

**HARMONY
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

Thursday, May 23, 2024

Remote Participation:

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

--or--

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



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

Agenda

Harmony Community Development District

Board of Supervisors

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

Staff:

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

Meeting Agenda

Thursday, May 23, 2024 – 6:00 p.m.

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

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

District Office:

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

Meeting Location:

3285 Songbird Circle
St. Cloud, FL 34773

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

Section 3

Staff Reports

Subsection 3A

Landscaping: Benchmark/United Land

Subsection 3A(i)

Proposal #97871



Proposal #97871

Date: 5/13/2024

PO #

Nicholas Lomasney

Customer:

Harmony CDD

Property:

Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

Top Choice Parks May 2024

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

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

Terms & Conditions

By _____

Nicholas Lomasney

Date 5/13/2024

Benchmark Landscaping

By _____

Date _____

Harmony CDD

Subsection 3A(ii)

Proposal #98556



Proposal #98556

Date: 5/13/2024

PO #

Jacob Mootz

Customer:

Harmony CDD

Property:

Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

Summer 2024 Annuals

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

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

Terms & Conditions

By _____
Jacob Mootz

Date 5/13/2024
Benchmark Landscaping

By _____

Date _____
Harmony CDD

Subsection 3E(iii)

Proposal #98919



Proposal #98919

Date: 5/15/2024

PO #

Nicholas Lomasney

Customer:

Harmony CDD

Property:

Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

Annual Bed Edging

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

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

Terms & Conditions

By _____
Nicholas Lomasney

Date 5/15/2024
Benchmark Landscaping

By _____

Date _____
Harmony CDD

Subsection 3B

Field Manager: Inframark

Subsection 3B(i)

Monthly Report

PROJECT 5/2/24, 10:55 AM

Harmony CDD

Thursday, May 2, 2024 Prepared

For Board Supervisors 59

Issues Identified



Issue 1 - North Lake (Roundabout)

Assigned To Benchmark

Empty spots in beds.

Action: Benchmark will be submitting a proposal with options .

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

Issue 2 - North Lakes

Assigned To Benchmark

The tree suckers need to be removed.



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



Issue 3 - South Lakes (Easement)

Assigned To Benchmark

Documenting resident concerns about dry turf

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



Issue 4 - Billy's Trail

Assigned To Inframark

The bench was installed.



Issue 5 - Billy's Trail

Assigned To Inframark

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



Issue 6 - Billy's Trail

Assigned To Inframark

The materials need to be picked up.



Issue 7 - Middlebrook Pl.

Assigned To Benchmark & Inframark

New sod needs to be installed.

Action: Benchmark will be submitting a proposal.

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

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



Issue 8 - Middlebrook Pl.

Assigned To Inframark

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

Action: Recommendation.



Issue 9 - Middlebrook Pl.

Assigned To Inframark

The rail needs to be fixed.



Issue 10 - Middlebrook Pl.

Assigned To Inframark

The playground ramp does not have the 2% slope.

Action: Relocate the ramp.



Issue 11 - Five Oaks Dr. / Pond 14

Assigned To Inframark

The hydrilla are growing, needs to be treated.



Issue 12 - Five Oaks Dr. / Pond 14

Assigned To Inframark

The holes need to be covered.



Issue 13 - Feathergrass Ct.

Assigned To Benchmark

The playground needs new mulch.

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

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



Issue 14 - Feathergrass Ct.

Assigned To Inframark

The chains need to be replaced for stainless steel chain.



Issue 15 - Feathergrass Ct.

Assigned To Inframark

The bolt needs to be relocated for safety issues.



Issue 16 - Townsquare

Assigned To Benchmark The grass is drought stressed.

Action: The irrigation needs to be monitored.

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



Issue 17 - Townsquare

Assigned To Inframark

The flags need to be replaced.

Action: The Harmony CDD Flag needs to be ordered.



Issue 18 - Townsquare

Assigned To Inframark

The Townsquare structure needs repairs.



Issue 19 - Townsquare

Assigned To Inframark

The pavers have trip hazard, need to be fixed.



Issue 20 - Townsquare

Assigned To Inframark

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

Action: Inframark phone and the cddmaintenance email information.



Issue 21 - Townsquare

Assigned To Inframark

The column needs repairs and paint.



Issue 22 - Townsquare

Assigned To Benchmark

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

Action: Benchmark will be submitting a proposal.

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



Issue 23 - Townsquare

Assigned To Inframark

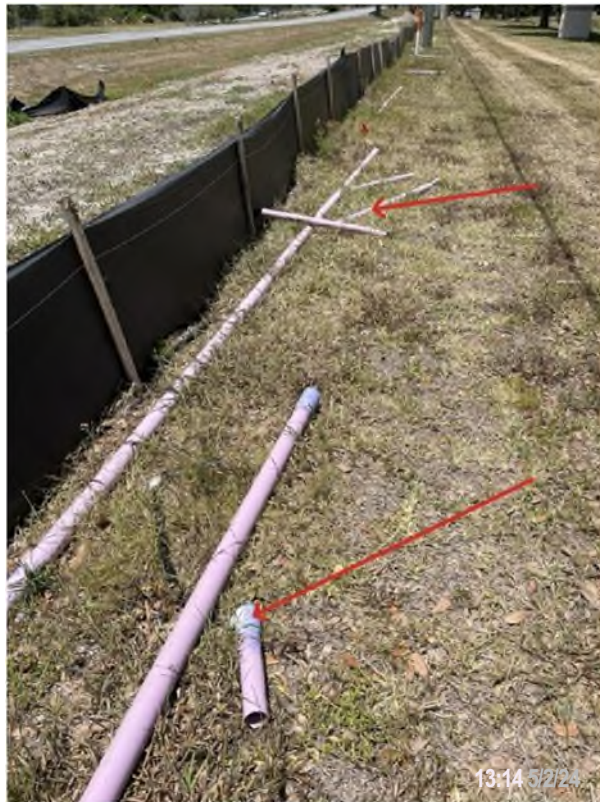
The monument needs repairs.



Issue 24 - Townsquare

Assigned To Inframark

The monument needs repairs.



Issue 25 - East Entrance

Assigned To Benchmark

Irrigation line broken by the contractor from Toho.

we are documenting this the construction project continues moving down 192



Issue 26 - East Entrance

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

Action: Follow-up with the Board Members.



Issue 27 - East Entrance

Assigned To Benchmark

Reference of item #25.

response is the same as item #25



Issue 28 - Clay Brick Rd.

Assigned To Inframark

The columns need to be repaired and painted.



Issue 29 - Clay Brick Rd.

Assigned To Benchmark

The dead tree needs to be removed.

Action: Benchmark will be submitting a proposal.

proposal will be available at may CDD meeting



Issue 30 - West Entrance

Assigned To OUC

The tree branches are touching the overhead wires.

Action: OUC needs to trim them.



Issue 31 - West Entrance

Assigned To Benchmark

The low branches need to be trimmed.

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



Issue 32 - West Entrance

Assigned To Benchmark

The low tree branches need to be trimmed.

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



Issue 33 - Little Blue Ln. (West)

Assigned To Inframark

The rotted tree fell down.

Action: needs to be picked up.

Issue 34

redacted

13:49 5/2/24

Issue 35

Redacted

13:50 5/2/24



13:52 5/2/24

Issue 36 Little Blue On

Assigned To Inframark

Residents are parking cars on CDD property.

Recommendation: Boulders and signs installation.



Issue 37 - Little Blue Ln.

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

working on this



Issue 38 - Little Blue Ln.

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

working on this



Issue 39 - Little Blue Ln.

Assigned To Inframark & Benchmark

Someone dumped a dead tree and branches, needs to be picked up.

our team will remove at the next site visit



Issue 40 - Little Blue Ln. (Playgrounds)

Assigned To Benchmark

The playground needs new mulch.

Action: Benchmark will be submitting a proposal.

will bring up for review at the may CDD meeting



Issue 41 - Little Blue Ln. (Playground)

Assigned To Inframark

The rails need to be replaced.



Issue 42 - Little Blue Ln. (Playground)

Assigned To Inframark

The pole needs new paint.



Issue 43 - 6825 Little Blue Ln.

Assigned To Benchmark

The tree branches need to be pruned.

will be completed by june 1st



Issue 44 - Butterfly Rd.

Assigned To Benchmark

The palm fronds need to be picked up.

will be removed at the next site visit



Issue 45 - Cordgrass Pl. (Playground)

Assigned To Inframark

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



Issue 46 - Schoolhouse rd (Roundabout)

Assigned To Benchmark

The annuals need to be installed.

will be in the ground soon



Issue 47 - Blazing Star Ln. (Playground)

Assigned To Inframark

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



Issue 48 - Blazing Star Ln. (Playground)

Assigned To Inframark

The playground parts need repair.



Issue 49 - Schoolhouse Rd.

Assigned To Inframark

The damaged sign needs to be replaced.



Issue 50 - Schoolhouse Rd.

Assigned To Inframark

The Gazebo structure needs paint.



Issue 51 - Splashpad

Assigned To Inframark

The splashpad pavers needs to be painted.



Issue 52 - Splashpad

Assigned To Inframark

Picture of splashpad test.



Issue 53 - Buck Lake Pavilion

Assigned To Inframark

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

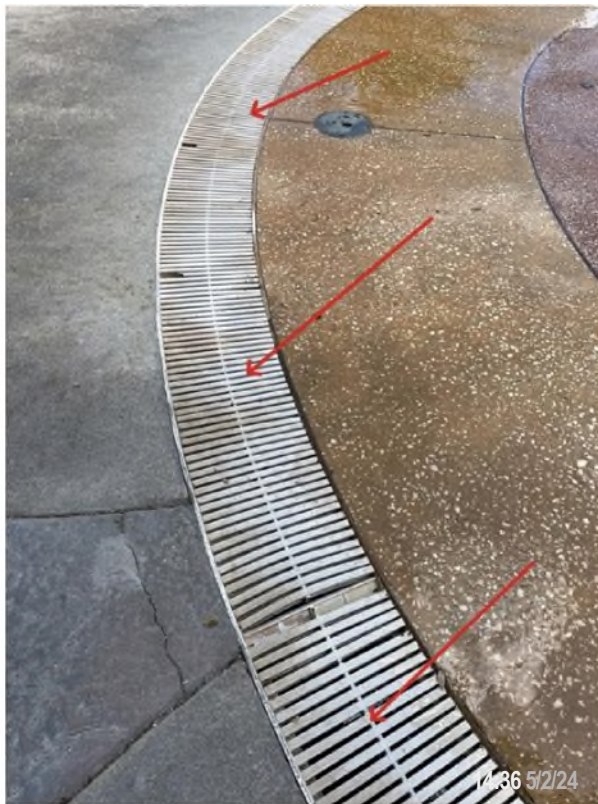


Issue 54 - Buck Lake Pavilion

Assigned To Benchmark

The low tree branches need to be pruned.

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



Issue 55 - Splashpad

Assigned To Inframark

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



Issue 56 - Volleyball Court

Assigned To Benchmark

The lower tree branches need to be pruned.

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



Issue 57 - Buck Lake Pavilion

Assigned To Inframark

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



Issue 58 - Ashley Pool

Assigned To Inframark

The pergola needs to be painted.



Issue 59 - Ashley Pool

Assigned To Inframark

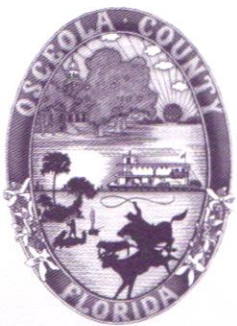
The Pool area needs two (2) new ring buoys.

Subsection 3E

District Manager

Subsection 3E(i)

Registered Voters



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

May 6, 2024

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

RE: Harmony Community Development District – Registered Voters

Dear Ms. Burgess:

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

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

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

Respectfully yours,

A handwritten signature in cursive script that reads "Mary Jane Arrington".

Mary Jane Arrington
Supervisor of Elections

Section 5

Presentation of Budget

Subsection 5A

Fiscal Year 2025 Budget

Subsection 5B

Resolution 2024-09

RESOLUTION 2024-09

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

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

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

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

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

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

Date: Thursday, July 25, 2024
Hour: 6:00 p.m.
Place: Jones Homes Model, 3285 Songbird Circle, Harmony, FL 34773

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

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

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

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

ATTEST:

**HARMONY COMMUNITY
DEVELOPMENT District**

Secretary/Assistant Secretary

Chairman/Vice Chairman

Exhibit A: Fiscal Year 2025 Proposed Budget

Section 6

Consent Agenda

Subsection 6A

Minutes

**MINUTES OF BUDGET WORKSHOP
HARMONY COMMUNITY DEVELOPMENT DISTRICT**

A budget workshop of the Board of Supervisors of the Harmony Community Development District (“CDD” or “District”) was held Thursday, April 25, 2024, at 4:30 p.m. at the Jones Model Home, 3285 Songbird Circle, Saint Cloud, FL 34773.

Present were:

Mark LeMenager	Chairman
Daniel Leet	Vice Chairman
Lucas Chokanis	Assistant Secretary
Kerul Kassel	Assistant Secretary
Joellyn Phillips (<i>via Zoom</i>)	Assistant Secretary

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

Angel Montagna	District Manager, Inframark
Howard Neal	District Manager, Inframark
David Hamstra	District Engineer, Pegasus Engineering
Jorge Baez	Field Services Supervisor, Inframark
Brenda Burgess	Project Manager, Inframark
Residents and Members of the Public	

This is not a certified or verbatim transcript but rather represents a recap of the discussions at the workshop. The full recording is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS Call to Order and Roll Call

Mr. LeMenager called the workshop to order at 4:34 p.m.

Mr. LeMenager called the roll.

SECOND ORDER OF BUSINESS Audience Comments

There being no comments, the next order of business followed.

THIRD ORDER OF BUSINESS Discussion of Fiscal Year 2025 Preliminary Budget

Mr. LeMenager suggested rather than tying assessments to total expenditures, to increase them the rate of inflation. Putting \$305,000 into reserves instead of \$412,000 results in a 3.5% increase.

Ms. Montagna reminded the Board since VC-1 was paid off, 5.14 acres were removed, resulting in 2.2% increase. The contribution to reserves, at whatever dollar, has not been earmarked for any specific purpose. The current year contribution was designed for the maintenance facility.

Mr. LeMenager pointed out the ending fund balance is still \$1 million.

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

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

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

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

Expenditures:

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

- Tree trimming has its own line item, which is still projected to be under budget. Community-wide tree trimming was last done in fiscal year 2023, so recommendation to budget for fiscal year 2025.

- Operation & Maintenance, R&M-Ponds/Buck Lake: \$100,000.

- The District confirmed it owns the golf course ponds through Mr. Hamstra's review and research, and the District is obligated to perform maintenance, which ponds have never been treated, resulting in more chemicals and treatments, as well as the Buck Lake committee agreement.
- Discussion ensued regarding the South Florida Water Management District ("SFWMD") permit.
- Ms. Kassel suggested perhaps combining this line item with R&M-Invasive Plant Maintenance since some of the pond maintenance is management of invasives, to be cleaner.

- Operation & Maintenance, R&M-Invasive Plant Maintenance: \$105,000.

- This is strictly conservation areas Mr. Brad Vinson treats. As some point, the District may need to hire a vendor to perform a treatment due to one person not able to keep up with it, which cost is included in the \$105,000. Due to the dangerous nature and location of the work, another staff member has to accompany Mr. Vinson.
- Mr. Vinson is certified to provide treatments. A previous Board considered proposals from vendors to provide pond treatments, but they were not approved at the time.
- Discussion ensued regarding projections for the year of \$10,000 but a proposed budget of \$105,000. Ms. Kassel provided the history of spending \$200,000 two or three years ago because the invasives got out of hand, and a vendor had to get them under control. Proposals were received. Mr. Leet indicated the Board approved the cheaper one for \$50,000, but the consultant, Ms. Catherine Bowman, rejected it. Ms. Montagna confirmed the Board then approved a proposal for \$194,000. Ms. Bowman informed the Board the invasives will come back quickly, and Mr. Vinson will not be able to keep up with it according to the requirements of SFWMD. The Board at the time agreed to budget \$100,000 in case the vendor—Mr. Bill Snidely with Aquatic Weed Management—needed to be hired again for another cleanup.

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

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

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

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

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

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

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

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

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

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

Harmony CDD
April 25, 2024, budget workshop

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

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

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

Mr. Leet prefers 4% increase.

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

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

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

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

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

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

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

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

Harmony CDD
April 25, 2024, budget workshop

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

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

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

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

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

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

Mr. LeMenager likes \$305,000.

Mr. Leet likes \$370,000.

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

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

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

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

Harmony CDD
April 25, 2024, budget workshop

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

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

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

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

FOURTH ORDER OF BUSINESS

Other Business, Update, and Supervisor Requests

There being none, the next order of business followed.

FIFTH ORDER OF BUSINESS

Adjournment

The workshop adjourned at 5:47 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

**MINUTES OF MEETING
HARMONY COMMUNITY DEVELOPMENT DISTRICT**

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

Present and constituting a quorum were:

Mark LeMenager	Chairman
Daniel Leet	Vice Chairman
Lucas Chokanis	Assistant Secretary
Kerul Kassel	Assistant Secretary
Joellyn Phillips (<i>via Zoom</i>)	Assistant Secretary

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

Howard Neal	District Manager, Inframark
Jennifer Goldyn	District Manager, Inframark
Kate John (<i>via Zoom</i>)	District Legal Counsel, Kutak Rock
David Hamstra	District Engineer, Pegasus Engineering
Jorge Baez	Field Services Supervisor, Inframark
Nick Lomasney	Benchmark Landscaping/United Land Service
Residents and Members of the Public	

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

FIRST ORDER OF BUSINESS Call to Order and Roll Call

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

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

Ms. Phillips was not present at roll call.

SECOND ORDER OF BUSINESS Audience Comments

Mr. LeMenager indicated a three-minute time limit for comments. It is not a question-and-answer period. Residents may email Board members with questions.

Mr. Joe Janeczek thanked the Board members for their responses to him.

Mr. Kevin Shea asked about the next steps for the Blazing Star Lane alley. Mr. LeMenager replied a better price is trying to be obtained. Proposals will be reviewed at tonight’s meeting to perhaps address the problem and alley resurfacing.

THIRD ORDER OF BUSINESS Staff Reports

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

Mr. Lomasney reviewed work efforts, and discussed items with the Board, including two parks with bahia, with the suggestion to install bahia now and every three to five years due to

Harmony CDD
April 25, 2024

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

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

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

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

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

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

B. Field Manager: Inframark

i. Monthly Report

ii. Splash Pad and Swim Club

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

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

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

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

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

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

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

iii. Boats

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

iv. Tower Painting

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

Ms. Phillips commented it looks really nice.

v. Garden Road

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

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

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

vi. Middlebrook Place Pond

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

C. District Engineer: Pegasus

i. Lakefront Park Community Maintenance Facility Update

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

ii. Blazing Star Lane

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

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

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

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

iii. Development Percentage for Bond Issuance

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

iv. Invoices

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

D. District Counsel: Kutak Rock

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

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

Harmony CDD
April 25, 2024

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

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

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

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

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

E. District Manager: Inframark

i. Project Boards

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

ii. Toho Water Authority (“Toho”) Invoice

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

iii. Waste Management Insurance Claim

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

FOURTH ORDER OF BUSINESS Business Items

A. Golf Course Maintenance Facility

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

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

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

Harmony CDD
April 25, 2024

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

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

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

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

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

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

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

Harmony CDD
April 25, 2024

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

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

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

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

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

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

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

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

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

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

B. Garden Shed Proposals

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

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

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

Harmony CDD
April 25, 2024

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

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

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

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

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

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

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

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

D. Resolution 2024-08, General Election

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

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

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

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

E. Soccer Field Garbage and Usage Discussion

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

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

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

FIFTH ORDER OF BUSINESS

Consent Agenda

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

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

B. Financial Statements (March 2024)

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

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

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

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

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

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

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

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

C. Check Register #287 (March 2024)

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

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

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

SIXTH ORDER OF BUSINESS**Supervisor Requests**

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

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

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

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

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

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

Harmony CDD
April 25, 2024

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

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

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

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

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

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

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

SEVENTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

Subsection 6B

Financials

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

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

General Fund

- Total Revenue through March is approximately 86% of the annual budget. This is typical for this time of year.
 - Non Ad Valorem Assessment collections are currently at 85%.
 - Garden Lot - Includes lease payments for garden lot.
- Total Expenditures through April are at 58% of the annual budget.
 - ▶ Administrative
 - P/R-Board of Supervisors - Includes payroll for meetings through April 2024.
 - ProfServ-Engineering - Pegasus Engineering services through February 2024. Includes services for maintenance facility, Buck Lake, storm sewer system and other matters.
 - Insurance - General Liability - thru April 2024 EGIS insurance policy over budget by 15%
 - ▶ Field
 - ProfServ-Field Management - Contract with Inframark.
 - Miscellaneous Services - includes Nona Glass Services regarding mirror replacenment totaling \$807.73.
 - ▶ Landscaping Services
 - Contracts-Mulch - Contract with Benchmark Landscaping.
 - Contracts-Landscape - Benchmark Landscaping provides landscaping services.
 - ▶ Utilities
 - Electricity-General - Services provided by OUC.
 - Electricity-Streetlighting - Services provided by OUC.
 - Utility-Water & Sewer - Services provided by TOHO.
 - ▶ Operation & Maintenance
 - Utility-Refuse Removal - Services provided by Waste Connections of FL.
 - R&M-Ponds - Includes Feb invoice for draining of pond and disposal of vegetation.
 - R&M-Parks & Facilities - Various supplies and repairs, including dog waste bags, field staff supplies, swing repair, bathroom exhaust fan deposit, patio umbrellas, gate, mower tires, electrical panel repairs, signs, and two benches.
 - ▶ Debt Service
 - Principal Expense - Principal portion of VC1 debt service assessment transferred from the general fund to the series 2015 debt service fund.
 - Interest Expense - Interest portion of VC1 debt service assessment transferred from the general fund to the series 2015 debt service fund.

General Fund Reserves

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

HARMONY

Community Development District

Financial Report

April 30, 2024

Prepared by



Table of Contents

<u>FINANCIAL STATEMENTS</u>	Page #
Balance Sheet - All Funds	1
Statement of Revenues, Expenditures and Changes in Fund Balances	
General Fund	2 - 3
General Fund Reserves	4
Debt Service Funds	5-6
 <u>SUPPORTING SCHEDULES</u>	
Non-Ad Valorem Special Assessments	7
Cash and Investment Report	8

HARMONY
Community Development District

Financial Statements

(Unaudited)

April 30, 2024

HARMONY

Community Development District

Governmental Funds**Balance Sheet**

April 30, 2024

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

HARMONY

Community Development District

General Fund

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

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

HARMONY

Community Development District

General Fund

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

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

HARMONY

Community Development District

General Fund Reserves

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

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

HARMONY

Community Development District

Series 2014 Debt Service Fund

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

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

HARMONY

Community Development District

Series 2015 Debt Service Fund

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

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

HARMONY

Community Development District

Supporting Schedules

April 30, 2024

HARMONY
Community Development District

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

					Allocation by Fund		
Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	General Fund	Series 2014 Debt Service Fund ⁽¹⁾	Series 2015 Debt Service Fund ⁽¹⁾
ASSESSMENTS LEVIED FY 2024				\$ 4,502,795	\$ 2,758,501	\$ 1,204,385	\$ 539,909
Allocation %				100%	61%	27%	11.99%
11/10/2023	\$ 21,549	\$ 1,162.7	\$ 440	\$ 23,151	\$ 14,183	\$ 6,192	\$ 2,776
11/24/2023	\$ 248,290	\$ 10,556.5	\$ 5,067	\$ 263,914	\$ 161,679	\$ 70,590	\$ 31,645
12/11/2023	\$ 2,797,087	\$ 118,923.6	\$ 57,083	\$ 2,973,094	\$ 1,821,376	\$ 795,228	\$ 356,489
12/22/2023	\$ 133,910	\$ 5,234.9	\$ 2,733	\$ 141,877	\$ 86,917	\$ 37,949	\$ 17,012
1/10/2024	\$ 68,699	\$ 2,168.0	\$ 1,402	\$ 72,269	\$ 44,274	\$ 19,330	\$ 8,665
1/10/2024	\$ 11,526	\$ 363.8	\$ 235	\$ 12,125	\$ 7,428	\$ 3,243	\$ 1,454
2/8/2024	\$ 581	\$ 18.4	\$ 12	\$ 611	\$ 375	\$ 164	\$ 73
2/8/2024	\$ 49,231	\$ 1,093.2	\$ 1,005	\$ 51,329	\$ 31,445	\$ 13,729	\$ 6,155
3/8/2024	\$ 65,412	\$ 723	\$ 1,335	\$ 67,469	\$ 41,333	\$ 18,046	\$ 8,090
3/8/2024	\$ 980.09	\$ -	\$ 20.00	\$ 1,000.09	\$ 612.67	\$ 267.50	\$ 119.92
4/8/2024	\$ 14,644	\$ -	\$ 299	\$ 14,943	\$ 9,154	\$ 3,997	\$ 1,792
4/8/2024	\$ 236,040	\$ -	\$ 4,817	\$ 240,857	\$ 147,554	\$ 64,423	\$ 28,880
TOTAL	\$ 3,647,948	\$ 140,244	\$ 74,448	\$ 3,862,640	\$ 2,366,330	\$ 1,033,159	\$ 463,151
Collected in %				85.8%			
TOTAL OUTSTANDING				\$ 640,155	\$ 392,171	\$ 171,225	\$ 76,758

Note (1): Variance between budget and assessment levy is due to prepayments received during the budget process.

HARMONY
Community Development District

Cash and Investment Report
April 30, 2024

General Fund

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

Debt Service Funds

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

Subsection 6C

Check Register

HARMONY COMMUNITY DEVELOPMENT DISTRICT
Invoice Report

INVOICE APPROVAL # 288

Date: 5/15/2024

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

HARMONY COMMUNITY DEVELOPMENT DISTRICT
Invoice Report

INVOICE APPROVAL # 288

Date: 5/15/2024

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