

**HARMONY
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

Thursday, July 25, 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
Howard Neal, District Manager
Michael Eckert, District Counsel
David Hamstra, District Engineer
Kerry Satterwhite, Area Field Manager

Meeting Agenda

Thursday, July 25, 2024 – 6:00 p.m.

1. **Call to Order and Roll Call**
2. **Audience Comments** – Three- (3) Minute Time Limit
3. **Discussion of O&M Assessment Methodology**
4. **Public Hearings**
 - A. Presentation of FY 2025 Budget Page 5
 - B. Public Hearing on FY 2025 Budget
 - i. Public Comment
 - ii. Consideration of Resolution 2024-10, Adopting the FY 2025 Budget Page 20
 - C. Public Hearing on Levying O&M Assessments
 - i. Public Comment
 - ii. Consideration of Resolution 2024-11, Levying O&M Assessments Page 24
5. **Staff Reports**
 - A. Landscaping: Benchmark Landscaping/United Land Services
 - B. Field Manager: Inframark
 - i. Monthly Report Page 31
 - C. District Engineer: Pegasus Engineering
 - i. Change Order #1 Page 71
 - ii. Lakefront Park Community Maintenance Facility Update
 - iii. Alleyway Inspection Results
 - iv. Drainage Matter in The Estates
 - v. Safety Ramp Improvements at the Intersection of Clay Brick Road and the High School
 - D. District Counsel: Kutak Rock
 - i. Consideration of Agreement with Flock and Related Negotiation Issues
 - ii. Consideration of Resolution 2024-12, Security Access Policy Page 80
 - E. District Manager: Inframark
 - i. Consideration of Falcon Design & Construction Estimate #2344.1 Page 85
6. **Business Items**
 - A. Consideration of FY 2025 Meeting Schedule..... Page 89
 - B. Discussion of 192 Median Maintenance Page 91
7. **Consent Agenda**
 - A. Minutes from June 27, 2024, Regular Meeting Page 107
 - B. Financial Statements Page 120
 - C. Check Register #290..... Page 132
8. **Supervisor Requests**
9. **Adjournment**

The next meeting is scheduled for Thursday, August 22, 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 4

Public Hearings

Section 4A

FY 2025 Budget

HARMONY
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2025

Preliminary Budget

Prepared by:



Harmony
Community Development District

Operating Budget
Fiscal Year 2025

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget

Account #	ACCOUNT DESCRIPTION	ACTUAL FY 2023	ADOPTED BUDGET FY 2024	ACTUAL THRU 4/30/2024	PROJECTED May- 9/30/2024	TOTAL PROJECTED FY 2024	% +/- Budget	ANNUAL BUDGET FY 2025
REVENUES								
361001	Interest - Investments	\$ 48,891	\$ 30,000	\$ 25,964	\$ 18,861	\$ 44,825	49.42%	30,000
361006	Interest - Tax Collector	18,049		5,112	-	5,112	0.00%	
363010	Special Assmnts- Tax Collector	2,412,788	2,791,633	2,366,330	425,303	2,791,633	0.00%	2,967,878
363011	Special Assessments-Tax Collector-VC1	-	(33,132)	-	-	-	-100.00%	-
363090	Special Assmnts- Discounts	(77,003)	(111,665)	(85,916)		(85,916)	-23.06%	(118,715)
369900	Other Miscellaneous Revenues	5,373			-	-	0.00%	
369941	Access Cards	1,060	1,200	94	68	162	-86.48%	1,200
369958	Insurance Reimbursements	7,709			-	-	0.00%	
369982	Facility Revenue	(24)	600	(642)	1,242	600	0.00%	600
	Garden Lot	1,292	1,207	1,325	-	1,325	9.78%	1,200
TOTAL REVENUES		2,418,135	2,679,843	2,312,267	445,474	2,757,741		2,882,163
EXPENDITURES								
Administration								
511001	P/R-Board of Supervisors	9,400	14,000	5,000	9,000	14,000	0.00%	14,000
521001	FICA Taxes	719	1,071	444	627	1,071	0.00%	1,071
531002	ProfServ-Arbitrage Rebate	600	1,200	600	600	1,200	0.00%	1,200
531012	ProfServ-Dissemination Agent	1,500	1,500	1,500	-	1,500	0.00%	1,500
531013	ProfServ-Engineering	86,854	60,000	58,680	42,626	101,306	68.84%	70,000
531023	ProfServ-Legal Services	72,177	60,000	35,028	25,445	60,473	0.79%	60,000
531027	ProfServ-Mgmt Consulting Serv	69,250	71,328	41,608	29,720	71,328	0.00%	73,468
531035	ProfServ-Property Appraiser	694	392	-	392	392	0.00%	392
	ProfServ-Recording Secretary	3,850	4,326	1,082	3,244	4,326	0.00%	4,456
531038	ProfServ-Special Assessment	8,822	9,087	8,822	265	9,087	0.00%	9,360
531045	ProfServ-Trustee Fees	10,160	10,160	-	10,160	10,160	0.00%	10,160
532002	Auditing Services	4,400	4,400	-	4,400	4,400	0.00%	5,000
541006	Postage and Freight	4,067	1,000	128	872	1,000	0.00%	1,000
544004	Rental - Meeting Room	3,211	7,500	-	7,500	7,500	0.00%	7,500
545002	Insurance - General Liability	18,732	20,000	22,932	-	22,932	14.66%	27,000
547001	Printing and Binding	1,309	-	174	-	174	0.00%	-
548002	Legal Advertising	1,703	1,200	524	381	905	-24.61%	1,200
549069	Misc-Records Storage	2,494			-	-	0.00%	-
549070	Misc-Assessmnt Collection Cost	47,445	55,832	45,608	10,224	55,832	0.00%	59,358
549900	Misc-Contingency	773			-	-	0.00%	-
554007	Annual District Filing Fee	175	175	175	-	175	0.00%	175
Total Administration		348,335	323,171	222,305	145,456	367,761		346,839
Field								
531016	ProfServ-Field Management	338,872	375,810	219,222	156,588	375,810	0.00%	387,084
549001	Miscellaneous Services	4,844		808	-	808	0.00%	-
Total Field		343,716	375,810	220,030	156,588	376,618		387,084
Landscape Services								
534065	Contracts - Mulch	-	77,347	77,348	-	77,348	0.00%	77,348
534171	Contracts - Landscape	526,187	699,567	403,063	296,504	699,567	0.00%	746,392
534172	Other Landscape	28,691		17,495	12,709	30,204	0.00%	-
	Contracts - Annuals	3,500	14,000	3,500	2,542	6,042	-56.84%	14,000
546041	R&M - Irrigation	8,667	30,000					30,000
546099	R&M - Trees and Trimming	54,146	40,000	10,900	7,918	18,818	-52.96%	40,000
549001	Miscellaneous Services	140	50,000	15	11	26	-99.95%	50,000
Total Landscape Services		642,127	910,914	512,321	319,684	832,005		957,740
Utilities								
543006	Electricity - General	35,034	43,550	20,506	14,896	35,402	-18.71%	43,000
543013	Electricity - Streetlighting	125,804	139,470	71,132	51,671	122,803	-11.95%	139,000
543021	Utility - Water & Sewer	157,166	211,860	110,621	80,357	190,978	-9.86%	220,000
Total Utilities		318,004	394,880	202,259	146,924	349,183		402,000

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget

Account #	ACCOUNT DESCRIPTION	ACTUAL FY 2023	ADOPTED BUDGET FY 2024	ACTUAL THRU 4/30/2024	PROJECTED May- 9/30/2024	TOTAL PROJECTED FY 2024	% +/- Budget	ANNUAL BUDGET FY 2025
Operation & Maintenance								
543020	Utility - Refuse Removal	3,412	3,500	2,465	1,791	4,256	21.59%	3,500
546073	R&M-Ponds/Buck Lake	6,708	20,000	42,150	30,618	72,768	263.84%	100,000
546074	R&M-Pools	39,313	35,000	9,232	6,706	15,938	-54.46%	60,000
546081	R&M-Roads & Alleyways		2,000		-	-	-100.00%	2,000
	R&M-Streetlights		10,000		-	-	-100.00%	10,000
546104	R&M-Vehicles/Equipment	6,111	15,000	190	138	328	-97.81%	15,000
1	R&M-User Supported Facility	1,015			-	-	0.00%	-
546223	R&M-Equipment Boats	8,506	10,000	157	114	271	-97.29%	10,000
546225	R&M-Parks & Facilities	64,007	45,000	26,625	19,341	45,966	2.15%	45,000
	R&M-Garden Lot	235	2,000	208	151	359	-82.05%	2,000
	Sidewalk Panel Replacements		20,000	-	-	-	-100.00%	20,000
	R&M- Invasive Plant Maintenance	54,800	105,000	5,050	3,668	8,718	-91.70%	105,000
549911	Security Enhancements	10,164	5,700	4,384	3,185	7,569	32.78%	6,000
552030	Op Supplies - Fuel, Oil	1,702	8,000	122	89	211	-97.37%	8,000
564041	Cap Outlay - Vehicles	10,961	15,000		-	-	-100.00%	15,000
	Reserve - Other		412,000	59,801	43,440	103,241	-74.94%	387,000
Total Operation & Maintenance		206,934	708,200	150,384	109,241	259,625		788,500
Debt Service								
	Principal Debt Retirement	13,507	14,177	268,292	-	268,292	1792.45%	-
	Interest Expense	13,093	12,423	6,767	5,656	12,423	0.00%	-
Total Debt Service		26,600	26,600	275,059	5,656	280,715		-
TOTAL EXPENDITURES		1,885,716	2,739,575	1,582,358	883,549	2,465,907		2,882,163
Excess (deficiency) of revenues								
Over (under) expenditures		532,419	(59,732)	729,909	(438,075)	291,834		0
OPERATING TRANSFERS-OUT		(300,000)						(387,000)
CONTRIBUTION TO (USE) FUND BALANCE			(59,732)					
Net change in fund balance		232,419	(59,732)	729,909	(438,075)	291,834		0
391000	FUND BALANCE, BEGINNING	652,880	885,299	885,299	-	885,299		1,177,133
FUND BALANCE, ENDING		\$ 885,299	\$ 825,567	\$ 1,615,208	\$ (438,075)	\$ 1,177,133		1,177,133

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2025 RESERVE FUND ANALYSIS		
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2023	\$	885,299
Less: Forecasted Surplus/(Deficit) as of 9/30/2024		291,834
Estimated Funds Available - 9/30/2024		1,177,133

FISCAL YEAR 2025 RESERVE FUND ANALYSIS		
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2024	\$	1,177,133
Less: First Month Operating Reserve		(240,180) ⁽¹⁾
Less: Designated Reserves for Capital Projects		-
Less: Forecasted Surplus/(Deficit) as of 9/30/2025		0
Estimated Remaining Undesignated Cash as of 9/30/2025		936,953

Notes

(1) Represents approximately 1 month of operating expenditures

Summary of Revenues, Expenditures and Changes in Fund Balances
General Fund
Fiscal Year 2025 Budget

Account #	ACCOUNT DESCRIPTION	ACTUAL FY 2023	ADOPTED BUDGET FY 2024	ACTUAL THRU 4/30/2024	PROJECTED May- 9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
REVENUES							
	Interest Investment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REVENUES		-	-	-	-	-	-
EXPENDITURES							
	<i>Operation & Maintenance</i>						
	Reserve - Other	786,566	-	-	-	-	-
	Total Operation & Maintenance	786,566	-	-	-	-	-
TOTAL EXPENDITURES		786,566	-	-	-	-	-
	Excess (deficiency) of revenues						
	Over (under) expenditures	(786,566)	-	-	-	-	-
OTHER FINANCING SOURCES (USES)							
591000	Operating Transfers-In	300,000	-		-	-	387,000
599999	Contribution to (Use of) Fund Balance	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)		300,000	-	-	-	-	387,000
	Net change in fund balance	(486,566)	-	-	-	-	387,000
391000	FUND BALANCE, BEGINNING	547,006	60,440	60,440	-	60,440	60,440
	FUND BALANCE, ENDING	\$ 60,440	\$ 60,440	\$ 60,440	\$ -	\$ 60,440	\$ 447,440

Harmony
Community Development District

Debt Service Budgets
Fiscal Year 2025

Summary of Revenues, Expenditures and Changes in Fund Balances

Series 2014 Debt Service Fund

Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2024	ACTUAL THRU 4/30/2024	PROJECTED May- 9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
REVENUES					
Interest - Investments	\$ 60	\$ 32,866	\$ -	\$ 32,866.00	\$ -
Special Assmnts- Tax Collector	1,208,761	964,739	244,022	1,208,761	1,202,792
Special Assmnts- Discounts	(48,350)	(37,512)	(10,838)	(48,350)	(48,112)
TOTAL REVENUES	1,160,471	960,093	233,184	1,193,277	1,154,680
EXPENDITURES					
<i>Administrative</i>					
Misc-Assessmnt Collection Cost	24,175	18,545	5,630	24,175	24,056
Total Administrative	24,175	18,545	5,630	24,175	24,056
<i>Debt Service</i>					
Principal Debt Retirement	\$ 725,000		\$ 725,000	\$ 725,000	\$ 760,000
Principal Prepayments		20,000	-	20,000	-
Interest Expense	421,013	210,506	209,981	420,487	383,713
Total Debt Service	1,146,013	230,506	934,981	1,165,487	1,143,713
TOTAL EXPENDITURES	1,170,188	249,051	940,611	1,189,662	1,167,768
Excess (deficiency) of revenues Over (under) expenditures	(9,717)	711,042	(707,427)	3,615	(13,088)
Net change in fund balance	(9,717)	711,042	(707,427)	3,615	-
FUND BALANCE, BEGINNING	1,264,392	1,264,392	-	1,264,392	1,268,007
FUND BALANCE, ENDING	\$ 1,254,675	\$ 1,975,434	\$ (707,427)	\$ 1,268,007	\$ 1,268,007

AMORTIZATION SCHEDULE

Period Ending	Outstanding Balance	Principal	Special Call	Coupon Rate	Interest	Annual Debt Service
11/1/2014	\$13,945,000					
5/1/2015	\$13,945,000	\$260,000	\$185,000	5%	\$597,819	\$1,042,819
11/1/2015	\$13,500,000		\$70,000		\$346,250	
5/1/2016	\$13,430,000	\$520,000	\$15,000	5%	\$344,450	\$1,295,700
11/1/2016	\$12,895,000	\$40,000			\$331,063	
5/1/2017	\$12,855,000	\$535,000		5%	\$330,031	\$1,236,094
11/1/2017	\$12,320,000		\$15,000		\$316,656	
5/1/2018	\$12,305,000	\$575,000	\$20,000	5%	\$316,281	\$1,242,938
11/1/2018	\$11,710,000		\$30,000		\$301,406	
5/1/2019	\$11,680,000	\$585,000	\$15,000	5%	\$300,619	\$1,232,025
11/1/2019	\$11,080,000		\$70,000		\$283,806	
5/1/2020	\$11,010,000	\$610,000	\$25,000	5%	\$283,806	\$1,272,613
11/1/2020	\$10,375,000		\$25,000		\$267,900	
5/1/2021	\$10,350,000	\$640,000	\$100,000	5%	\$267,244	\$1,175,144
11/1/2021	\$9,610,000		\$15,000		\$248,656	
5/1/2022	\$9,595,000	\$665,000	\$70,000	5%	\$248,275	\$1,161,931
11/1/2022	\$8,860,000		\$70,000		\$229,831	
5/1/2023	\$8,790,000	\$690,000	\$10,000	5%	\$228,013	\$1,147,844
11/1/2023	\$8,090,000		\$20,000		\$210,506	
5/1/2024	\$8,070,000	\$725,000		5%	\$209,981	\$1,145,488
11/1/2024	\$7,345,000				\$191,856	
5/1/2025	\$7,345,000	\$760,000		5%	\$191,856	\$1,143,713
11/1/2025	\$6,585,000				\$172,856	
5/1/2026	\$6,585,000	\$800,000		5%	\$172,856	\$1,145,713
11/1/2026	\$5,785,000				\$151,856	
5/1/2027	\$5,785,000	\$840,000		5%	\$151,856	\$1,143,713
11/1/2027	\$4,945,000				\$129,806	
5/1/2028	\$4,945,000	\$890,000		5%	\$129,806	\$1,149,613
11/1/2028	\$4,055,000				\$106,444	
5/1/2029	\$4,055,000	\$935,000		5%	\$106,444	\$1,147,888
11/1/2029	\$3,120,000				\$81,900	
5/1/2030	\$3,120,000	\$985,000		5%	\$81,900	\$1,148,800
11/1/2030	\$2,135,000				\$56,044	
5/1/2031	\$2,135,000	\$1,040,000		5%	\$56,044	\$1,152,088
11/1/2031	\$1,095,000				\$28,744	
5/1/2032	\$1,095,000	\$1,095,000		5%	\$28,744	\$1,152,488
		\$7,345,000			\$1,839,013	\$9,184,013

Summary of Revenues, Expenditures and Changes in Fund Balances

Series 2015 Debt Service Fund Fund

Fiscal Year 2025 Budget

Account		ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
#	ACCOUNT DESCRIPTION	BUDGET	THRU	May-	PROJECTED	BUDGET
		FY 2024	4/30/2024	9/30/2024	FY 2024	FY 2025
REVENUES						
361001	Interest - Investments	\$ 30	\$ 13,891	\$ -	\$ -	
363010	Special Assmnts- Tax Collector	593,460	432,479	160,981	593,460	474,957
	Special Assmnts- Other	26,600	275,059	-	275,059	
363030	Special Assmnts- Prepayment		118,765	-	118,765	-
363090	Special Assmnts- Discounts	(23,738)	(16,816)	(6,922)	(23,738)	(18,998)
TOTAL REVENUES		596,352	823,378	154,059	963,546	455,959
EXPENDITURES						
Administrative						
549070	Misc-Assessmnt Collection Cost	11,869	8,313	3,556	11,869	9,499
Total Administrative		11,869	8,313	3,556	11,869	9,499
Debt Service						
571001	Principal Debt Retirement	295,000	-	-	-	310,000
571006	Principal Prepayments	-	25,000	-	25,000	-
572001	Interest Expense	269,100	134,550	133,909	268,459	253,806
Total Debt Service		564,100	159,550	133,909	293,459	563,806
TOTAL EXPENDITURES		575,969	167,863	137,465	305,328	573,305
Excess (deficiency) of revenues						
Over (under) expenditures		20,383	655,515	16,594	658,218	(117,346)
Net change in fund balance		20,383	655,515	16,594	658,218	-
391000	FUND BALANCE, BEGINNING	695,556	695,556	-	695,556	1,353,774
FUND BALANCE, ENDING		\$ 715,939	\$ 1,351,071	\$ 16,594	\$ 1,353,774	\$ 1,353,774

AMORTIZATION SCHEDULE

			Period Ending	Outstanding Balance	Principal	Special Call	Coupon Rate	Interest	Annual Debt Service
P	2015	P2015	4/2/2015	\$13,530,000			3.750%	\$0	\$0
I	2016	I2016	11/1/2015	\$13,530,000			3.750%	\$337,079	
P	2016	P2016	5/1/2016	\$13,530,000	\$390,000		3.750%	\$202,241	\$929,320
I	2017	I2017	11/1/2016	\$13,140,000			3.750%	\$194,928	
P	2017	P2017	5/1/2017	\$13,140,000	\$410,000		3.750%	\$194,928	\$799,856
I	2018	I2018	11/1/2017	\$12,730,000		\$45,000	3.750%	\$315,419	
P	2018	P2018	5/1/2018	\$12,685,000	\$425,000	\$330,000	3.750%	\$315,419	\$1,430,838
I	2019	I2019	11/1/2018	\$11,930,000		\$335,000	3.750%	\$299,181	
P	2019	P2019	5/1/2019	\$11,595,000	\$420,000	\$100,000	4.750%	\$290,784	\$1,444,966
I	2020	I2020	11/1/2019	\$11,075,000		\$955,000	4.750%	\$278,303	
P	2020	P2020	5/1/2020	\$10,120,000	\$395,000	\$360,000	4.750%	\$254,309	\$2,242,613
I	2021	I2021	11/1/2020	\$9,365,000		\$335,000	4.750%	\$235,919	
P	2021	P2021	5/1/2021	\$9,030,000	\$380,000	\$125,000	4.750%	\$227,466	\$1,303,384
I	2022	I2022	11/1/2021	\$8,525,000		\$160,000	4.750%	\$215,303	
P	2022	P2022	5/1/2022	\$8,365,000	\$385,000	\$285,000	4.750%	\$211,241	\$811,544
I	2023	I2023	11/1/2022	\$7,695,000		\$1,165,000	4.750%	\$194,888	
P	2023	P2023	5/1/2023	\$6,530,000	\$330,000	\$905,000	4.750%	\$165,381	\$690,269
I	2024	I2024	11/1/2023	\$5,295,000		\$25,000	4.750%	\$134,550	
P	2024	P2024	5/1/2024	\$5,270,000	\$295,000		4.750%	\$133,909	\$563,459
I	2025	I2025	11/1/2024	\$4,975,000			4.750%	\$126,903	
P	2025	P2025	5/1/2025	\$4,975,000	\$310,000		4.750%	\$126,903	\$563,806
I	2026	I2026	11/1/2025	\$4,665,000			4.750%	\$119,541	
P	2026	P2026	5/1/2026	\$4,665,000	\$325,000		5.125%	\$119,541	\$564,081
I	2027	I2027	11/1/2026	\$4,340,000			5.125%	\$111,213	
P	2027	P2027	5/1/2027	\$4,340,000	\$340,000		5.125%	\$111,213	\$562,425
I	2028	I2028	11/1/2027	\$4,000,000			5.125%	\$102,500	
P	2028	P2028	5/1/2028	\$4,000,000	\$360,000		5.125%	\$102,500	\$565,000
I	2029	I2029	11/1/2028	\$3,640,000			5.125%	\$93,275	
P	2029	P2029	5/1/2029	\$3,640,000	\$375,000		5.125%	\$93,275	\$561,550
I	2030	I2030	11/1/2029	\$3,265,000			5.125%	\$83,666	
P	2030	P2030	5/1/2030	\$3,265,000	\$395,000		5.125%	\$83,666	\$562,331
I	2031	I2031	11/1/2030	\$2,870,000			5.125%	\$73,544	
P	2031	P2031	5/1/2031	\$2,870,000	\$420,000		5.125%	\$73,544	\$567,088
I	2032	I2032	11/1/2031	\$2,450,000			5.125%	\$62,781	
P	2032	P2032	5/1/2032	\$2,450,000	\$440,000		5.125%	\$62,781	\$565,563
I	2033	I2033	11/1/2032	\$2,010,000			5.125%	\$51,506	
P	2033	P2033	5/1/2033	\$2,010,000	\$465,000		5.125%	\$51,506	\$568,013
I	2034	I2034	11/1/2033	\$1,545,000			5.125%	\$39,591	
P	2034	P2034	5/1/2034	\$1,545,000	\$490,000		5.125%	\$39,591	\$569,181
I	2035	I2035	11/1/2034	\$1,055,000			5.125%	\$27,034	
P	2035	P2035	5/1/2035	\$1,055,000	\$515,000		5.125%	\$27,034	\$569,069
I	2036	I2036	11/1/2035	\$540,000			5.125%	\$13,838	
P	2036	P2036	5/1/2036	\$540,000	\$540,000		5.125%	\$13,838	\$567,675
Total					\$4,975,000			\$1,810,781	\$6,785,781

Harmony
Community Development District

Supporting Budget Schedules
Fiscal Year 2025

Harmony
Community Development District
Summary of Assessment Rates

				O & M			2014 Debt Service			2015 Debt Service			Total						
		Lot	Lot			% Change			% Change			% Change			% Change				
Neighborhood	Neighborhood Name	Type	Width	FY 2025	FY 2024	(Decrease)/ Increase	FY 2025	FY 2024	(Decrease)/ Increase	FY 2025	FY 2024	(Decrease)/ Increase	FY 2025	FY 2024	\$ Change (Decrease)/ Increase	% Change (Decrease)/ Increase	Units	Acres	FY 2025 Par Balance Per Unit/Acre
A-1	Ashley Park Birchwood	MF	n/a	\$ 737.13	\$ 685.13	7.6%	\$ 605.71	\$ 605.71	0.0%	\$ -	\$ -	N/A	\$ 1,342.84	\$ 1,290.84	\$ 52.00	4.0%	186	19.77	\$ 3,400
		SF	80	\$ 2,330.31	\$ 2,165.92	7.6%	\$ 1,914.87	\$ 1,914.87	0.0%	\$ -	\$ -	N/A	\$ 4,245.18	\$ 4,080.79	\$ 164.39	4.0%	9	23.58	\$ 10,500
		SF	65	\$ 1,893.38	\$ 1,759.81	7.6%	\$ 1,555.83	\$ 1,555.83	0.0%	\$ -	\$ -	N/A	\$ 3,449.21	\$ 3,315.64	\$ 133.57	4.0%	25		\$ 8,900
		SF	52	\$ 1,514.70	\$ 1,407.85	7.6%	\$ 1,244.66	\$ 1,244.66	0.0%	\$ -	\$ -	N/A	\$ 2,759.36	\$ 2,652.51	\$ 106.85	4.0%	35		\$ 6,900
		SF	42	\$ 1,223.41	\$ 1,137.11	7.6%	\$ 1,005.31	\$ 1,005.31	0.0%	\$ -	\$ -	N/A	\$ 2,228.72	\$ 2,142.42	\$ 86.30	4.0%	22		\$ 5,500
C-1	Cypress	SF	35	\$ 1,019.51	\$ 947.59	7.6%	\$ 837.75	\$ 837.75	0.0%	\$ -	\$ -	N/A	\$ 1,857.26	\$ 1,785.34	\$ 71.92	4.0%	15		\$ 4,600
		SF	80	\$ 2,292.02	\$ 2,130.33	7.6%	\$ 1,883.40	\$ 1,883.40	0.0%	\$ -	\$ -	N/A	\$ 4,175.42	\$ 4,013.73	\$ 161.69	4.0%	10	25.82	\$ 10,300
		SF	65	\$ 1,862.27	\$ 1,730.89	7.6%	\$ 1,530.26	\$ 1,530.26	0.0%	\$ -	\$ -	N/A	\$ 3,392.53	\$ 3,261.15	\$ 131.38	4.0%	30		\$ 8,400
		SF	52	\$ 1,489.82	\$ 1,384.71	7.6%	\$ 1,224.21	\$ 1,224.21	0.0%	\$ -	\$ -	N/A	\$ 2,714.03	\$ 2,608.92	\$ 105.11	4.0%	35		\$ 6,700
		SF	42	\$ 1,203.31	\$ 1,118.42	7.6%	\$ 988.78	\$ 988.78	0.0%	\$ -	\$ -	N/A	\$ 2,192.09	\$ 2,107.20	\$ 84.89	4.0%	30		\$ 5,400
C-2	Cypress	SF	35	\$ 1,002.76	\$ 932.02	7.6%	\$ 823.98	\$ 823.98	0.0%	\$ -	\$ -	N/A	\$ 1,826.74	\$ 1,756.00	\$ 70.74	4.0%	12		\$ 4,500
		SF	80	\$ 2,383.38	\$ 2,215.24	7.6%	\$ 1,958.47	\$ 1,958.47	0.0%	\$ -	\$ -	N/A	\$ 4,341.85	\$ 4,173.71	\$ 168.14	4.0%	4	17.54	\$ 10,700
		SF	65	\$ 1,936.50	\$ 1,799.88	7.6%	\$ 1,591.26	\$ 1,591.26	0.0%	\$ -	\$ -	N/A	\$ 3,527.76	\$ 3,391.14	\$ 136.62	4.0%	14		\$ 8,700
		SF	52	\$ 1,549.20	\$ 1,439.90	7.6%	\$ 1,273.01	\$ 1,273.01	0.0%	\$ -	\$ -	N/A	\$ 2,822.21	\$ 2,712.91	\$ 109.30	4.0%	13		\$ 7,000
		SF	42	\$ 1,251.27	\$ 1,163.00	7.6%	\$ 1,028.20	\$ 1,028.20	0.0%	\$ -	\$ -	N/A	\$ 2,279.47	\$ 2,191.20	\$ 88.27	4.0%	31		\$ 5,600
D-1	Drake	SF	35	\$ 1,042.73	\$ 969.17	7.6%	\$ 856.83	\$ 856.83	0.0%	\$ -	\$ -	N/A	\$ 1,899.56	\$ 1,826.00	\$ 73.56	4.0%	25		\$ 4,700
		SF	80	\$ 2,462.38	\$ 2,288.66	7.6%	\$ 2,023.39	\$ 2,023.39	0.0%	\$ -	\$ -	N/A	\$ 4,485.77	\$ 4,312.05	\$ 173.72	4.0%	9	10.35	\$ 11,100
		SF	65	\$ 2,000.68	\$ 1,859.54	7.6%	\$ 1,644.00	\$ 1,644.00	0.0%	\$ -	\$ -	N/A	\$ 3,644.68	\$ 3,503.54	\$ 141.14	4.0%	20		\$ 9,000
D-2	Drake	SF	52	\$ 1,600.55	\$ 1,487.63	7.6%	\$ 1,315.20	\$ 1,315.20	0.0%	\$ -	\$ -	N/A	\$ 2,915.75	\$ 2,802.83	\$ 112.92	4.0%	6		\$ 7,200
		SF	n/a	\$ 1,462.68	\$ 1,359.49	7.6%	\$ 1,201.91	\$ 1,201.91	0.0%	\$ -	\$ -	N/A	\$ 2,664.59	\$ 2,561.40	\$ 103.19	4.0%	11	2.32	\$ 6,600
E	Estates	SF	n/a	\$ 3,902.70	\$ 3,627.37	7.6%	\$ 3,206.92	\$ 3,206.92	0.0%	\$ -	\$ -	N/A	\$ 7,109.62	\$ 6,834.29	\$ 275.33	4.0%	51	28.70	\$ 17,600
		SF	52	\$ 1,761.80	\$ 1,637.51	7.6%	\$ 1,447.71	\$ 1,447.71	0.0%	\$ -	\$ -	N/A	\$ 3,209.51	\$ 3,085.22	\$ 124.29	4.0%	62	39.86	\$ 8,000
		SF	42	\$ 1,422.99	\$ 1,322.60	7.6%	\$ 1,169.30	\$ 1,169.30	0.0%	\$ -	\$ -	N/A	\$ 2,592.29	\$ 2,491.90	\$ 100.39	4.0%	85		\$ 6,400
G	Green	SF	35	\$ 1,185.83	\$ 1,102.17	7.6%	\$ 974.41	\$ 974.41	0.0%	\$ -	\$ -	N/A	\$ 2,160.24	\$ 2,076.58	\$ 83.66	4.0%	39		\$ 5,400
		SF	35	\$ 1,325.40	\$ 1,231.89	7.6%	\$ 1,073.54	\$ 1,073.54	0.0%	\$ -	\$ -	N/A	\$ 2,398.94	\$ 2,305.43	\$ 93.51	4.1%	39	20.34	\$ 5,900
		SF	40	\$ 1,514.74	\$ 1,407.88	7.6%	\$ 1,288.25	\$ 1,288.25	0.0%	\$ -	\$ -	N/A	\$ 2,802.99	\$ 2,696.13	\$ 106.86	4.0%	14		\$ 7,100
H-1	Rosewood	SF	50	\$ 1,893.42	\$ 1,759.85	7.6%	\$ 1,594.98	\$ 1,594.98	0.0%	\$ -	\$ -	N/A	\$ 3,488.40	\$ 3,354.83	\$ 133.57	4.0%	13		\$ 8,700
		SF	25	\$ 946.71	\$ 879.92	7.6%	\$ 766.82	\$ 766.82	0.0%	\$ -	\$ -	N/A	\$ 1,713.53	\$ 1,646.74	\$ 66.79	4.1%	46		\$ 4,200
H-2/F/A-2/M	H-2=Hawthorne F=Cherry Hill 2=Ashley Park M=Lakes	A-SF	50	\$ 1,926.61	\$ 1,790.69	7.6%	\$ 1,592.89	\$ 1,592.89	0.0%	\$ -	\$ -	N/A	\$ 3,519.50	\$ 3,383.58	\$ 135.92		164	45.56	\$ 8,700
I/J/L/O	I=South Lake J=East Lake L=Enclave O=Waterside		40			7.3%			0.0%			0.0%				3.9%			
		SF	50	\$ 1,908.40	\$ 1,777.76	7.3%	\$ -	\$ -	-	\$ 1,534.73	\$ 1,534.73	0.0%	\$ 3,443.13	\$ 3,312.49	\$ 130.64		138	153.00	\$ 13,000
		SF	60	\$ 2,385.50	\$ 2,222.21	7.3%	\$ -	\$ -	0.0%	\$ 1,918.41	\$ 1,918.41	0.0%	\$ 4,303.91	\$ 4,140.62	\$ 163.29	3.9%	222		\$ 16,200
K	North Lake	SF	60	\$ 2,862.60	\$ 2,666.65	7.3%	\$ -	\$ -	0.0%	\$ 2,302.10	\$ 2,302.10	0.0%	\$ 5,164.70	\$ 4,968.75	\$ 195.95	3.9%	31		\$ 19,500
		SF	50	\$ 1,908.40	\$ 1,777.76	7.3%	\$ -	\$ -	0.0%	\$ 1,432.69	\$ 1,432.69	0.0%	\$ 3,341.09	\$ 3,210.45	\$ 130.64	4.1%	38		\$ -
		SF	60	\$ 2,385.50	\$ 2,222.21	7.3%	\$ -	\$ -	0.0%	\$ 1,790.86	\$ 1,790.86	0.0%	\$ 4,176.36	\$ 4,013.07	\$ 163.29	4.1%	28		\$ -
Office	Office	SF	60	\$ 2,862.60	\$ 2,666.65	7.3%	\$ -	\$ -	0.0%	\$ 2,149.03	\$ 2,149.03	0.0%	\$ 5,011.63	\$ 4,815.68	\$ 195.95	4.1%	14		\$ -
		SF	60	\$ 6,935.10	\$ 6,445.85	7.6%	\$ -	\$ -	0.0%	\$ 5,505.44	\$ 5,505.44	0.0%	\$ 12,440.54	\$ 11,951.29	\$ 489.25	4.1%		0.28	\$ 46,500
		SF	60	\$ 6,935.10	\$ 6,445.85	N/A	\$ -	\$ -	0.0%	\$ 52,624.28	\$ 52,624.28	0.0%	\$ 59,559.38	\$ 59,070.13	\$ 489.25	0.8%	4.20		\$ 444,400
GC	Golf Course	Golf Course		\$ 6,935.10	\$ 6,445.85	7.6%	\$ -	\$ -	0.0%	\$ 5,505.44	\$ 5,505.44	0.0%	\$ 12,440.54	\$ 11,951.29	\$ 489.25	4.1%	2.44		\$ 46,500
Comm	Commercial	Comm		\$ 6,935.10	\$ 6,445.85	N/A	\$ -	\$ -	0.0%	\$ -	\$ -	N/A	\$ 6,935.10	\$ 6,445.85	\$ 489.25	N/A	2.13		\$ -
Tract GA		TBD		\$ 6,935.10	\$ 6,445.85	N/A	\$ -	\$ -	0.0%	\$ -	\$ -	N/A	\$ 6,935.10	\$ 6,445.85	\$ 489.25	N/A	2.61		\$ -
Cat Lake Access		TBD		\$ 6,935.10	\$ 6,445.85	N/A	\$ -	\$ -	0.0%	\$ -	\$ -	N/A	\$ 6,935.10	\$ 6,445.85	\$ 489.25	N/A			\$ -
TC/M*	Town Center/Lakes	SF	50	\$ 1,999.29	\$ 1,858.25	7.6%	\$ -	\$ -	0.0%	\$ 1,234.92	\$ 1,234.92	0.0%	\$ 3,234.22	\$ 3,093.17	\$ 141.05	4.6%	35	10.09	\$ 10,420
TC	Town Center	TC 1 and TC 2		\$ 6,935.10	\$ 6,445.85	7.6%	\$ -	\$ -	0.0%	\$ 5,505.44	\$ 5,505.44	0.0%	\$ 12,440.54	\$ 11,951.29	\$ 489.25	4.1%		11.93	\$ 46,500
TC*	Town Center	TC 3 and TC 4		\$ 6,935.10	\$ 6,445.85	7.6%	\$ -	\$ -	0.0%	\$ 4,283.68	\$ 4,283.68	0.0%	\$ 11,218.78	\$ 10,729.53	\$ 489.25	4.6%		7.43	\$ 36,200
																1561	427.95	\$ -	

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

Section 4B

Public Hearing on FY 2025 Budget

Section 4B(ii.)

Resolution 2024-10, Adopting the FY 2025 Budget

RESOLUTION 2024-10**THE ANNUAL APPROPRIATION RESOLUTION OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2024, submitted to the Board of Supervisors ("**Board**") of the Harmony Community Development District ("**District**") proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("**Fiscal Year 2024/2025**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT:**SECTION 1. BUDGET**

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

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Harmony Community Development District for the Fiscal Year Ending September 30, 2025."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2024/2025, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

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

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2024/2025, or within 60 days following the end of the Fiscal Year 2024/2025, may amend its Adopted Budget for that fiscal year as follows:

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

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

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

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

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

PASSED AND ADOPTED THIS 25TH DAY OF JULY, 2024.

ATTEST:

**HARMONY COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Fiscal Year 2024/2025 Budget

Section 4C

Public Hearing on Levying O&M Assessments

Section 4C(ii)

Resolution 2024-11, Levying O&M Assessments

RESOLUTION 2024-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2024/2025; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("**Fiscal Year 2024/2025**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2024/2025; and

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

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

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

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

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

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

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

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified to the County Tax Collector and shall be collected by the County

Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

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

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

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

PASSED AND ADOPTED this 25th day of July 2024.

ATTEST:

**HARMONY COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Exhibit A: Budget

Exhibit B: Assessment Roll

Section 5

Staff Reports

Subsection 5B

Field Manager: Inframark

Subsection 5B(i)

Monthly Report

PROJECT 7/8/24, 11:08 AM

Harmony CDD

Monday, July 8, 2024

Prepared For Board Supervisors

75 Issues Identified



Issue 1 - Five Oaks Dr. (Roundabout)

Assigned To Benchmark

The grass is burned, will be monitored because the grass is growing again.

Reference location: East side by the new construction.

drought damage, irrigation was inspected with no issues to report. we will continue to monitor for improvement .possible proposal in later months to sod open areas .



Issue 2 - Five Oaks Dr.

Assigned To Benchmark

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

our team removes moss that can be reached from the ground they will continue to remove moss as they complete each weekly service visit



Issue 3 - Middlebrook Pl. (Playground)

Assigned To Benchmark

A new sod will be installing
throughout the area missing.

this area is being proposed for new
sod as well as the verge in front of
the park.



Issue 4 - Pond (Middlebrook Pl - Feathergrass Ct.)

Assigned To Inframark

The hydrilla needs to be treated.



Issue 5 - Feathergrass Ct.

Assigned To Benchmark

The dried bushes need to be removed.

Action: A removal & replacement will be submitted.

proposal will be turned in for review no irrigation issue found or reported



Issue 6 - Feathergrass Ct.

Assigned To Benchmark

A new sod will be installing throughout the area missing.

proposal will be up for review as stated above .



Issue 7 - Five Oaks (Maintenance Building)

Assigned To Inframark

The dead tree needs to be removed.



Issue 8 - Five Oaks (Dog Park)

Assigned To Inframark

The dead tree needs to be removed.



Issue 9 - Swim Club (Parking Entrance)

Assigned To Benchmark

The tree is dying, and needs to be removed.

Action: A removal & replacement proposal will be submitted.

a proposal for removal and replacement will be available for review I think this is due to lighting



Issue 10 - Town Square

Assigned To Inframark

The structure needs to be painted and repaired.



Issue 11 - Time Square

Assigned To Benchmark

The dead branches were pruned, the tree will be keeping monitored.

trying to save the tree before replacing it will monitor for 60 days starting day of pruning



Issue 12 - Time Square

Assigned To Inframark

The bulletin board needs to be restored and a new informational sign needs to be installed.

Quantity: (2)

The column needs to be painted.



Issue 13 - Time Square (Sculptures)

Assigned To Inframark

The sculpture has several areas with rust, needs to be restored and painted.



Issue 14 - Harmony Entrance (Tower)

Assigned To Inframark

The tower door needs new paint.



Issue 15 - Harmony Entrance (East)

Assigned To Benchmark

The tall weeds need to be trimmed.

will be completed on 7/18/24



Issue 16 - Harmony Entrance (East)

Assigned To Toho

A new sod has been installing at the area damaged by the construction.



Issue 17 - Harmony Entrance (West)

Assigned To Inframark

The columns throughout the west area needs to be painted.



Issue 18 - Harmony Entrance (West)

Assigned To Benchmark

The lower tree branches need to be trimmed.

this proposal was rejected we will trim what we can to bring it up this will take place in august (we do recommend the bod reconsider the proposal to trim trees on hwy 192)



Issue 19 - Harmony Entrance (West)

Assigned To OUC

The tree branches that are touching the electrical wiring need to be trimmed.



Issue 20 - Harmony Entrance (West)

Assigned To Benchmark The dried leaves need to be trimmed.

these plants are set to be trimmed in august



Issue 21 - Harmony Entrance (West)

Assigned To Benchmark

The weeds growing between the bushes need to be removed.

will be completed 7/18/2024



Issue 22 - Harmony Entrance (West)

Assigned To Benchmark

The dried bushes need ms to be removed.

we will cut out the dead in the hedge on 7/25/24



Issue 23 - Harmony Entrance (West)

Assigned To Benchmark

The bushes are dried, benchmark will be monitoring.

we will cut back shrubs in august they are improving new growth from the bottoms.



Issue 24 - Five Oaks Dr. (West)

Assigned To Inframark

The abandoned truck have been parked for a while in the spot, the Osceola Sheriff's Office was called and they took the report.



Issue 25 - Little Blue Ln.

Assigned To Inframark

Residents cars have been parked at CDD property.



Issue 26 - Little Blue Ln. (Playground)

Assigned To Inframark

The playground pipes need to be painted.



Issue 27 - Little Blue Ln. (Playground)

Assigned To Benchmark The weeds growing at the playground mulch needs to be treated.

weeds were treated on 7/10/24



Issue 28 - Little Blue Ln. (Playground)

Assigned To Benchmark The playground needs mulch.

Action: Benchmark will be submitting proposal for new mulch.

mulch proposal in playground will be ready for august CDD meeting



Issue 29 - Butterfly Dr.

Assigned To Benchmark

The dead plants need to be removed.

Action: A removal & replacement proposal will be submitted.

dead shrubs will be removed I will bring this up in CDD meeting in July .(sod over or replant)



Issue 30 - Bracken Fern Dr.

Assigned To Inframark

The tires dumped were picked up by the field service during the inspection.



Issue 31 - Sedge Ln.

Assigned To Benchmark

The dried bushes need to be trimmed.

Action: Benchmark will be monitoring the bush status.

we will cut back and monitor for 60 days before moving forward with proposal



Issue 32 - Ashley Pool

Assigned To Inframark

The main gate needs to be painted.



Issue 33 - Ashley Pool (Men's Restrooms)

Assigned To Inframark

The toilet partition damaged needs to be replaced.



Issue 34 - Ashley Pool

Assigned To Inframark

The columns throughout the amenity need to be painted.



Issue 35 - Ashley Pool

Assigned To Inframark

The amenities need to be painted.



Issue 36 - Ashley Pool

Assigned To Inframark

Safeguard ring missing.

Action: A new one needs to be installed.



Issue 37 - Ashley Pool

Assigned To Inframark

The fence throughout the pool area needs pressure washing and paint.



Issue 38 - Ashley Pool

Assigned To Inframark

The pergola needs repairs and new paint.



Issue 39 - Ashley Pool

Assigned To Inframark

The pavers need to be fixed, have trip hazard.



Issue 40 - Ashley Pool

Assigned To Benchmark The dried plants need to be removed.

will complete by 7/24/24



Issue 41 - Ashley Pool

Assigned To Inframark

The rusted door frame needs to be treated.



Issue 42 - Ashley Park

Assigned To Inframark

The sidewalk panel needs to be replaced, have a trip hazard.



Issue 43 - Buck Lake Pavilion

Assigned To Inframark

The sidewalk panel needs to be replaced, have a trip hazard.



Issue 44 - Buck Lake Dock

Assigned To Inframark

The tall vegetation needs to be treated.



Issue 45 - Buck Lake Dock

Assigned To Inframark The pieces at the ground need to be fixed, have trip hazard.



Issue 46 - Buck Lake Dock

Assigned To Inframark
The damaged pieces of wood need to be replaced throughout the dock.



Issue 47 - Buck Lake Dock

Assigned To Inframark

The pieces of wood throughout the dock need to be painted.



Issue 48 - Buck Lake Pavilion

Assigned To Inframark

The sidewalk panel needs to be replaced, have a trip hazard.



Issue 49 - Buck Lake Restrooms

Assigned To Inframark

The structure needs to be painted.



Issue 50 - Buck Lake Restrooms

Assigned To Inframark

The restrooms ground was painted by the field service.



Issue 51 - Buck Lake Restrooms

Assigned To Inframark

The water fountain needs to be replaced.



Issue 52 - Buck Lake Restrooms

Assigned To Inframark

The doors need to be repaired.



Issue 55 - Buck Lake Restrooms

Assigned To Inframark

The structure needs to be painted.



Issue 56 - Buck Lake Restrooms

Assigned To Inframark

The ceiling needs to be cleaned and repaired.



Issue 57 - Volleyball Court

Assigned To Benchmark

The edges need to be trimmed.



Issue 58 - Buck Lake Pavilion

Assigned To Inframark

The table legs need to be painted.



Issue 59 - Buck Lake Pavilion

Assigned To Inframark

The sidewalk panel needs to be replaced, have a trip hazard.

will be complete by 7/24/24



Issue 60 - Buck Lake Pavilion

Assigned To Inframark

The sign and pole needs to be painted.



Issue 61 - Buck Lake Parking

Assigned To Inframark

The wood rails need to be repaired.



Issue 62 - Buck Lake Parking

Assigned To Inframark

The leaned pole of the wooden fence needs to be repaired.



Issue 63 - Buck Lake Parking

Assigned To Inframark

The wooden fence throughout the parking needs to be painted.



Issue 64 - Cat Brier Tr.

Assigned To Inframark

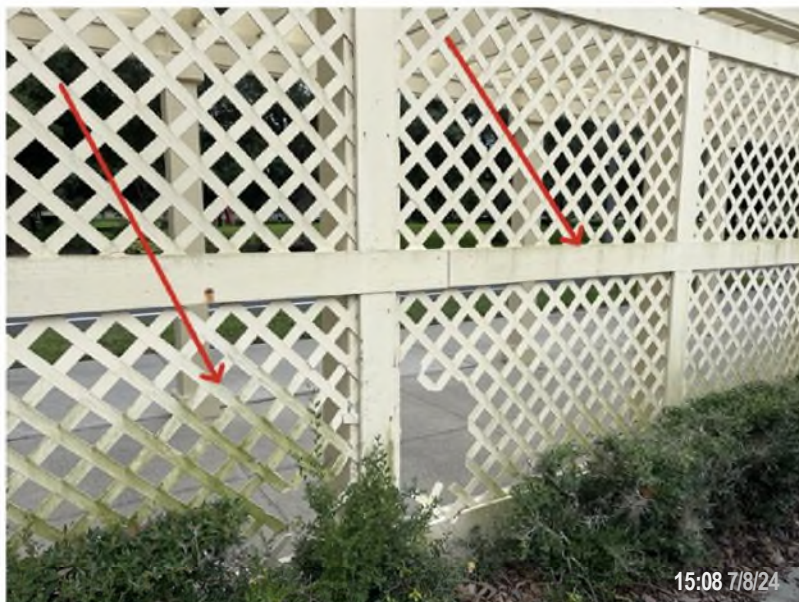
The sidewalk panel needs to be replaced, have a trip hazard.



Issue 65 - Cat Brier Tr.

Assigned To Inframark

The pavers need to be fixed, have trip hazard.



Issue 66 - Swim Club

Assigned To Inframark

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



Issue 67 - Swim Club

Assigned To Inframark

The structure needs to be painted.



Issue 68 - Swim Club

Assigned To Inframark

The deteriorated restroom sign needs to be replaced.



Issue 69 - Swim Club

Assigned To Inframark

The deteriorated restroom sign needs to be replaced.



Issue 70 - Swim Club

Assigned To Inframark

The structure needs to be painted.



Issue 71 - Swim Club

Assigned To Inframark

The deteriorated restroom sign needs to be replaced.



Issue 72 - Swim Club

Assigned To Inframark

The deteriorated restroom sign needs to be replaced.



Issue 73 - Swim Club

Assigned To Inframark

The structure needs to be painted.



Issue 74 - Swim Club

Assigned To Inframark

The deteriorated restroom sign needs to be replaced.

Issue 75 - Ashley Park

Assigned To Inframark

The leaned pole needs to be fixed.



Subsection 5C

District Engineer

Subsection 5C(i)

Change Order #1



July 10, 2024

MSC-22055

Mr. Howard Neal
District Manager
Harmony Community Development District
313 Campus Street
Celebration, Florida 34747

**Re: Harmony Community Development District
Fiscal Year 2023/2024 District Engineer Services**

Subj: Change Order #1

Dear Howard:

The purpose of this letter is to respectfully request a change order to our current authorization to continue serving as the District Engineer for the Harmony Community Development District (CDD). Based on our latest invoice (refer to **Attachment "A"**) we have exceeded our current **\$60,000** budget associated with Fiscal Year 2023/2024 District Engineer services. More specifically, as of week ending June 1, 2024, we have incurred \$2,650.71 in overbudget engineering fees.

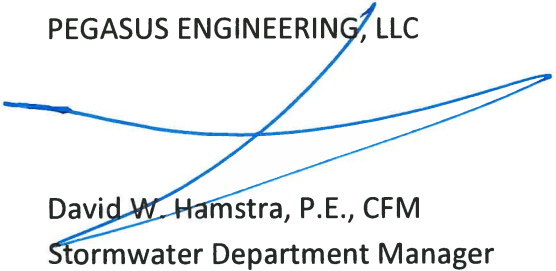
With that said, we respectfully request an hourly not-to-exceed amount of **\$15,000** to cover the current fees over budget and to continue providing miscellaneous engineering services on a continuous basis during the next 4 months through September 30, 2024. Pegasus Engineering will continue to invoice the District for these services on a time and expense basis in accordance with the current Schedule of Hourly Rates and Reimbursable Costs.

We sincerely appreciate the opportunity to continue assisting the Harmony Community Development District and thank you in advance for your consideration of this request. If you have any questions, please contact me directly at 407-992-9160, extension 309, or by email at david@pegasusengineering.net.

Mr. Howard Neal
July 10, 2024
Page 2

Respectfully,

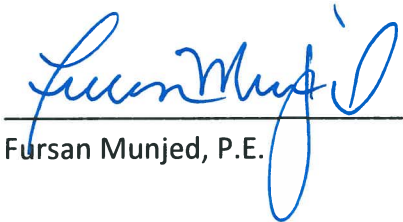
PEGASUS ENGINEERING, LLC



David W. Hamstra, P.E., CFM
Stormwater Department Manager

**Harmony Community Development District
Fiscal Year 2023/2024 District Engineer Services
Change Order #1**

Approved for Pegasus Engineering, LLC


Fursan Munjed, P.E.

Principal
Officer's Title

July 10, 2024
Date

This Proposal is hereby accepted and authorization to proceed is hereby given.
(Please return one executed copy of this proposal for our Pegasus Engineering records).

Authorized Signature

Officer's Title

Date

Attachment “A”

Pegasus Engineering
Invoice (Billing No. 8)

INVOICE

Email invoices to: inframark@avidbill.com

Pegasus Engineering, LLC
301 West State Road 434, Suite 309
Winter Springs, Florida 32708
Phone 407-992-9160

INVOICE DATE: June 30, 2024

INVOICE NO.: 227354

BILLING NO.: 8

AWH

TO:

Harmony Community Development District
Inframark
210 North University Drive, Suite 702
Coral Springs, Florida 33071

FOR:

Harmony Community Development District
Fiscal Year 2023 / 2024 District Engineer Services
Project No.: MSC-22055
Period of Service: 04/21/24 – 06/01/24

Authorization: ☐ Letter Proposal dated October 25, 2023 (Hourly Not-to-Exceed \$60,000.00).
Approved by the Community Development District on October 26, 2023.

- Scope of Work:
- The week of April 21, 2024, Pegasus Engineering (David Hamstra) coordinated with County staff regarding the pending review comments for the Lakeshore Park Community Development District (CDD) Maintenance Building; and prepared quantity takeoffs and preliminary costs for the future alley resurfacing. [6.0 hrs]
 - The week of April 21, 2024, Pegasus Engineering (Beth Whitehart) coordinated with Aquatic Weed Management (Bill Snively) to try to obtain a budget estimate for invasive treatment. [0.5 hr]
 - The week of April 21, 2024, Pegasus Engineering (Donny Greenough) downloaded the new Osceola County Parcel coverage from the Property Appraisers; documented the current developed and undeveloped lots; and prepared an exhibit for the CDD meeting. [4.0 hrs]
 - On Thursday, April 25, 2024, Pegasus Engineering (David Hamstra) prepared for and attended the CDD Budget Workshop and CDD Meeting. [8.0 hrs]
 - The week of May 5, 2024, Pegasus Engineering (David Hamstra) coordinated with Inframark on 05/07/24 regarding the Maintenance Facility and the current bonds; coordinated with Donny Greenough regarding the upcoming alleyway site inspections; and prepared for and attended an on-site meeting with Mike (Harmony Golf Club) and Inframark (Kerry Satterwhite, Jorge Baez, and Vincent Morrell) on 05/10/24 regarding the current Golf Maintenance Facility. [10.0 hrs]
 - The week of May 12, 2024, Pegasus Engineering (Donny Greenough) created exhibits and figures for the upcoming field review of the alleyway update of the current vacant parcels. [8.0 hrs]
 - On Friday, May 17, 2024, Pegasus Engineering (David Hamstra) participated in a Teams Meeting with Inframark and others regarding the Golf Maintenance Facility. [1.0 hr]
 - The week of May 19, 2024, Pegasus Engineering (Donny Greenough) set-up the data collector for the field review of the alleyways. [3.0 hrs]

Invoice No. 227354/Billing No. 8
 June 30, 2024
 Page 2
 Project No. MSC-22055

- On Thursday, May 23, 2024, Pegasus Engineering (David Hamstra) prepared for and attended the CDD Meeting. [5.0 hrs]
- The week of May 26, 2024, Pegasus Engineering (David Hamstra) reviewed the Middlebrook Place As-Built Drawings; coordinated with Donny Greenough regarding the site inspection figures and exhibits; and prepared for the 06/02/24 site inspections. [2.0 hrs]
- The week of May 26, 2024, Pegasus Engineering (Donny Greenough) prepared figures for Clay Brick Road and the Middlebrook Place air release valve for David Hamstra's site inspections; and researched and located the Middlebrook Place As-Built Drawings. [3.0 hrs]

LABOR COSTS

Sr. Project Manager, Hamstra, P.E.	32.0 hrs	@	\$ 195.00/hr	=	\$ 6,240.00
Project Engineer, Whikehart, P.E.	0.5 hrs	@	\$ 150.00/hr	=	\$ 75.00
Sr. CADD/GIS Technician, Greenough	18.0 hrs	@	\$ 100.00/hr	=	\$ 1,800.00
Word Processor/Clerical, Villanueva	<u>1.5 hrs</u>	@	\$ 80.00/hr	=	<u>\$ 120.00</u>
	52.0 hrs				

Sub-Total Labor Costs \$ 8,235.00
 (Total Labor Costs to Date \$59,942.50)

OTHER DIRECT COSTS

In-house plots, prints, and copies	\$ 88.00
Travel expenses (CDD Meetings and Site Inspections)	<u>\$ 332.57</u>

Sub-Total Other Direct Costs \$ 420.57
 (Total Other Direct Costs to Date \$2,708.21)

SUBCONSULTANT COSTS

None this billing period \$ 0.00

Sub-Total Subconsultant Costs \$ 0.00
 (Total Subconsultant Costs to Date \$0.00)

Amount Due This Invoice \$ 8,655.57
 Less Amount Over Budget (\$ 2,650.71)
Amount Due This Invoice \$ 6,004.86

Total Authorization \$ 60,000.00
 Total Amount Billed to Date \$ 62,650.71
 Balance Remaining (\$ 2,650.71)

Attachment “B”

Hourly Rate Sheet

FISCAL YEAR 2023/2024 HOURLY RATE SCHEDULE

Senior Project Manager	\$195.00 / Hour
Project Manager	\$190.00 / Hour
Senior Project Engineer	\$180.00 / Hour
Project Engineer	\$150.00 / Hour
Senior Designer	\$100.00 / Hour
Senior CADD / GIS Technician	\$100.00 / Hour
Designer	\$90.00 / Hour
Word Processor / Clerical	\$80.00 / Hour
Mileage	0.56¢ / mile
Copies and Prints (In-House)	
Black and White Copies	
8.5 x 11	\$0.10 / page
11 x 17	\$0.15 / page
Color Copies	
8.5 x 11	\$1.00 / page
11 x 17	\$1.50 / page
Plots (In-House)	
All Color Plots	\$5.00 / SF
All B&W Sizes	\$0.15 / SF
Overnight Delivery	Actual Cost
Courier Services	Actual Cost
Postage	Actual Cost
Government Permits	Actual Cost

Subsection 5D

District Counsel

Subsection 5D(ii)

Resolution 2024-12, Security Access Policy

RESOLUTION 2024-12**A RESOLUTION OF THE BOARD OF SUPERVISORS OF HARMONY COMMUNITY DEVELOPMENT DISTRICT ADOPTING POLICIES FOR ACCESS TO THE SECURITY SYSTEM AND ITS DATA; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

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

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

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

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

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

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

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

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

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

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

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

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

ATTEST:

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Secretary

Chairperson, Board of Supervisors

Exhibit A: Access Policy

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

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

2. Use/Disclosure of Security Data

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

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

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

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

3. Public Records Requests

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

Subsection 5E

District Manager

Subsection 5E(i)

Falcon Design & Construction Estimate 2344.1



Falcon Design and Construction, LLC.
346 Freeman Street
Suite 209
Longwood, Florida 32750
United States

4073422570
www.fdcbuilds.com

BILL TO
Inframark
Kerry Satterwhite
313 Campus Street
Kissimmee, Florida 34747
United States

321-316-2333
kerry.satterwhite@inframark.com

Estimate Number: 2344.1

Customer Ref: Harmony Shed

Estimate Date: July 16, 2024

Valid Until: July 31, 2024

Estimate Total (USD):	\$2,487.50
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Items	Quantity	Rate	Amount
Construction Services Harmony CDD Utility Shed (LABOR ONLY)	1	\$2,487.50	\$2,487.50
1) Provide permit administration, labor and supervision for pre-fabricated 10x12 shed tie down anchoring per Osceola County requirements.			
NOTE: Owner's shed delivery company shall place the shed on the existing concrete pad in final installation position for anchoring.			
Exclusions This proposal excludes concrete foundation and flatwork, site work, painting, insulation, electrical, plumbing, mechanical, fire protection, low voltage etc.	1	\$0.00	\$0.00

Subtotal:	\$2,487.50
Total:	\$2,487.50
Estimate Total (USD):	\$2,487.50



PROPOSAL

Page #17

Falcon Design and Construction, LLC.
346 Freeman Street
Suite 209
Longwood, Florida 32750
United States

4073422570
www.fdcbuilds.com

Notes / Terms

Thank you for considering FDC for your project. We have provided this estimate based on the information available to us, and it is subject to change upon further finalization of project details. Please note that this estimate does not include any unforeseen circumstances or additional requirements that may arise during the course of the project.

If you have any questions or would like to discuss this estimate further, please do not hesitate to contact us. We are dedicated to delivering exceptional service and ensuring your complete satisfaction. Thank you for the opportunity to work with you, and we look forward to bringing your vision to life.

Section 6

Business Items

Subsection 6A

FY 2025 Meeting Schedule

NOTICE OF FISCAL YEAR 2025 MEETING SCHEDULE HARMONY COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Harmony Community Development District will hold their meetings for Fiscal Year 2024-2025 at _____, on the last Thursday of each month at 6:00 p.m., with the exception as noted below:

October 31, 2024 @ 6pm
November 21, 2024 @ 6pm (*third Thursday*)
December 19, 2024 @ 6pm (*third Thursday*)
January 30, 2025 @ 6pm
February 27, 2025 @ 6pm
March 27, 2025 @ 4:30pm Budget Workshop
March 27, 2025 @ 6pm
April 24, 2025 @ 4:30pm Budget Workshop
April 24, 2025 @ 6pm
May 29, 2025 @ 6pm
June 26, 2025 @ 6pm
July 31, 2025 @ 6pm
August 28, 2025 @ 6pm
September 25, 2025 @ 6pm

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued in progress to a time, date, and location stated on the record without additional publication of notice.

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

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

Howard Neal
District Manager

Subsection 6B

192 Median Maintenance

239674-3-58-01
Page 1 of 14

Financial Management No: 239674-3-58-01 Agency: Harmony Community Development District Contract No: ANM31	Fund: DS Function: 200 Federal No.: NA Catalog of Federal Domestic Assistance No.: NA	FLAIR Approp: 088717 FLAIR Obj.: 563007 Org. Code: 55054010508 Vendor No.: F650991891001
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**JOINT PARTICIPATION AGREEMENT
BETWEEN
THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
AND
HARMONY COMMUNITY DEVELOPMENT DISTRICT**

This **AGREEMENT**, by and between the **STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION**, (hereinafter referred to as the **DEPARTMENT**) and **HARMONY COMMUNITY DEVELOPMENT DISTRICT**, an independent special and single purpose local government of the State of Florida (hereinafter referred to as the **LOCAL GOVERNMENT**), and is based on the following premises:

WITNESSETH

WHEREAS, the parties have been granted specific legislative authority to enter into this Agreement pursuant to Section 339.12, Florida Statutes; and

WHEREAS, the **DEPARTMENT** is prepared, in accordance with its Five Year Work Program, to undertake the project generally described as: Landscaping Improvements on State Road US 192, 1,950 Feet East of County Road 534 (AKA Hickory Tree Road) to 1.513 Miles East of County Road 534 (AKA Hickory Tree Road), in the **DEPARTMENT'S** Fiscal Year 2004/2005. Said project being known as, Financial Management Number 239674-3-58-01, Osceola County, Maximum Limiting Amount **\$150,000.00** (One Hundred Fifty Thousand and No/100 Dollars), hereinafter referred to as, the "PROJECT"; and

239674-3-58-01

Page 2 of 14

WHEREAS, the PROJECT is on the State Highway System, is not revenue producing and is contained in the Adopted Five Year Transportation Plan; and

WHEREAS, the implementation of the PROJECT is in the interests of both the **DEPARTMENT** and the **LOCAL GOVERNMENT** and it would be most practical, expeditious, and economical for the **DEPARTMENT** to reimburse the funds for the PROJECT to the **LOCAL GOVERNMENT** pursuant to Section 334.044 of the Florida Statutes and for the **LOCAL GOVERNMENT** to perform the services to complete the PROJECT;

NOW THEREFORE, in consideration of the mutual benefits to derived from the joint participation of this Agreement, the parties agree as follows:

1. The **LOCAL GOVERNMENT** will prepare all design plans for the PROJECT suitable for reproduction, together with a complete set of specifications covering all construction requirements for the PROJECT. A detailed scope of the project is attached hereto as Exhibit "A". Five (5) copies of the Design Plans shall be provided to the **DEPARTMENT** along with a Cost Estimate Summary Sheet in a form similar to the one attached hereto and made a part thereof as EXHIBIT "B"). The **DEPARTMENT** shall review the plans and the Cost Estimate Summary for conformance to the **DEPARTMENT'S** requirements and feasibility within forty-five (45) days of delivery by **LOCAL GOVERNMENT**. The **DEPARTMENT'S** review shall not be considered an adoption of the plans nor a substitution for the engineer's responsibility for the plans. All changes requested by the **DEPARTMENT** shall be made by the **LOCAL GOVERNMENT** and final, corrected plans shall be provided to the **DEPARTMENT**, upon request, in a timely manner. The Cost Estimate Summary Sheet shall be reviewed by the **DEPARTMENT** before the construction and installation of the PROJECT begins to monitor compliance with the terms of this Agreement. If the **LOCAL GOVERNMENT'S** bid procedures require the

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PROJECT to be bid, the **LOCAL GOVERNMENT** shall provide a copy of the Final Bid documents to the **DEPARTMENT**. The expenditure of funds pursuant to this Agreement shall comply with the terms of §334.044(26), Florida Statute and as amended. Except where prohibited by federal law or federal regulation and to the extent practical, a minimum of 50% of these funds shall be used to purchase large plant materials (large plant materials have been defined by the Florida Department of Transportation to be five (5) gallon or larger containers as defined by the Florida Department of Agriculture's "Grades and Standards for Nursery Plants") with the remaining funds for other plant materials. All of the plant materials purchased shall be purchased from Florida-Based Nurseryman stock on a uniform competitive bid basis. The **DEPARTMENT'S** payment as required herein shall only be utilized by the **LOCAL GOVERNMENT** to pay the cost of purchase of plant materials for said PROJECT and for the installation of said plant materials. No funds shall be used for irrigation.

2. If the **LOCAL GOVERNMENT'S** bid procedures require the PROJECT to be bid, the **LOCAL GOVERNMENT** shall hire a contractor, using the **LOCAL GOVERNMENT'S** normal bid procedures to perform the construction work for the PROJECT. The payment from the **DEPARTMENT** to the **LOCAL GOVERNMENT** set forth in Paragraph three (3) herein is conditioned upon the completion of the PROJECT by the **LOCAL GOVERNMENT'S** contractor, in a manner consistent with the PROJECT construction plans.

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3. The **DEPARTMENT** agrees to reimburse the **LOCAL GOVERNMENT** for the actual direct cost, excluding **LOCAL GOVERNMENT** overhead, in accordance with Section 339.12 of the Florida Statutes and subject to legislative approval and appropriation in a one-time, maximum limiting amount of **\$150,000.00** (One Hundred Fifty Thousand and No/100 Dollars).

4. Payment to the **LOCAL GOVERNMENT** is conditioned on the following:

- A. That the **LOCAL GOVERNMENT** has incurred the amounts specified in Paragraph Three (3) for the purchase and installation of landscaping materials, in accordance with the landscaping plans and contract documents developed under this Agreement; and
- B. Bills for fees or other compensation for services or expenses shall be submitted in detail sufficient for a proper pre-audit and post-audit thereof; and
- C. That the **LOCAL GOVERNMENT** has completed construction of the PROJECT.
- D. The **LOCAL GOVERNMENT** must have used the funds for purchasing and installing the landscaping for this PROJECT prior to a two year period from the date this Agreement was executed or this Agreement maybe unilaterally terminated by the **DEPARTMENT**.

5. Participants providing goods and services to the **DEPARTMENT** should be aware of the following time frames. Upon receipt, the **DEPARTMENT** has twenty (20) working days to inspect and approve the goods and services, unless the Agreement specifies otherwise. The **DEPARTMENT** has twenty (20) days to deliver a request

for payment (voucher) to the Department of Financial Services. The twenty (20) days are measured from the latter of the date the invoice is received or the goods or services are received, inspected and approved. If payment is not available within forty (40) days, a separate interest penalty at a rate as established pursuant to Section 215.422(3)(b), Florida Statutes, will be due and payable, in addition to the invoice amount, to the participant. Interest penalties of less than one dollar (\$1.00) will not be enforced, unless the participant request payment. Invoices, which have to be returned to a Participant because of participant preparation errors, will result in a delay in the payment. The invoice payment requirements do not start until a properly completed invoice is provided to the **DEPARTMENT**. A Vendor Ombudsman has been established within the Department of Financial Services. The duties of this individual include acting as an advocate for Contractors who may be experiencing problems in obtaining timely payment(s) from a state agency. The Vendor Ombudsman may be contacted by calling the Department of Financial Services Hotline, 1-800-848-3792 or by calling 1-850-410-9724.

6. Upon request, the **LOCAL GOVERNMENT** agrees to provide progress reports to the **DEPARTMENT** in the standard format used by the **LOCAL GOVERNMENT** and at intervals established by the **DEPARTMENT**.

The **DEPARTMENT** will be entitled at all times to be advised, at its request, as to the status of work being done by the **LOCAL GOVERNMENT** and of details thereof. Either party to the Agreement may request and be granted a conference.

7. The **DEPARTMENT** and the **LOCAL GOVERNMENT** agree that until such time as the landscaping is needed to be removed from the Right of Way, the **LOCAL GOVERNMENT** shall, at all times, maintain the PROJECT in a reasonable manner and with due care in accordance with all applicable **DEPARTMENT** guidelines, standards and procedures (Project Standards) and as herein below specified. It is understood

that the LOCAL GOVERNMENT is also subject to Osceola County comprehensive planning and land development regulations guidelines, standards and procedures that may apply to the Project and potentially conflict with DEPARTMENT guidelines, standards and procedures. In the event of such a conflict, the LOCAL GOVERNMENT and DEPARTMENT shall determine a resolution to the conflict that is acceptable to both parties and Osceola County. The parties agree that nothing in this Agreement is to be construed as inconsistent with applicable general law that governs each party as to jurisdiction and powers.

- a.) The **LOCAL GOVERNMENT** hereby agrees to have the landscaping installed on the project as specified in the Landscape Plan(s). Such installation shall be in conformance with Florida Administrative Code Rule 14-40.003, as it may be amended from time to time. The **LOCAL GOVERNMENT** shall not change or deviate from said plan(s) without written approval of the **DEPARTMENT**.
- b.) The **LOCAL GOVERNMENT** agrees to maintain the landscaping installed by the PROJECT in accordance with the Landscape Maintenance Plan(s). Said maintenance will be in accordance with Florida Administrative Code Rule 14-40.003, as it may be amended from time to time. The **LOCAL GOVERNMENT'S** responsibility for maintenance shall be consistent with the requirements of Florida Administrative Code Rule 14.40.003(5), as it may be amended from time to time. The maintenance functions to be performed by the **LOCAL GOVERNMENT**, shall be subject to periodic inspections by the **DEPARTMENT**. The **LOCAL GOVERNMENT** shall not change or deviate from said plan(s) without written approval of the **DEPARTMENT**.

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- c.) All landscape installation and maintenance activities undertaken by the **LOCAL GOVERNMENT** shall be in accordance with the Maintenance of Traffic Plan(s).
- d.) If at any time after the **LOCAL GOVERNMENT** has assumed the landscaping installation or maintenance responsibility above-mentioned, it shall come to the attention of the **DEPARTMENT** that the PROJECT, as will be designed by the **LOCAL GOVERNMENT**, or a part thereof is not properly installed or maintained pursuant to the terms of this Agreement, the District Secretary or his designee may issue a written notice that a deficiency or deficiencies exist(s), by sending a certified letter to the **LOCAL GOVERNMENT** to place said **LOCAL GOVERNMENT** on notice thereof. Thereafter, the **LOCAL GOVERNMENT** shall have a period of thirty (30) calendar days within which to correct the cited deficiencies. If said deficiencies are not corrected within this time period, the **DEPARTMENT** may terminate the Agreement, in which case the **LOCAL GOVERNMENT** shall at its own expense and within sixty (60) calendar days after written notice by the **DEPARTMENT**, remove all of the landscaping that the **DEPARTMENT** directs be removed and return the Right-of-Way to its original condition. The **LOCAL GOVERNMENT** will own such materials it removes and the **DEPARTMENT** shall own any materials remaining. When the **DEPARTMENT** determines that it is reasonably necessary, the **DEPARTMENT** may remove, relocate or adjust the landscaping materials.

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e.) This Agreement supercedes the normal requirements of separate Department permits for Right of Way utilization and this Agreement is deemed to constitute such a permit.

8. In the event this Agreement is in excess of \$25,000.00 (TWENTY FIVE THOUSAND AND NO/100 DOLLARS) or has a term for a period of more than one year, the provisions of Chapter 339.135(6)(a), Florida Statutes, are hereby incorporated:

"The **DEPARTMENT** during any fiscal year, shall not expend money, incur any liability, or enter into any contract which, by its terms, involves the expenditure of money in excess of the amounts budgeted as available for expenditure during such fiscal year. Any contract, verbal or written, made in violation of this subsection is null and void and no money may be paid on such contract. The **DEPARTMENT** shall require a statement from the Comptroller of the Department that funds are available prior to entering into any such contract or other binding commitment of funds. Nothing herein contained shall prevent the making of contracts for a period exceeding one (1) year, but any contract so made shall be executory only for the value of the services to be rendered or agreed to be paid for in succeeding fiscal years; and this paragraph shall be incorporated verbatim in all contracts of the **DEPARTMENT** which are for an amount in excess of \$25,000.00 (TWENTY FIVE THOUSAND AND NO/100 DOLLARS) and which have a term for a period of more than one (1) year."

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In addition, in accordance with Florida Law, the State of Florida's performance and obligation to pay under this contract is contingent upon an annual appropriation by the legislature. The parties agree that in the event funds are not appropriated to the **DEPARTMENT** for the PROJECT, this Agreement may be terminated, which shall be effective upon either party giving notice to the other to that effect.

9. The **LOCAL GOVERNMENT** agrees to keep complete records and accounts in order to record complete and correct entries as to all costs, expenditures and other items incidental to the work for this PROJECT. All cost records and accounts shall be subject to audit by a representative of the **DEPARTMENT** for a period of three (3) years after final billing by the **LOCAL GOVERNMENT** to the **DEPARTMENT**, which audit may include, but shall not necessarily be

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limited to, such verifications as to the amount and validity of all costs of the PROJECT.

10. The **DEPARTMENT** may unilaterally cancel this Agreement for refusal by the **LOCAL GOVERNMENT** to allow public access to all documents, papers, letters, or other material subject to the provisions of Chapter 119 and made or received by the **LOCAL GOVERNMENT** in conjunction with this Agreement.

11. This Agreement constitutes the complete and final expression of the parties with respect to the subject matter hereof, and incorporates and includes all proper negotiations, correspondence, conversations, agreements, or understandings applicable to the matters contained herein and the parties agree that there are no commitments, agreements or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicted upon any prior representation or agreements whether oral or written.

12. This Agreement shall be governed by the laws of the State of Florida. Any provision hereof found to be unlawful or unenforceable shall be severable and shall not affect the validity of the remaining portions hereof.

13. The terms of this Agreement shall begin upon the date of the signature of the last party to sign and shall remain in full force and effect through completion of all services required of the **LOCAL GOVERNMENT**. The **DEPARTMENT** may, at any stage, amend or terminate the PROJECT in whole or in part if the **DEPARTMENT** determines that such action is in the best interest of the public.

14. All notices required pursuant to the terms hereof shall be sent by first class United States Mail. Unless is sent, all

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notices shall be sent to the following addresses:

STATE

Florida Department of Transportation
Attn: Holly Lopenski/JPA Section
719 South Woodland Boulevard
Mail Station 4-522
DeLand, Florida 32720-6834

LOCAL GOVERNMENT

Gary Moyer, Executive Director
Harmony Community Development District
3500 Harmony Square Drive West
Harmony, Florida 34773

15. PUBLIC ENTITY CRIME INFORMATION STATEMENT: A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

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IN WITNESS WHEREOF, the LOCAL GOVERNMENT has executed this Agreement this day of January 29, 2004, and the DEPARTMENT has executed this Agreement this 16th day of July, 2004.

LOCAL GOVERNMENT
HARMONY COMMUNITY
DEVELOPMENT DISTRICT

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

By: [Signature]
Name: Gregory Whitefield
Title: Chairman

By: [Signature]
Name: Noranne Downs
Title: Director of Production

Attest:

Attest:

By: [Signature] (SEAL)
Name:
Title:

[Signature] (SEAL)
Executive Secretary

Legal Review

Legal Review:

[Signature]
District Counsel[Signature]
District Counsel

Financial Provision Approved on:

11/24/03

EXHIBIT "A"

SCOPE OF WORK

Financial Management Number 239674-3-58-01

The **LOCAL GOVERNMENT** shall prepare design plans, install landscaping improvements along and in the area of the State Road US 192, 1,950 Feet East of County Road 534 (AKA Hickory Tree Road) to 1.513 Miles East of County Road 534 (AKA Hickory Tree Road) and have construction inspection done. The Florida Department of Transportation shall review such plans, and shall perform such inspections as may be required by the Department of Transportation.

EXHIBIT "B"

COST ESTIMATE

Financial Management Number 239674-3-58-01

ITEM	UNIT	QUANTITY	PRICE	TOTAL AMOUNT
			SUBTOTAL	\$0.00
			FDOT PORTION	\$0.00
			PROJECT TOTAL	\$0.00

Section 7

Consent Agenda

Subsection 7A

Minutes

**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, June 27, 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 (<i>via Zoom</i>)	Assistant Secretary
Kerul Kassel	Assistant Secretary

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

Howard Neal	District Manager, Inframark
Michael Eckert (<i>via Zoom</i>)	District Legal Counsel, Kutak Rock
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.

SECOND ORDER OF BUSINESS Audience Comments

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

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

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 TopChoice treatment for all of the parks being completed, there is a warranty. The flower bed borders were completed on all the annual beds and by the end of the year they will add some soil.

The IMC, the irrigation report, the grounds were completed on June 15th and repairs are still underway. The South Lake and East Lake irrigation at the end of May, beginning of June, they received phone calls about irrigation and did a separate IMC report. They found and replaced two solenoids, cleaned one diaphragm, along with five heads and one bubbler. After they did this, they let it set for three weeks then mowed. The Bahia is at 3-inches, St. Augustine is at 4-inches, and they are looking to go to 4.5-inches by the end of July. They received a complaint about the

44 vegetation around the base of the lakes. With the drought the levels dropped dramatically, and
45 weeds are growing almost to the middle in some spots; it will correct itself when it gets back to
46 normal levels. They are string trimming areas they can stand on safely. The Oak tree project is
47 complete and includes the list of people who said they did not receive the trees.

48 The Cat Brier verge was addressed with it being noted in the beginning of the process they
49 removed all of the leaves, and the next step was to put flags at every sprinkler, operating or not,
50 during that time if one was not functioning properly, they would adjust the head, replace it or the
51 nozzle. The day of the installation they had a sod scrapper come through to remove all vegetation
52 currently there, including weeds up to the roots and then they took the rakes and did they best that
53 they could. When it got closer to the trees, they will notice it kind of went up, with the roots it was
54 hard. When they installed it the sod was laying on soil, but there was more wood in some areas
55 than there was actual soil and even with irrigation working, with the drought it was hard. They
56 plan to bring in an additional pallet of sod for the trees in July. They continue to monitor the
57 irrigation weekly. This week it was reduced to two days as they are going to have fungal pressure.
58 He will be meeting with TruGreen on Tuesday, and they are going to do a fungal application in
59 some of the areas because there is a lot of moisture.

60 Mr. Lomasney noted he cannot avoid problems with walk paths with the deck heights. He saw
61 one today that was mowed at 2¼-inches, and he cannot control that. He spoke with a couple of the
62 landscapers, and he told them not to cut it lower than 4-inches; if it is not growing that much he
63 would just edge it. On today's inspection he noted there is improvement and out of the 13 pallets
64 just the one needs to be replaced; overall he would say it is a success and he does see it improving.
65 Benchmark will continue to monitor weekly.

66 Ms. Kassel inquired if this includes 3306 Cat Brier noting it has a lot of sod that did not make
67 it. Mr. Lomasney indicated if where they put sod was failing, the documented with pictures will
68 be replaced.

69 Ms. Kassel requested an update on 3344 Cat Brier. Mr. Lomasney noted they investigated it
70 further and found the original hockey puck timer in a valve across the street. The battery had died
71 and it was not tied into any of the 31 satellites. There are two options, he can put a decoder on it
72 and program it to the controller or he can run a wire directly. It is greening up, but if he needs to
73 bring sod, outside of the one pallet he is willing to put sod in front of that individuals home,
74 however, he would ask that the Board meet him in the middle because he did not know about the
75 valve map. He will cover the sod but would ask that the CDD cover him programming it to the
76 satellite to eliminate the hockey puck timer.

Ms. Kassel inquired why this was not found when the CDD paid \$60,000 to \$75,000 to have the irrigation system checked. Mr. Lomasney indicated after they went through everything, he had noted there was 15% of the system that was unknown. Discussion continued on this zone and the challenges with Cat Brier irrigation.

Ms. Kassel reported there is a cavity where there is a sprinkler head on Schoolhouse Road, a block or two down from her house at the outside of the sidewalk in the verge.

Mr. Lomasney reported he had another item, the seed option, but does not need approval on it now, it would be October. In the past they did a proposal for the sod and provided a proposal for the synthetic turf which was ruled out. The Bermuda/Celebration blend was just under \$50,000 for the soccer field. The application they just sent over has Double Eagle; they are going to do a rye blend. They would scalp it very low, flag the sprinklers and hand rake it. Mr. LeMenager addressed the soccer field noting that there used to be work down every year in November seeding with rye and getting ready for the winter and it just sort of vanished as they changed management companies. Ms. Kassel noted she does not know what is in the contract regarding the soccer field but they should find out.

Mr. Chokanis commented that the grass at Middlebrook park at the end of the cul-de-sac is in the same kind of condition and they had talked before about resodding it. The other item is the sprinkler timings on Five Oaks. He has seen them go off at 3:00/4:00 p.m. which is not good for the grass, and he wants to make sure they are not watering when it 97 degrees outside. Mr. Lomasney reported they are scheduled to run at night; a staff member may have noticed some wilting and tried to give it 20 minutes of watering. On Five Oaks this morning the valve was stuck on and it had to be shut off manually, a tech is coming out tomorrow to replace the solenoid. He will make sure all of the clocks are set to be done by 7:00 a.m.. He can provide an estimate for Middlebrook and in the past they have talked about a Bahia with rye. Ms. Kassel noted on the playgrounds on the far side of the sidewalk she is for mulch; whatever sod they put in is going to be torn up with the kids running around. The area in the verge needs to have something else, but it also gets walked on a lot. Mr. Lomasney reported if they do mulch, they will have to do a border to keep it in. Mr. Chokanis requested he provide both the sod and mulch option.

B. Field Manager: Inframark
i. Monthly Report

Mr. Baez reviewed field activities. They have been fixing the pavers in the Square.

Mr. LeManger thanked Mr. Baez for the splash pad. Mr. Neal noted the monitor is still on backorder. Mr. Baez reported they will be testing the water every morning. He inquired what time

they want it turned on and off; it is currently 9:30 a.m. to 7:30 p.m. Ms. Kassel commented she would like to see them start at 7:30 a.m. Mr. Chokanis commented he would agree with Ms. Kassel and inquired if it is mandatory that they test the water every day. Mr. Baez responded that the filter should be cleaned once per week and the water tested three or four times per week.

Mr. Baez reported they have cut 15 or 16 Pine trees; they keep dying and they keep removing them. He inquired if they want to call an expert to treat them. Ms. Kassel inquired if this is something he can talk to Benchmark about. Mr. Baez reported he has not but he will. Mr. Baez reported they have also fixed pavers inside the Swim Club with the pole to go into the pool by the stairs. Florida health told them it needed to be fixed within 30 days. They removed the pavers, put concrete under the pavers to make it stronger. All of the boats are good to go, the seats have been finished and some of the batteries have been replaced. On the weekends the food trucks put grease in the trashcans, when they lift the trash bag it goes all over the sidewalk. They are trying to remove it with the pressure washer and degreaser, but it is not coming up. Ms. Kassel requested they contact Ms. Goldyn to let her know this is happening. Mr. Baez reported they have removed 70% of the trash, they still have more to remove and will be doing it next week. People from Harmony West dropped debris in front of the pallets of tiles. Ms. Kassel inquired how he knows they are from Harmony West. Mr. Baez noted it was the address in the boxes; he went to the address and told them they need to remove everything, and they did so.

Mr. Baez reported they are working on the inspection items. Ms. Kassel requested responses from Inframark be included on the list as to when things will be addressed. Mr. Baez noted he will include on the next one.

Mr. Chokanis requested the tiles inside the pool be cleaned; they have a layer of grime on them. Mr. Baez reported the product they have is not working and they are getting a new product tomorrow to clean the tiles.

Ms. Kassel addressed a discussion last month regarding a ramp on Clay Brick by the tunnel. Mr. Neal noted this is something Mr. Hamstra will need to be involved in to be certain it is in compliance for ADA purposes.

Mr. Baez commented that all of the street flooding has been reported to the county. The county said they would come check the areas. Ms. Kassel inquired if they know when the county will check it. Mr. Baez noted he does not.

C. District Engineer: Pegasus

Mr. Neal advised that Mr. Hamstra is on vacation but there are notes on his items.

i. Lakefront Park Community Maintenance Facility Update

No discussion.

ii. Bathymetric Survey Proposal for Ponds P2-2/P2-3

Ms. Kassel addressed the bathymetric survey proposal. She is trying to understand why it is for a bathymetric survey and includes a topographic survey with no explanation of why that would be needed. Mr. Neal will contact Mr. Hamstra for some insight. Ms. Kassel commented that when she addressed her concern about a lot of growth in the ponds, Mr. Hamstra said that it would be a couple thousand per pond, and now it is \$6,200 for a bathymetric and topographical survey. She would like to know if they need a topographical survey or if the bathymetric would be sufficient.

iii. Blazing Star Lane Alley

Ms. Kassel commented on the proposal being a better price and reviewed the proposal. She would like to know if Mr. Hamstra has worked with Element Environmental and can recommend them. Mr. LeManger commented that he thinks this has gone on long enough, Mr. Hamstra has recommended that they approve it.

Mr. LeManger MOVED to approve the proposal from Element Environmental in the amount of \$16,250 to repair the Blazing Star Lane alley and Mr. Leet seconded the motion.

Ms. Kassel requested Mr. Hamstra's note be read. Mr. Neal read the note. Ms. Kassel commented that it does not say he recommends them or that he has worked with them. Mr. Neal commented that Mr. Hamstra has worked with Element Environmental a lot and from Mr. Neal's personal experience they do a good job.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the Element Environmental proposal.

Mr. LeManger commented that he also had questions on the bathymetric survey. He noted Mr. Hamstra also commented on Lakefront and the large list of requirements from the county.

D. District Counsel: Kutak Rock

i. Discussion of Mediation Representative

Mr. Eckert reported he has one item that does relate to pending litigation and would suggest if they have questions about the litigation or the specifics of it, that they give him a call after the meeting. He noted there is a mediation scheduled in an alleged trip and fall for the McCord case on July 23rd at 9:30 a.m. Zoom mediation and by the rules of the court the Board needs to appoint

a representative to attend the Zoom mediation. He needs to know if there is a Board member available and willing to be the mediation representative.

Mr. LeManger commented that he can be the mediation representative.

On MOTION by Ms. Kassel seconded by Mr. Leet, with all in favor, the appointment of Mr. LeManger to be Mediation Representative was approved.

Ms. Kassel inquired if they have heard anything from Waste Management regarding insurance to cover alleyway repairs. Mr. Neal commented that they have; the adjuster has been in contact with Mr. Neal. Waste Management did a field inspection Friday before last and are now working out the final amount for the payout. He reached out to them today to see if there was any further information, but this is where they are at the moment. Mr. Hamstra has been in contact with them regarding the contractor to use.

E. District Manager: Inframark

i. Acceptance of the Audited Financial Statements for Fiscal Year 2023

Mr. Neal reviewed the audit for Fiscal Year 2023. Page 91 shows that Harmony CDD was in compliance.

Mr. LeManger MOVED to accept the audit for Fiscal Year 2023 and Ms. Kassel seconded the motion.

Ms. Kassel commented that someone posted on social media and quoted that within the audit the CDD went from \$1.4 million to \$197,000 for a lose of \$1.3 million. She noted that was incorrect and the \$1.4 million was a negative and the net condition of the CDD at the end of 2022. By the end of 2023, they were a net positive of \$197,000, a difference of \$1.6 million.

Mr. Leet commented it is the net position, it is Capital with deprecation and bond obligations the CDD has. Over time it is several million per year as things are paid off.

Ms. Kassel read the paragraph from page 91 of the audit regarding compliance.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the acceptance of the audit for Fiscal Year 2023.

FOURTH ORDER OF BUSINESS Business Items

A. Golf Course Maintenance Facility Financing Options

Mr. LeManger commented the best price he can get out them is \$2 million. Ms. Kassel commented that they have not seen any financial information regarding expenses and revenue. She

noted there are Board members who want to move forward with this, but she thinks it is a bad idea. Mr. LeManger commented that he thinks it has been a useful exercise to go through financing and what is possible. The most interesting thing that came up is this body still has the authority \$9.175 million in bonds. Discussion ensued regarding the golf course maintenance facility, possible alternate locations and county requirements. Mr. Chonakis inquired about the timeline due to the county saying they need to move the stuff out of the area. Ms. Kassel commented that Mr. Hamstra stated the county is currently lacking an engineer and everything is taking longer. She would like to ask MR. Hamstra, if the Board were to consider the Five Oaks location of the things the county is asking for whether those plans might better address the issues the county is raising. Mr. Leet commented that some of the issues raised are the same issues they had with trying to use anything in the previous location outside the RV storage lot. Mr. LeManger inquired about Neighborhood M. Areas where addressed on a map.

Ms. Kassel suggested having Mr. Hamstra look into the comments from the county and the feasibility of the Five Oaks Drive location would be. Mr. Leet commented that Cat Lake Osceola LLC owns the property wrapping around the sidewalk off the end of Feathergrass and everything surrounding the RV storage parcel. He pointed out the Five Oaks location noting there is a telephone easement that blocks off the top corner of the property; there cannot be another entrance right next to it and they would need an easement to have an easement off the maintenance road. Discussion ensued on the size of the building, parking and drainage management.

Mr. Leet commented that he would like to see what the numbers are for improving the road and what other steps they would have to take with the county. Mr. Chonakis commented on figuring out which path they are going to go forward with. They need a side-by-side comparison of whether the Five Oaks location is a loan or a bond and compare the two options, but they need to finalize something in the near future. Mr. Leet comments that they can give direction to Mr. Hamstra to provide something they can act on at the next meeting. Is there specific direction for Mr. Hamstra.

Ms. Kassel commented she would for Mr. Hamstra to look at the county's comments in relation to the Five Oaks Drive location. She addressed the construction cost of \$300,000 and the last the cost given for improvements to the garden road was \$225,000. She would Mr. Hamstra to look at the feasibility of the Five Oaks Drive location again as her preference.

Mr. LeManger commented he does not understand enough about the speed with which the county wants them to do this. At a certain level, he favors getting a good idea of when this side of town is going to be 90% done, and then doing things the right way. His concern is that no matter

what they do, it is a band-aid approach, and they need to be thinking in terms of permanent solutions. Ms. Kassel noted the Five Oaks Drive location would be a permanent solution.

Mr. LeManger commented that he is calling the golf course tomorrow to say it was not approved. They know they have landowners that are uncooperative with them now, and they will see. Ms. Kassel commented that she does not know if the Board wants to give Mr. LeManger permission to ask what the golf course would want for an easement on Fives Oaks Drive, but it is information they will need if they move forward with that location. Mr. Leet commented that adding an easement would be another encumbrance on whoever they would be selling to.

Mr. Leet summarized the discussion noting from Mr. Hamstra is more information on the Five Oaks Drive location, his thoughts on the storage lot property and those improvements and whether it is a non-starter, and the other question would be how close are they to 90%. Mr. Neal will reach out to Mr. Hamstra with the questions.

B. Agreement with Ecolab Pool & Spa for Pool Services

Mr. Neal explained the issues that District Counsel identified in the agreement that the Board should review before making a final decision. He inquired if the Board was able to review the comments and if there were any concerns. He noted the equipment can be insured. Ms. Kassel inquired if this will be an increase in the premium. Mr. Neal commented they did not say how, they are going through the process now with the insurance and it could be included for next year.

Ms. Kassel MOVED to approve the Ecolab Pool & Spa agreement and Mr. LeManger seconded the motion.

Mr. Leet commented on District Counsel's feedback on the indemnification. Mr. Eckert addressed his concerns noting in the event of a lawsuit, this language requires the District to get Ecolab's permission to defend the claim in order to preserve indemnification rights later on. If they say do not defend it and the District, perhaps they could lose their indemnification. It is an unlikely scenario, but it is something Ecolab insisted on and something Mr. Eckert has not seen in a contract before.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the Ecolab Pool & Spa agreement.

C. Consideration of Access and Utility Easement with OUC for Tract L (North Lakes)

D. Consideration of Assignment of OUC Street Light Agreement for Tract L (North Lakes)

Mr. Eckert commented this easement is to allow the District onto the North Lake property so they can be responsible for the streetlights there and access the streetlights. It is related to the second agreement – the first document gives the District the authority and ability to be on the property and the second document is assigning the OUC contract to the District and the District would be responsible for paying OUC on a moving basis.

Mr. LeManger commented the second agreement is a non-starter. The District does not pay for streetlights; they pay for the electricity and the maintenance not the capital investment.

Ms. Kassel commented in F, G and H they had the developer. The District does not want to be responsible for paying the capital investment. The developer who is trying to hand it off to the District needs to pay the capital investment themselves and the District would be willing to pay the maintenance and fuel cost.

Mr. LeManger commented on previous Board's making the decision to not paying for the lights.

Mr. Eckert commented that he would not vote on this. He requested the Board turn to page 138 of the pdf agenda because it talks about the monthly lighting service charge. There is a capital investment which he is hearing is a no go for the District. There is a maintenance cost of \$343 and a fuel & energy cost of \$44.60. He needs direction from the Board to tell them Capital Investment is a no. Ms. Kassel commented they are paying maintenance and fuel & energy costs on other neighborhoods. It is the capital investment that is a no go. Mr. Eckert commented that today they can do one of two things – not approve anything or they could approve the Access and Utility Easement. They could approve the assignment subject to the removal of the capital investment obligation from the District. Ms. Kassel inquired if Mr. Eckert has a recommendation. Mr. Eckert commented that he recommends approving the easement and the assignment subject to the developer satisfying the capital investment so that it does not ride on through the assignment.

On MOTION by Mr. LeManger seconded by Ms. Kassel, with all in favor, the Access and Utility Easement with OUC for Tract L (North Lakes) and Assignment of OUC Street Light Agreement for Tract L (North Lakes) contingent upon the developer satisfying the capital investment was approved.

SIXTH ORDER OF BUSINESS

Consent Agenda

A. Minutes for the May 23, 2024 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 (May 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.

C. Check Register #288 (May 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.

D. Ratification of Proposal #100464 from Benchmark Landscaping for Mainline Repair

Proposal #101464 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.

E. Ratification of Proposal #101741 from Benchmark Landscaping for Irrigation Controller

Proposal #101741 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 commented that she provided a potential correction to Ms. Burgess, Ms. Montagna and Mr. Neal.

On MOTION by Ms. Kassel seconded by Mr. Leet, with all in favor, the consent agenda was approved.

SEVENTH ORDER OF BUSINESS Supervisor Requests

Ms. Kassel inquired if Mr. Neal has checked into the availability of when the model home is no longer going to be available to them. Mr. Neal commented he has called them several times and was hoping to speak with them before the meeting, but there was no one there.

Ms. Kassel inquired about what is happening with the TOHO water bills. Mr. Neal advised consumption is consistent with readings and patterns. There are clear patterns and TOHO confirmed it is not the meter. Mr. LeManger commented on social media. TOHO water bills are being talked about by multiple people with them going up and down. Ms. Kassel suggested checking with Benchmark as they may have an explanation. Mr. Neal will speak with Benchmark to see if there is anything they have noticed.

Ms. Kassel inquired about the facility usage application update. Mr. Neal advised the application has been done and needs a final review before uploading to the website.

Ms. Kassel inquired on the status with the county for the request for no commercial vehicle parking signs at the entrances to the community. Mr. Neal advised he is still working on that with the county, but it has been a slow process.

Ms. Kassel commented that Ms. Montagna was supposed to provide information on some line items within the financials as noted on page 158 of the May 23, 2024 minutes. Mr. Neal will follow-up on the reclassifications and providing the report to Ms. Kassel. Ms. Kassel commented on her other question with regard to a minus \$642 user facility revenue and why it was a negative. Mr. Neal will find out about this.

Ms. Kassel inquired where they are with the garden shed. Mr. Neal advised that since it is going on a commercial lot the county requires a General Contractor for the permitting process. He has found one company that is a one-stop shop that will do everything from start to finish but their price is double. The other option is to have a General Contractor liaison and oversee the project. Mr. Satterwhite was to have a meeting with the General Contractor today, but they cancelled. As soon as he has any information, he will provide it to the Board.

Ms. Kassel commented on the TOHO invoice on page 116 of the check register for 7300 Five Oaks Drive noting it would be a good bill to send to TOHO to show them the spikes.

Mr. Leet commented he is glad the splash pad is up and running and inquired on the arrival of the monitor. Mr. Baez noted he will contact the company again this week. Mr. Leet inquired if there is any expected downtime with Ecolab getting their equipment installed. Mr. Baez commented that Ecolab was waiting on approval and can start the next day once received. Mr. Leet addressed keeping it running and is very important.

Mr. Leet commented on the Cat Brier resident in attendance earlier but missed the audience comment section of the meeting. Residents can contact them directly to get something fixed, but suggested a little less regimented and more flexible. Mr. LeManger commented this is Florida law, the audience has three minutes to talk about something on the agenda. They give them three minutes to talk about anything, so they do bend a bit. If they want something done, they should send an email.

FIFTH ORDER OF BUSINESS

Closed Session: Security System Discussion

The meeting was recessed and the closed session was opened.

The meeting was reconvened.

On MOTION by Mr. Leet seconded by Mr. LeManger, with all in favor, the Flock Safety proposal was approved.
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EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Leet, seconded by Ms. Kassel, with all in favor, the meeting adjourned at 8:23 p.m.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

Subsection 7B

Financials

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

Please find the attached June 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 June is approximately 102% of the annual budget.
 - Non Ad Valorem Assessment collections are currently at 99%.
 - Garden Lot - Includes lease payments for garden lot.
- Total Expenditures through June are at 68% of the annual budget.
 - ▶ Administrative
 - P/R-Board of Supervisors - Includes payroll for meetings through June 2024.
 - ProfServ-Engineering - Pegasus Engineering services. Includes services for maintenance facility, Buck Lake, storm sewer system and other matters.
 - Insurance - General Liability -Egis insurance policy paid \$22,932 in Full for FY24.
 - ▶ Field
 - ProfServ-Field Management - Contract with Inframark.
 - ▶ Landscaping Services
 - Contracts-Mulch - Contract with Benchmark Landscaping.
 - Contracts-Annuaals - Contract with Benchmark Landscaping.
 - Contracts-Landscape - Benchmark Landscaping provides landscaping services.
 - R&M-Other Landscape - Includes Buck Lake Park renovations, Harmony Square Park renovations and tree removal services.
 - Miscellaneous Services - Includes Verge Sod Work.
 - ▶ Utilities
 - Electricity-General - Services provided by OUC.
 - Electricity-Streetlighting - Services provided by OUC.
 - Utility-Water & Sewer - Services provided by TOHO.
 - ▶ Operation & Maintenance
 - Utility-Refuse Removal - Services provided by Waste Connections of FL.
 - R&M-Ponds - Includes Feb invoice for draining of pond and disposal of vegetation.
 - R&M-Parks & Facilities - Various supplies and repairs, including dog waste bags, field staff supplies, swing repair, bathroom exhaust fan deposit, patio umbrellas, gate, mower tires, electrical panel repairs, signs, and two benches.
 - ▶ Debt Service
 - Principal Expense - Principal portion of VC1 debt service assessment transferred from the general fund to the series 2015 debt service fund.
 - Interest Expense - Interest portion of VC1 debt service assessment transferred from the general fund to the series 2015 debt service fund.

General Fund Reserves

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

HARMONY

Community Development District

Financial Report

June 30, 2024

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Balance Sheet

June 30, 2024

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND RESERVES	SERIES 2014 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
ASSETS					
Cash - Checking Account	\$ 1,104,709	\$ -	\$ -	\$ -	\$ 1,104,709
Accounts Receivable	208	-	-	-	208
Due From Other Funds	-	60,440	172,324	73,424	306,188
Investments:					
Money Market Account	1,096,891	-	-	-	1,096,891
Interest Account	-	-	-	6,767	6,767
Prepayment Account	-	-	36,786	70,888	107,674
Reserve Fund	-	-	607,313	340,000	947,313
Revenue Fund	-	-	522,262	239,153	761,415
Prepaid Items	4,751	-	-	-	4,751
TOTAL ASSETS	\$ 2,206,559	\$ 60,440	\$ 1,338,685	\$ 730,232	\$ 4,335,916
LIABILITIES					
Accounts Payable	\$ 141,720	\$ -	\$ -	\$ -	\$ 141,720
Due To Other Funds	306,188	-	-	-	306,188
TOTAL LIABILITIES	447,908	-	-	-	447,908
FUND BALANCES					
Nonspendable:					
Prepaid Items	4,751	-	-	-	4,751
Restricted for:					
Debt Service	-	-	1,338,685	730,232	2,068,917
Assigned to:					
Operating Reserves	467,801	-	-	-	467,801
Unassigned:	1,286,099	60,440	-	-	1,346,539
TOTAL FUND BALANCES	\$ 1,758,651	\$ 60,440	\$ 1,338,685	\$ 730,232	\$ 3,888,008
TOTAL LIABILITIES & FUND BALANCES	\$ 2,206,559	\$ 60,440	\$ 1,338,685	\$ 730,232	\$ 4,335,916

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 30,000	\$ 22,500	\$ 35,279	\$ 12,779
Interest - Tax Collector	-	-	5,112	5,112
Special Assmnts- Tax Collector	2,791,633	2,791,633	2,757,936	(33,697)
Special Assessments-Tax Collector-VC1	(33,132)	(33,132)	-	33,132
Special Assmnts- Discounts	(111,665)	(111,665)	(74,766)	36,899
Other Miscellaneous Revenues	-	-	125	125
Access Cards	1,200	900	104	(796)
User Facility Revenue	600	450	(642)	(1,092)
Garden Lot	1,207	909	1,325	416
TOTAL REVENUES	2,679,843	2,671,595	2,724,473	52,878
EXPENDITURES				
Administration				
P/R-Board of Supervisors	14,000	10,503	5,600	4,903
FICA Taxes	1,071	801	490	311
ProfServ-Arbitrage Rebate	1,200	1,200	600	600
ProfServ-Dissemination Agent	1,500	1,500	1,500	-
ProfServ-Engineering	60,000	45,000	63,031	(18,031)
ProfServ-Legal Services	60,000	45,000	40,982	4,018
ProfServ-Mgmt Consulting	71,328	53,496	53,496	-
ProfServ-Property Appraiser	392	392	-	392
ProfServ-Recording Secretary	4,326	3,246	1,082	2,164
ProfServ-Special Assessment	9,087	9,087	8,822	265
ProfServ-Trustee Fees	10,160	10,160	2,646	7,514
Auditing Services	4,400	4,400	-	4,400
Postage and Freight	1,000	747	158	589
Rental - Meeting Room	7,500	5,625	1,553	4,072
Insurance - General Liability	20,000	20,000	22,932	(2,932)
Printing and Binding	-	-	174	(174)
Legal Advertising	1,200	900	796	104
Misc-Assessment Collection Cost	55,832	55,832	53,663	2,169
Annual District Filing Fee	175	175	175	-
Total Administration	323,171	268,064	257,700	10,364
Field				
ProfServ-Field Management	375,810	281,862	281,857	5
Total Field	375,810	281,862	281,857	5
Landscape Services				
Contracts-Mulch	77,347	58,014	77,348	(19,334)
Contracts-Annuaals	14,000	10,503	9,215	1,288
Contracts - Landscape	699,567	524,675	521,563	3,112
R&M-Other Landscape	-	-	17,495	(17,495)
R&M-Irrigation	30,000	22,500	-	22,500
R&M-Trees and Trimming	40,000	29,997	11,359	18,638
Miscellaneous Services	50,000	37,503	13,561	23,942
Total Landscape Services	910,914	683,192	650,541	32,651

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	32,663	23,047	9,616
Electricity - Streetlights	139,470	104,603	81,395	23,208
Utility - Water & Sewer	211,860	158,895	109,223	49,672
Total Utilities	394,880	296,161	213,665	82,496
<u>Operation & Maintenance</u>				
Utility - Refuse Removal	3,500	2,628	3,591	(963)
R&M-Ponds	20,000	15,000	42,150	(27,150)
R&M-Pools	35,000	26,250	23,915	2,335
R&M-Roads & Alleyways	2,000	1,503	-	1,503
R&M-Streetlights	10,000	7,500	-	7,500
R&M-Vehicles	15,000	11,250	190	11,060
R&M-Equipment Boats	10,000	7,500	157	7,343
R&M-Parks & Facilities	45,000	33,750	32,310	1,440
R&M-Garden Lot	2,000	1,500	417	1,083
Sidewalk Panel Replacements	20,000	15,000	-	15,000
R&M-Invasive Plant Maintenance	105,000	78,750	5,050	73,700
Security Enhancements	5,700	4,275	4,872	(597)
Op Supplies - Fuel, Oil	8,000	6,000	155	5,845
Cap Outlay - Vehicles	15,000	15,000	-	15,000
Reserve - Other	412,000	-	59,801	(59,801)
Total Operation & Maintenance	708,200	225,906	172,608	53,298
<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	1,781,785	1,851,430	(69,645)
Excess (deficiency) of revenues				
Over (under) expenditures	(59,732)	889,810	873,043	(16,767)
<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)	\$ 889,810	\$ 873,043	\$ (16,767)
FUND BALANCE, BEGINNING (OCT 1, 2023)	885,608	885,608	885,608	
FUND BALANCE, ENDING	\$ 825,876	\$ 1,775,418	\$ 1,758,651	

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

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

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 60	\$ 45	\$ 54,931	\$ 54,886
Special Assmnts- Tax Collector	1,208,761	1,208,761	1,204,138	(4,623)
Special Assmnts- Prepayment	-	-	36,786	36,786
Special Assmnts- Discounts	(48,350)	(48,350)	(32,644)	15,706
TOTAL REVENUES	1,160,471	1,160,456	1,263,211	102,755
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	24,175	24,175	23,430	745
Total Administration	24,175	24,175	23,430	745
Debt Service				
Principal Debt Retirement	725,000	725,000	725,000	-
Principal Prepayments	-	-	20,000	(20,000)
Interest Expense	421,013	421,013	420,488	525
Total Debt Service	1,146,013	1,146,013	1,165,488	(19,475)
TOTAL EXPENDITURES	1,170,188	1,170,188	1,188,918	(18,730)
Excess (deficiency) of revenues Over (under) expenditures	(9,717)	(9,732)	74,293	84,025
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(9,717)	-	-	-
TOTAL FINANCING SOURCES (USES)	(9,717)	-	-	-
Net change in fund balance	\$ (9,717)	\$ (9,732)	\$ 74,293	\$ 84,025
FUND BALANCE, BEGINNING (OCT 1, 2023)	1,264,392	1,264,392	1,264,392	
FUND BALANCE, ENDING	\$ 1,254,675	\$ 1,254,660	\$ 1,338,685	

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 30	\$ 23	\$ 28,145	\$ 28,122
Special Assmnts- Tax Collector	593,460	593,460	539,798	(53,662)
Special Assmnts- Other	26,600	26,600	275,059	248,459
Special Assmnts- Prepayment	-	-	160,270	160,270
Special Assmnts- Discounts	(23,738)	(23,738)	(14,634)	9,104
TOTAL REVENUES	596,352	596,345	988,638	392,293
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	11,869	11,869	10,503	1,366
Total Administration	11,869	11,869	10,503	1,366
Debt Service				
Principal Debt Retirement	295,000	295,000	295,000	-
Principal Prepayments	-	-	380,000	(380,000)
Interest Expense	269,100	269,100	268,459	641
Total Debt Service	564,100	564,100	943,459	(379,359)
TOTAL EXPENDITURES	575,969	575,969	953,962	(377,993)
Excess (deficiency) of revenues Over (under) expenditures	20,383	20,376	34,676	14,300
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	20,383	-	-	-
TOTAL FINANCING SOURCES (USES)	20,383	-	-	-
Net change in fund balance	\$ 20,383	\$ 20,376	\$ 34,676	\$ 14,300
FUND BALANCE, BEGINNING (OCT 1, 2023)	695,556	695,556	695,556	
FUND BALANCE, ENDING	\$ 715,939	\$ 715,932	\$ 730,232	

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%	12%
11/10/2023	\$ 21,549	\$ 1,163	\$ 440	\$ 23,151	\$ 14,183	\$ 6,192	\$ 2,776
11/24/2023	\$ 248,290	\$ 10,556	\$ 5,067	\$ 263,914	\$ 161,679	\$ 70,590	\$ 31,645
12/11/2023	\$ 2,797,087	\$ 118,924	\$ 57,083	\$ 2,973,094	\$ 1,821,376	\$ 795,228	\$ 356,489
12/22/2023	\$ 133,910	\$ 5,235	\$ 2,733	\$ 141,877	\$ 86,917	\$ 37,949	\$ 17,012
1/10/2024	\$ 68,699	\$ 2,168	\$ 1,402	\$ 72,269	\$ 44,274	\$ 19,330	\$ 8,665
1/10/2024	\$ 11,526	\$ 364	\$ 235	\$ 12,125	\$ 7,428	\$ 3,243	\$ 1,454
2/8/2024	\$ 581	\$ 18	\$ 12	\$ 611	\$ 375	\$ 164	\$ 73
2/8/2024	\$ 49,231	\$ 1,093	\$ 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	\$ -	\$ 20	\$ 1,000	\$ 613	\$ 267	\$ 120
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
5/8/2024	\$ 1,270	\$ -	\$ 26	\$ 1,296	\$ 794	\$ 347	\$ 155
5/8/2024	\$ 30,642	\$ -	\$ 625	\$ 31,267	\$ 19,155	\$ 8,363	\$ 3,749
6/10/2024	\$ 25,392	\$ (755)	\$ 518	\$ 25,155	\$ 15,411	\$ 6,728	\$ 3,016
6/18/2024	\$ 586,979	\$ (17,445)	\$ 11,979	\$ 581,513	\$ 356,247	\$ 155,540	\$ 69,726
TOTAL	\$ 4,292,231	\$ 122,044	\$ 87,597	\$ 4,501,872	\$ 2,757,936	\$ 1,204,138	\$ 539,798

Collected in % 99.98%

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

Cash and Investment Report
June 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%	\$1,104,709
Money Market Account	BankUnited	Money Market Account	n/a	5.25%	\$1,096,891
Subtotal					<u>\$2,201,600</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%	\$36,786
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%	\$522,262
Series 2015 Interest Fund	US Bank	US Bank Open-Ended Ct	n/a	5.25%	\$6,767
Series 2015 Prepayment Fund	US Bank	US Bank Gcts	n/a	5.25%	\$70,888
Series 2015 Reserve Fund	US Bank	US Bank Gcts	n/a	5.25%	\$340,000
Series 2015 Revenue Fund	US Bank	US Bank Gcts	n/a	5.25%	\$239,153
Subtotal					<u>\$1,823,168</u>
Total					<u><u>\$4,024,769</u></u>

Subsection 7C

Check Register

HARMONY COMMUNITY DEVELOPMENT DISTRICT
Invoice Report

INVOICE APPROVAL # 290**Date: 7/15/2024**

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount	Total
CHARTER COMMUNICATIONS - ACH	1997518052824	R	\$ 119.98	
	1997500060624	R	\$ 123.98	
	Vendor Total			\$243.96
ELAN FINANCIAL SERVICES	May24-1777	R	\$ 2,124.47	
		Vendor Total		\$2,124.47
FEDEX	8-519-73812	R	\$ 18.15	
		Vendor Total		\$18.15
KUTAK ROCH LLP	3408795	R	\$ 5,954.50	
		Vendor Total		\$5,954.50
MARYLIN ASH MOWER	6272024	R	\$ 33.51	
		Vendor Total		\$33.51
ORLANDO UTILITIES COMMISSION	61224	R	\$ 12,941.84	
		Vendor Total		\$12,941.84
OSCEOLA NEWS-GEZETTE	F7BA084D-0021	R	\$ 71.20	
	F7BA084D-0043	R	\$ 148.65	
	Vendor Total			\$219.85
PEGASUS	227310	R	\$ 4,350.70	
		Vendor Total		\$4,350.70
POOLSURE	101295655901	R	\$ 506.00	
	101295655983	R	\$ 369.75	
	101295655776	R	\$ 35.00	
	10129565575	R	\$ 60.00	
	Vendor Total			\$970.75
TOHO WATER AUTHORITY - ACH	0502024-8389	R	\$ 12,747.65	
	0602024-8389	R	\$ 24.21	
	Vendor Total			\$12,771.86
WASTE CONNECTIONS OF FLORIDA	150371W460	R	\$ 387.76	
		Vendor Total		\$387.76
			Total Invoices	\$40,017.35



May 28, 2024
 Invoice Number: 1997518052824
 Account Number: 8337 10 022 1997518
 Security Code: 5311
 Service At: 7124 HARMONY SQUARE DR S
 SAINT CLOUD FL 34773

Auto Pay Notice

NEWS AND INFORMATION

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at 855-252-0675

Save on unlimited local and long distance calling with 35+ advanced features with Advanced Business Voice. Plus, get a **FREE** Mobile Unlimited Line for 1 year with Internet and Auto Pay. Call 1-888-892-1104 for details.



Summary

Service from 05/28/24 through 06/27/24
 details on following pages

Previous Balance	119.98
Payments Received -Thank You!	-119.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	119.98
Other Charges	0.00
Current Charges	\$119.98
<i>YOUR AUTO PAY WILL BE PROCESSED 06/15/24</i>	
Total Due by Auto Pay	\$119.98

Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 NO RP 28 05292024 NNNNNNNN 01 001702 0005

Harmony Community Development
 210 N UNIVERSITY DR STE 702
 CORAL SPRINGS FL 33071-7320

May 28, 2024

Harmony Community Development

Invoice Number: 1997518052824
 Account Number: 8337 10 022 1997518
 Service At: 7124 HARMONY SQUARE DR S
 SAINT CLOUD FL 34773

Total Due by Auto Pay **\$119.98**



CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



833710022199751800119982

Invoice Number: 1997518052824
 Account Number: 8337 10 022 1007618
 Security Code: 5311

**Contact Us**

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8633 2390 NO RP 28 05292024 NNNNNNNN 01 001702 0005

Charge Details

Previous Balance		119.98
EFT Payment	05/15	-119.98
Remaining Balance		\$0.00

Payments received after 05/28/24 will appear on your next bill.

Service from 05/28/24 through 06/27/24

Spectrum Business™ Internet

Spectrum Business	99.99
Internet	
Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	19.99
	\$119.98

Spectrum Business™ Internet Total \$119.98

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

Current Charges \$119.98
Total Due by Auto Pay \$119.98

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Continued on the next page...

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support



For questions or concerns, please call 1-866-519-1263.





Page 3 of 6

May 28, 2024

Invoice Number: 1997518052824
Account Number: 8337 10 022 1997518
Security Code: 6311

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0876**

8633 2990 NO RP 28 05282024 NNNNNNNN 01 001702 0005

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.





June 6, 2024
 Invoice Number: 1997500060624
 Account Number: 8337 10 022 1997500
 Security Code: 1519
 Service At: 7255 FIVE OAKS DR
 SAINT CLOUD FL 34773-6045

Auto Pay Notice

NEWS AND INFORMATION

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at 855-252-0675

Summary

Service from 06/06/24 through 07/05/24
 details on following pages

Previous Balance	123.98
Payments Received -Thank You!	-123.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	123.98
Other Charges	0.00
Current Charges	\$123.98
YOUR AUTO PAY WILL BE PROCESSED 06/23/24	
Total Due by Auto Pay	\$123.98



Thank you for choosing Spectrum Business.
 We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 NO RP 06 06072024 NNNNNNNN 01 001917 0006

Harmony Community Development
 210 N UNIVERSITY DR STE 702
 CORAL SPRINGS FL 33071-7320

June 6, 2024

Harmony Community Development

Invoice Number: 1997500060624
 Account Number: 8337 10 022 1997500
 Service At: 7255 FIVE OAKS DR
 SAINT CLOUD FL 34773-6045

Total Due by Auto Pay **\$123.98**



CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



833710022199750000123984

Invoice Number: 1997500060624
 Account Number: 8337 10 022 1997500
 Security Code: 1619

Harmony Community Development

**Contact Us**

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8639 2390 NO RP 06 06072024 NNNNNNNN 01 001917 0008

Charge Details

Previous Balance		123.98
EFT Payment	05/23	-123.98
Remaining Balance		\$0.00

Payments received after 06/06/24 will appear on your next bill.

Service from 06/06/24 through 07/05/24

Spectrum Business™ Internet

Modem	4.00
Business Internet	109.99
100Mx10M	
5 Static IP Addresses	9.99
	\$123.98

Spectrum Business™ Internet Total \$123.98

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

Current Charges	\$123.98
Total Due by Auto Pay	\$123.98

Billing Information

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Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support



For questions or concerns, please call **1-866-519-1263**.



Invoice Number: 1997500060624
 Account Number: 8337 10 022 1997500
 Security Code: 1519

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8633 2390 NO RP 06 06072024 NNNNNNNN 01 001917 0008

Charge Details

Previous Balance		123.98
EFT Payment	05/23	-123.98
Remaining Balance		\$0.00

Payments received after 06/06/24 will appear on your next bill.

Service from 06/06/24 through 07/06/24

Spectrum Business™ Internet

Modem	4.00
Business Internet	109.99
100Mx10M	
5 Static IP Addresses	9.99
	\$123.98

Spectrum Business™ Internet Total \$123.98

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

Current Charges \$123.98
Total Due by Auto Pay \$123.98

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May 2024 Statement

Open Date: 04/24/2024 Closing Date: 05/23/2024

Page 1 of 3

Account: 4798 5100 7091 1777

Visa® Community Card
**Elan Financial
Services**
1-866-552-8855

BUS 30 ELN

8

15

HARMONY CDD (CPN 002252738)

New Balance	\$2,124.47
Minimum Payment Due	\$2,124.47
Payment Due Date	06/22/2024

Late Payment Warning: As a reminder, your card is a pay in full product. If we do not receive your payment in full by the date listed above, a fee of either 3.00% of the payment due or \$39.00 minimum, whichever is greater, will apply.

Activity Summary

Previous Balance	+	\$3,045.77
Payments	-	\$3,045.77 ^{CR}
Other Credits		\$0.00
Purchases	+	\$2,124.47
Balance Transfers		\$0.00
Advances		\$0.00
Other Debits		\$0.00
Fees Charged		\$0.00
Interest Charged		\$0.00
New Balance	=	\$2,124.47
Past Due		\$0.00
Minimum Payment Due		\$2,124.47
Credit Line		\$5,000.00
Available Credit		\$2,875.53
Days in Billing Period		30

Payment Options:

Mail payment coupon
with a check

Pay online at
myaccountaccess.com

Pay by phone
1-866-552-8855

No payment is required.

CPN 002252738



0047985100709117770002124470002124471

Automatic Payment

24-Hour Elan Financial Services: 1-866-552-8855

to pay by phone
to change your address

000015990 01 SP 000638723264775 P Y

HARMONY CDD
ACCOUNTS PAYABLE
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320


Account Number: 4798 5100 7091 1777

An automatic payment of \$2,124.47 will be deducted from your account on 06/22/24. If you choose to make additional payments please write your account number on your check and mail to:

Elan Financial Services
P.O. Box 790408
St. Louis, MO 63179-0408

What To Do If You Think You Find A Mistake On Your Statement

If you think there is an error on your statement, please call us at the telephone number on the front of this statement, or **Page #1411**: Elan Financial Services, P.O. Box 6335, Fargo, ND 58125-6335.

In your letter or call, give us the following information:

▶ **Account information:** Your name and account number.

▶ **Dollar amount:** The dollar amount of the suspected error.

▶ **Description of Problem:** If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You must contact us within 60 days after the error appeared on your statement. While we investigate whether or not there has been an error, the following are true:

▶ We cannot try to collect the amount in question, or report you as delinquent on that amount.

▶ The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.

▶ While you do not have to pay the amount in question, you are responsible for the remainder of your balance.

▶ We can apply any unpaid amount against your credit limit.

Your Rights If You Are Dissatisfied With Your Credit Card Purchases

If you are dissatisfied with the goods or services that you have purchased with your credit card, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase.

To use this right, all of the following must be true:

1. The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than \$50. (Note: Neither of these are necessary if your purchase was based on an advertisement we mailed to you, or if we own the company that sold you the goods or services.)

2. You must have used your credit card for the purchase. Purchases made with cash advances from an ATM or with a check that accesses your credit card account do not qualify.

3. You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us in writing at: Elan Financial Services, P.O. Box 6335, Fargo, ND 58125-6335. While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

Important Information Regarding Your Account

1. INTEREST CHARGE: Method of Computing Balance Subject to Interest Rate: We calculate the periodic rate or interest portion of the **INTEREST CHARGE** by multiplying the applicable Daily Periodic Rate ("DPR") by the Average Daily Balance ("ADB") (including new transactions) of the Purchase, Advance and Balance Transfer categories subject to interest, and then adding together the resulting interest from each category. We determine the **ADB** separately for the Purchases, Advances and Balance Transfer categories. To get the **ADB** in each category, we add together the daily balances in those categories for the billing cycle and divide the result by the number of days in the billing cycle. We determine the daily balances each day by taking the beginning balance of those Account categories (including any billed but unpaid interest, fees, credit insurance and other charges), adding any new interest, fees, and charges, and subtracting any payments or credits applied against your Account balances that day. We add a Purchase, Advance or Balance Transfer to the appropriate balances for those categories on the later of the transaction date or the first day of the statement period. Billed but unpaid interest on Purchases, Advances and Balance Transfers is added to the appropriate balances for those categories each month on the statement date. Billed but unpaid Advance Transaction Fees are added to the Advance balance of your Account on the date they are charged to your Account. Any billed but unpaid fees on Purchases, credit insurance charges, and other charges are added to the Purchase balance of the Account on the date they are charged to the Account. Billed but unpaid fees on Balance Transfers are added to the Balance Transfer balance of the Account on the date they are charged to the Account. In other words, billed and unpaid interest, fees, and charges will be included in the **ADB** of your Account that accrues interest and will reduce the amount of credit available to you. To the extent credit insurance charges, overlimit fees, Annual Fees, and/or Travel Membership Fees may be applied to your Account, such charges and/or fees are not included in the **ADB** calculation for Purchases until the first day of the billing cycle following the date the credit insurance charges, overlimit fees, Annual Fees and/or Travel Membership Fees (as applicable) are charged to the Account. Prior statement balances subject to an interest-free period that have been paid on or before the payment due date in the current billing cycle are not included in the **ADB** calculation.

2. Payment Information: We will accept payment via check, money order, the internet (including mobile and online) or phone or previously established automatic payment transaction. You must pay us in U.S. Dollars. If you make a payment from a foreign financial institution, you will be charged and agree to pay any collection fees added in connection with that transaction. The date you mail a payment is different than the date we receive the payment. The payment date is the day we receive your check or money order at Elan Financial Services, P.O. Box 790408, St. Louis, MO 63179-0408 or the day we receive your internet or phone payment. All payments by check or money order accompanied by a payment coupon and received at this payment address will be credited to your Account on the day of receipt if received by 5:00 p.m. CT on any banking day. Payments sent without the payment coupon or to an incorrect address will be processed and credited to your Account within 5 banking days of receipt. Payments sent without a payment coupon or to an incorrect address may result in a delayed credit to your Account, additional **INTEREST CHARGES**, fees, and/or Account suspension. The deadline for on-time internet and phone payments varies, but generally must be made before 5:00 p.m. CT to 8 p.m. CT depending on what day and how the payment is made. Please contact Elan Financial Services for internet, phone, and mobile crediting times specific to your Account and your payment option. Banking days are all calendar days except Saturday, Sunday and federal holidays. Payments due on a Saturday, Sunday or federal holiday and received on those days will be credited on the day of receipt. There is no prepayment penalty if you pay your balance at any time prior to your payment due date.

3. Credit Reporting: We may report information on your Account to Credit Bureaus. Late payments, missed payments or other defaults on your Account may be reflected in your credit report.



May 2024 Statement 04/24/2024 - 05/23/2024
HARMONY CDD (CPN 002252738)

Page 2 of 3
Elan Financial Services 1-866-552-8855

Important Messages

Paying Interest: You have a 24 to 30 day interest-free period for Purchases provided you have paid your previous balance in full by the Payment Due Date shown on your monthly Account statement. In order to avoid additional INTEREST CHARGES on Purchases, you must pay your new balance in full by the Payment Due Date shown on the front of your monthly Account statement.

There is no interest-free period for transactions that post to the Account as Advances or Balance Transfers except as provided in any Offer Materials. Those transactions are subject to interest from the date they post to the Account until the date they are paid in full.

Your payment of \$2124.47 will be automatically deducted from your bank account on 06/22/2024. Please refer to your AutoPay Terms and Conditions for further information regarding this account feature.

Transactions BAEZ-PAG,JORGE A Credit Limit \$5000

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
Purchases and Other Debits					
04/26	04/25	0336	D'S ACE HARDWARE ST. CLOUD FL	-\$53.53	
04/26	04/24	8126	THE HOME DEPOT #8350 ST CLOUD FL	\$170.65	
04/29	04/26	3994	SQ *CURTIS PROFESSIONA 877-417-4551 FL	-\$618.00	
05/01	04/30	1470	WM SUPERCENTER #1086 SAINT CLOUD FL	-\$36.56	
05/02	05/01	0088	D'S ACE HARDWARE ST. CLOUD FL	-\$28.97	
05/15	05/13	3656	THE HOME DEPOT #8350 ST CLOUD FL	-\$175.44	
05/15	05/13	5804	THE HOME DEPOT 6350 SAINT CLOUD FL	\$319.00	
05/16	05/14	6412	THE HOME DEPOT 6350 SAINT CLOUD FL	-\$276.27	
05/16	05/14	6453	THE HOME DEPOT 6350 SAINT CLOUD FL	-\$96.94	
05/21	05/20	0929	DKS IM SERVER 310-645-0023 CA	-\$51.95	
05/22	05/21	2871	AMZN Mktp US*TM0ZO4HQ3 Amzn.com/bill WA	-\$25.78	
05/22	05/21	5042	AMZN Mktp US*IP0QP1GO3 Amzn.com/bill WA	-\$79.74	
05/23	05/22	2765	AMZN Mktp US*A82KB4VP3 Amzn.com/bill WA	-\$78.46	
05/23	05/22	7816	AMZN Mktp US*EJ6Q36NJ3 Amzn.com/bill WA	-\$113.18	
Total for Account 4798 5105 9448 9425				\$2,124.47	

Transactions BILLING ACCOUNT ACTIVITY

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
Payments and Other Credits					
05/22	05/22		PAYMENT THANK YOU	\$3,045.77CR	
Total for Account 4798 5100 7091 1777				\$3,045.77CR	

2024 Totals Year-to-Date

Total Fees Charged in 2024	\$0.00
Total Interest Charged in 2024	\$0.00

Continued on Next Page



May 2024 Statement 04/24/2024 - 05/23/2024
HARMONY CDD (CPN 002252738)

Page 3 of 3
Elan Financial Services 1-866-552-8855

Interest Charge Calculation

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

**APR for current and future transactions.

Balance Type	Balance By Type	Balance Subject to Interest Rate	Variable	Interest Charge	Annual Percentage Rate	Expires with Statement
**BALANCE TRANSFER	\$0.00	\$0.00		\$0.00	0.00%	
**PURCHASES	\$2,124.47	\$0.00		\$0.00	0.00%	
**ADVANCES	\$0.00	\$0.00		\$0.00	0.00%	

Contact Us



Phone

Voice: 1-866-552-8855
TDD: 1-888-352-6455
Fax: 1-866-807-9053



Questions

Elan Financial Services
P.O. Box 6353
Fargo, ND 58125-6353



Mail payment coupon
with a check

Elan Financial Services
P.O. Box 790408
St. Louis, MO 63179-0408



Online

myaccountaccess.com

End of Statement

Bird houses

THANK YOU FOR SHOPPING AT
D's ACE HARDWARE # 1
525 E. 13TH STREET
ST. CLOUD, FL 34769
WWW.FACEBOOK.COM/ACESTCLOUD
(407) 957-0191

WWW.DASACEHARDWARE.COM

04/25/24 9:44AM JULISSA 301 SALE

8914848	1	EA	\$14.99	EA	N
WREN BIRD HSE RED CEDAR				\$14.99	
56	6	EA	.85	EA	N
MISC. FASTENERS				\$5.10	
NOT RETURNABLE WITHOUT RECEIPT					
56	6	EA	.59	EA	N
MISC. FASTENERS				\$3.54	
NOT RETURNABLE WITHOUT RECEIPT					
56	6	EA	.99	EA	N
MISC. FASTENERS				\$5.94	
NOT RETURNABLE WITHOUT RECEIPT					
56	4	EA	\$5.99	EA	N
MISC. FASTENERS				\$23.96	
NOT RETURNABLE WITHOUT RECEIPT					

SUB TOTAL: \$ 53.53
TOTAL: \$ 53.53
BC AMT: \$ 00.00

BK CARD#: XXXXXXXXXXXXX9425
MID:*****4884 TID:449864
AUTH: DECLINED AMT: \$ 00.00
Host reference #:757712 Bat#

Authorizing Network: VISA

Contactless
CARD TYPE: VISA EXPR: XXXX
AID : A0000000031010
TVR : 8080008000
IAD : 06011203A02000
TSI : 6800
ARC : 00
MODE : Chip



**How doers
get more done.**

4560 13TH STREET
ST CLOUD, FL 34769 (407)498-0606

6350 00063 66363 04/24/24 07:44 AM
SALE CASHIER TINA

085334612976 TELESCOPING <A> 24.98N
HDX TELESCOPIC SKIMMER 4'-8'
NLP Savings \$2.00
194767000080 FOLDINGKNIFE <A>
HUSKY 4-1/4" FOLDLBACK KNIFE RED
562.33 11.65N
052427453754 3.75OZ CLEAR <A> 9.28N
3.75OZ CLEAR GORILLA GLUE
025469089038 5 GAL. INDUS <A> 44.98N
ECOLAB INDUSTRIAL DEGREASER 5GAL
077089215007 15PC BRUSHES <A> 10.97N
CHIP 15 PIECE MULTI BRUSH SET
820909994541 PLIERS SET <A> 22.97N
HUSKY 3PC LOCKING PLIERS SET
-----Instant Vol Savings-----
073257014779 33/39G CLEAR <A>
HDX 33-39 GAL 50CT OUTDOOR CLR BAGS
3616.97 50.91N
MAX REFUND VALUE \$45.82/3
Instant Vol Savings -5.09

SUBTOTAL 170.65
SALES TAX 0.00
TAX EXEMPT
TOTAL \$170.65
XXXXXXXXXXXX9425 VISA USD\$ 170.65
AUTH CODE 604294/2633612 TA
Chip Read
AID A0000000031010 VISA CREDIT

P.O.#/JOB NAME: HARMONY

6350 04/24/24 07:44 AM



6350 63 66363 04/24/2024 6388

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 07/23/2024

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H89 139365 133078
PASSWORD: 24224 133015

Entries must be completed within 14 days
of purchase. Entrants must be 18 or older.

older to enter. See complete rules on
website. No purchase necessary.

*Supplies
pool skimmer
work tools*

CURTIS professional_services
825 Mckay Street, Saint Cloud Florida
SAINT CLOUD, FL 34769

4/26/2024

4:14 PM

Custom Amount

\$618.00

12 Backflow Test at Harmony Community 7250 Harmony Square Dr 7500 Five Oaks Dr 7255 Five Oaks Dr. 3300 School
House Rd. 7200 Five Oaks Dr

Total

\$618.00

Receipt dIPh

Authorization 516241

*Backflow
Testing*

Thank you for your Payment

Visa 9425

I would really appreciate it if you take a moment and give your opinion about my service on Google.

Curtis McGee's Plumbing & Backflow Testing.

Thank you for your business

McGee's Backflow Testing

Curtis McGee

407-744-6197

Fax: 1-888-291-8277

Give us feedback @ survey.walmart.com
Thank you! ID #:7TLH8VCRNOW

Walmart *

WM Supercenter
407-957-1300 Mgr. TYLER
4400 13TH ST
SAINT CLOUD FL 34769
ST# 01086 OP# 009009 TE# 09 TR# 03171

ITEMS SOLD 7
TC# 0033 1810 0327 5769 4072



CUTLERY	078742089020	4.78 N
FOAM CUPS	078742097080	4.98 N
GV .5L WATER	078742279090 F	5.36 N
GV .5L WATER	078742279090 F	5.36 N
GV .5L WATER	078742279090 F	5.36 N
GV .5L WATER	078742279090 F	5.36 N
GV .5L WATER	078742279090 F	5.36 N

water

SUBTOTAL	36.56
TOTAL	36.56
VISA TEND	36.56
CHANGE DUE	0.00

VISA CREDIT- 9425 I 2 APPR#600370
36.56 TOTAL PURCHASE
REF # 412100204354
TRANS ID - 584121400300643
VALIDATION - SHGR
PAYMENT SERVICE - E
AID A0000000031010
TC 18FB432447E9B113
TERMINAL # 22959044
*No Signature Required
04/30/24 07:07:09



Get free delivery
from this store
with Walmart+

Scan for 30-day free trial.

Low prices You Can Trust. Every Day.
04/30/24 07:07:53

Work Tools

THANK YOU FOR SHOPPING AT
D's ACE HARDWARE # 1
525 E. 13TH STREET
ST. CLOUD, FL 34769
WWW.FACEBOOK.COM/ACESTCLOUD
(407) 957-0191

WWW.DASACEHARDWARE.COM

05/01/24 7:41AM DANIEL 302 SALE

56	12	EA	.27	EA	N
MISC. FASTENERS					\$3.24
NOT RETURNABLE WITHOUT RECEIPT					
56	12	EA	.33	EA	N
MISC. FASTENERS					\$3.96
NOT RETURNABLE WITHOUT RECEIPT					
56	5	EA	.99	EA	N
MISC. FASTENERS					\$4.95
NOT RETURNABLE WITHOUT RECEIPT					
56	2	EA	\$1.99	EA	N
MISC. FASTENERS					\$3.98
NOT RETURNABLE WITHOUT RECEIPT					
56	2	EA	\$3.79	EA	N
MISC. FASTENERS					\$7.58
NOT RETURNABLE WITHOUT RECEIPT					
56	2	EA	.89	EA	N
MISC. FASTENERS					\$1.78
NOT RETURNABLE WITHOUT RECEIPT					
56	4	EA	.37	EA	N
MISC. FASTENERS					\$1.48
NOT RETURNABLE WITHOUT RECEIPT					

SUB-TOTAL:\$ 26.97 TAX: \$.00
TOTAL: \$ 26.97
BC AMT: \$ 26.97

BK CARD#: XXXXXXXXXXXX9425
MID:*****4884 TID:***9864
AUTH: 601004 AMT: \$ 26.97
Host reference #:760229 Bat#

Authorizing Network: VISA

Chip Read
CARD TYPE:VISA EXPR: XXXX
AID : A0000000031010
TVR : 8080008000
IAD : 0601120360A000
TSI : 6800
ARC : 00
MODE : Issuer
CVM :
Name : VISA CREDIT



Supplies

How does
get more done..4560 13TH STREET
ST CLOUD, FL 34769 (407)498-06066350 00063 36762 05/13/24 07:32 AM
SALE CASHIER CHANN

071121272218 SP WTH 2PK <A>
SPECTRACIDE WASP & HORNET 2-18.50Z
206.97 13.94N

019200791748 LYSOL CLEANER <A>
LYSOL TBC 24OZ 2PK
205.78 11.56N

021709017434 SNLS STL CLR <A>
ZEP STAINLESS STEEL CLN AEROSOL 14OZ
207.98 15.96N

073257014762 33/39G BLK <A>
HDX 33-39 GAL 50CT OUTDOOR BLK BAGS
3016.97 50.91N

085334623644 TEST KIT <A>
HDX 5 WAY POOL TEST KIT
16.98N

071549020330 ORTHO BBG LBL <A>
ORTHO BUGGON LAWN INSECT GRNLS 10LB
209.47 18.94N

----- Instant Vol Savings -----
059647911880 HDX BLEACH <A>
HDX GERMICIDAL BLEACH 121 OZ
307.48 22.44N
MAX REFUND VALUE \$20.20/3
Instant Vol Savings -2 1

----- Instant Vol Savings -----
327854010371 FABULOSO BDC <A>
FABULOSO 2X APC LEMON 169OZ
309.98 29.94N
MAX REFUND VALUE \$26.95/3
Instant Vol Savings -2.99

SUBTOTAL 175.44
SALES TAX 0.00

TAX EXEMPT TOTAL \$175.44

XXXXXXXXXXXX9425 VISA USD\$ 175.44
TA

AUTH CODE 603153/3631419
Chip Read
AID A0000000031010 VISA CREDIT

P.O.#/JOB NAME: HARMONY

6350 05/13/24 07:32 AM



6350 63 36762 05/13/2024 9555

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 08/11/2024

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H89 80163 73876
PASSWORD: 24263 73813

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.



**How doers
get more done.**

4560 13TH STREET
ST CLOUD, FL 34769 (407)498-0606

6350 00062 29686 05/13/24 07:40 AM
SALE CASHIER VICTOR

840296508329 TOSHIBA 6K P <A> 319.00N
TOSHIBA 6K BTU PORTABLE AIR CONDITIO

SUBTOTAL 319.00
SALES TAX 0.00

TAX EXEMPT

TOTAL \$319.00

XXXXXXXXXXXX9425 VISA

USD\$ 319.00

AUTH CODE 603114/3625026

TA

Chip Read

AID A0000000031010

VISA CREDIT

P.O.#/JOB NAME: HARMONY



6350 62 29686 05/13/2024 1929

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 08/11/2024

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H89 66011 59723

PASSWORD: 24263 59661

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.

*Portable
AC*



work
equipment

How does
get more done.

4560 13TH STREET
ST CLOUD, FL 34769 (407)498-0606

6350 00008 45180 05/14/24 11:22 AM
SALE CASHIER STEPHANIE

195711133991 STRONGHOLD <A> 27.98N
KOHLER COMMERCIAL SEAT
280651481360 HDX GLV 80PK <A> 21.98N
HDX POP-M-L BLK NITRILE GLOVE 80PK
045242601417 SAFETY GLASS <A> 22.97N
MKE TINTED ANTI SCRATCH GLASSES 3PK
045242601394 SAFETY GLASS <A, S> 17.97N
MKE CLEAR ANTI SCRATCH GLASSES 3PK
049057104064 FLAPPER <A>
KORKY ULTRA WATER SAVER FLAPPER
206.98 13.96N
731919552877 GLOVES <A>
FG ALL PURPOSE L 25.94N
2012.97
731919631022 FG UTILITY <A> 12.97N
FG UTILITY L, 3-PK
-----Instant Vol Savings-----
051141902777 RESPIRATOR <A>
S-M 65021 RESPIRATOR, M 155.88N
4038.97
MAX REFUND VALUE \$132.50/4
Instant Vol Savings -23.38

SUBTOTAL 276.27
SALES TAX 0.00

TAX EXEMPT TOTAL \$276.27

XXXXXXXXXXXX9425 VISA USD\$ 276.27

AUTH CODE 014142/2080695 TA

Chip Read VISA CREDIT

AID A00000000031010

P.O.#/JOB NAME: HARMONY

6350 05/14/24 11:22 AM



6350 08 45180 05/14/2024 8185

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 08/12/2024

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H89 96999 90657
PASSWORD: 24264 90649

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.

work equipment



How doers
get more done™

4560 13TH STREET
ST CLOUD, FL 34769 (407)498-0606

6350 00001 28892 05/14/24 11:28 AM
SALE CASHIER NANDRANIE

731919008343 SOFT CAP FLE <A>
SOFT CAP FLEX GEL/FOAM KNEE PADS
3@32.98 98.94N

SUBTOTAL 98.94
SALES TAX 0.00

TAX EXEMPT

TOTAL \$98.94

XXXXXXXXXXXX9425 VISA

USD\$ 98.94
TA

AUTH CODE 014192/2012881

Chip Read

AID A0000000031010

VISA CREDIT

P.O.#/JOB NAME: HARMONY

6350 05/14/24 11:28 AM



6350 01 28892 05/14/2024 8823

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 08/12/2024

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: HXY 64423 58074
PASSWORD: 24264 58073

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.

Order Information

Description: IM Server Subscription.

Invoice Number Statement #2257244

Customer ID harmonycdd

Billing Information

Jorge Baez Pagan

Inframark

210 Norht University Dr

Coral Springs 702, FL 33071

US

jorge.baez@inframark.com

321-4361222 Shipping Information

Total: \$51.95 (USD)

*Door King
door Access*

Payment Information

Date/Time: 19-May-2024 21:33:48 MDT

Transaction ID: 120444609426

Payment Method: Visa xxxx9425

Transaction Type: Purchase

Auth Code: 229133

Merchant Contact Information

Doorking, Inc

Inglewood, CA 90301

US

DKS-server-modem-sales@dksoftware.com



Final Details for Order #111-8438934-4019448

Order Placed: May 21, 2024

PO number : Harmony

Amazon.com order number: 111-8438934-4019448

Order Total: \$105.52

Shipped on May 21, 2024	
Items Ordered	Price
1 Of: Tork Multifold Hand Towel Natural H2, Universal, 100% Recycled Fibers, 16 x 250 Sheets, MK520A	\$37.09
Sold by: Amazon.com	
Condition: New	
Shipping Address: Jorge A Baez Pagan 2002 N THACKER AVE 2002 KISSIMMEE, FL 34741-3053 United States	Item(s) Subtotal: \$37.09 Shipping & Handling: \$0.75 Free Shipping: -\$0.75 ----- Total before tax: \$37.09 Sales Tax: \$2.78 ----- Total for This Shipment: \$39.87 -----

Shipped on May 21, 2024	
Items Ordered	Price
1 Of: Tork Multifold Hand Towel Natural H2, Universal, 100% Recycled Fibers, 16 x 250 Sheets, MK520A	\$37.09
Sold by: Amazon.com	
Condition: New	
Shipping Address: Jorge A Baez Pagan 2002 N THACKER AVE 2002 KISSIMMEE, FL 34741-3053 United States	Item(s) Subtotal: \$37.09 Shipping & Handling: \$0.75 Free Shipping: -\$0.75 ----- Total before tax: \$37.09 Sales Tax: \$2.78 ----- Total for This Shipment: \$39.87 -----

Shipped on May 21, 2024	
Items Ordered	Price
2 Of: Cartman 4AWG 18-Inch Battery Inverter Cables Set, 4Gauge x 18" (1 Positive & 1 Negative) for Car, Truck, RV, Solar	\$11.99
Sold by: Cartman (seller profile) Product question? (Ask Seller)	
Condition: New	

Shipping Address:

Jorge A Baez Pagan
 2002 N THACKER AVE 2002
 KISSIMMEE, FL 34741-3053
 United States

Item(s) Subtotal: \$23.98

Shipping & Handling: \$1.49

Free Shipping: -\$1.49

Total before tax: \$23.98

Sales Tax: \$1.80

Total for This Shipment: \$25.78

Payment Information**Payment Method:**

Visa | Last digits: 9425

Item(s) Subtotal: \$98.16

Shipping & Handling: \$2.99

Promotion applied: -\$2.99

Total before tax: \$98.16

Estimated Tax: \$7.36

Grand Total: \$105.52**Billing address**

Jorge A Baez Pagan
 7124 Harmony Square Dr S
 Pool Office Area
 St Cloud, FL 34773-6066
 United States

Credit Card transactions

Visa ending in 9425: May 21, 2024: \$79.74

Visa ending in 9425: May 21, 2024: \$25.78

To view the status of your order, return to [Order Summary](#) .

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Final Details for Order #111-0593580-5885019

Order Placed: May 21, 2024
 PO number : Harmony
 Amazon.com order number: 111-0593580-5885019
 Order Total: \$78.46

Shipped on May 22, 2024	
Items Ordered	Price
1 Of: Tork Septic Safe Toilet Paper White, 100% Recycled, 2-ply, 500 Sheets per Roll, 96 Rolls Sold by: World Zone Dealz (seller profile) Condition: New	\$72.99
<i>Supplies</i>	
Shipping Address: Jorge A Baez Pagan 2002 N THACKER AVE 2002 KISSIMMEE, FL 34741-3053 United States	Item(s) Subtotal: \$72.99 Shipping & Handling: \$0.00 ----- Total before tax: \$72.99 Sales Tax: \$5.47 -----
Shipping Speed: Standard Shipping	Total for This Shipment: \$78.46 -----

Payment Information	
Payment Method: Visa I Last digits: 9425	Item(s) Subtotal: \$72.99 Shipping & Handling: \$0.00 -----
Billing address Jorge A Baez Pagan 7124 Harmony Square Dr S Port Office Area	Total before tax: \$72.99 Estimated Tax: \$5.47



Final Details for Order #111-3466734-4326655

Order Placed: May 21, 2024

PO number : Harmony

Amazon.com order number: 111-3466734-4326655

Order Total: \$113.18

Shipped on May 21, 2024	
Items Ordered	Price
1 of: TIDEWE Bootfoot Chest Wader, 2-Ply Nylon/PVC Waterproof Fishing & Hunting Waders with Boot Hanger for Men and Women Brown Size 10 Sold by: TideWe (seller profile) Business Price Condition: New	\$53.99
<i>wader for dock cleaning and pressure washing</i>	
Shipping Address: Jorge A Baez Pagan 2002 N THACKER AVE 2002 KISSIMMEE, FL 34741-3053 United States	Item(s) Subtotal: \$53.99 Shipping & Handling: \$0.00 Your Coupon Savings: -\$1.35 ----- Total before tax: \$52.64 Sales Tax: \$3.95 ----- Total for This Shipment: \$56.59 -----
Shipping Speed: FREE Prime Delivery	

Shipped on May 22, 2024	
Items Ordered	Price
1 of: TIDEWE Bootfoot Chest Wader, 2-Ply Nylon/PVC Waterproof Fishing & Hunting Waders with Boot Hanger for Men and Women Brown Size 12 Sold by: TideWe (seller profile) Business Price Condition: New	\$53.99
Shipping Address: Jorge A Baez Pagan 2002 N THACKER AVE 2002 KISSIMMEE, FL 34741-3053 United States	Item(s) Subtotal: \$53.99 Shipping & Handling: \$0.00 Your Coupon Savings: -\$1.35 ----- Total before tax: \$52.64 Sales Tax: \$3.95 ----- Total for This Shipment: \$56.59 -----
Shipping Speed: FREE Prime Delivery	

Payment Information	
Payment Method: Visa I Last digits: 9425	Item(s) Subtotal: \$107.98 Shipping & Handling: \$0.00

Billing address		Promotion applied: -\$2.70
Jorge A Baez Pagan		-----
7124 Harmony Square Dr S		Total before tax: \$105.28
Pool Office Area		Estimated Tax: \$7.90
St Cloud, FL 34773-6066		-----
United States		Grand Total: \$113.18
Credit Card transactions		Visa ending in 9425: May 22, 2024: \$113.18

To view the status of your order, return to [Order Summary](#).

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Invoice Number	Invoice Date	Account Number	Page
8-519-73812	Jun 04, 2024	8957-2713-0	1 of 2

Billing Address:

HARMONY
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

Shipping Address:

HARMONY
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

Invoice Questions?**Contact FedEx Revenue Services**

Phone: 800.622.1147
M-F 7 AM to 8 PM CST
Sa 7 AM to 6 PM CST
Internet: fedex.com

Invoice Summary**FedEx Express Services**

Total Charges	USD	\$18.15
TOTAL THIS INVOICE	USD	\$18.15

You saved \$24.19 in discounts this period!

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.

Account Summary as of Jun 04, 2024

Previous Balance	0.00
Payments	0.00
Adjustments	0.00
New Charges	18.15

New Account Balance **\$18.15**



Detailed descriptions of surcharges can be located at fedex.com

To ensure proper credit, please return this portion with your payment to FedEx. Please do not staple or fold. Please make check payable to FedEx.

Invoice Number	Invoice Amount	Account Number	Account Balance
8-519-73812	USD \$18.15	8957-2713-0	USD \$18.15

Remittance Advice

Your payment is due by Jun 19, 2024

851973812700000181508957271300000001815000000181500

0030068 01 AB 0.547 **AUTO T7 0 1154 33071-732077 -C01-P30098-11



HARMONY
210 N UNIVERSITY DR STE 702

CORAL SPRINGS FL 33071-7320



FedEx
P.O. Box 660481
DALLAS TX 75266-0481



63314550007986

Invoice Number	Invoice Date	Account Number	Page
8-519-73812	Jun 04, 2024	8957-2713-0	2 of 2

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: May 24, 2024

Cust. Ref.: US BANK

Ref.#2: 8105

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 17.00% to this shipment.
- Distance Based Pricing, Zone 7
- FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Envelope was rated as FedEx Pak.

Automation	INET	Sender	Recipient
Tracking ID	776543250813	Nadine Blake	LOCK BOX SERVICES 12-2657
Service Type	FedEx 2Day	Inframark, LLC.	US BANK, NA CDD
Package Type	FedEx Pak	210 N. UNIVERSITY DRIVE	EP-MN-01LB
Zone	07	CORAL SPRINGS FL 33071 US	SAINT PAUL MN 55108 US
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs		
Delivered	May 28, 2024 10:13	Transportation Charge	39.70
Svc Area	A1	Discount	-24.19
Signed by	S.WHITE	Fuel Surcharge	2.64
FedEx Use	000000000/6090/	Total Charge	USD \$18.15
		Third Party Subtotal	USD \$18.15
		Total FedEx Express	USD \$18.15

FedEx® Billing Online

FedEx Billing Online allows you to efficiently manage and pay your FedEx invoices online. It's free, easy and secure. FedEx Billing Online helps you streamline your billing process. With all your FedEx shipping information available in one secure online location, you never have to worry about misplacing a paper invoice or sifting through reams of paper to find information for past shipments. Go to fedex.com to sign up today!

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 14, 2024

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3408795

Client Matter No. 28423-1

Notification Email: eftgroup@kutakrock.com

Harmony CDD
 InfraMark, IMS
 313 Campus Street
 Celebration, FL 64747

Invoice No. 3408795
 28423-1

Re: General Counsel

For Professional Legal Services Rendered

05/03/24	M. Eckert	0.30	123.00	Research status of 189.08 Public Facilities Report; review project board for attorney items
05/07/24	M. Eckert	0.60	246.00	Prepare for and attend call on maintenance building
05/10/24	M. Eckert	0.20	82.00	Confer with Bramwell regarding potential bond issue or bank loan for acquisition of maintenance building
05/14/24	K. John	0.80	212.00	Review EcoLab Agreement; confer with Neal
05/16/24	M. Eckert	0.20	82.00	Review loan proposals
05/16/24	K. John	1.40	371.00	Prepare agreement for pool maintenance
05/17/24	M. Eckert	0.60	246.00	Prepare for and attend call on maintenance building purchase; review project board
05/20/24	K. John	0.80	212.00	Review and revise Eco-Lab agreement
05/21/24	K. John	0.60	159.00	Review and revise EcoLab agreement

KUTAK ROCK LLP

Harmony CDD

June 14, 2024

Client Matter No. 28423-1

Invoice No. 3408795

Page 2

05/22/24	K. John	2.20	583.00	Review EcoLab's requested terms regarding pool maintenance agreement
05/23/24	M. Eckert	3.40	1,394.00	Prepare for and attend call with EcoLab; prepare for and attend board meeting; follow up
05/23/24	K. John	2.80	742.00	Review agenda; prepare board meeting materials; attend Teams call with EcoLab and Inframark
05/24/24	M. Eckert	0.30	123.00	Research tree liability memorandum
05/28/24	M. Eckert	0.20	82.00	Confer with Neal regarding sidewalks; review Bramwell analysis on new debt and indenture
05/29/24	M. Eckert	1.30	533.00	Review financing issues for maintenance building; research McCord case; confer with Roper; research validation judgment; confer with LeMenager
05/30/24	M. Eckert	1.00	410.00	Research tree memorandum; prepare tree memorandum; research EcoLab agreement status; follow up on McCord mediation; confer with Roper
05/30/24	K. John	0.10	26.50	Follow up from board meeting
05/31/24	M. Eckert	0.80	328.00	Review issues with EcoLab agreement; confer with Fertig

TOTAL HOURS 17.60

TOTAL FOR SERVICES RENDERED \$5,954.50

TOTAL CURRENT AMOUNT DUE \$5,954.50

CHECK REQUEST FORM
Harmony CDD

Date: 6/27/2024

Invoice Number: 06272024

Payable To: Marylin Ash Mower
Mailing Address: 6852 Butterfly Dr
Harmony, FL 34773

Check amount: \$33.51

Please cut check from Acct.

Check description/reason: Harmony Garden Expenses

Coding: misc

Mailing instructions:

Due Date for Check: ASAP

Requested By: Marylin Ash Mower

Authorized By: Howard Neal

[illegible]

Give us feedback @ survey.walmart.com
Thank you! ID #:7TM4TOCRL8M

Walmart 

WM Supercenter
407-957-1300 Mgr. TYLER

4400 13TH ST

SAINT CLOUD FL 34769

ST# 01086 OP# 009030 TE# 30 TR# 01489

ITEMS SOLD 6

TC# 1176 9028 5574 8506 3573



PADLCK COMBO 039208222010	4.84 X
PADLCK COMBO 039208222010	4.84 X
PADLCK COMBO 039208222010	4.84 X
PADLCK COMBO 039208222010	4.84 X
PADLCK COMBO 039208222010	4.84 X
CABLE LOCK 039208227640	6.97 X

	SUBTOTAL	31.17
TAX1	7.5000 %	2.34
	TOTAL	33.51
	VISA TEND	33.51
	CHANGE DUE	0.00

CAPITAL ONE VISA- 9251 I 1 APPR#04800D

33.51 TOTAL PURCHASE

REF # 417900776378

TRANS ID - 464179649191102

VALIDATION - QSRG

PAYMENT SERVICE - E

AID A0000000031010

TERMINAL # 27089866

*No Signature Required

06/27/24 14:01:59



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06/27/24 14:02:06

HARMONY CDD			
ORLANDO UTILITIES COMM.		VENDOR #31	
INVOICE NUMBER:		061224 ACH	
DATE:		06/12/24	
			07/02/24
Account #	Meter #	Service Address	05/09-06/10/24
9899239921	5CR94075	6917 BEAR GRASS RD	\$ 22.40
9899239921	5CR94331	3300 BLOCK EVEN SCHOOL HOUSE RD	\$ 22.40
9899239921	5CM10666	6900 BLOCK ODD FIVE OAKS DR	\$ 22.40
9899239921	5CR94088	3200 BLOCK ODD SCHOOL HOUSE RD	\$ 22.53
9899239921	5CR96198	3319 BRACKEN FERN DR	\$ 23.29
9899239921	5CR94288	3338 BRACKEN FERN DR	\$ 22.40
9899239921	5CR95104	7014 BUTTON BUSH LP	\$ 23.56
9899239921	5CR94329	7034 BUTTON BUSH LP	\$ 22.40
9899239921	5CR98446	3340 CAT BRIER TRL PETPK	\$ 22.53
9899239921	6CD24560	34001 FEATHERGRASS CT	\$ 23.56
9899239921	1ZR15702	7255 FIVE OAKS DRIVE SWIM	\$ 1,204.62
9899239921	5XD08429	7350 FIVE OAKS DR(new meter 08/20/19)	\$ 62.35
9899239921	5ZR21669	7600 FIVE OAKS DR IRG	\$ 31.74
9899239921	6CD46493	75501 Five Oaks Dr	\$ 22.40
9899239921	5CR88761	7124 HARMONY SQ DRIVE S POOL	\$ 529.29
9899239921	5CD97805	6900 E IRLO BRONSON MEMORIAL HWY ODD	\$ 39.68
9899239921	5ZR21255	7000 E. IRLO BRONSON MEM. HWY UPL	\$ 55.82
9899239921	5CM11116	7252 E. IRLO BRONSON MEM. HWY PK	\$ 23.04
9899239921	5CD97826	7255 E. IRLO BRONSON MEM. HWY ENTL	\$ 59.28
9899239921	5CM11118	7255 E. IRLO BRONSON MEM. HWY TCTR	\$ 24.58
9899239921	5CR95090	3300 POND PINE RD	\$ 22.40
9899239921	5CR98422	3306 PRIMROSE WILLOW DR	\$ 22.40
9899239921	5CR97294	3317 PRIMROSE WILLOW DR	\$ 23.80
9899239921	5CR94090	3300 SCHOOL HOUSE RD E1	\$ 32.77
9899239921	5CR94089	3300 SCHOOL HOUSE RD E2	\$ 35.98
9899239921	5CR94091	3300 SCHOOL HOUSE RD E3	\$ 39.68
		TOTAL	\$ 2,457.30
9899239921	MAINTENANCE	Neighborhood 01	\$ 298.33

9899239921	MAINTENANCE	Neighborhood J	\$ 498.13
9899239921	MAINTENANCE	Neighborhood I	\$ 726.05
9899239921	MAINTENANCE	Neighborhood H2	\$ 244.85
9899239921	MAINTENANCE	Harmony Track k	\$ 495.24
		TOTAL	\$ 2,262.60
9899239921	MAINTENANCE	Phase 2 Roadway	\$ 579.41
9899239921	MAINTENANCE	Phase D1	\$ 214.95
9899239921	MAINTENANCE	Neighborhood G	\$ 943.85
9899239921	MAINTENANCE	Neighborhood H1	\$ 393.08
9899239921	MAINTENANCE	Phase A-1	\$ 652.30
9899239921	MAINTENANCE	Town Center	\$ 371.15
9899239921	MAINTENANCE	Phase 3 Roadway	\$ 870.96
9899239921	MAINTENANCE	Original 243	\$ 2,537.01
9899239921	MAINTENANCE	Neighborhood D2 & E	\$ 798.07
9899239921	MAINTENANCE	Phase C2	\$ 600.21
9899239921	MAINTENANCE	Neighborhood F	\$ 260.95
		TOTAL	\$ 8,221.94
	pending New service	0 Oxbow Ct	
	001.543006-53903-5000	TOTAL METERS	\$ 2,457.30
	001.543013-53903-5000	TOTAL MAINTENANCE	\$ 10,484.54
		TOTAL INVOICE	\$ 12,941.84



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BILL DATE

06/12/24

ACCOUNT NUMBER

9899239921

PAGE 1 OF 33

PIN#: 1046777480

HARMONY COMMUNITY DEV DISTRICT

MASTER BILL SUMMARY

OPENING BALANCE	PAYMENTS	BALANCE FORWARD	CURRENT CHARGES	TOTAL AMOUNT DUE
\$12,802.63	- \$12,802.63	= \$0.00	+ \$12,941.84	= \$12,941.84

DUE DATE

07/02/24

CURRENT CHARGES SUMMARY	\$12,941.84*
Commercial Non-Demand Electric Rate	\$ 1,221.40
OUC Convenient Lighting	10,356.68
GSD Secondary Demand Electric Rate	1,174.52
Osceola County Tax	4.29
Gross Receipts Tax	149.82
Florida Sales Tax	28.29
Discretionary Sales Surtax	6.84

* A detailed description of current charges is categorized by service address on each of the following pages.

CUSTOMER SERVICE

-  Online
www.ouc.com
-  Telephone
407-423-9018
-  Payments
PO Box 31329
Tampa FL 33631-3329

MESSAGE CENTER



BUDGET WORKSHOP

OUC will hold a public workshop at 2 p.m. July 9, 2024 to discuss proposed fiscal year 2025 budget and proposed customer pricing.

More at
OUC.com/Commission.

ACCOUNT NUMBER

9899239921



The Reliable One®



2 of 18

DO NOT PAY

DUE DATE	TOTAL AMOUNT DUE
07/02/24	\$12,941.84

Pay by the due date to avoid a 1.5% late charge or minimum \$5 charge.
Your bank account will be drafted on July 01, 2024



The Reliable One®

BILL DATE
06/12/24

ACCOUNT NUMBER
9899239921

PAGE 2 OF 33

HARMONY COMMUNITY DEV DISTRICT

WAYS TO PAY

	Online	AutoPay	Pay By Phone	Pay by Mail	Payment Locations
Payment Type Accepted	Checking Account; Credit or Debit Card	Automatic withdrawal	Checking Account; Credit or Debit Card	Check or Money Order; Never mail cash	Check, Cash or Money Order
Cost	FREE for eCheck; Convenience Fee* Using Credit/Debit	FREE	FREE for eCheck; Convenience Fee* Using Credit/Debit	Postage	Convenience Fee*
Source (How To)	Register using www.ouc.com	Register using www.ouc.com	407-423-9018	Payments with bill stubs: OUC, PO Box 31329, Tampa, FL 33631-3329	More than 400 locations, including participating Amscot, CVS, ACE Cash Express, Walmart, Publix and more. For a complete list, visit www.ouc.com

*All Convenience Fees are collected by third-party vendors. OUC receives no portion of these convenience fees. Please visit www.ouc.com/pay-my-bill for more information about fees.

WAYS TO CONTACT US

	Residential Customer Service	Business Customer Service	Reporting an Electric or Water Problem or Utility Theft	Reporting a Streetlight Problem
Phone	407-423-9018 or 800-848-7445	407-423-9018 or 800-848-7445	407-423-9018 or 800-848-7445	407-423-9018 or 800-848-7445
Availability	Monday - Friday 7 a.m. - 6 p.m.	Monday - Friday; 7:30 a.m. - 6:30 p.m. at 100 W. Anderson St., Orlando, FL 32801	24/7	24/7
Online	customerservice@ouc.com	commercialsvcs@ouc.com	Register at www.ouc.com to report a problem	streetlightservice@ouc.com

General Correspondence: Mail to Orlando Utilities Commission, PO Box 3193, Orlando, FL 32802 or call 407-423-9100. Never mail payments or cash to this address.

HELPFUL PHONE NUMBERS

Home Warranty
Protection Programs
www.awrusa.com/ouc
To file a claim, call
877-320-4624

Call Before You Dig
Sunshine 811
8-1-1 or 800-432-4770
www.sunshine811.com

2-1-1 Community Resources
and Elder Helpline for Orange
or Osceola Residents 2-1-1
or 407-839-HELP (4357)

City of Orlando
Solid Waste: 407-246-2314
Wastewater: 407-246-2213

City of St. Cloud
Solid Waste: 407-957-7269

Orange County
Wastewater: 407-836-5515

St. Cloud Utilities
407-957-7344

USEFUL INFORMATION

Service Charge: A fixed monthly charge to cover basic costs of providing billing, metering and meter reading services.

kWh: A unit of measure for energy consumption equal to 1,000 watt hours.

KGAL: A unit of measure for water consumption equal to 1,000 gallons.

Other Agencies' Charges: Your OUC statement may contain certain fees and taxes charged by the City of Orlando, Orange County, and other state and local government agencies. Please contact these agencies for information about their charges. The Gross Receipts Tax applies to electric charges only.

HARMONY COMMUNITY DEV DISTRICT

Subtotal ▶ \$22.40

CURRENT CHARGES

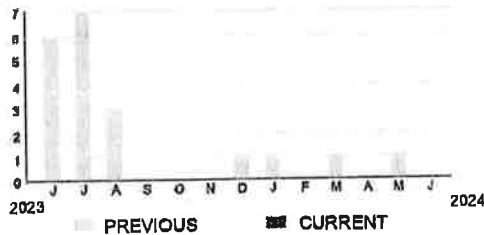
OUC Electric Service \$21.84

Meter #: 5CR94075 - Service Charge \$ 21.84
Commercial Non-Demand Electric Rate (05/09/24 - 06/10/24)
0 kWh @ \$0.07633 (Non-Fuel) 0.00
0 kWh @ \$0.04854 (Fuel) 0.00

State of Florida Charges \$0.56

Gross Receipts Tax. \$ 0.56

Electric Usage in kWh



Meter Data

METER #: 5CR94075
CURRENT: 329 on 06/10/24
PREVIOUS: 329 on 05/09/24
TOTAL USAGE: 0 kWh
DAYS OF SERVICE: 32

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	0.00 kWh	0.20 kWh





BILL DATE
06/12/24

ACCOUNT NUMBER
9899239921

SERVICE ADDRESS: 3300 BLOCK EVEN SCHOOL HOUSE RD

PAGE 4 OF 33

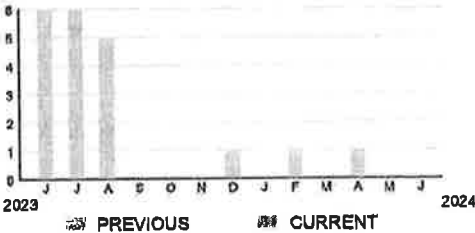
HARMONY COMMUNITY DEV DISTRICT

Subtotal ▶ \$22.40

CURRENT CHARGES

OUC Electric Service	\$21.84
Meter #: 5CR94331 - Service Charge	\$ 21.84
Commercial Non-Demand Electric Rate (05/09/24 - 06/10/24)	
0 kWh @ \$0.07633 (Non-Fuel)	0.00
0 kWh @ \$0.04854 (Fuel)	0.00
State of Florida Charges	\$0.56
Gross Receipts Tax	\$ 0.56

Electric Usage in kWh



Meter Data

METER #: 5CR94331
CURRENT: 672 on 06/10/24
PREVIOUS: 672 on 05/09/24
TOTAL USAGE: 0 kWh
DAYS OF SERVICE: 32

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	0.00 kWh	0.20 kWh

SERVICE ADDRESS: 6900 BLOCK ODD FIVE OAKS DR

PAGE 5 OF 33

HARMONY COMMUNITY DEV DISTRICT

Subtotal ▶ \$22.40

CURRENT CHARGES

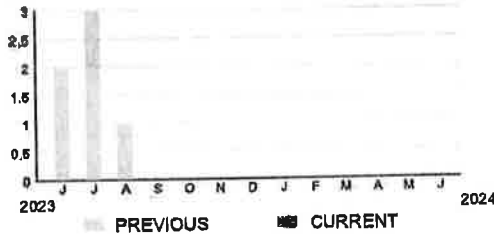
OUC Electric Service \$21.84

Meter #: 5CM10666 - Service Charge \$ 21.84
Commercial Non-Demand Electric Rate (05/09/24 - 06/10/24)
0 kWh @ \$0.07633 (Non-Fuel) 0.00
0 kWh @ \$0.04854 (Fuel) 0.00

State of Florida Charges \$0.56

Gross Receipts Tax. \$ 0.56

Electric Usage in kWh



Meter Data

METER #: 5CM10666
CURRENT: 0 on 06/10/24
PREVIOUS: 0 on 05/09/24
TOTAL USAGE: 0 kWh
DAYS OF SERVICE: 32

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	0.00 kWh	0.07 kWh



The Reliable One®

BILL DATE

06/12/24

ACCOUNT NUMBER

9899239921

SERVICE ADDRESS: 3200 BLOCK ODD SCHOOL HOUSE RD

PAGE 6 OF 33

HARMONY COMMUNITY DEV DISTRICT

Subtotal ▶ \$22.53

CURRENT CHARGES

OUC Electric Service \$21.97

Meter #: 5CR94088 - Service Charge \$ 21.84

Commercial Non-Demand Electric Rate (05/09/24 - 06/10/24)

1 kWh @ \$0.07633 (Non-Fuel) 0.08

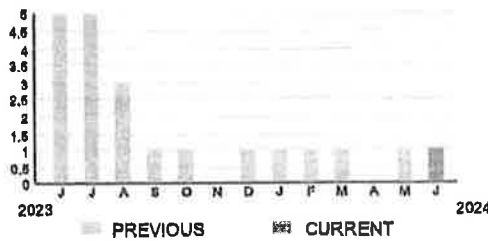
1 kWh @ \$0.04854 (Fuel) 0.05

(\$0.04 of your Fuel Cost is exempt from Municipal Tax)

State of Florida Charges \$0.56

Gross Receipts Tax. \$ 0.56

Electric Usage in kWh



Meter Data

METER #: 5CR94088

CURRENT: 749 on 06/10/24

PREVIOUS: 748 on 05/09/24

TOTAL USAGE: 1 kWh

DAYS OF SERVICE: 32

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	0.03 kWh	0.17 kWh



SERVICE ADDRESS: 3319 BRACKEN FERN DR

BILL DATE
06/12/24

ACCOUNT NUMBER
9899239921

PAGE 7 OF 33

HARMONY COMMUNITY DEV DISTRICT

Subtotal ▶ \$23.29

CURRENT CHARGES

OUC Electric Service **\$22.71**

Meter #: 5CR96198 - Service Charge \$ 21.84

Commercial Non-Demand Electric Rate (05/09/24 - 06/10/24)

7 kWh @ \$0.07633 (Non-Fuel)	0.53
--	------

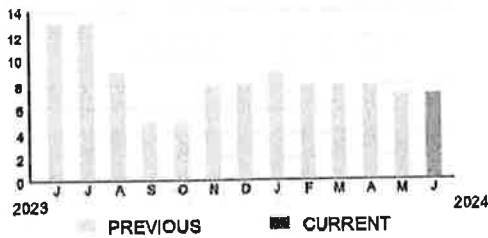
7 kWh @ \$0.04854 (Fuel).....	0.34
-------------------------------	------

(\$0.30 of your Fuel Cost is exempt from Municipal Tax)

State of Florida Charges	\$0.58
---------------------------------	---------------

Gross Receipts Tax.....	\$ 0.58
-------------------------	---------

 **Electrio Usage In kWh**



Motor Data

METER #: 5CR96198

CURRENT: 1,821 on 06/10/24

PREVIOUS: 1,814 on 05/09/24

TOTAL USAGE: 7 kWh

DAYS OF SERVICE: 32

AVERAGE DAILY USAGE	THIS PERIOD 0.22 kWh	LAST YEAR 0.43 kWh
--------------------------------	---------------------------------	-------------------------------





BILL DATE
06/12/24

ACCOUNT NUMBER
9899239921

SERVICE ADDRESS: 3338 BRACKEN FERN DR

PAGE 8 OF 33

HARMONY COMMUNITY DEV DISTRICT

Subtotal

\$22.40

CURRENT CHARGES

OUC Electric Service **\$21.84**

Meter #: 5CR94288 - Service Charge \$ 21.84

Commercial Non-Demand Electric Rate (05/09/24 - 06/10/24)

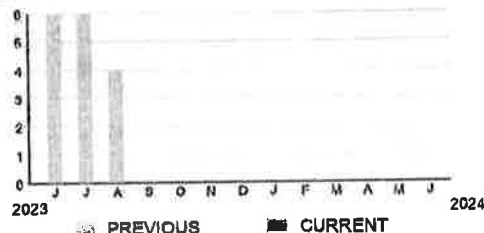
0 kWh @ \$0.07633 (Non-Fuel) 0.00

0 kWh @ \$0.04854 (Fuel) 0.00

State of Florida Charges **\$0.56**

Gross Receipts Tax \$ 0.56

Electric Usage in kWh



Meter Data

METER #: 5CR94288

CURRENT: 690 on 06/10/24

PREVIOUS: 690 on 05/09/24

TOTAL USAGE: 0 kWh

DAYS OF SERVICE: 32

AVERAGE DAILY USAGE	THIS PERIOD 0.00 kWh	LAST YEAR 0.20 kWh
------------------------	-------------------------	-----------------------



06/12/24

9899239921

PAGE 9 OF 33

Subtotal ▶

\$23.56

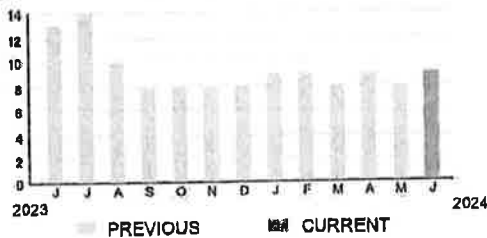
OUC Electric Service	\$22.97
-----------------------------	----------------

(\$0.38 of your Fuel Cost is exempt from Municipal Tax)

State of Florida Charges	\$0.59
---------------------------------	---------------

Gross Receipts Tax	\$ 0.59
------------------------------	---------

Meter Data



DAYS OF SERVICE: 32

AVERAGE DAILY USAGE	THIS PERIOD 0.28 kWh	LAST YEAR 0.43 kWh
------------------------	-------------------------	-----------------------





BILL DATE
06/12/24

ACCOUNT NUMBER
9899239921

SERVICE ADDRESS: 7034 BUTTON BUSH LOOP

PAGE 10 OF 33

HARMONY COMMUNITY DEV DISTRICT

Subtotal ▶ \$22.40

CURRENT CHARGES

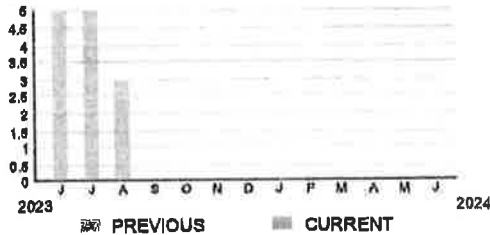
OUC Electric Service \$21.84

Meter #: 5CR94329 - Service Charge \$ 21.84
Commercial Non-Demand Electric Rate (05/09/24 - 06/10/24)
0 kWh @ \$0.07633 (Non-Fuel) 0.00
0 kWh @ \$0.04854 (Fuel) 0.00

State of Florida Charges \$0.56

Gross Receipts Tax. \$ 0.56

Electric Usage in kWh



Meter Data

METER #: 5CR94329
CURRENT: 669 on 06/10/24
PREVIOUS: 669 on 05/09/24
TOTAL USAGE: 0 kWh
DAYS OF SERVICE: 32

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	0.00 kWh	0.17 kWh

HARMONY COMMUNITY DEV DISTRICT

Subtotal ▶ \$22.53

CURRENT CHARGES

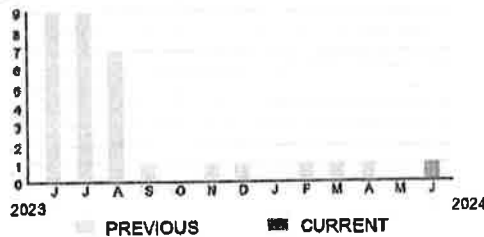
ouc Electric Service \$21.97

Meter #: 5CR98446 - Service Charge \$ 21.84
Commercial Non-Demand Electric Rate (05/09/24 - 06/10/24)
1 kWh @ \$0.07633 (Non-Fuel) 0.08
1 kWh @ \$0.04854 (Fuel) 0.05
(\$0.04 of your Fuel Cost is exempt from Municipal Tax)

State of Florida Charges \$0.56

Gross Receipts Tax \$ 0.56

Electric Usage in kWh



Meter Data

METER #: 5CR98446
CURRENT: 2,688 on 06/10/24
PREVIOUS: 2,687 on 05/09/24
TOTAL USAGE: 1 kWh
DAYS OF SERVICE: 32

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	0.03 kWh	0.30 kWh





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BILL DATE
06/12/24

ACCOUNT NUMBER
9899239921

SERVICE ADDRESS: 34001 FEATHERGRASS CT

PAGE 13 OF 33

HARMONY COMMUNITY DEV DISTRICT

Subtotal

\$23.56

CURRENT CHARGES

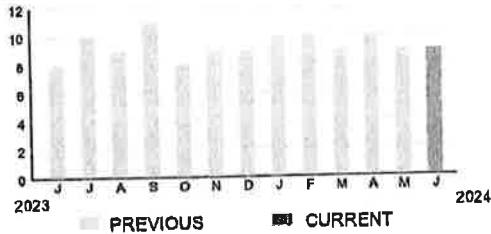
OUC Electric Service \$22.97

Meter #: 6CD24560 - Service Charge \$ 21.84
Commercial Non-Demand Electric Rate (05/09/24 - 06/10/24)
9 kWh @ \$0.07633 (Non-Fuel) 0.69
9 kWh @ \$0.04854 (Fuel) 0.44
(*\$0.38 of your Fuel Cost is exempt from Municipal Tax*)

State of Florida Charges \$0.59

Gross Receipts Tax. \$ 0.59

Electric Usage in kWh



Meter Data

METER #: 6CD24560
CURRENT: 783 on 06/10/24
PREVIOUS: 774 on 05/09/24
TOTAL USAGE: 9 kWh
DAYS OF SERVICE: 32

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	0.28 kWh	0.27 kWh



HARMONY COMMUNITY DEV DISTRICT

Subtotal ▶ \$1,204.62

CURRENT CHARGES

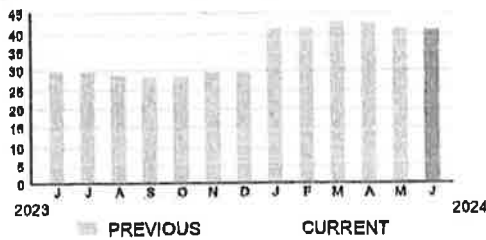
OUC Electric Service \$1,174.52

Meter #: 1ZR15702 - Service Charge \$ 33.28
GSD Secondary Demand Electric Rate (05/09/24 - 06/10/24)
Demand Charge 40.640 kW @ \$12.48 507.19
8,480 kWh @ \$0.02623 (Non-Fuel) 222.43
8,480 kWh @ \$0.04854 (Fuel) 411.62
(\$357.52 of your Fuel Cost is exempt from Municipal Tax)

State of Florida Charges \$30.10

Gross Receipts Tax \$ 30.10

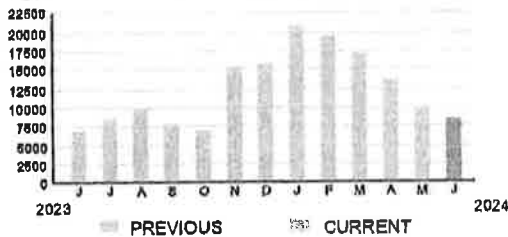
Electric Demand in kW



Meter Data

METER #: 1ZR15702
CURRENT: 1.016 on 05/31/24
MULTIPLIER: x40
TOTAL DEMAND: 40.64 kW
DAYS OF SERVICE: 32

Electric Usage in kWh



Meter Data

METER #: 1ZR15702
CURRENT: 47,786 on 06/10/24
PREVIOUS: 47,574 on 05/09/24
DIFFERENCE: 212 kWh
MULTIPLIER: x40
TOTAL USAGE: 8,480 kWh
DAYS OF SERVICE: 32

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	265.00 kWh	237.33 kWh

HARMONY COMMUNITY DEV DISTRICT

Subtotal ▶ \$62.35

CURRENT CHARGES

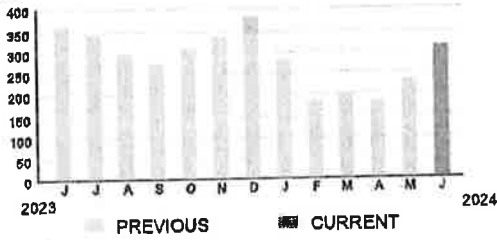
OUC Electric Service \$60.79

Meter #: 5XD08429 - Service Charge \$ 21.84
Commercial Non-Demand Electric Rate (05/09/24 - 06/10/24)
312 kWh @ \$0.07633 (Non-Fuel) 23.81
312 kWh @ \$0.04854 (Fuel) 15.14
(\$13.15 of your Fuel Cost is exempt from Municipal Tax)

State of Florida Charges \$1.56

Gross Receipts Tax. \$ 1.56

Electric Usage in kWh



Meter Data

METER #: 5XD08429
CURRENT: 89,986 on 06/10/24
PREVIOUS: 89,674 on 05/09/24
TOTAL USAGE: 312 kWh
DAYS OF SERVICE: 32

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	9.75 kWh	11.97 kWh





BILL DATE
06/12/24

ACCOUNT NUMBER
9899239921

SERVICE ADDRESS: 7600 FIVE OAKS DR IRG

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HARMONY COMMUNITY DEV DISTRICT

Subtotal ▶ \$31.74

CURRENT CHARGES

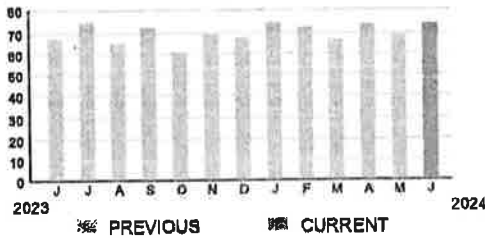
OUC Electric Service \$30.95

Meter #: 5ZR21669 - Service Charge \$ 21.84
Commercial Non-Demand Electric Rate (05/09/24 - 06/10/24)
73 kWh @ \$0.07633 (Non-Fuel) 5.57
73 kWh @ \$0.04854 (Fuel) 3.54
(*\$3.08 of your Fuel Cost is exempt from Municipal Tax*)

State of Florida Charges \$0.79

Gross Receipts Tax \$ 0.79

Electric Usage in kWh



Meter Data

METER #: 5ZR21669
CURRENT: 8,690 on 06/10/24
PREVIOUS: 8,617 on 05/09/24
TOTAL USAGE: 73 kWh
DAYS OF SERVICE: 32

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	2.28 kWh	2.23 kWh



BILL DATE
06/12/24

ACCOUNT NUMBER
9899239921

SERVICE ADDRESS: 75501 FIVE OAKS DR

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HARMONY COMMUNITY DEV DISTRICT

Subtotal ▶ \$22.40

CURRENT CHARGES

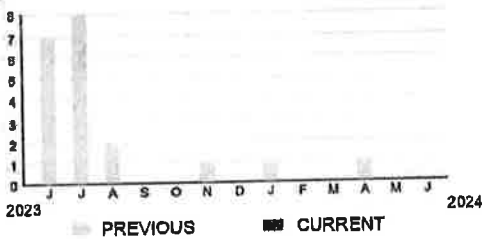
OUC Electric Service **\$21.84**

Meter #: 6CD46493 - Service Charge \$ 21.84
Commercial Non-Demand Electric Rate (05/09/24 - 06/10/24)
0 kWh @ \$0.07633 (Non-Fuel) 0.00
0 kWh @ \$0.04854 (Fuel) 0.00

State of Florida Charges **\$0.56**

Gross Receipts Tax. \$ 0.56

Electric Usage in kWh



Meter Data

METER #: 6CD46493
CURRENT: 524 on 06/10/24
PREVIOUS: 524 on 05/09/24
TOTAL USAGE: 0 kWh
DAYS OF SERVICE: 32

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	0.00 kWh	0.23 kWh

HARMONY COMMUNITY DEV DISTRICT

Subtotal ▶ \$529.29

CURRENT CHARGES

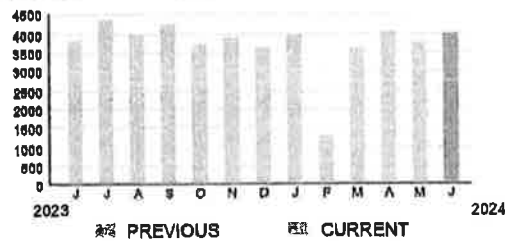
OUC Electric Service \$516.07

Meter #: 5CR88761 - Service Charge \$ 21.84
Commercial Non-Demand Electric Rate (05/09/24 - 06/10/24)
3,958 kWh @ \$0.07633 (Non-Fuel) 302.11
3,958 kWh @ \$0.04854 (Fuel) 192.12
(*\$166.87 of your Fuel Cost is exempt from Municipal Tax*)

State of Florida Charges \$13.22

Gross Receipts Tax \$ 13.22

Electric Usage in kWh



Meter Data

METER #: 5CR88761
CURRENT: 87,385 on 06/10/24
PREVIOUS: 83,427 on 05/09/24
TOTAL USAGE: 3,958 kWh
DAYS OF SERVICE: 32

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	123.69 kWh	129.10 kWh

HARMONY COMMUNITY DEV DISTRICT

Subtotal ▶ \$39.68

CURRENT CHARGES

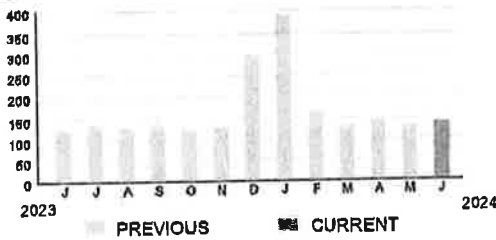
OUC Electric Service \$38.69

Meter #: 5CD97805 - Service Charge \$ 21.84
Commercial Non-Demand Electric Rate (05/09/24 - 06/10/24)
135 kWh @ \$0.07633 (Non-Fuel) 10.30
135 kWh @ \$0.04854 (Fuel) 6.55
(*\$5.69 of your Fuel Cost is exempt from Municipal Tax*)

State of Florida Charges \$0.99

Gross Receipts Tax. \$ 0.99

Electric Usage in kWh



Meter Data

METER #: 5CD97805
CURRENT: 22,780 on 06/10/24
PREVIOUS: 22,645 on 05/09/24
TOTAL USAGE: 135 kWh
DAYS OF SERVICE: 32

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	4.22 kWh	4.20 kWh



BILL DATE
06/12/24

ACCOUNT NUMBER 186
9899239921

SERVICE ADDRESS: 7000 E IRLO BRONSON MEMORIAL HWY UPL

PAGE 20 OF 33

HARMONY COMMUNITY DEV DISTRICT

Subtotal

\$55.82

CURRENT CHARGES

OUC Electric Service \$54.43

Meter #: 5ZR21255 - Service Charge \$ 21.84

Commercial Non-Demand Electric Rate (05/09/24 - 06/10/24)

261 kWh @ \$0.07633 (Non-Fuel) 19.92

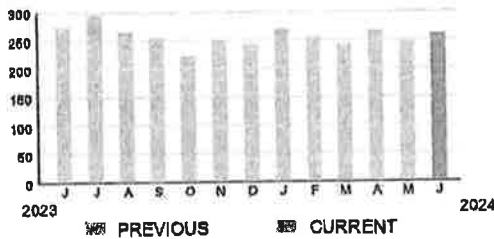
261 kWh @ \$0.04854 (Fuel) 12.67

(\$11.00 of your Fuel Cost is exempt from Municipal Tax)

State of Florida Charges \$1.39

Gross Receipts Tax \$ 1.39

Electric Usage in kWh



Meter Data

METER #: 5ZR21255

CURRENT: 35,625 on 06/10/24

PREVIOUS: 35,364 on 05/09/24

TOTAL USAGE: 261 kWh

DAYS OF SERVICE: 32

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	8.16 kWh	9.10 kWh



BILL DATE
06/12/24

ACCOUNT NUMBER
9899239921

SERVICE ADDRESS: 7252 E IRLO BRONSON MEMORIAL HWY PK

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HARMONY COMMUNITY DEV DISTRICT

Subtotal ▶ \$23.04

CURRENT CHARGES

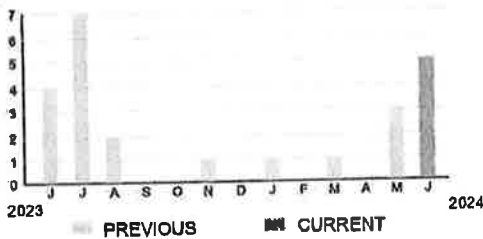
OUC Electric Service \$22.46

Meter #: 5CM11116 - Service Charge \$ 21.84
Commercial Non-Demand Electric Rate (05/09/24 - 06/10/24)
5 kWh @ \$0.07633 (Non-Fuel) 0.38
5 kWh @ \$0.04854 (Fuel) 0.24
(\$0.21 of your Fuel Cost is exempt from Municipal Tax)

State of Florida Charges \$0.58

Gross Receipts Tax. \$ 0.58

Electric Usage in kWh



Meter Data

METER #: 5CM11116
CURRENT: 8 on 06/10/24
PREVIOUS: 3 on 05/09/24
TOTAL USAGE: 5 kWh
DAYS OF SERVICE: 32

AVERAGE DAILY USAGE	THIS PERIOD 0.16 kWh	LAST YEAR 0.13 kWh
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BILL DATE
06/12/24

ACCOUNT NUMBER
9899239921

SERVICE ADDRESS: 7255 E IRLO BRONSON MEMORIAL HWY ENTL

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HARMONY COMMUNITY DEV DISTRICT

Subtotal ▶ \$59.28

CURRENT CHARGES

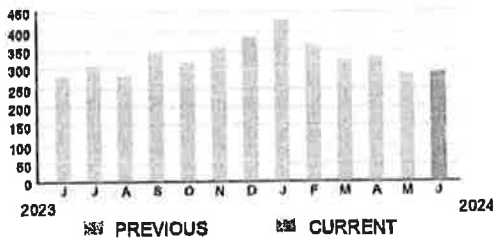
OUC Electric Service \$57.80

Meter #: 5CD97826 - Service Charge \$ 21.84
Commercial Non-Demand Electric Rate (05/09/24 - 06/10/24)
288 kWh @ \$0.07633 (Non-Fuel) 21.98
288 kWh @ \$0.04854 (Fuel) 13.98
(\$12.14 of your Fuel Cost is exempt from Municipal Tax)

State of Florida Charges \$1.48

Gross Receipts Tax \$ 1.48

Electric Usage in kWh



Meter Data

METER #: 5CD97826
CURRENT: 45,863 on 06/10/24
PREVIOUS: 45,575 on 05/09/24
TOTAL USAGE: 288 kWh
DAYS OF SERVICE: 32

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	9.00 kWh	9.53 kWh

SERVICE ADDRESS: 7255 E IRLO BRONSON MEMORIAL HWY TCTR

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HARMONY COMMUNITY DEV DISTRICT

Subtotal ▶ \$24.58

CURRENT CHARGES

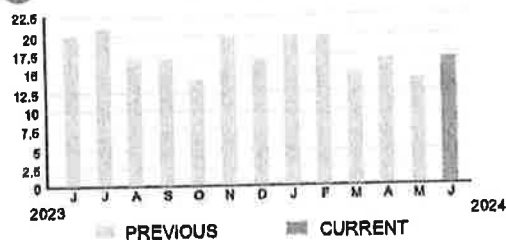
OUC Electric Service \$23.97

Meter #: 5CM11118 - Service Charge \$ 21.84
Commercial Non-Demand Electric Rate (05/09/24 - 06/10/24)
17 kWh @ \$0.07633 (Non-Fuel). 1.30
17 kWh @ \$0.04854 (Fuel). 0.83
(\$0.72 of your Fuel Cost is exempt from Municipal Tax)

State of Florida Charges \$0.61

Gross Receipts Tax. \$ 0.61

Electric Usage in kWh



Meter Data

METER #: 5CM11118
CURRENT: 27 on 06/10/24
PREVIOUS: 10 on 05/09/24
TOTAL USAGE: 17 kWh
DAYS OF SERVICE: 32

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	0.53 kWh	0.67 kWh

SERVICE ADDRESS: 3300 POND PINE RD

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HARMONY COMMUNITY DEV DISTRICT

Subtotal ▶ \$22.40

CURRENT CHARGES

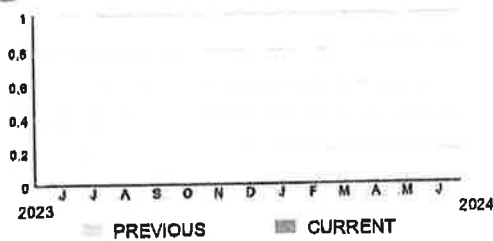
OUC Electric Service \$21.84

Meter #: 5CR95090 - Service Charge \$ 21.84
Commercial Non-Demand Electric Rate (05/09/24 - 06/10/24)
0 kWh @ \$0.07633 (Non-Fuel) 0.00
0 kWh @ \$0.04854 (Fuel) 0.00

State of Florida Charges \$0.56

Gross Receipts Tax. \$ 0.56

Electric Usage in kWh



Meter Data

METER #: 5CR95090
CURRENT: 402 on 06/10/24
PREVIOUS: 402 on 05/09/24
TOTAL USAGE: 0 kWh
DAYS OF SERVICE: 32

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	0.00 kWh	0.00 kWh





BILL DATE
06/12/24

ACCOUNT NUMBER
9899239921

SERVICE ADDRESS: 3306 PRIMROSE WILLOW DR

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HARMONY COMMUNITY DEV DISTRICT

Subtotal ▶ \$22.40

CURRENT CHARGES

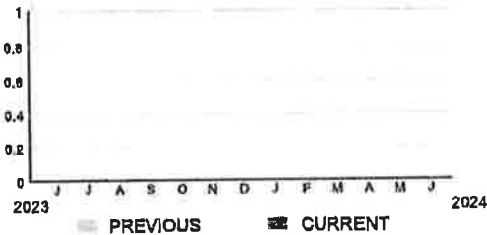
OUC Electric Service \$21.84

Meter #: 5CR98422 - Service Charge \$ 21.84
Commercial Non-Demand Electric Rate (05/09/24 - 06/10/24)
0 kWh @ \$0.07633 (Non-Fuel)..... 0.00
0 kWh @ \$0.04854 (Fuel)..... 0.00

State of Florida Charges \$0.56

Gross Receipts Tax..... \$ 0.56

Electric Usage in kWh



Meter Data

METER #: 5CR98422
CURRENT: 645 on 06/10/24
PREVIOUS: 645 on 05/09/24
TOTAL USAGE: 0 kWh
DAYS OF SERVICE: 32

AVERAGE DAILY USAGE	THIS PERIOD 0.00 kWh	LAST YEAR 0.00 kWh
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SERVICE ADDRESS: 3317 PRIMROSE WILLOW DR

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HARMONY COMMUNITY DEV DISTRICT

Subtotal ▶ \$23.80

CURRENT CHARGES

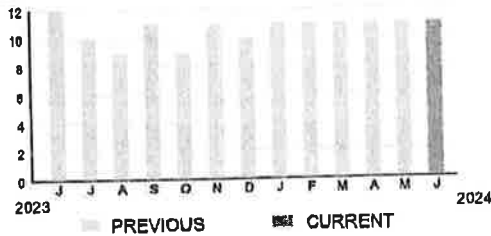
OUC Electric Service \$23.21

Meter #: 5CR97294 - Service Charge \$ 21.84
Commercial Non-Demand Electric Rate (05/09/24 - 06/10/24)
11 kWh @ \$0.07633 (Non-Fuel) 0.84
11 kWh @ \$0.04854 (Fuel) 0.53
(*\$0.46 of your Fuel Cost is exempt from Municipal Tax*)

State of Florida Charges \$0.59

Gross Receipts Tax. \$ 0.59

Electric Usage in kWh



Meter Data

METER #: 5CR97294
CURRENT: 1,893 on 06/10/24
PREVIOUS: 1,882 on 05/09/24
TOTAL USAGE: 11 kWh
DAYS OF SERVICE: 32

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	0.34 kWh	0.40 kWh

HARMONY COMMUNITY DEV DISTRICT

Subtotal ▶ \$32.77

CURRENT CHARGES

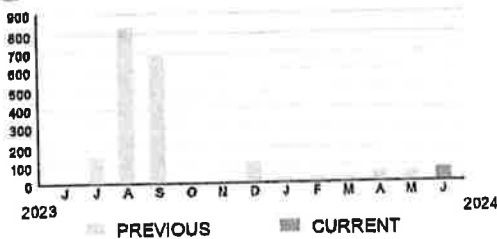
OUC Electric Service \$31.95

Meter #: 5CR94090 - Service Charge \$ 21.84
Commercial Non-Demand Electric Rate (05/09/24 - 06/10/24)
81 kWh @ \$0.07633 (Non-Fuel) 6.18
81 kWh @ \$0.04854 (Fuel) 3.93
(*\$3.41 of your Fuel Cost is exempt from Municipal Tax*)

State of Florida Charges \$0.82

Gross Receipts Tax \$ 0.82

Electric Usage in kWh



Meter Data

METER #: 5CR94090
CURRENT: 19,754 on 06/10/24
PREVIOUS: 19,673 on 05/09/24
TOTAL USAGE: 81 kWh
DAYS OF SERVICE: 32

AVERAGE DAILY USAGE	THIS PERIOD 2.53 kWh	LAST YEAR 0.17 kWh
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The Reliable One

BILL DATE
06/12/24

ACCOUNT NUMBER
9899239921

SERVICE ADDRESS: 3300 SCHOOL HOUSE RD E2

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HARMONY COMMUNITY DEV DISTRICT

Subtotal ▶ \$35.98

CURRENT CHARGES

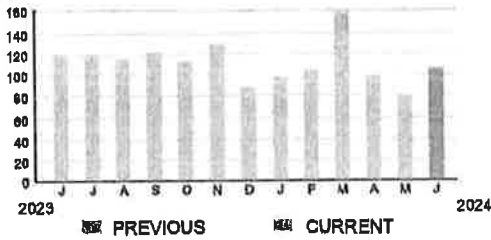
OUC Electric Service **\$35.08**

Meter #: 5CR94089 - Service Charge \$ 21.84
Commercial Non-Demand Electric Rate (05/09/24 - 06/10/24)
106 kWh @ \$0.07633 (Non-Fuel) 8.09
106 kWh @ \$0.04854 (Fuel) 5.15
(\$4.47 of your Fuel Cost is exempt from Municipal Tax)

State of Florida Charges **\$0.90**

Gross Receipts Tax \$ 0.90

Electric Usage in kWh



Meter Data

METER #: 5CR94089
CURRENT: 10,822 on 06/10/24
PREVIOUS: 10,716 on 05/09/24
TOTAL USAGE: 106 kWh
DAYS OF SERVICE: 32

AVERAGE DAILY USAGE	THIS PERIOD 3.31 kWh	LAST YEAR 3.97 kWh
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SERVICE ADDRESS: 3300 SCHOOL HOUSE RD E3

HARMONY COMMUNITY DEV DISTRICT

Subtotal ▶ \$39.68

CURRENT CHARGES

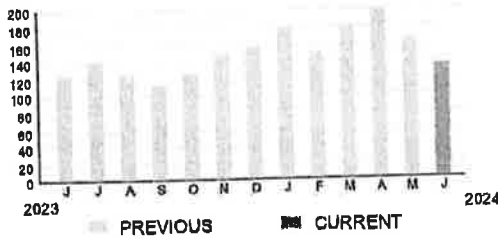
OUC Electric Service \$38.69

Meter #: 5CR94091 - Service Charge \$ 21.84
Commercial Non-Demand Electric Rate (05/09/24 - 06/10/24)
135 kWh @ \$0.07633 (Non-Fuel) 10.30
135 kWh @ \$0.04854 (Fuel) 6.55
(*\$5.69 of your Fuel Cost is exempt from Municipal Tax*)

State of Florida Charges \$0.99

Gross Receipts Tax. \$ 0.99

Electric Usage in kWh



Meter Data

METER #: 5CR94091
CURRENT: 17,350 on 06/10/24
PREVIOUS: 17,215 on 05/09/24
TOTAL USAGE: 135 kWh
DAYS OF SERVICE: 32

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	4.22 kWh	4.23 kWh



The Reliable One™

BILL DATE

06/12/24

ACCOUNT NUMBER 196

9899239921

SERVICE ADDRESS: 0 CRISPIN CIR

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HARMONY COMMUNITY DEV DISTRICT

Subtotal ▶ \$1,767.36

CURRENT CHARGES

OUC Electric Service \$1,750.30

Customer Ref: Neighborhood O1

OUConvenient Lighting (05/09/24 - 06/10/24)

Maintenance - Convenient 22 @ \$8.32 \$ 183.04

1,337.60 kWh @ \$0.03801 (Non-Fuel) 50.84

1,337.60 kWh @ \$0.04499 (Fuel) 60.18

(\$51.64 of your Fuel Cost is exempt from Municipal Tax)

Customer Ref: Neighborhood J 602869

OUConvenient Lighting (05/09/24 - 06/10/24)

Maintenance - Convenient 38 @ \$7.95 302.10

2,310.40 kWh @ \$0.03801 (Non-Fuel) 87.82

2,310.40 kWh @ \$0.04499 (Fuel) 103.94

(\$89.20 of your Fuel Cost is exempt from Municipal Tax)

Customer Ref: Neighborhood I

OUConvenient Lighting (05/09/24 - 06/10/24)

Maintenance - Convenient 54 @ \$8.32 449.28

3,283.20 kWh @ \$0.03801 (Non-Fuel) 124.79

3,283.20 kWh @ \$0.04499 (Fuel) 147.71

(\$126.76 of your Fuel Cost is exempt from Municipal Tax)

Customer Ref: Neighborhood H2

OUConvenient Lighting (05/09/24 - 06/10/24)

Maintenance - Convenient 18 @ \$8.32 149.76

1,094.40 kWh @ \$0.03801 (Non-Fuel) 41.60

1,094.40 kWh @ \$0.04499 (Fuel) 49.24

(\$42.25 of your Fuel Cost is exempt from Municipal Tax)

State of Florida Charges \$17.06

Gross Receipts Tax \$ 17.06



The Reliable One®

BILL DATE

06/12/24

ACCOUNT NUMBER

9899239921

SERVICE ADDRESS: 7255 E IRLO BRONSON MEMORIAL HWY VL

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HARMONY COMMUNITY DEV DISTRICT

Subtotal ▶ \$7,960.99

CURRENT CHARGES

OUC Electric Service \$7,894.01

Customer Ref: Phase 2 Roadway

OUConvenient Lighting (05/09/24 - 06/10/24)

Maintenance - Convenient 55 @ \$6.96 \$ 382.80

2,288.00 kWh @ \$0.03801 (Non-Fuel) 86.97

2,288.00 kWh @ \$0.04499 (Fuel) 102.94

(\$88.34 of your Fuel Cost is exempt from Municipal Tax)

Customer Ref: Phase D1

OUConvenient Lighting (05/09/24 - 06/10/24)

Maintenance - Convenient 20 @ \$6.96 139.20

832.00 kWh @ \$0.03801 (Non-Fuel) 31.62

832.00 kWh @ \$0.04499 (Fuel) 37.43

(\$32.12 of your Fuel Cost is exempt from Municipal Tax)

Customer Ref: Neighborhood G

OUConvenient Lighting (05/09/24 - 06/10/24)

Maintenance - Convenient 90 @ \$6.96 626.40

3,744.00 kWh @ \$0.03801 (Non-Fuel) 142.31

3,744.00 kWh @ \$0.04499 (Fuel) 168.44

(\$144.56 of your Fuel Cost is exempt from Municipal Tax)

Customer Ref: Neighborhood H1

OUConvenient Lighting (05/09/24 - 06/10/24)

Maintenance - Convenient 36 @ \$7.28 262.08

1,497.60 kWh @ \$0.03801 (Non-Fuel) 56.92

1,497.60 kWh @ \$0.04499 (Fuel) 67.38

(\$57.82 of your Fuel Cost is exempt from Municipal Tax)

Customer Ref: Phase A-1

OUConvenient Lighting (05/09/24 - 06/10/24)

Maintenance - Convenient 62 @ \$6.96 431.52

2,579.20 kWh @ \$0.03801 (Non-Fuel) 98.04

2,579.20 kWh @ \$0.04499 (Fuel) 116.04

(\$99.58 of your Fuel Cost is exempt from Municipal Tax)

Customer Ref: Phase Town Center

OUConvenient Lighting (05/09/24 - 06/10/24)

Maintenance - Convenient 35 @ \$6.96 243.60

1,456.00 kWh @ \$0.03801 (Non-Fuel) 55.34

1,456.00 kWh @ \$0.04499 (Fuel) 65.51

(\$56.22 of your Fuel Cost is exempt from Municipal Tax)

Customer Ref: Phase 3 Roadway

OUConvenient Lighting (05/09/24 - 06/10/24)

Maintenance - Convenient 83 @ \$6.96 577.68

3,452.80 kWh @ \$0.03801 (Non-Fuel) 131.24

3,452.80 kWh @ \$0.04499 (Fuel) 155.34

(\$133.31 of your Fuel Cost is exempt from Municipal Tax)

(Continued on next page)

SERVICE ADDRESS: 7255 E IRLO BRONSON MEMORIAL HWY VL

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HARMONY COMMUNITY DEV DISTRICT

OUC Electric Service (Continued)

Customer Ref: Original 243

OUConvenient Lighting (05/09/24 - 06/10/24)

Maintenance - Convenient 243 @ \$6.96	1,691.28
10,108.80 kWh @ \$0.03801 (Non-Fuel)	384.24
10,108.80 kWh @ \$0.04499 (Fuel)	454.79

(\$390.30 of your Fuel Cost is exempt from Municipal Tax)

Customer Ref: Neighborhood D2 & E

OUConvenient Lighting (05/09/24 - 06/10/24)

Maintenance - Convenient 76 @ \$6.96	528.96
3,161.60 kWh @ \$0.03801 (Non-Fuel)	120.17
3,161.60 kWh @ \$0.04499 (Fuel)	142.24

(\$122.07 of your Fuel Cost is exempt from Municipal Tax)

Customer Ref: Phase C2

OUConvenient Lighting (05/09/24 - 06/10/24)

Maintenance - Convenient 57 @ \$6.96	396.72
2,371.20 kWh @ \$0.03801 (Non-Fuel)	90.13
2,371.20 kWh @ \$0.04499 (Fuel)	106.68

(\$91.55 of your Fuel Cost is exempt from Municipal Tax)

State of Florida Charges \$66.98

Gross Receipts Tax. \$ 66.98





BILL DATE
06/12/24

ACCOUNT NUMBER
9899239921

SERVICE ADDRESS: 0 SCHOOLHOUSE RD

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HARMONY COMMUNITY DEV DISTRICT

Subtotal ▶ \$260.95

CURRENT CHARGES

OUC Electric Service \$259.00

Customer Ref: Neighborhood F

OUConvenient Lighting (06/09/24 - 06/10/24)

Maintenance - Convenient 22 @ \$8.32 \$ 183.04

915.20 kWh @ \$0.03801 (Non-Fuel) 34.79

915.20 kWh @ \$0.04499 (Fuel) 41.17

(\$35.34 of your Fuel Cost is exempt from Municipal Tax)

State of Florida Charges \$1.95

Gross Receipts Tax. \$ 1.95



BILL DATE
06/12/24

ACCOUNT NUMBER
9899239921

SERVICE ADDRESS: 0 OXBOW CT

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HARMONY COMMUNITY DEV DISTRICT

Subtotal ▶ \$495.24

CURRENT CHARGES

OUC Electric Service \$453.37

Customer Ref: WO 755832 Harmony Track K

OUConvenient Lighting (05/09/24 - 06/10/24)

Maintenance - Convenient 45 @ \$7.95..... \$ 357.75

1,152.00 kWh @ \$0.03801 (Non-Fuel)..... 43.79

1,152.00 kWh @ \$0.04499 (Fuel)..... 51.83

(\$44.48 of your Fuel Cost is exempt from Municipal Tax)

Osceola County Charges \$4.29

Municipal Taxes..... \$ 4.29

State of Florida Charges \$37.58

Gross Receipts Tax..... \$ 2.45

Florida Sales Tax..... 28.29

Discretionary Sales Surtax..... 6.84

Osceola News- Gazette
222 Church Street

Kissimmee, FL 34741
help.column.us

Bill to
Harmony CDD

Invoice number F7BA084D-0021
Notice ID NprtRZqacXIHanjZbMNg
Publisher Osceola News-Gazette
Date of issue Apr 3, 2024
Date due May 3, 2024
Amount due **\$71.20**

Description	Qty	Unit price	Amount
05/02/2024: Legal and Public Notice Notice	1	64.73	64.73

=== Notes ===

Notice Name: HARMONY CDD*FISCAL YEAR 2024

=== How to pay this invoice ===

Column Software PBC accepts online payment via credit or debit card, or
ACH bank transfers. Please click here to pay online:

<https://www.column.us/invoices/p9cnCsVWUaHfcHDJSJyT/pay>

Please note that, once paid, the merchant name on your billing statements
will be Column Software PBC.

Select organizations may also pay via check. Checks will result in
processing delays and should not be used if your notice requires upfront
payment. Please pay the exact amount due, write your invoice number
F7BA084D-0021 on the memo, include a printed copy of your Invoice PDF,
make the check payable to Osceola News- Gazette, and mail to the
address above.

Subtotal	\$64.73
Tax	0.00
Processing Fee	6.47
Amount due	\$71.20

Pay here: <https://www.column.us/invoices/p9cnCsVWUaHfcHDJSJyT/pay>

Questions? Visit help.column.us

F7BA084D-0021 - Page 1 of 1

**NOTICE OF FISCAL YEAR 2024 MEETING SCHEDULE
HARMONY COMMUNITY DEVELOPMENT DISTRICT**

Page #202

The Board of Supervisors of the Harmony Community Development District will hold their meetings for the remainder of fiscal year 2024 at 3285 Songbird Circle, St. Cloud, Florida 34773, on the last Thursday of each month at 6:00 p.m., unless otherwise noted below:

May 23, 2024 (fourth Thursday)
June 27, 2024
July 25, 2024
August 22, 2024
September 26, 2024

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

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

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

District Manager

May 2, 2024

Osceola News- Gazette
222 Church Street

Kissimmee, FL 34741
help.column.us

Bill to
Harmony CDD

Invoice number F7BA084D-0043
Notice ID Ep24I0Kzmy9ZZyImNwA7
Publisher Osceola News-Gazette
Date of issue Jun 19, 2024
Date due Jul 19, 2024
Amount due **\$148.65**

Description	Qty	Unit price	Amount
07/04/2024: Legal and Public Notice Notice	1	67.57	67.57
07/11/2024: Legal and Public Notice Notice	1	67.57	67.57
<p>=== Notes === Notice Name: HARMONY CDD*FISCAL YEAR 2024-2025</p> <p>=== How to pay this invoice === Column Software PBC accepts online payment via credit or debit card, or ACH bank transfers. Please click here to pay online: https://www.column.us/invoices/in_1PTOa7HmcZCnOTsLXTBG2eOr/pay</p> <p>Please note that, once paid, the merchant name on your billing statements will be Column Software PBC.</p> <p>Select organizations may also pay via check. Checks will result in processing delays and should not be used if your notice requires upfront payment. Please pay the exact amount due, write your invoice number F7BA084D-0043 on the memo, include a printed copy of your Invoice PDF, make the check payable to Osceola News- Gazette, and mail to the address above.</p>			Subtotal \$135.14
			Tax 0.00
			Processing Fee 13.51
			Amount due \$148.65

Pay here: https://www.column.us/invoices/in_1PTOa7HmcZCnOTsLXTBG2eOr/pay

Questions? Visit help.column.us

F7BA084D-0043 - Page 1 of 1

**HARMONY COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2024/2025 BUDGET(S), AND NOTICE
OF REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Harmony Community Development District ("District") will hold a public hearing on Thursday, July 25, 2024, at 6:00 p.m. at the Jones Homes Model, 3285 Songbird Circle, Harmony, Florida 34773 for the purpose of hearing comments and objections on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("Fiscal Year 2024/2025"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Inframark, 313 Campus Street, Celebration, FL 34747, (407) 566-1935 ("District Manager's Office"), during normal business hours, or by visiting the District's website at harmonyccd.org.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone or other communication media technology.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Angel Montagna, District Manager

July 4, 11, 2024



INVOICE

Email invoices to: inframark@avidbill.com

Pegasus Engineering, LLC
301 West State Road 434, Suite 309
Winter Springs, Florida 32708
Phone 407-992-9160

INVOICE DATE: May 31, 2024

INVOICE NO.: 227310 *DWH*

BILLING NO.: 7

TO:

Harmony Community Development District
Inframark
210 North University Drive, Suite 702
Coral Springs, Florida 33071

FOR:

Harmony Community Development District
Fiscal Year 2023 / 2024 District Engineer Services
Project No.: MSC-22055
Period of Service: 03/24/24 – 04/20/24

Authorization: ☐ Letter Proposal dated October 25, 2023 (Hourly Not-to-Exceed \$60,000.00).
Approved by the Community Development District on October 26, 2023.

- Scope of Work:
- The week of March 24, 2024, Pegasus Engineering (David Hamstra) coordinated with Osceola County on 03/25/24 regarding the current denial from the 911 reviewer of the proposed Maintenance Facility due to the vacated address associated with the prior school site; coordinated with Beth Whitehart to prepare the Stormwater Pond Operations and Maintenance (O&M) Summary spreadsheet; and prepared for and attended Budget Workshop #1 and the CDD Meeting on 03/28/24. [10.5 hrs]
 - The week of March 24, 2024, Pegasus Engineering (Greg Teague) Lakeshore Park CDD Maintenance Facility => uploaded additional documents to the County's permit portal to address the pending review comments. [1.5 hrs]
 - The week of April 7, 2024, Pegasus Engineering (David Hamstra) Blazing Star Lane Alley Repairs => coordinated with Greg Teague regarding options to temporarily repair the damage. [0.5 hr]
 - The week of April 7, 2024, Pegasus Engineering (Greg Teague) Blazing Star Lane Alleyway Repairs => revised the bid schedule and coordinated with CCI regarding a cost estimate for the temporary road repairs; and revised the construction plans for a temporary road repair. [10.0 hrs]

LABOR COSTS

Sr. Project Manager, Hamstra, P.E.	11.0 hrs	@	\$ 195.00/hr	=	\$ 2,145.00
Sr. Project Engineer, Teague, P.E.	<u>11.5 hrs</u>	@	\$ 180.00/hr	=	<u>\$ 2,070.00</u>
	22.5 hrs				

Sub-Total Labor Costs \$ 4,215.00
(Total Labor Costs to Date \$51,707.50)

Invoice No. 227310/Billing No. 7
May 31, 2024
Page 2
Project No. MSC-22055

OTHER DIRECT COSTS

In-house plots, prints, and copies	\$ 60.00
Travel expenses (CDD Meetings and Site Inspections)	<u>\$ 75.70</u>
 Sub-Total Other Direct Costs	 \$ 135.70
(Total Other Direct Costs to Date \$2,287.64)	

SUBCONSULTANT COSTS

None this billing period	<u>\$ 0.00</u>
 Sub-Total Subconsultant Costs	 \$ 0.00
(Total Subconsultant Costs to Date \$0.00)	

Amount Due This Invoice	\$ 4,350.70
--------------------------------	--------------------

Total Authorization	\$ 60,000.00
Total Amount Billed to Date	<u>\$ 53,995.14</u>
Balance Remaining	\$ 6,004.86



Invoice

Date
Invoice #6/17/2024
1012956559011707 Townhurst Dr
Houston TX 77043
800-858-POOL (7665)
www.poolsure.com

Bill To
Harmony Com Development District 210 North University Dr. Pompano Beach FL 33071

Terms	Net 20
Due Date	7/7/2024
PO #	
Job Date	6/12/2024
Job Location	Harmony Splash Pad IWF -Site
FL License #	CPC1458768
Customer #	10HAR152
Quote #	Q-09596
Ship To	3300 Schoolhouse Rd St Cloud FL 34773

Regulated by The Florida Department of Business & Professional Regulation- 2601 N Blair Stone Rd, Tallahassee, FL 32399 - 850-487-1395 - website: www.myfloridalicense.com

LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees.00942654 / 00614892

Item ID	Description	Quantity	Units	Rate	Amount
410-060	Whisperflo Impeller Screw	1	ea	6.00	6.00
410-061	Whisperflo Diffuser Screws	2	ea	5.00	10.00
410-031	Seal plate for Whisperflo Pump	1	ea	185.00	185.00
410-038	Challenger / Whisperflo Trap Lid O-Ring	1	ea	6.00	6.00
410-034	Whisperflo Seal Plate Gasket	1	ea	18.00	18.00
410-028	Whisperflo Diffuser O-Ring	1	ea	10.00	10.00
410-046	Whisperflo Rubber Washer, impeller screw	1	ea	5.00	5.00
410-010	PS1000 Mechanical Seal	1	ea	16.00	16.00
Labor	Labor	1	ea	250.00	250.00

Subtotal	506.00
Shipping Cost (FEDEX GROUND)	0.00
Total	506.00
Amount Due	\$506.00

Remittance Slip

Customer
10HAR152
Invoice #
101295655901Amount Due \$506.00
Amount Paid _____Make Checks Payable To
Poolsure
1707 Townhurst Dr
Houston, TX 77043-2810

101295655901



Invoice

Date
Invoice #6/14/2024
101295655983

1707 Townhurst Dr
Houston TX 77043
ar@poolsure.com
800-858-POOL (7665)
www.poolsure.com

Terms	Net 20
Due Date	7/4/2024
PO #	
Delivery Ticket #	Sales Order #1089379
Delivery Date	6/11/2024
Delivery Location	Harmony Swim Club - Main Pool
Customer #	10HAR150
AZ License #	#331721
Ship To	Swim Club Harmony CDD 7255 Five Oaks Drive

Bill To

Harmony CDD
210 North University Drive Suite 702
Coral Springs FL 33071

OUR REMITTANCE ADDRESS HAS CHANGED! PLEASE SEE REMITTANCE BELOW AND UPDATE YOUR RECORDS.

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	75	gal	2.85	213.75
115-014	25# Bag Celaperl	4		39.00	156.00

Subtotal	369.75
Shipping Cost (FEDEX GROUND)	0.00
Total	369.75
Amount Due	\$369.75

Remittance Slip

Customer
10HAR150
Invoice #
101295655983

Amount Due \$369.75
Amount Paid _____

Make Checks Payable To
Poolsure
1707 Townhurst Dr
Houston, TX 77043-2810



101295655983

Terms	Net 20
Due Date	7/21/2024
PO #	

Bill To		Ship To		
Harmony CDD 210 North University Dr. Pompano Beach FL 33071		Harmony Splash Pad IWF 3300 Schoolhouse Rd St Cloud FL 34773		

Item ID	Description	Qty	Units	Amount
WM-CONTROLLER LEASE	Water Management Controller Lease	1	ea	35.00

OUR REMITTANCE ADDRESS HAS CHANGED!!



101295655776



1707 Townhurst Dr.
Houston TX 77043
(800) 858-POOL (7665)
www.poolsure.com

Invoice

Date 7/1/2024

Invoice # 101295655775

Terms	Net 20
Due Date	7/21/2024
PO #	

Bill To	Ship To
Harmony Com Development District 210 North University Drive Pompano Beach FL 33071	Harmony Ashley Park 7124 S Harmony Square Drive Harmony FL 34773

Item ID	Description	Qty	Units	Amount
WM-CONTROLLER LEASE	Water Management Controller Lease	1	ea	35.00
WM-XPC Upgrade	XPC System Upgrade	1	ea	25.00
WM-Wireless Communication Charge	XPC Communication Fee	1	ea	0.00

Total 60.00
Amount Due \$60.00

OUR REMITTANCE ADDRESS HAS CHANGED!!

Remittance Slip

Customer
10HAR151
Invoice #
101295655775

Amount Due \$60.00

Amount Paid _____

Make Checks Payable To

PoolSure
1707 Townhurst Dr
Houston, TX 77043-2810



101295655775

HARMONY CDD			
TOHO WATER AUTHORITY	VENDOR # 58		
DATE	05/20/2024		
INVOICE NUMBER	052024-8389 ACH		
			04/18/24-05/20/24
	TOHO		ACH 06/18/24
Account Number	SERVICE ADDRESS	Service Type	
001525420-033141279	3100 Songbird Circle Odd Block	Reclaimed	450.23
001525420-033035419	7500 A Even Five Oaks Drive	Reclaimed	677.21
001525420-000784390	0 Schoolhouse Road Park	Reclaimed	566.89
001525420-000846710	0 Harmony Sq Dr & 192	Reclaimed	24.51
001525420-000775000	0 Catbrier & Bracken Fern	water/waste/reclaimed	527.86
001525420-000948380	7500 five Oaks Drive Rclm - 06/06/21-METER switch out	Reclaimed	455.41
001525420-000790660	7255 Five Oaks Drive Pool	water	82.01
001525420-000790680	7255 Five Oaks Drive Reclm	Reclaimed	113.88
001525420-000819280	3300 Schoolhouse Road Park	water/waste	110.34
001525420-000774940	7036 Button Bush Loop ParkB	Reclaimed	127.14
001525420-000774990	7014 Button Bush Loop Park	Reclaimed	67.4
001525420-000774980	0 Primrose Willow Drive Park	Reclaimed	122.72
001525420-001262780	6900 E. Irlo Bronson Mem Hwy Blk Odd	Reclaimed	694.49
001525420-000903760	6900 E. Irlo Bronson Mem Hwy	Reclaimed	663.91
001525420-000784380	0 Five Oaks Drive RM	Reclaimed	358.39
001525420-000784420	0 Harmony Square Drive West	Reclaimed	361.17
001525420-000784430	0 Harmony Square Drive West	Reclaimed	161.33
001525420-000933920	3300 Schoolhouse Road Rclm Blk	Reclaimed	416.49
001525420-000785210	0 Five Oaks Drive RM	Reclaimed	47.03
001525420-000774910	0 Bracken Fern Drive Park	Reclaimed	9.02
001525420-000944380	7124 S. Harmony Square Drive PoolCbna	water/waste/reclaimed	500.5
001525420-000784410	0 Cat Brier Trail Park	Reclaimed	1295.57
001525420-000790300	7255 Five Oaks Drive Caban	water/waste	100.74
001525420-000774920	0 Button Brush Loop Parkb	Reclaimed	10.37
001525420-000774960	0 Alley Neighborhood ParkC	Reclaimed	45.16
001525420-000774950	0 Pond Pine Road Park	Reclaimed	47.94
001525420-000933910	6900 Five Oaks Drive RM	Reclaimed	313.63
001525420-000855740	0 Schoolhouse & Cupseed Road	Reclaimed	688.79
001525420-000784440	0 Harmony Square Drive Ent W	Reclaimed	742.35
001525420-000948380	7500 five Oaks Drive Rclm - 06/06/21-METER switch out	Reclaimed -	
001525420-000790670	7255 Five Oaks Drive Showr	water	9.08
001525420-001125108	3200 Schoolhouse Road Rm Evn Blk	Reclaimed	1268.97
001525420-000812210	3300 Schoolhouse Road	water	427.61
001525420-000948250	7300 Five Oaks Drive Rclm	Reclaimed	1259.51
001525420-033058389	3400 FEATHER DRIVE BLK EVEVN		
001525420-033058389	3400 FEATHER DRIVE BLK EVEVN		
	543021-53901-5000		\$ 12,747.65



Toho Water Authority
P.O. Box 30527
Tampa, Florida, 33630-3527
www.tohowater.com

HARMONY COMM DEV DISTRICT

Account Number:
Past Due Amount:
Current Charges:
Total Amount Due:

Page #212
001525420-033141279
\$0.00
\$450.23
\$450.23

Customer Service: (8am - 5pm) 407-944-5000



As of October 1, 2023, a new rates schedule will go in effect. To view the new rates, please visit qrco.de/tohorates.

00102 8297534288202 0000255 0000559 1-1000

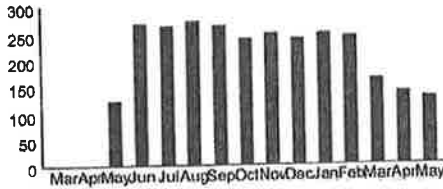
Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
18006898	32	04/18/2024	13992	05/20/2024	14118	126

Previous Balance \$498.85
Payment - Thank You \$498.85
Balance Forward \$0.00

Current Transaction(s)
Reclaimed Usage \$425.72
Reclaimed Base Charge \$24.51
Current Transaction Total \$450.23

Total Amount Due \$450.23

Reclaimed Water



Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority
P.O. Box 30527
Tampa, Florida, 33630-3527
www.tohowater.com

Account Number 001525420-033141279

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$450.23	06/18/24	\$450.23

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 285 1 MB 0.568

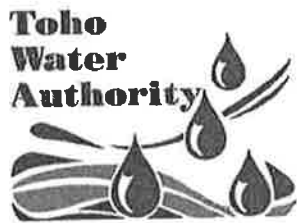


HARMONY COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

DO NOT PAY

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0015254200331412790000450236



Toho Water Authority
P.O. Box 30527
Tampa, Florida, 33630-3527
www.tohowater.com

HARMONY COMM DEV DISTRICT

Service Address:
7500 A EVEN FIVE OAKS DRIVE

Account Number:
Past Due Amount:
Current Charges:
Total Amount Due:

Page #213
001525420-033035419
\$0.00
\$677.21
\$677.21

Customer Service: (8am - 5pm) 407-944-5000

As of October 1, 2023, a new rates schedule will go in effect. To view the new rates, please visit qrco.de/tohorates.

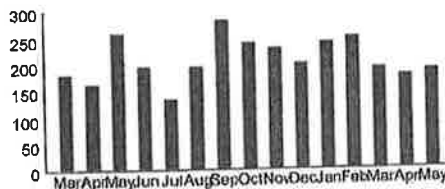
Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
79643233	32	04/18/2024	15153	05/20/2024	15340	187

Previous Balance \$637.43
Payment - Thank You \$-637.43
Balance Forward \$0.00

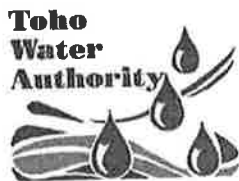
Current Transaction(s)
Reclaimed Usage \$652.70
Reclaimed Base Charge \$24.51
Current Transaction Total \$677.21

Total Amount Due \$677.21

Reclaimed Water



Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority
P.O. Box 30527
Tampa, Florida, 33630-3527
www.tohowater.com

Account Number 001525420-033035419

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$677.21	06/18/24	\$677.21

DO NOT PAY

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HARMONY COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

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00102 829793/4286202 0000284 0000557 I=1000



Toho Water Authority
P.O. Box 30527
Tampa, Florida, 33630-3527
www.tohowater.com

HARMONY COMM DEV DISTRICT
Service Address:
0 SCHOOLHOUSE ROAD LSH02

Page #214
Account Number: 001525420-000784390
Past Due Amount: \$0.00
Current Charges: \$566.89
Total Amount Due: \$566.89

Customer Service: (8am - 5pm) 407-944-5000



As of October 1, 2023, a new rates schedule will go in effect. To view the new rates, please visit qrco.de/tohorates.

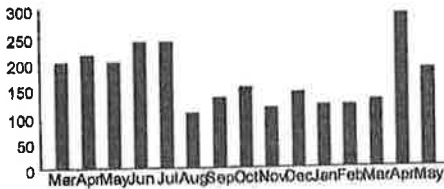
Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
60910380	32	04/18/2024	29083	05/20/2024	29270	187

Previous Balance \$844.89
Payment - Thank You \$-844.89
Balance Forward \$0.00

Current Transaction(s)
Reclaimed Usage \$519.86
Reclaimed Base Charge \$47.03
Current Transaction Total \$566.89

Total Amount Due \$566.89

Reclaimed Water



Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority
P.O. Box 30527
Tampa, Florida, 33630-3527
www.tohowater.com

Account Number 001525420-000784390

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$566.89	06/18/24	\$566.89

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 295 1 MB 0.568



HARMONY COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

DO NOT PAY

YOU ARE ENROLLED IN AUTODRAFT

0015254200007843900000566894

00102 8297934288202 0000295 0000589 I=1000



Toho Water Authority
P.O. Box 30527
Tampa, Florida, 33630-3527
www.tohowater.com

HARMONY COMM DEV DISTRICT

Account Number:

Page #215
001525420-000846710

Past Due Amount:

\$0.00

Current Charges:

\$24.51

Total Amount Due:

\$24.51

Customer Service: (8am - 5pm) 407-944-5000



As of October 1, 2023, a new rates schedule will go in effect. To view the new rates, please visit qrco.de/tohorates.

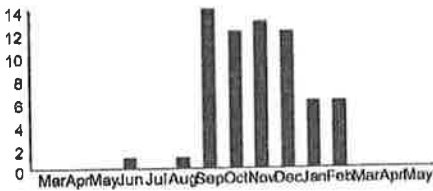
Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
79251773	32	04/18/2024	1056	05/20/2024	1056	0

Previous Balance \$24.51
Payment - Thank You \$-24.51
Balance Forward \$0.00

Current Transaction(s)
Reclaimed Base Charge \$24.51
Current Transaction Total \$24.51

Total Amount Due \$24.51

Reclaimed Water



Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority
P.O. Box 30527
Tampa, Florida, 33630-3527
www.tohowater.com

Account Number 001525420-000846710

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$24.51	06/18/24	\$24.51

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 307 1 MB 0.568



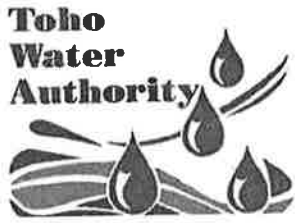
HARMONY COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

DO NOT PAY

YOU ARE ENROLLED IN AUTODRAFT

00152542000084671000000024519

00152 825733/4288202 0000307 0000513 I-1000



Toho Water Authority
P.O. Box 30527
Tampa, Florida, 33630-3527
www.tohowater.com

HARMONY COMM DEV DISTRICT
Service Address:
0 CATBRIER & BRACKEN FERN
DRIVE PPARK

Account Number: 001525420-000775000
Past Due Amount: \$0.00
Current Charges: \$527.86
Total Amount Due: \$527.86

Customer Service: (8am - 5pm) 407-944-5000



As of October 1, 2023, a new rates schedule will go in effect. To view the new rates, please visit qrco.de/tohorates.

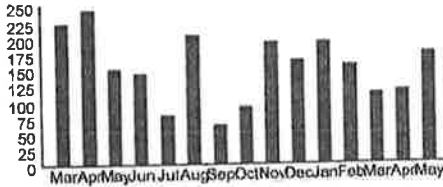
Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
19001817	32	04/18/2024	155	05/20/2024	157	2
18006894	32	04/18/2024	11157	05/20/2024	11334	177

Previous Balance \$354.93
Payment - Thank You \$-354.93
Balance Forward \$0.00

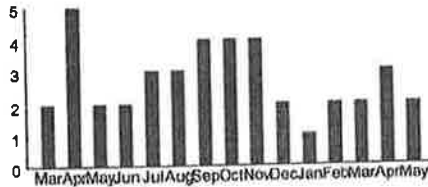
Current Transaction(s)
Water Base Charge \$6.87
Water Usage \$4.42
Reclaimed Usage \$492.06
Reclaimed Base Charge \$24.51
Current Transaction Total \$527.86

Total Amount Due \$527.86

Reclaimed Water



Water



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Toho Water Authority
P.O. Box 30527
Tampa, Florida, 33630-3527
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Account Number 001525420-000775000

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$527.86	06/18/24	\$527.86

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 293 1 MB 0 568



HARMONY COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

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0015254200007750000000527861

00100 82578314285202 0000293 0000585 111000



Toho Water Authority
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Tampa, Florida, 33630-3527
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HARMONY COMM DEV DISTRICT

Service Address:
7500 FIVE OAKS DRIVE RCLM

Account Number: 001525420-000948380
Past Due Amount: \$0.00
Current Charges: \$455.41
Total Amount Due: \$455.41

Customer Service: (8am - 5pm) 407-944-5000



As of October 1, 2023, a new rates schedule will go in effect. To view the new rates, please visit qrco.de/tohorates.

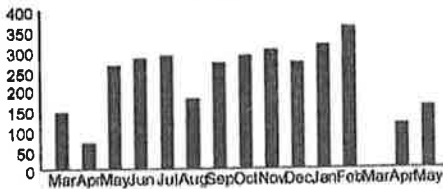
Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
21008656	32	04/18/2024	9572	05/20/2024	9727	155

Previous Balance \$330.31
Payment - Thank You \$ 330.31
Balance Forward \$0.00

Current Transaction(s)
Reclaimed Usage \$430.90
Reclaimed Base Charge \$24.51
Current Transaction Total \$455.41

Total Amount Due \$455.41

Reclaimed Water



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Toho Water Authority
P.O. Box 30527
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Account Number 001525420-000948380

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$455.41	06/18/24	\$455.41

DO NOT PAY

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*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 315 1 MB 0.568



HARMONY COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

0015254200009483800000455419

0015254200009483800000455419



Toho Water Authority
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HARMONY COMM DEV DISTRICT

Service Address:
7255 FIVE OAKS DRIVE POOL

Page #218
Account Number: 001525420-000790660
Past Due Amount: \$0.00
Current Charges: \$82.01
Total Amount Due: \$82.01

Customer Service: (8am - 5pm) 407-944-5000



As of October 1, 2023, a new rates schedule will go in effect. To view the new rates, please visit qrco.de/tohorates.

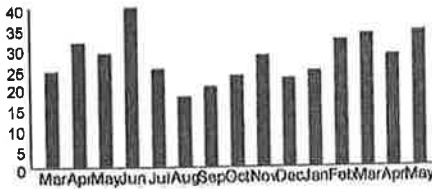
Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
19001670	32	04/18/2024	1836	05/20/2024	1870	34

Previous Balance \$68.75
Payment - Thank You \$-68.75
Balance Forward \$0.00

Current Transaction(s)
Water Base Charge \$6.87
Water Usage \$75.14
Current Transaction Total \$82.01

Total Amount Due \$82.01

Water



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Account Number 001525420-000790660

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$82.01	06/18/24	\$82.01

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 302 1 MB 0.568



HARMONY COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

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0015254200007906600000082012

001002 32579314268202 0000302 0000603 1-1000



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HARMONY COMM DEV DISTRICT
Service Address:
7255 FIVE OAKS DRIVE RECLM

Page #219
Account Number: 001525420-000790680
Past Due Amount: \$0.00
Current Charges: \$113.88
Total Amount Due: \$113.88

Customer Service: (8am - 5pm) 407-944-5000



As of October 1, 2023, a new rates schedule will go in effect. To view the new rates, please visit qrco.de/tohorates.

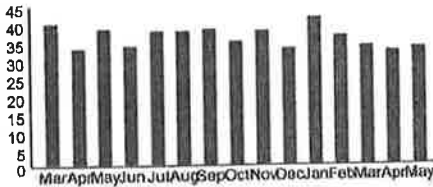
Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
52168458	32	04/18/2024	6463	05/20/2024	6496	33

Previous Balance \$109.46
Payment - Thank You \$-109.46
Balance Forward \$0.00

Current Transaction(s)
Reclaimed Usage \$104.86
Reclaimed Base Charge \$9.02
Current Transaction Total \$113.88

Total Amount Due \$113.88

Reclaimed Water



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Toho Water Authority
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Account Number 001525420-000790680

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$113.88	06/18/24	\$113.88

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 304 1 MB 0.568



HARMONY COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

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0015254200007906800000113889

00102 823753/4288202 0000304 0000607 1=1000



Toho Water Authority
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HARMONY COMM DEV DISTRICT
Service Address:
3300 SCHOOLHOUSE ROAD PARK

Page #220
Account Number: 001525420-000819280
Past Due Amount: \$0.00
Current Charges: \$110.34
Total Amount Due: \$110.34

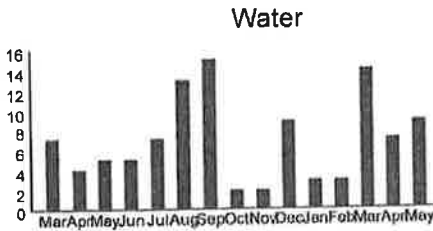
Customer Service: (8am - 5pm) 407-944-5000



As of October 1, 2023, a new rates schedule will go in effect. To view the new rates, please visit qrco.de/tohorates.

00102 825793/4268202 0000306 0000611 F1000

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
19001667	32	04/18/2024	722	05/20/2024	731	9
Previous Balance						\$91.14
Payment - Thank You						\$-91.14
Balance Forward						\$0.00
Current Transaction(s)						
Water Base Charge						\$6.87
Water Usage						\$19.89
Wastewater Base Charge						\$17.07
Wastewater Usage						\$66.51
Current Transaction Total						\$110.34
Total Amount Due						\$110.34



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Account Number 001525420-000819280

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$110.34	06/18/24	\$110.34

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 306 1 MB 0.568



HARMONY COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
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0015254200008192800000110343



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HARMONY COMM DEV DISTRICT

Service Address:
7036 BUTTON BUSH LOOP PARKB

Page #221
Account Number: 001525420-000774940
Past Due Amount: \$0.00
Current Charges: \$127.14
Total Amount Due: \$127.14

Customer Service: (8am - 5pm) 407-944-5000

As of October 1, 2023, a new rates schedule will go in effect. To view the new rates, please visit qrco.de/tohorates.

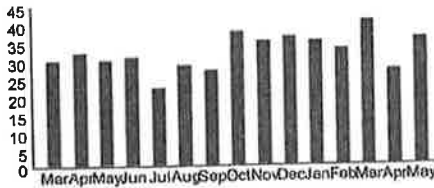
Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
51991853	31	04/18/2024	5666	05/19/2024	5702	36

Previous Balance \$87.36
Payment - Thank You \$-87.36
Balance Forward \$0.00

Current Transaction(s)
Reclaimed Usage \$118.12
Reclaimed Base Charge \$9.02
Current Transaction Total \$127.14

Total Amount Due \$127.14

Reclaimed Water



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Toho Water Authority
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Account Number 001525420-000774940

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$127.14	06/18/24	\$127.14

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 288 1 MB 0.568



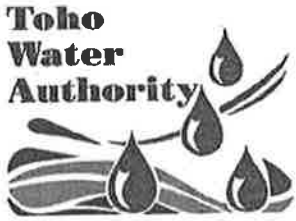
HARMONY COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

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0015254200007749400000127140

00102 825793/4288202 0000288 0000575 1=1000



Toho Water Authority
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HARMONY COMM DEV DISTRICT
Service Address:
7014 BUTTON BUSH LOOP PARK

Page #222
Account Number: 001525420-000774990
Past Due Amount: \$0.00
Current Charges: \$67.40
Total Amount Due: \$67.40

Customer Service: (8am - 5pm) 407-944-5000



As of October 1, 2023, a new rates schedule will go in effect. To view the new rates, please visit qrco.de/tohorates.

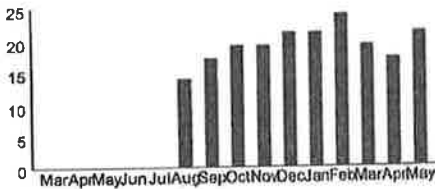
Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
52059774	32	04/18/2024	4510	05/20/2024	4531	21

Previous Balance \$56.28
Payment - Thank You \$-56.28
Balance Forward \$0.00

Current Transaction(s)
Reclaimed Usage \$58.38
Reclaimed Base Charge \$9.02
Current Transaction Total \$67.40

Total Amount Due \$67.40

Reclaimed Water



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Account Number 001525420-000774990

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$67.40	06/18/24	\$67.40

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 292 1 MB 0.568



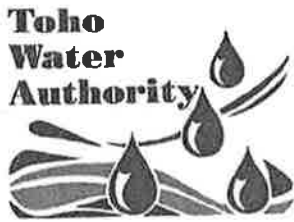
HARMONY COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

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0015254200007749900000067405

00102 829793426202 0000232 0000583 I-1000



Toho Water Authority
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HARMONY COMM DEV DISTRICT

Service Address:
0 PRIMROSE WILLOW DRIVE PARK

Account Number: 001525420-000774980
Past Due Amount: \$0.00
Current Charges: \$122.72
Total Amount Due: \$122.72

Customer Service: (8am - 5pm) 407-944-5000



As of October 1, 2023, a new rates schedule will go in effect. To view the new rates, please visit qrc0.de/tohorates.

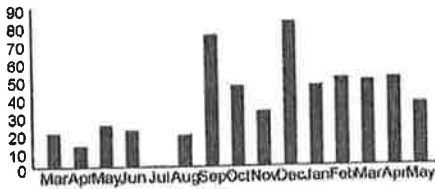
Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
15000757	32	04/18/2024	2089	05/20/2024	2124	35

Previous Balance \$189.02
Payment - Thank You \$-189.02
Balance Forward \$0.00

Current Transaction(s)
Reclaimed Usage \$113.70
Reclaimed Base Charge \$9.02
Current Transaction Total \$122.72

Total Amount Due \$122.72

Reclaimed Water



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Toho Water Authority
P.O. Box 30527
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Account Number 001525420-000774980

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$122.72	06/18/24	\$122.72

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*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 291 1 MB 0.566



HARMONY COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
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00152 823793/4288202 0000291 0000561 1=1000



Toho Water Authority
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HARMONY COMM DEV DISTRICT
Service Address:
6900 E IRLON BRONSON MEM HWY
BLK ODD

Page #224
Account Number: 001525420-001262780
Past Due Amount: \$0.00
Current Charges: \$694.49
Total Amount Due: \$694.49

Customer Service: (8am - 5pm) 407-944-5000



As of October 1, 2023, a new rates schedule will go in effect. To view the new rates, please visit qrco.de/tohorates.

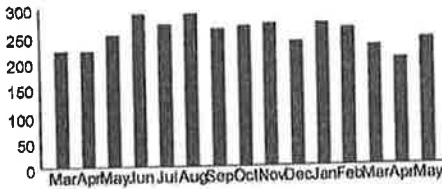
Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
21008654	32	04/18/2024	6629	05/20/2024	6870	241

Previous Balance \$588.85
Payment - Thank You \$-588.85
Balance Forward \$0.00

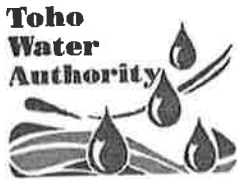
Current Transaction(s)
Reclaimed Usage \$669.98
Reclaimed Base Charge \$24.51
Current Transaction Total \$694.49

Total Amount Due \$694.49

Reclaimed Water



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P.O. Box 30527
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Account Number 001525420-001262780

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$694.49	06/18/24	\$694.49

*****AUTO**MIXED AADC 300 T:2 / P:1 / S:317 1 MB 0.568



HARMONY COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

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0015254200012627800000694499

00102 823783/4283282 0000317 0000633 I-1000



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HARMONY COMM DEV DISTRICT

Account Number: 001525420-000903760
Past Due Amount: \$0.00
Current Charges: \$663.91
Total Amount Due: \$663.91

Customer Service: (8am - 5pm) 407-944-5000



As of October 1, 2023, a new rates schedule will go in effect. To view the new rates, please visit qrco.de/tohorates.

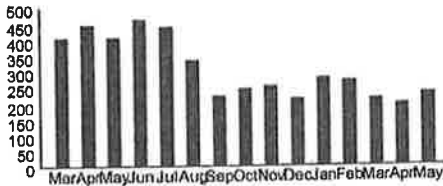
Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
65150354	32	04/18/2024	42344	05/20/2024	42574	230

Previous Balance \$580.51
Payment - Thank You \$-580.51
Balance Forward \$0.00

Current Transaction(s)
Reclaimed Usage \$639.40
Reclaimed Base Charge \$24.51
Current Transaction Total \$663.91

Total Amount Due \$663.91

Reclaimed Water



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Account Number 001525420-000903760

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$663.91	06/18/24	\$663.91

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 309 1 MB 0.568



HARMONY COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

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0015254200009037600000663912

0010x 8257934288202 0000309 0000617 1-1000



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HARMONY COMM DEV DISTRICT

Service Address:
0 FIVE OAKS DRIVE RM

Page #226
Account Number: 001525420-000784380
Past Due Amount: \$0.00
Current Charges: \$358.39
Total Amount Due: \$358.39

Customer Service: (8am - 5pm) 407-944-5000



As of October 1, 2023, a new rates schedule will go in effect. To view the new rates, please visit qrc0.de/tohorates.

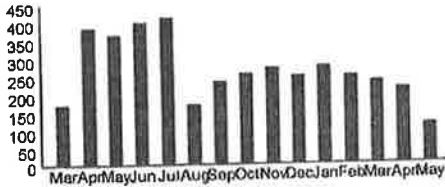
Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
62723517	32	04/18/2024	6619	05/20/2024	6731	112

Previous Balance \$641.95
Payment - Thank You \$-641.95
Balance Forward \$0.00

Current Transaction(s)
Reclaimed Usage \$311.36
Reclaimed Base Charge \$47.03
Current Transaction Total \$358.39

Total Amount Due \$358.39

Reclaimed Water



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Account Number 001525420-000784380

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$358.39	06/18/24	\$358.39

****AUTO**MIXED AADC 300 T:2 / P:1 / S: 294 1 MB 0.568



HARMONY COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

DO NOT PAY

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0015254200007843800000358398



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HARMONY COMM DEV DISTRICT
Service Address:
0 HARMONY SQUARE DRIVE W

Account Number: 001525420-000784420
Past Due Amount: \$0.00
Current Charges: \$361.17
Total Amount Due: \$361.17

Customer Service: (8am - 5pm) 407-944-5000



As of October 1, 2023, a new rates schedule will go in effect. To view the new rates, please visit qrco.de/tohorates.

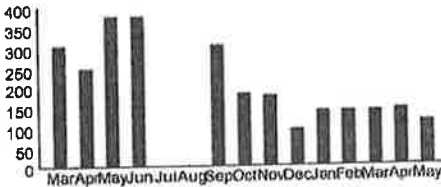
Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
62615010	32	04/18/2024	47887	05/20/2024	48000	113

Previous Balance \$453.41
Payment - Thank You \$-453.41
Balance Forward \$0.00

Current Transaction(s)
Reclaimed Usage \$314.14
Reclaimed Base Charge \$47.03
Current Transaction Total \$361.17

Total Amount Due \$361.17

Reclaimed Water



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Toho Water Authority
P.O. Box 30527
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Account Number 001525420-000784420

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$361.17	06/18/24	\$361.17

DO NOT PAY

YOU ARE ENROLLED IN AUTODRAFT

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 297 1 MB 0.568



HARMONY COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

00152542000078442000000361173

00102 6257634288202 0000297 9060593 F-1000



Toho Water Authority
P.O. Box 30527
Tampa, Florida, 33630-3527
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HARMONY COMM DEV DISTRICT

Service Address:
0 HARMONY SQUARE DRIVE W

Page #228
Account Number: 001525420-000784430
Past Due Amount: \$0.00
Current Charges: \$161.33
Total Amount Due: \$161.33

Customer Service: (8am - 5pm) 407-944-5000



As of October 1, 2023, a new rates schedule will go in effect. To view the new rates, please visit qrco.de/tohorates.

00102 823793/4298202 0000293 0000585 1-1000

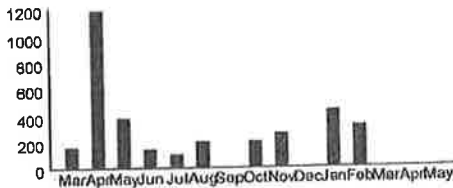
Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
62751434	32	04/18/2024	51208	05/20/2024	51240	32

Previous Balance \$152.99
Payment - Thank You \$-152.99
Balance Forward \$0.00

Current Transaction(s)
Reclaimed Usage \$88.96
Reclaimed Base Charge \$72.37
Current Transaction Total \$161.33

Total Amount Due \$161.33

Reclaimed Water



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Toho Water Authority
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Account Number 001525420-000784430

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$161.33	06/18/24	\$161.33

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 298 1 MB 0.568

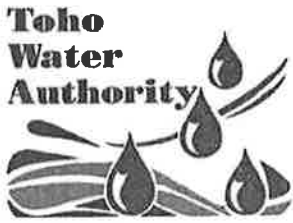


HARMONY COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

DO NOT PAY

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0015254200007844300000161334



Toho Water Authority
P.O. Box 30527
Tampa, Florida, 33630-3527
www.tohowater.com

HARMONY COMM DEV DISTRICT
Service Address:
3300 SCHOOLHOUSE ROAD RCLM
BLK

Account Number: 001525420-000933920
Past Due Amount: \$0.00
Current Charges: \$416.49
Total Amount Due: \$416.49

Customer Service: (8am - 5pm) 407-944-5000

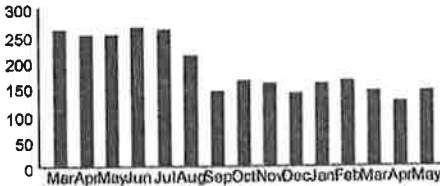


As of October 1, 2023, a new rates schedule will go in effect. To view the new rates, please visit qrco.de/tohorates.

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
18001587	32	04/18/2024	6000	05/20/2024	6141	141

Previous Balance	\$363.67
Payment - Thank You	<u>\$-363.67</u>
Balance Forward	\$0.00
Current Transaction(s)	
Reclaimed Usage	\$391.98
Reclaimed Base Charge	<u>\$24.51</u>
Current Transaction Total	\$416.49
 Total Amount Due	 \$416.49

Reclaimed Water



Toho Water Authority
P.O. Box 30527
Tampa, Florida, 33630-3527
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Account Number 001525420-000933920

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$416.49	06/18/24	\$416.49

DO NOT PAY

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HARMONY COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

0015254200009339200000416499

00102 828753/4288202 0000313 0000625 1=1000



Toho Water Authority
P.O. Box 30527
Tampa, Florida, 33630-3527
www.tohowater.com

HARMONY COMM DEV DISTRICT

Service Address:
0 FIVE OAKS DRIVE RM

Account Number:
Past Due Amount:
Current Charges:
Total Amount Due:

Page #230
001525420-000785210
\$0.00
\$47.03
\$47.03

Customer Service: (8am - 5pm) 407-944-5000



As of October 1, 2023, a new rates schedule will go in effect. To view the new rates, please visit qrco.de/tohorates.

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
62644053	32	04/18/2024	4009	05/20/2024	4009	0

Previous Balance \$63.71
Payment - Thank You \$-63.71
Balance Forward \$0.00

Current Transaction(s)
Reclaimed Base Charge \$47.03
Current Transaction Total \$47.03

Total Amount Due \$47.03

Reclaimed Water



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Toho Water Authority
P.O. Box 30527
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Account Number 001525420-000785210

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$47.03	06/18/24	\$47.03

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 300 1 MB 0.568



HARMONY COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

DO NOT PAY

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00152542000078521000000047035



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HARMONY COMM DEV DISTRICT
Service Address:
0 BRACKEN FERN DRIVE PARK

Page #231
Account Number: 001525420-000774910
Past Due Amount: \$0.00
Current Charges: \$9.02
Total Amount Due: \$9.02

Customer Service: (8am - 5pm) 407-944-5000

As of October 1, 2023, a new rates schedule will go in effect. To view the new rates, please visit qrco.de/tohorates.

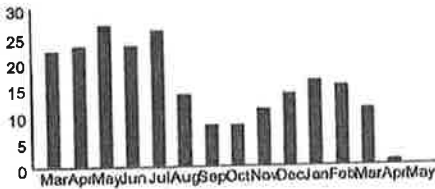
Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
14035860	32	04/18/2024	1837	05/20/2024	1837	0

Previous Balance \$11.80
Payment - Thank You \$-11.80
Balance Forward \$0.00

Current Transaction(s)
Reclaimed Base Charge \$9.02
Current Transaction Total \$9.02

Total Amount Due \$9.02

Reclaimed Water



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Toho Water Authority
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Account Number 001525420-000774910

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$9.02	06/18/24	\$9.02

DO NOT PAY

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*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 286 1 MB 0.568



HARMONY COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

0015254200007749100000009020



Toho Water Authority
P.O. Box 30527
Tampa, Florida, 33630-3527
www.tohowater.com

HARMONY COMM DEV DISTRICT
Service Address:
7124 S HARMONY SQUARE DRIVE
POOLCBNA

Account Number: 001525420-000944380
Past Due Amount: \$0.00
Current Charges: \$500.50
Total Amount Due: \$500.50

Customer Service: (8am - 5pm) 407-944-5000



As of October 1, 2023, a new rates schedule will go in effect. To view the new rates, please visit qrco.de/tohorates.

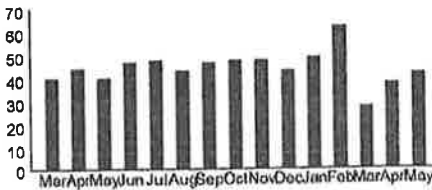
Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
72940814	32	04/18/2024	1661	05/20/2024	1690	29
18010172	32	04/18/2024	3268	05/20/2024	3310	42

Previous Balance \$415.62
Payment - Thank You \$-415.62
Balance Forward \$0.00

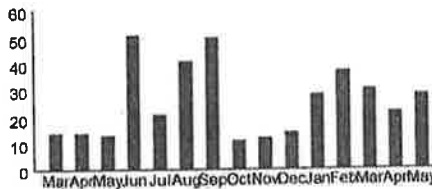
Current Transaction(s)
Water Base Charge \$12.89
Water Usage \$64.09
Reclaimed Usage \$146.28
Reclaimed Base Charge \$24.51
Wastewater Base Charge \$38.42
Wastewater Usage \$214.31
Current Transaction Total \$500.50

Total Amount Due \$500.50

Reclaimed Water



Water



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Account Number 001525420-000944380

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$500.50	06/18/24	\$500.50

DO NOT PAY

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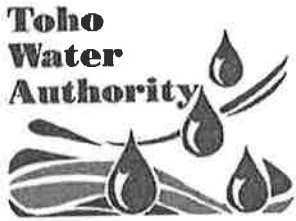
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HARMONY COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

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00102 8297934288282 0000311 0000621 1=1000



Toho Water Authority
P.O. Box 30527
Tampa, Florida, 33630-3527
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HARMONY COMM DEV DISTRICT

Service Address:
0 CAT BRIER TRAIL PARK

Account Number:
Past Due Amount:
Current Charges:
Total Amount Due:

Page #233
001525420-000784410
\$0.00
\$1,295.57
\$1,295.57

Customer Service: (8am - 5pm) 407-944-5000



As of October 1, 2023, a new rates schedule will go in effect. To view the new rates, please visit qrco.de/tohorates.

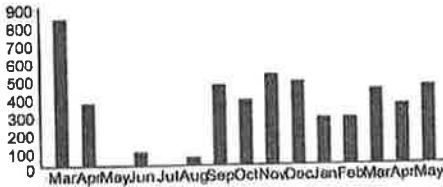
Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
62751435	32	04/18/2024	97344	05/20/2024	97784	440

Previous Balance \$1,025.91
Payment - Thank You \$-1,025.91
Balance Forward \$0.00

Current Transaction(s)
Reclaimed Usage \$1,223.20
Reclaimed Base Charge \$72.37
Current Transaction Total \$1,295.57

Total Amount Due \$1,295.57

Reclaimed Water



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Toho Water Authority
P.O. Box 30527
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Account Number 001525420-000784410

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$1,295.57	06/18/24	\$1,295.57

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 296 1 MB 0.568



HARMONY COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

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0015254200007844100001295574



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HARMONY COMM DEV DISTRICT
Service Address:
7255 FIVE OAKS DRIVE CABAN

Page #234
Account Number: 001525420-000790300
Past Due Amount: \$0.00
Current Charges: \$100.74
Total Amount Due: \$100.74

Customer Service: (8am - 5pm) 407-944-5000



As of October 1, 2023, a new rates schedule will go in effect. To view the new rates, please visit qrco.de/tohorates.

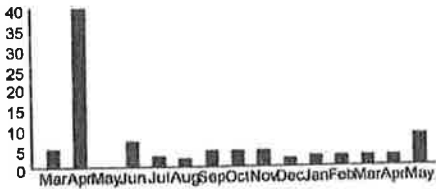
Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
17006879	32	04/18/2024	408	05/20/2024	416	8

Previous Balance \$52.74
Payment - Thank You \$-52.74
Balance Forward \$0.00

Current Transaction(s)
Water Base Charge \$6.87
Water Usage \$17.68
Wastewater Base Charge \$17.07
Wastewater Usage \$59.12
Current Transaction Total \$100.74

Total Amount Due \$100.74

Water



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Account Number 001525420-000790300

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$100.74	06/18/24	\$100.74

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 301 1 MB 0.588



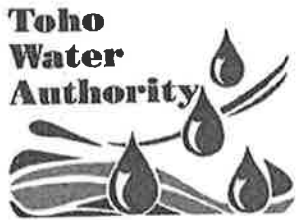
HARMONY COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

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0015254200007903000000100745

00102 8297934288202 0000301 0000601 1=1000



Toho Water Authority
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HARMONY COMM DEV DISTRICT
Service Address:
0 BUTTON BUSH LOOP PARKB

Account Number: 001525420-000774920
Past Due Amount: \$0.00
Current Charges: \$10.37
Total Amount Due: \$10.37

Customer Service: (8am - 5pm) 407-944-5000



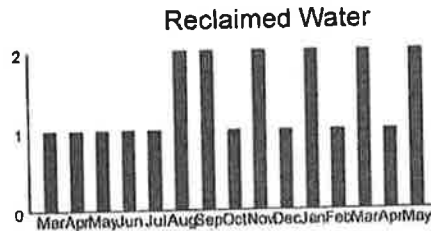
As of October 1, 2023, a new rates schedule will go in effect. To view the new rates, please visit qrco.de/tohorates.

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
15006579	32	04/18/2024	2565	05/20/2024	2567	2

Previous Balance \$7.59
Payment - Thank You \$-7.59
Balance Forward \$0.00

Current Transaction(s)
Reclaimed Usage \$5.56
Reclaimed Base Charge \$4.81
Current Transaction Total \$10.37

Total Amount Due \$10.37



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Account Number 001525420-000774920

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$10.37	06/18/24	\$10.37

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 287 1 MB 0.568



HARMONY COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

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0015254200007749200000010375

00102 6297934288202 6900287 0000573 1=1000



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HARMONY COMM DEV DISTRICT

Service Address:
0 ALLEY NEIGHBORHOOD PARKC

Page #236
Account Number: 001525420-000774960
Past Due Amount: \$0.00
Current Charges: \$45.16
Total Amount Due: \$45.16

Customer Service: (8am - 5pm) 407-944-5000



As of October 1, 2023, a new rates schedule will go in effect. To view the new rates, please visit qrco.de/tohorates.

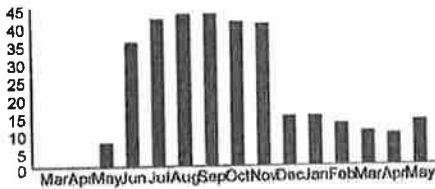
Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
14035850	32	04/18/2024	2272	05/20/2024	2285	13

Previous Balance \$34.04
Payment - Thank You \$-34.04
Balance Forward \$0.00

Current Transaction(s)
Reclaimed Usage \$36.14
Reclaimed Base Charge \$9.02
Current Transaction Total \$45.16

Total Amount Due \$45.16

Reclaimed Water



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Toho Water Authority
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Account Number 001525420-000774960

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$45.16	06/18/24	\$45.16

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 290 1 MB 0.568

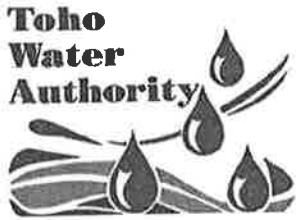


HARMONY COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

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Toho Water Authority
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HARMONY COMM DEV DISTRICT
Service Address:
0 POND PINE ROAD PARK

Account Number: 001525420-000774950
Past Due Amount: \$0.00
Current Charges: \$47.94
Total Amount Due: \$47.94

Customer Service: (8am - 5pm) 407-944-5000



As of October 1, 2023, a new rates schedule will go in effect. To view the new rates, please visit qrco.de/tohorates.

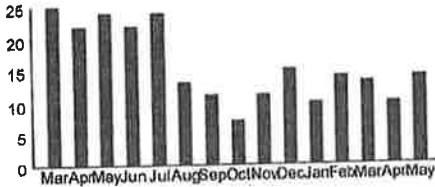
Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
51858298	32	04/18/2024	3503	05/20/2024	3517	14

Previous Balance \$36.82
Payment - Thank You \$-36.82
Balance Forward \$0.00

Current Transaction(s)
Reclaimed Usage \$38.92
Reclaimed Base Charge \$9.02
Current Transaction Total \$47.94

Total Amount Due \$47.94

Reclaimed Water



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Account Number 001525420-000774950

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$47.94	06/18/24	\$47.94

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 289 1 MB 0 566



HARMONY COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

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Toho Water Authority
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www.tohowater.com

HARMONY COMM DEV DISTRICT

Service Address:
6900 FIVE OAKS DRIVE RM

Account Number:
Past Due Amount:
Current Charges:
Total Amount Due:

Page #238
001525420-000933910
\$0.00
\$313.63
\$313.63

Customer Service: (8am - 5pm) 407-944-5000



As of October 1, 2023, a new rates schedule will go in effect. To view the new rates, please visit qrco.de/tohorates.

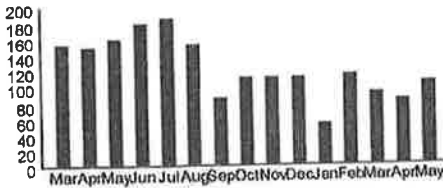
Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
60720859	32	04/18/2024	28402	05/20/2024	28506	104

Previous Balance \$249.69
Payment - Thank You \$-249.69
Balance Forward \$0.00

Current Transaction(s)
Reclaimed Usage \$289.12
Reclaimed Base Charge \$24.51
Current Transaction Total \$313.63

Total Amount Due \$313.63

Reclaimed Water



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Toho Water Authority
P.O. Box 30527
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Account Number 001525420-000933910

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$313.63	06/18/24	\$313.63

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 312 1 MB 0.668



HARMONY COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

DO NOT PAY

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00102 829753/4288202 0000312 0000623 I=1000



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www.tohowater.com

HARMONY COMM DEV DISTRICT

Account Number:

Page #239
001525420-000855740

Past Due Amount:

\$0.00

Current Charges:

\$688.79

Service Address:

0 SCHOOLHOUSE & CUPSEED ROAD

Total Amount Due:

\$688.79

Customer Service: (8am - 5pm) 407-944-5000



As of October 1, 2023, a new rates schedule will go in effect. To view the new rates, please visit qrcr.de/tohorates.

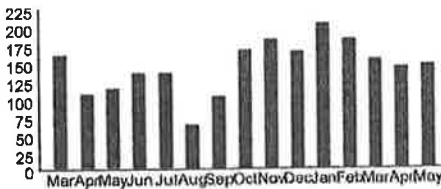
Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
68934780	32	04/18/2024	26062	05/20/2024	26208	146

Previous Balance \$682.13
Payment - Thank You \$-682.13
Balance Forward \$0.00

Current Transaction(s)
Reclaimed Usage \$664.28
Reclaimed Base Charge \$24.51
Current Transaction Total \$688.79

Total Amount Due \$688.79

Reclaimed Water



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Toho Water Authority
P.O. Box 30527
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www.tohowater.com

Account Number 001525420-000855740

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$688.79	06/18/24	\$688.79

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 308 1 MB 0.568

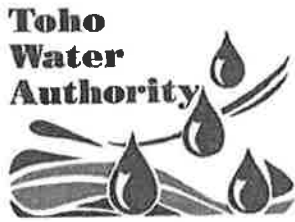


HARMONY COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

DO NOT PAY

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00152542000085574000000688799



Toho Water Authority
P.O. Box 30527
Tampa, Florida, 33630-3527
www.tohowater.com

HARMONY COMM DEV DISTRICT
Service Address:
0 HARMONY SQUARE DRIVE W

Account Number: 001525420-000784440
Past Due Amount: \$0.00
Current Charges: \$742.35
Total Amount Due: \$742.35

Customer Service: (8am - 5pm) 407-944-5000



As of October 1, 2023, a new rates schedule will go in effect. To view the new rates, please visit qrco.de/tohorates.

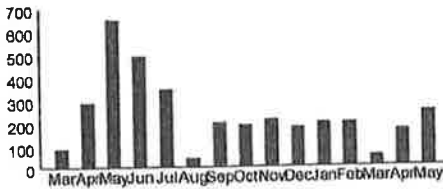
Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
19420047	32	04/18/2024	9364	05/20/2024	9605	241

Previous Balance \$519.95
Payment - Thank You \$-519.95
Balance Forward \$0.00

Current Transaction(s)
Reclaimed Usage \$669.98
Reclaimed Base Charge \$72.37
Current Transaction Total \$742.35

Total Amount Due \$742.35

Reclaimed Water



Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority
P.O. Box 30527
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www.tohowater.com

Account Number 001525420-000784440

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$742.35	06/18/24	\$742.35

DO NOT PAY

YOU ARE ENROLLED IN AUTODRAFT

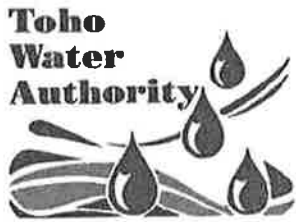
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HARMONY COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

0015254200007844400000742359

00102 8297934288202 0000299 0000597 F1000



Toho Water Authority
P.O. Box 30527
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HARMONY COMM DEV DISTRICT

Service Address:
7255 FIVE OAKS DRIVE SHOWR

Account Number: 001525420-000790670
Past Due Amount: \$0.00
Current Charges: \$9.08
Total Amount Due: \$9.08

Customer Service: (8am - 5pm) 407-944-5000



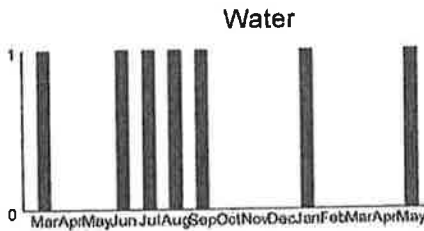
As of October 1, 2023, a new rates schedule will go in effect. To view the new rates, please visit qrco.de/tohorates.

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
21017675	32	04/18/2024	10	05/20/2024	11	1

Previous Balance \$6.87
Payment - Thank You \$-6.87
Balance Forward \$0.00

Current Transaction(s)
Water Base Charge \$6.87
Water Usage \$2.21
Current Transaction Total \$9.08

Total Amount Due \$9.08



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Toho Water Authority
P.O. Box 30527
Tampa, Florida, 33630-3527
www.tohowater.com

Account Number 001525420-000790670

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$9.08	06/18/24	\$9.08

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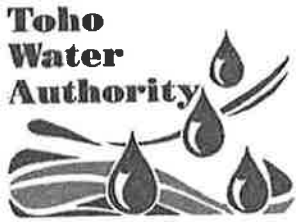
HARMONY COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

DO NOT PAY

YOU ARE ENROLLED IN AUTODRAFT

0015254200007906700000009084

001az 825753/4288202 00003303 0000805 1-1000



Toho Water Authority
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www.tohowater.com

HARMONY COMM DEV DISTRICT

Service Address:
3200 SCHOOLHOUSE ROAD RM EVN
BLK

Account Number:
Past Due Amount:
Current Charges:
Total Amount Due:

Page #242
001525420-001125108
\$0.00
\$1,268.97
\$1,268.97

Customer Service: (8am - 5pm) 407-944-5000



As of October 1, 2023, a new rates schedule will go in effect. To view the new rates, please visit qrco.de/tohorates.

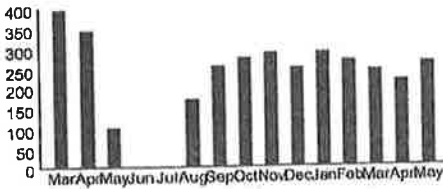
Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
18006897	32	04/18/2024	22718	05/20/2024	22977	259

Previous Balance \$2,216.77
Adjustments \$-58.45
Payment - Thank You \$-2,158.32
Balance Forward \$0.00

Current Transaction(s)
Reclaimed Usage \$1,244.46
Reclaimed Base Charge \$24.51
Current Transaction Total \$1,268.97

Total Amount Due \$1,268.97

Reclaimed Water



Toho Water Authority
P.O. Box 30527
Tampa, Florida, 33630-3527
www.tohowater.com

Account Number 001525420-001125108

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$1,268.97	06/18/24	\$1,268.97

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 316 1 MB 0.568



HARMONY COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

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Toho Water Authority
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Tampa, Florida, 33630-3527
www.tohowater.com

HARMONY COMM DEV DISTRICT
Service Address:
3300 SCHOOLHOUSE ROAD RM

Account Number: 001525420-000812210
Past Due Amount: \$0.00
Current Charges: \$427.61
Total Amount Due: \$427.61

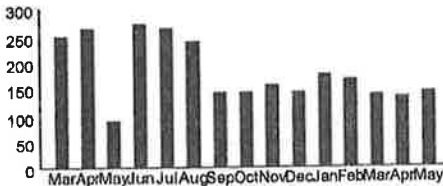
Customer Service: (8am - 5pm) 407-944-5000



As of October 1, 2023, a new rates schedule will go in effect. To view the new rates, please visit qrco.de/tohorates.

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
63309511	32	04/18/2024	38380	05/20/2024	38525	145
Previous Balance					\$394.25	
Payment - Thank You					\$-394.25	
Balance Forward					\$0.00	
Current Transaction(s)						
Reclaimed Usage					\$403.10	
Reclaimed Base Charge					\$24.51	
Current Transaction Total					\$427.61	
Total Amount Due					\$427.61	

Reclaimed Water



Toho Water Authority
P.O. Box 30527
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Account Number 001525420-000812210

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$427.61	06/18/24	\$427.61

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HARMONY COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

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00102 8297934283282 0000395 0000609 1-1000



Toho Water Authority
P.O. Box 30527
Tampa, Florida, 33630-3527
www.tohowater.com

HARMONY COMM DEV DISTRICT

Service Address:
7300 FIVE OAKS DRIVE RCLM

Account Number: 001525420-000948250
Past Due Amount: \$0.00
Current Charges: \$1,259.51
Total Amount Due: \$1,259.51

Customer Service: (8am - 5pm) 407-944-5000



As of October 1, 2023, a new rates schedule will go in effect. To view the new rates, please visit qrco.de/tohorates.

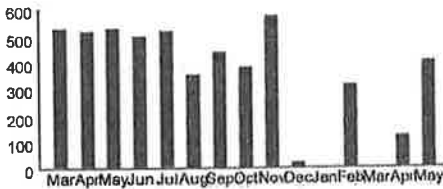
Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
61099658	32	04/18/2024	80557	05/20/2024	80957	400

Previous Balance \$360.89
Payment - Thank You \$-360.89
Balance Forward \$0.00

Current Transaction(s)
Reclaimed Usage \$1,235.00
Reclaimed Base Charge \$24.51
Current Transaction Total **\$1,259.51**

Total Amount Due \$1,259.51

Reclaimed Water



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Toho Water Authority
P.O. Box 30527
Tampa, Florida, 33630-3527
www.tohowater.com

Account Number 001525420-000948250

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$1,259.51	06/18/24	\$1,259.51

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HARMONY COMM DEV DISTRICT
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Toho Water Authority
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www.tohowater.com

HARMONY COMM DEV DISTRICT
Service Address:
3400 FEATHER DRIVE BLK EVEN

Page #245
Account Number: 001525420-033058389
Past Due Amount: \$0.00
Current Charges: \$24.51
Total Amount Due: \$24.51

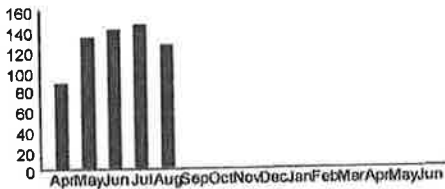
Customer Service: (8am - 5pm) 407-944-5000



001oz 832694/4291258 0000110 0000219 I=1000

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
16006524	31	05/02/2024	20162	06/02/2024	20162	0
Previous Balance						\$24.51
Payment - Thank You						\$-24.51
Balance Forward						\$0.00
Current Transaction(s)						
Reclaimed Base Charge						\$24.51
Current Transaction Total						\$24.51
Total Amount Due						\$24.51

Reclaimed Water



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Toho Water Authority
P.O. Box 30527
Tampa, Florida, 33630-3527
www.tohowater.com

Account Number 001525420-033058389

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$24.51	06/28/24	\$24.51

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HARMONY COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

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WASTE CONNECTIONS OF FLORIDA
ORLANDO HAULING
1099 MILLER DRIVE
ALTAMONTE SPRINGS FL 32701-2069
DISTRICT NO. 6460

ACCOUNT NO.
INVOICE NO.
STATEMENT DATE
DUE DATE

Page #246 **6460-126957**
1503871W460
06/25/24
Upon Receipt

HARMONY COMMUNITY DEVELOPMENT DISTRICT
210 N UNIVERSITY DR STE# 702
CORAL SPRINGS FL 33071

FOR ASSISTANCE
Customer Service
One Time Payments

(407) 261-5000
(800) 457-1379

INVOICE STATEMENT

Date	Description	Amount
	Contract No: 00644706 Service Location Acct #126957-0001	
	HARMONY COMMUNITY DEVELOPMENT DI 7300 FIVE OAKS DR HARMONY, FL	
06/25/24	BASIC SERVICE CHARGE 1.00 8.00YD	\$ 387.76
	7/1/2024-7/31/2024	\$ 387.76
	Invoice Total	\$ 387.76
	Account Balance	\$ 387.76

This invoice is scheduled for automatic payment according to your instructions on our online bill pay portal at myaccount.wcicustomer.com.

****To avoid late fees, payment must be posted to your account within 30 days of your invoice date.****

Bank returned checks will be electronically re-presented to your bank
and you may be responsible for a resulting processing fee.

Please remit to the address below and return your remit stub with your payment.



WASTE CONNECTIONS OF FLORIDA
ORLANDO HAULING
1099 MILLER DRIVE
ALTAMONTE SPRINGS FL 32701-2069

AB 01 005887 95460 H 17 A



HARMONY COMMUNITY DEVELOPMENT DISTRICT
210 N UNIVERSITY DR STE# 702
CORAL SPRINGS FL 33071-7320

ACCOUNT NO.
INVOICE NO.
STATEMENT DATE
DUE DATE
PAY THIS AMOUNT

6460-126957
1503871W460
06/25/24
Upon Receipt
\$387.76

WRITE IN
AMOUNT
PAID

\$



TO CHANGE ADDRESS

Check here and complete the information on the reverse side.

MAIL PAYMENT TO:
WASTE CONNECTIONS OF FLORIDA
PO BOX 535233
PITTSBURGH PA 15253-5233



6460 00000000000000000000X1269576 0000003877600000000000001503871 3

005887 1/1

