leet inquired about the replacement tree in relation to the tight space. Mr. Lomasney  
122 recommended that a smaller tree would be a better option for the area.

123  
124           On MOTION by Mr. Leet seconded by Ms. Phillips, with all in  
125 favor, Benchmark Proposal #135995 in the amount of \$3,480.00  
126 was approved.

127  
128           Mr. Chokanis asked why the tree didn't survive. Mr. Lomasney explained that he believes  
129 the tree was struck by lightning, noting that it is rotting from the bottom up and will continue to  
130 decay if left untreated.

131           Mr. Chokanis asked if the irrigation system would be adequate to support the new tree. Mr.  
132 Lomasney confirmed that a plan was in place to ensure the tree would be properly irrigated.

133           Ms. Phillips inquired about the cost of the new tree and the removal. Mr. Lomasney  
134 provided the cost details, which included the removal of the dead tree and the installation of a new  
135 tree.

136           Mr. Leet explained the breakdown of the proposal.

137           Ms. Coronel raised a concern, asking if another company performed the work, would it  
138 come with a warranty. Mr. Lomasney clarified that if the work is done by United Landscaping, it  
139 would be covered by a warranty.

140           Mr. Lomasney then inquired who will be his point of contact on the board, as it was  
141 previously Kerul. Ms. Coronel asked if this was an official role or her personal choice. Mr.  
142 Lomasney explained that having a designated point of contact is helpful for reporting and  
143 communication with the district.

144           Mr. Neal asked the board who would assume this role. Mr. Chokanis agreed to take on the  
145 role, with Ms. Phillips serving as a backup.

146

147           **B. Field Manager: Inframark**

148           **i. Monthly Report**

149           Mr. Neal informed the board that Mr. Pabon would not be present due to the flu.

150           Mr. Leet then asked if there were any questions regarding the field. Mr. Leet specifically  
151 inquired about the status of pressure washing.

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**C. District Engineer: Pegasus**  
**i. Clay Brick Road Sidewalk Improvements Proposal**  
**ii. Greenwood Alleyway**

Mr. Neal informed the board that David Hamstra had a scheduling conflict and would present a proposal for clay brick at the next meeting.

Mr. Leet inquired if there were any outstanding issues regarding the Greenwood Alleyway.

**C. District Counsel: Kutak Rock**

Ms. John, district counsel representing Michael Eckert, addressed the board members regarding their duties. Ms. John explained that as public officers receiving public funds, board members must comply with Florida statutes. Ms. John emphasized the importance of filing required documents within 30 days.

Ms. John also reminded the board about the Sunshine Law, which they must adhere to, and noted that each member must complete 4 hours of ethics training. Since the board members are new, they will need to complete this training by next year, although it is late in the current year.

Ms. John assured the board that she would be available to answer any questions and would respond to emails.

Ms. John also mentioned she is working on a policy regarding the placement of signs at the entrance, which will be presented for review at the next board meeting.

**E. District Manager: Inframark**

Mr. Neal introduced a discussion regarding a potential field admin position. Mr. Neal stated that an additional person would be needed for the field staff, but there would be no cost to the board for this fiscal year.

**FIFTH ORDER OF BUSINESS Business Items**

**A. Discussion of GOGov App Proposal**

Mr. Neal clarified that regardless of the Go.gov app, another person would be brought in for the field staff. Mr. Neal will begin the process of hiring this additional staff member. Mr. Pabon will be the administrator for the Go.gov app.

Ms. Phillips asked where the funds for this would come from in the budget. Mr. Neal responded that it could be allocated from the reserve fund.

Ms. Coronel requested another meeting with Kevin for more information and to address any additional questions.

The GOGov App Proposal was tabled for further discussion.

189 **B. Discussion of Harmony Credit Card Limit Increase**

190 Mr. Neal requested an increase in the credit card limit from \$5,000 to \$10,000.

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On MOTION by Mr. Leet seconded by Ms. Phillips, with all in favor, an increase in the credit card limit from \$5,000 to \$10,000 was approved.

196 **SIXTH ORDER OF BUSINESS** **Consent Agenda**

197 **A. Minutes for the October 24, 2024 Regular Meeting**

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

200 **B. Financial Statements (October 2024)**

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

203 **C. Check Register #294**

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

206 **D. Consideration of Motion Assigning Fund Balance for Fiscal Year 2024**

207 **E. Ratification of Audit Engagement Letter FY 2024**

208

On MOTION by Mr. Leet seconded by Ms. Williams, with all in favor, the Consent Agenda was approved.

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213 **SEVENTH ORDER OF BUSINESS** **Supervisor Requests**

214 Mr. Leet initiated a discussion regarding facility reservations, noting that a fee schedule had  
215 been implemented and that the updated form has been posted on the website.

216 Mr. Leet stated that the complaint regarding the Christmas lights is an ROA (Resident Owners  
217 Association) issue and that there is not much the CDD (Community Development District) can do  
218 to address it.

219 Ms. Phillips inquired about the East Entrance fence and asked what actions the CDD would  
220 take. Mr. Leet responded that there is not much more the CDD can do, but they will continue to  
221 reach out to the county for assistance.

222 Mr. Neal stated that homeowners can contact the county directly to express their concerns and  
223 be heard. Additionally, district management can send a letter to the county to follow up and see if  
224 they are responsive to the issue.

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228 **EIGHTH ORDER OF BUSINESS**                      **Adjournment**

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230                      

On MOTION by Mr. Leet, seconded by Ms. Coronel, with all in 231 favor, the meeting adjourned at 7:55 p.m.
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\_\_\_\_\_  
Secretary/Assistant Secretary

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

**TO:** Board of Supervisors, Harmony CDD  
**FROM:** Christian Haller, Accountant  
**CC:** Angel Montagna, District Manager  
**DATE:** December 10, 2024  
**SUBJECT:** November 2024 Financials

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Please find the attached November 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 November is approximately 8% of the annual budget.
  - Non Ad Valorem Assessment collections are currently at 7%.
- Total Expenditures through November are at 12% of the annual budget.
  - ▶ Administrative
    - P/R-Board of Supervisors - Includes payroll for meetings through November 2024.
    - ProfServ-Engineering - Pegasus Engineering services.
    - Insurance - General Liability -Egis insurance policy paid \$26,859 in Full for FY25.
  - ▶ Field
    - ProfServ-Field Management - Contract with Inframark.
  - ▶ Landscaping Services
    - Contracts-Landscape - Benchmark Landscaping provides landscaping services.
    - Miscellaneous Services - Includes Hurrigan Milton clean up, Filed overseeding.
  - ▶ 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.

### 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*

*November 30, 2024*

Prepared by



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HARMONY  
Community Development District

**Governmental Funds**

**Balance Sheet**  
November 30, 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	\$ 624,197	\$ -	\$ -	\$ -	\$ 624,197
Accounts Receivable	45	-	-	-	45
Due From Other Funds	-	-	111,339	52,331	163,670
Investments:					
Money Market Account	353,800	412,639	-	-	766,439
Prepayment Account	-	-	1,097	888	1,985
Reserve Fund	-	-	607,313	340,000	947,313
Revenue Fund	-	-	507,027	202,582	709,609
Prepaid Items	44,350	-	-	-	44,350
<b>TOTAL ASSETS</b>	<b>\$ 1,022,392</b>	<b>\$ 412,639</b>	<b>\$ 1,226,776</b>	<b>\$ 595,801</b>	<b>\$ 3,257,608</b>
<b>LIABILITIES</b>					
Accounts Payable	\$ 79,622	\$ -	\$ -	\$ -	\$ 79,622
Accrued Expenses	33,500	-	-	-	33,500
Due To Other Funds	163,670	-	-	-	163,670
<b>TOTAL LIABILITIES</b>	<b>276,792</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>276,792</b>
<b>FUND BALANCES</b>					
<b>Nonspendable:</b>					
Prepaid Items	44,350	-	-	-	44,350
<b>Restricted for:</b>					
Debt Service	-	-	1,226,776	595,801	1,822,577
<b>Assigned to:</b>					
Operating Reserves	467,801	-	-	-	467,801
<b>Unassigned:</b>	233,449	412,639	-	-	646,088
<b>TOTAL FUND BALANCES</b>	<b>\$ 745,600</b>	<b>\$ 412,639</b>	<b>\$ 1,226,776</b>	<b>\$ 595,801</b>	<b>\$ 2,980,816</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,022,392</b>	<b>\$ 412,639</b>	<b>\$ 1,226,776</b>	<b>\$ 595,801</b>	<b>\$ 3,257,608</b>

HARMONY

Community Development District

**General Fund**

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 30,000	\$ 5,000	\$ 4,181	\$ (819)
Interest - Tax Collector	-	-	2,329	2,329
Special Assmnts- Tax Collector	2,854,048	570,810	203,721	(367,089)
Special Assmnts- Discounts	(114,162)	(22,832)	(8,312)	14,520
Access Cards	1,200	200	-	(200)
User Facility Revenue	600	100	-	(100)
Garden Lot	1,200	200	-	(200)
<b>TOTAL REVENUES</b>	<b>2,772,886</b>	<b>553,478</b>	<b>201,919</b>	<b>(351,559)</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
P/R-Board of Supervisors	14,000	2,333	600	1,733
FICA Taxes	1,071	179	46	133
ProfServ-Arbitrage Rebate	1,200	-	-	-
ProfServ-Dissemination Agent	1,500	-	-	-
ProfServ-Engineering	70,000	11,667	3,410	8,257
ProfServ-Legal Services	60,000	10,000	7,054	2,946
ProfServ-Mgmt Consulting	73,468	12,245	11,888	357
ProfServ-Property Appraiser	392	-	-	-
ProfServ-Recording Secretary	4,456	743	-	743
ProfServ-Special Assessment	9,360	-	-	-
ProfServ-Trustee Fees	10,160	-	-	-
Auditing Services	5,000	-	-	-
Postage and Freight	1,000	166	40	126
Rental - Meeting Room	7,500	1,250	-	1,250
Insurance - General Liability	27,000	27,000	26,859	141
Legal Advertising	1,200	200	-	200
Misc-Assessment Collection Cost	57,080	11,416	3,908	7,508
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>344,562</b>	<b>77,374</b>	<b>53,980</b>	<b>23,394</b>
<b>Field</b>				
ProfServ-Field Management	387,084	64,514	62,635	1,879
<b>Total Field</b>	<b>387,084</b>	<b>64,514</b>	<b>62,635</b>	<b>1,879</b>
<b>Landscape Services</b>				
Contracts-Mulch	77,347	12,892	-	12,892
Contracts-Annuals	14,000	2,334	-	2,334
Contracts - Landscape	746,392	124,399	118,500	5,899
R&M-Irrigation	30,000	5,000	862	4,138
R&M-Trees and Trimming	40,000	6,666	2,104	4,562
Miscellaneous Services	50,000	8,334	9,788	(1,454)
<b>Total Landscape Services</b>	<b>957,739</b>	<b>159,625</b>	<b>131,254</b>	<b>28,371</b>
<b>Utilities</b>				
Electricity - General	43,000	7,167	5,928	1,239

HARMONY

Community Development District

**General Fund**

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Electricity - Streetlights	139,000	23,167	21,422	1,745
Utility - Water & Sewer	220,000	36,667	50,570	(13,903)
<b>Total Utilities</b>	<b>402,000</b>	<b>67,001</b>	<b>77,920</b>	<b>(10,919)</b>
<b><u>Operation &amp; Maintenance</u></b>				
Utility - Refuse Removal	3,500	584	776	(192)
R&M-Ponds	100,000	16,667	-	16,667
R&M-Pools	60,000	10,000	565	9,435
R&M-Roads & Alleyways	2,000	334	-	334
R&M-Streetlights	10,000	1,667	-	1,667
R&M-Vehicles	15,000	2,500	-	2,500
R&M-Equipment Boats	10,000	1,667	-	1,667
R&M-Parks & Facilities	45,000	7,500	7,260	240
R&M-Garden Lot	2,000	333	102	231
Sidewalk Panel Replacements	20,000	3,333	-	3,333
R&M-Invasive Plant Maintenance	105,000	17,500	-	17,500
Security Enhancements	6,000	1,000	368	632
Op Supplies - Fuel, Oil	8,000	1,333	-	1,333
Cap Outlay - Vehicles	15,000	15,000	-	15,000
Reserve - Other	280,000	-	-	-
<b>Total Operation &amp; Maintenance</b>	<b>681,500</b>	<b>79,418</b>	<b>9,071</b>	<b>70,347</b>
<b><u>TOTAL EXPENDITURES</u></b>				
	<b>2,772,885</b>	<b>447,932</b>	<b>334,860</b>	<b>113,072</b>
Excess (deficiency) of revenues				
Over (under) expenditures	1	105,546	(132,941)	(238,487)
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Operating Transfers-Out	(280,000)	-	(352,199)	(352,199)
Contribution to (Use of) Fund Balance	(279,999)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(559,999)</b>	<b>-</b>	<b>(352,199)</b>	<b>(352,199)</b>
Net change in fund balance	\$ (279,999)	\$ 105,546	\$ (485,140)	\$ (590,686)
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>1,230,740</b>	<b>1,230,740</b>	<b>1,230,740</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 950,741</b>	<b>\$ 1,336,286</b>	<b>\$ 745,600</b>	



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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ -	\$ -	\$ -
<b>TOTAL REVENUES</b>	-	-	-	-
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	-
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	280,000	-	352,199	352,199
Contribution to (Use of) Fund Balance	280,000	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>560,000</b>	<b>-</b>	<b>352,199</b>	<b>352,199</b>
Net change in fund balance	\$ 280,000	\$ -	\$ 352,199	\$ 352,199
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>60,440</b>	<b>-</b>	<b>60,440</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 340,440</b>	<b>\$ -</b>	<b>\$ 412,639</b>	

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ -	\$ 11,058	\$ 11,058
Special Assmnts- Tax Collector	1,202,792	240,558	85,151	(155,407)
Special Assmnts- Discounts	(48,112)	(9,622)	(3,474)	6,148
<b>TOTAL REVENUES</b>	<b>1,154,680</b>	<b>230,936</b>	<b>92,735</b>	<b>(138,201)</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	24,175	4,835	1,634	3,201
<b>Total Administration</b>	<b>24,175</b>	<b>4,835</b>	<b>1,634</b>	<b>3,201</b>
<b>Debt Service</b>				
Principal Debt Retirement	760,000	-	-	-
Principal Prepayments	-	-	65,000	(65,000)
Interest Expense	383,712	191,856	191,856	-
<b>Total Debt Service</b>	<b>1,143,712</b>	<b>191,856</b>	<b>256,856</b>	<b>(65,000)</b>
<b>TOTAL EXPENDITURES</b>	<b>1,167,887</b>	<b>196,691</b>	<b>258,490</b>	<b>(61,799)</b>
Excess (deficiency) of revenues Over (under) expenditures	(13,207)	34,245	(165,755)	(200,000)
<b>OTHER FINANCING SOURCES (USES)</b>				
Interfund Transfer - In	(560,000)	(560,000)	-	560,000
Contribution to (Use of) Fund Balance	(573,207)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(1,133,207)</b>	<b>(560,000)</b>	<b>-</b>	<b>560,000</b>
Net change in fund balance	\$ (573,207)	\$ (525,755)	\$ (165,755)	\$ 360,000
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>1,392,531</b>	<b>1,392,531</b>	<b>1,392,531</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 819,324</b>	<b>\$ 866,776</b>	<b>\$ 1,226,776</b>	

HARMONY  
Community Development District

**Series 2015 Debt Service Fund**

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ -	\$ 5,901	\$ 5,901
Special Assmnts- Tax Collector	474,957	94,991	37,111	(57,880)
Special Assmnts- Discounts	(18,998)	(3,800)	(1,514)	2,286
<b>TOTAL REVENUES</b>	<b>455,959</b>	<b>91,191</b>	<b>41,498</b>	<b>(49,693)</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	11,869	2,374	712	1,662
<b>Total Administration</b>	<b>11,869</b>	<b>2,374</b>	<b>712</b>	<b>1,662</b>
<b>Debt Service</b>				
Principal Debt Retirement	310,000	-	-	-
Principal Prepayments	-	-	70,000	(70,000)
Interest Expense	253,809	126,903	117,853	9,050
<b>Total Debt Service</b>	<b>563,809</b>	<b>126,903</b>	<b>187,853</b>	<b>(60,950)</b>
<b>TOTAL EXPENDITURES</b>	<b>575,678</b>	<b>129,277</b>	<b>188,565</b>	<b>(59,288)</b>
Excess (deficiency) of revenues Over (under) expenditures	(119,719)	(38,086)	(147,067)	(108,981)
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	(119,719)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(119,719)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (119,719)	\$ (38,086)	\$ (147,067)	\$ (108,981)
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>742,868</b>	<b>742,868</b>	<b>742,868</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 623,149</b>	<b>\$ 704,782</b>	<b>\$ 595,801</b>	

HARMONY  
Community Development District

**Supporting Schedules**

**November 30, 2024**

**HARMONY**  
Community Development District

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**Cash and Investment Report**  
*November 30, 2024*

**General Fund**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account- Operating	Bank United	Checking Account	n/a	0.00%	\$624,197
Money Market Account	BankUnited	Money Market Account	n/a	4.39%	\$353,800

**Reserve Fund**

Money Market Account	BankUnited	Money Market Account	n/a	4.39%	\$412,639
<b>Subtotal</b>					<u>\$977,997</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%	\$1,097
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%	\$507,027
Series 2015 Prepayment Fund	US Bank	US Bank Gcts	n/a	5.25%	\$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%	\$202,582
<b>Subtotal</b>					<u>\$1,658,907</u>
<b>Total</b>					<u><u>\$2,636,904</u></u>

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**HARMONY**

Community Development District

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**Non-Ad Valorem Special Assessments  
Osceola County Tax Collector - Monthly Collection Report  
For the Fiscal Year Ending September 30, 2025**

Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	Allocation by Fund		
					General Fund	Series 2014 Debt Service Fund <sup>(1)</sup>	Series 2015 Debt Service Fund <sup>(1)</sup>
<b>ASSESSMENTS LEVIED FY 2024</b>				\$ 4,563,219	\$ 2,851,755	\$ 1,191,968	\$ 519,496
Allocation %				100%	62%	26%	11%
11/18/2024	\$28,616	\$1,488	\$584	\$30,689	\$19,179	\$8,016	\$3,494
11/22/2024	\$277,813	\$11,812	\$5,670	\$295,294	\$184,542	\$77,134	\$33,618
<b>TOTAL</b>	<b>\$ 306,429</b>	<b>\$ 13,300</b>	<b>\$ 6,254</b>	<b>\$ 325,983</b>	<b>\$ 203,721</b>	<b>\$ 85,151</b>	<b>\$ 37,111</b>

Collected in % 7.14%

<b>TOTAL OUTSTANDING</b>	<b>\$ 4,237,236</b>	<b>\$ 2,648,034</b>	<b>\$ 1,106,817</b>	<b>\$ 482,385</b>
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Note (1): Variance between budget and assessment levy is due to prepayments received during the budget process.

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

**INVOICE APPROVAL # 295**

**Date: 12/16/2024**

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount	Total
CHARTER COMMUNICATIONS - ACH	1997500110624	R	123.98	
		R		
		<b>Vendor Total</b>		<b>\$123.98</b>
ELAN FINANCIAL SERVICES	112524-1777	R	4,611.44	
	101524-1777	R	4,860.94	
		<b>Vendor Total</b>		<b>\$9,472.38</b>
FEDEX	8-657-86640	R	22.01	
		<b>Vendor Total</b>		<b>\$22.01</b>
HARMONY CDD	122024-203		111339.1	
	122024-204		52331.21	
		<b>Vendor Total</b>		<b>\$163,670.31</b>
INFRAMARK	137452	R	14.49	
	139093	R	46,621.50	
		<b>Vendor Total</b>		<b>\$46,635.99</b>
KUTAK ROCK LLP	3482732	R	5,696.92	
		R	6,674.00	
		<b>Vendor Total</b>		<b>\$12,370.92</b>
ORLANDO UTILITIES COMMISSION	110724	R	12,802.62	
		<b>Vendor Total</b>		<b>\$12,802.62</b>
SPIES	310408	R	15.00	
	312161	R	220.00	
		<b>Vendor Total</b>		<b>\$235.00</b>
TOHO WATER AUTHORITY - ACH	101924-8389ACH	R	29,808.63	
		<b>Vendor Total</b>		<b>\$29,808.63</b>
UNITED LAND SERVICES	118888	R	1,052.00	

HARMONY COMMUNITY DEVELOPMENT DISTRICT  
Invoice Report

INVOICE APPROVAL # 295

Date: 12/16/2024

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount	Total
	121345	R	2,290.43	
	121441	R	1,052.00	
	122308	R	59,052.00	
		Vendor Total		<u>\$63,446.43</u>

WASTE CONNECTIONS OF FLORIDA	1521008W460	R	387.76	
		Vendor Total		<u>\$387.76</u>

<b>Total Invoices</b>	<b>\$ 338,976.03</b>
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