

**HARMONY  
COMMUNITY DEVELOPMENT DISTRICT  
AGENDA PACKAGE**

**Thursday, September 26, 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

## 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, September 26, 2024 – 6:00 p.m.**

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- 1. Call to Order and Roll Call**
- 2. Audience Comments** – Three- (3) Minute Time Limit
- 3. Staff Reports**
  - A. Landscaping: Benchmark Landscaping/United Land Services
  - B. Field Manager: Inframark
    - i. Monthly Report ..... Page 3
  - C. District Engineer: Pegasus Engineering
    - i. Five Oaks Drive CDD Maintenance Proposal ..... Page 8
    - ii. Pond PS-2 and PS-3 Bathymetric Survey ..... Page 9
    - iii. Clay Brick Road Sidewalk Improvements ..... Page 18
    - iv. The Estates Drainage Improvement Bids ..... Page 18
    - v. Garden Road Storage Shed
    - vi. Greenwood Alleyway
  - D. District Counsel: Kutak Rock
  - E. District Manager: Inframark
- 4. Business Items**
  - A. Discussion of Harmony Tower Sign
- 5. Consent Agenda**
  - A. Minutes from August 29, 2024, Regular Meeting ..... Page 26
  - B. Financial Statements ..... Page 33
  - C. Check Register #292 ..... Page 45
- 6. Ratification of Proposal #119293 from United Land Services for Mainline Repair at Catbrier and Schoolhouse Road ..... Page 47**
- 7. Supervisor Requests**
- 8. Adjournment**

*The next meeting is scheduled for Thursday, October 24, 2024, at 6:00 p.m.*

### District Office:

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

### Meeting Location:

3285 Songbird Circle  
 St. Cloud, FL 34773

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



Kerry Satterwhite  
Inframark

# HARMONY FIELD INSPECTION SEPTEMBER

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Tuesday, September 17, 2024

16 Issues Identified

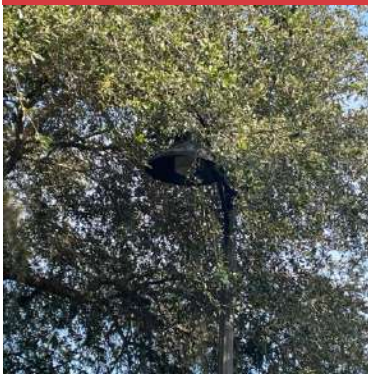


### **ENTRANCE TO ASHLEY POOL**

Assigned To Inframark

Change in elevation is greater than 1/4 inch. Panel should be replaced.

Grinding will be done tomorrow - September 20th



### **FIVE OAKS DRIVE**

Assigned To United

Branches around street lights should be trimmed



### **MIDDLEBROOK PLAYGROUND**

Assigned To United

Improve turf conditions



### **SWIM CLUB POOL**

Assigned To United

Trim hedge. Recommend closing pool for an hour to complete work





### **SWIM CLUB POOL**

Recommend replacing pool furniture. Structurally unsafe and unable to clean surfaces



### **SWIM CLUB POOL**

Assigned To United

Prune palms. What is pruning schedule



### **GOPHER APPLE WAY POCKET PARK**

Assigned To United

Clean up Magnolia pods more frequently

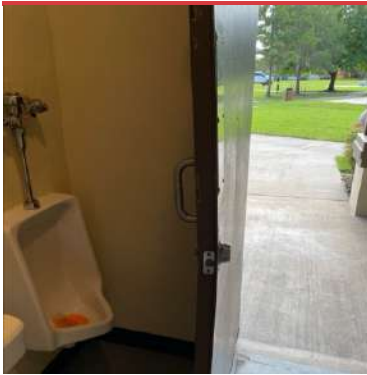


### **OAK GLEN TRAIL ISLAND TURNABOUT**

Assigned To Inframark

Repair broken curbs

This will be done Monday, September 23rd



### **MEN'S RESTROOM SPLASH PAD**

Assigned To Inframark

Replace bowed door

The team repaired the door, but it needs to be replaced. As soon as P-card is received two doors will be purchased.



### **SPLASH PAD PAVILION**

Assigned To United

Cut back ornamental grasses to clear walk



### **SPLASH PAD BED**

Assigned To United

Replace dead junipers



### **SAND VOLLEYBALL COURT**

Assigned To United

Elevate branches



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### **BRANCHES IN CDD PROPERTY**

Homeowner on Little Blue Lane is placing dead branches on CDD property



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### **HARMONY SQUARE**

Assigned To Inframark

Recommend daily maintenance of walks to remove leaves and landscape debris

A meeting has been held with the team. Starting September 20th it will be a daily task.



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### **HARMONY SQUARE**

Assigned To Inframark

Clean power wash columns

The work was started September 19th and will be completed tomorrow.

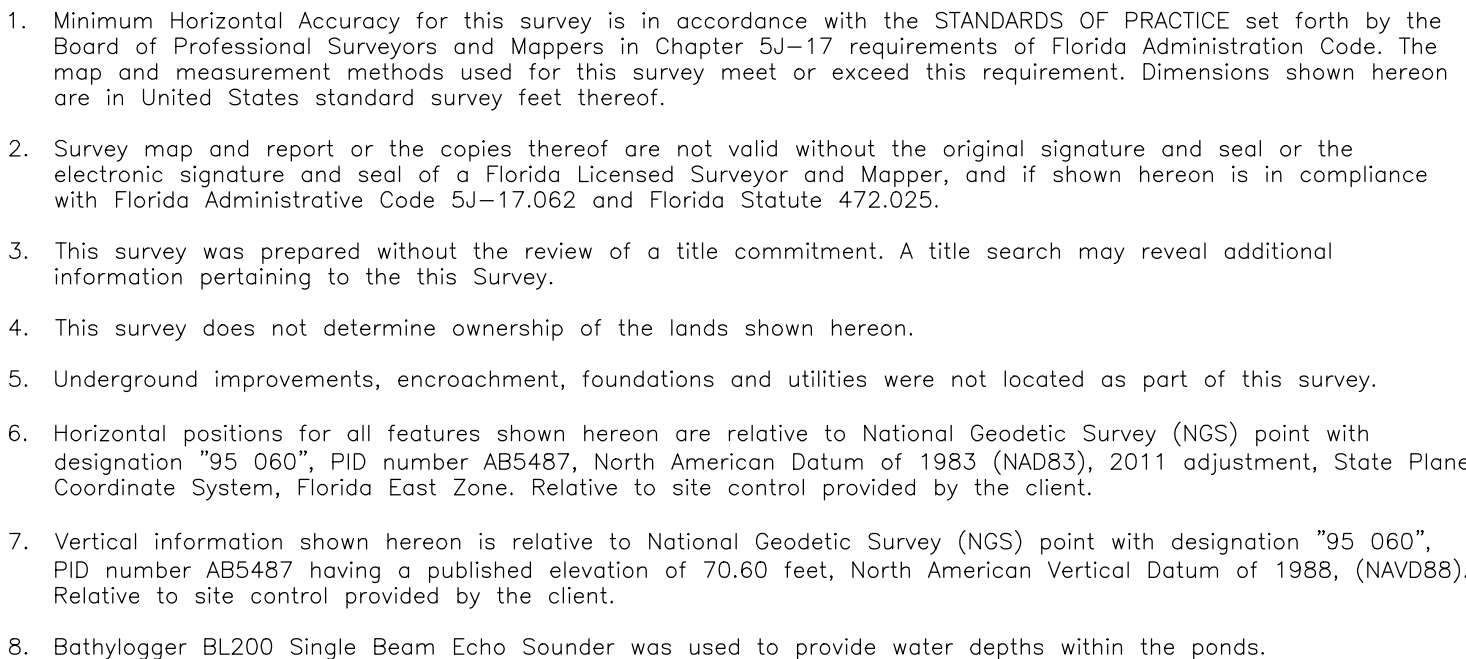
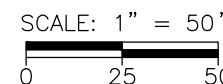


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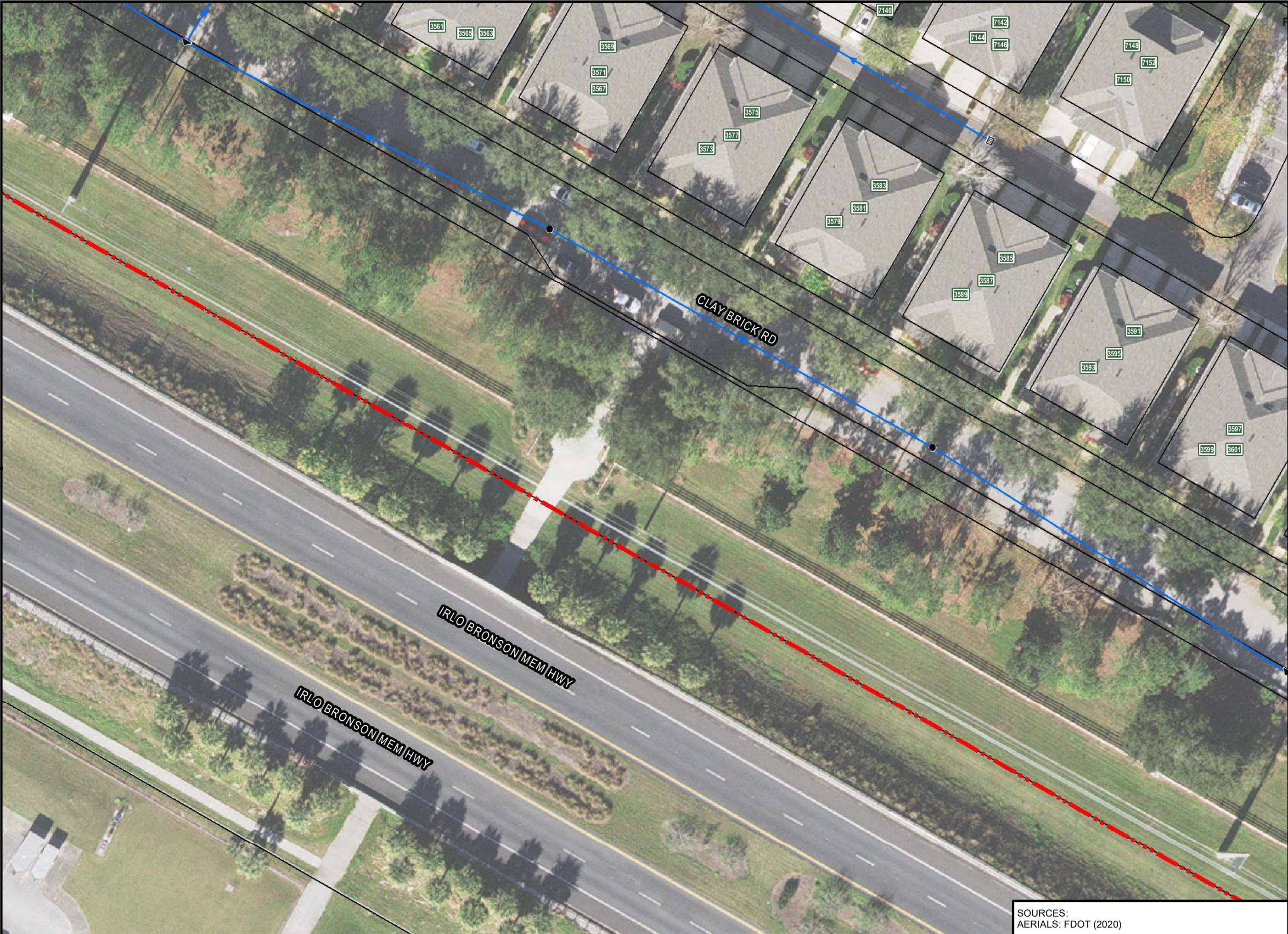
### **FIVE OAKS DRIVE**

Surface algae starting to build up on ponds

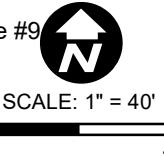








SOURCES:  
AERIALS: FDOT (2020)



**PEDESTRIAN SAFETY ISSUE**  
**CLAY BRICK ROAD & SIDEWALK**  
**UNDER U.S. HIGHWAY 192/441**  
HARMONY COMMUNITY DEVELOPMENT DISTRICT  
OSCEOLA COUNTY, FLORIDA

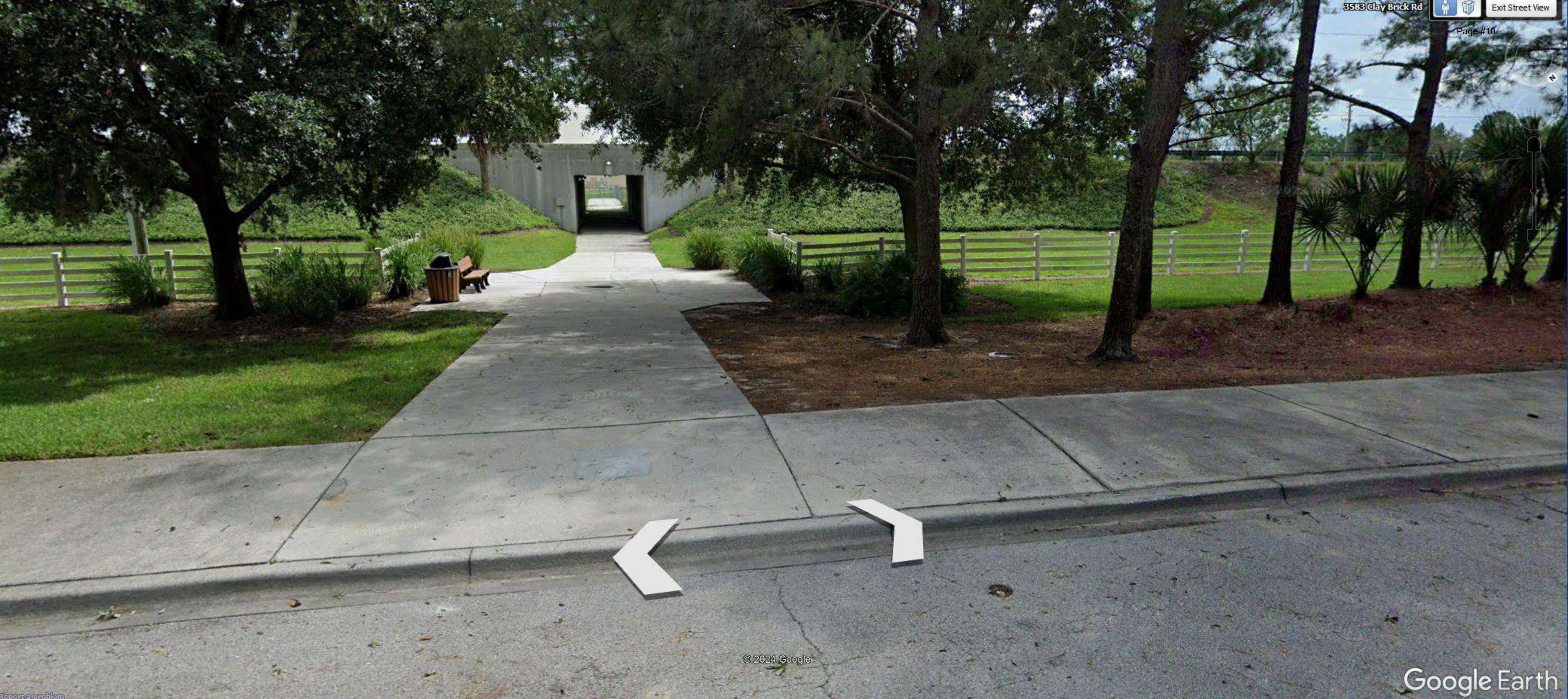


**Pegasus**  
ENGINEERING  
301 WEST STATE ROAD 434, SUITE 309  
WINTER SPRINGS, FL 32708  
TEL: 407-992-9160 • FAX: 407-358-5155  
WEB: WWW.PEGASUSENGINEERING.NET

JOB NO.: MSC-22055  
DATE: 6/1/2024

**FIGURE**  
**1**

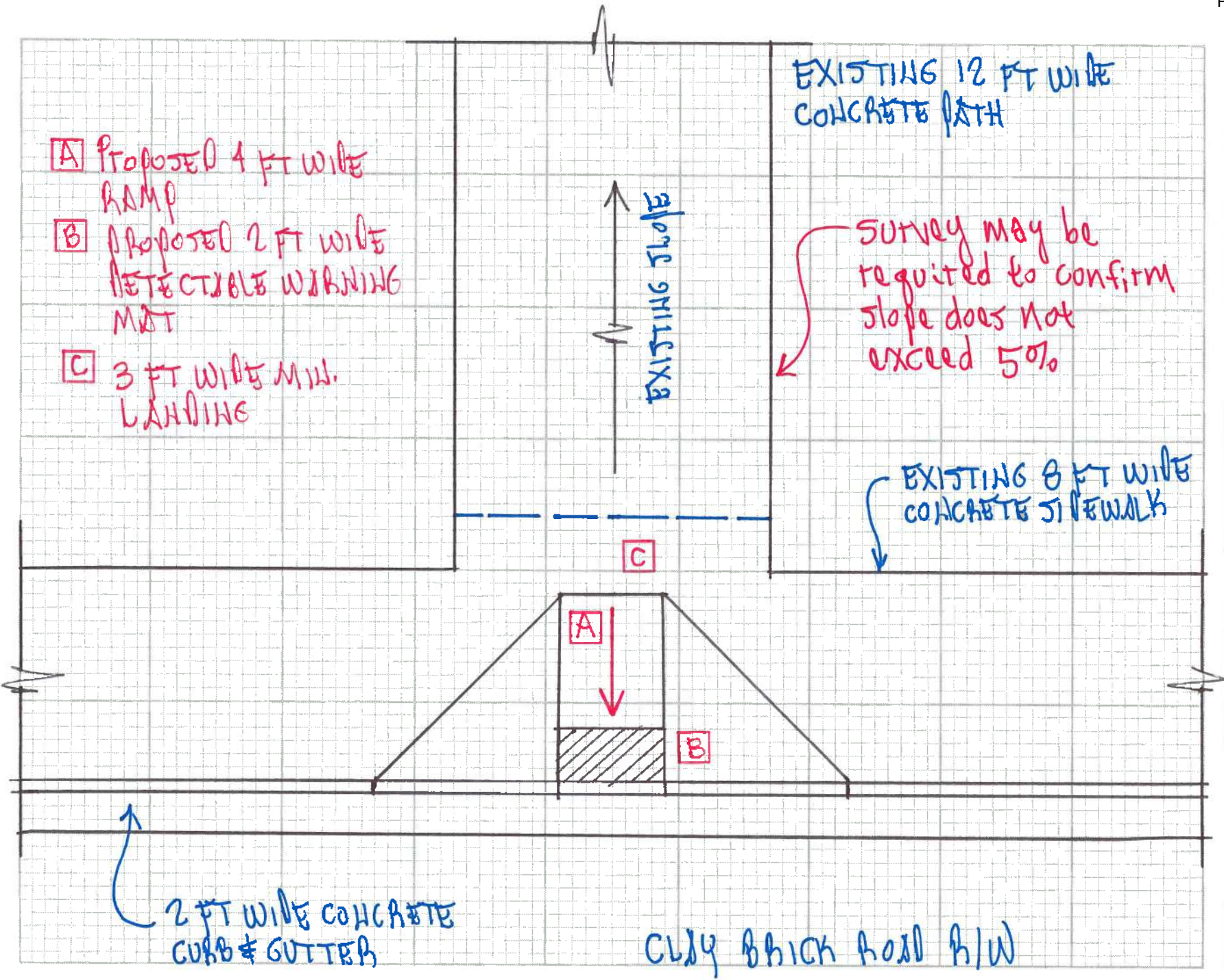




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PROJECT: HARMONY CDD (CLAY BRICK ROAD) JOB NO. \_\_\_\_\_  
MADE BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_ DATE: \_\_\_\_\_ SHEET \_\_\_\_\_ OF \_\_\_\_\_















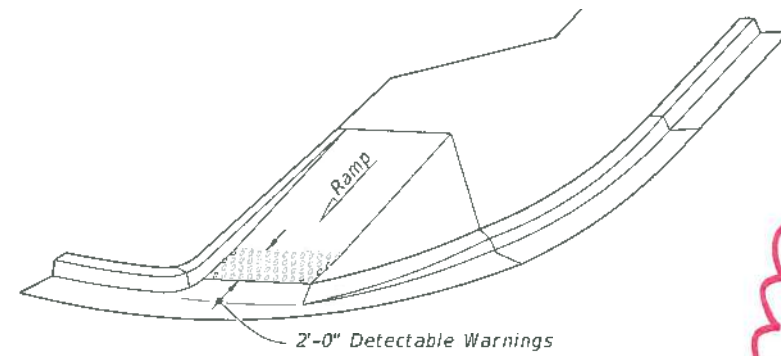




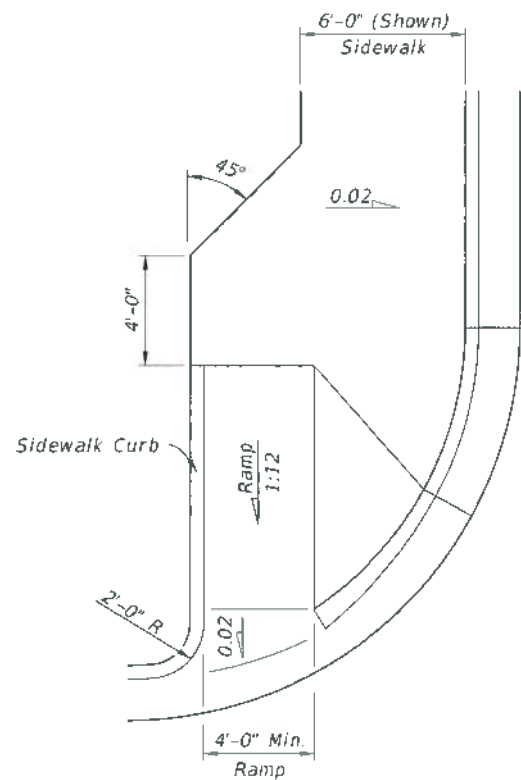






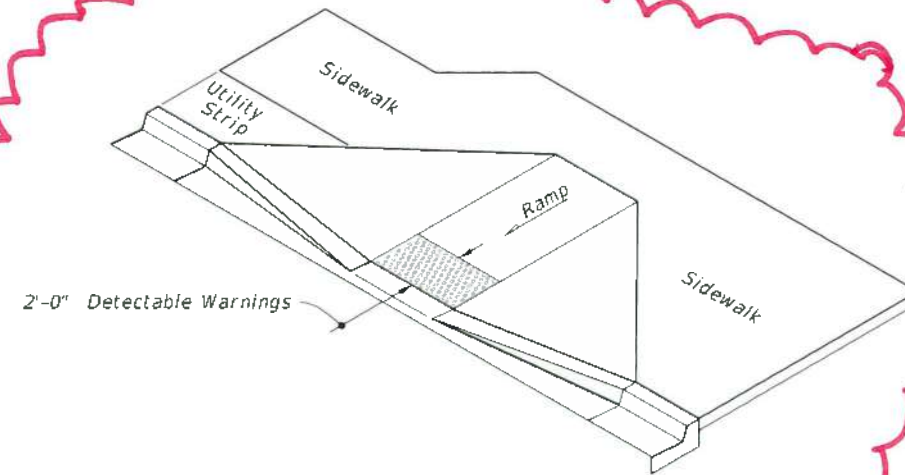


ISOMETRIC VIEW

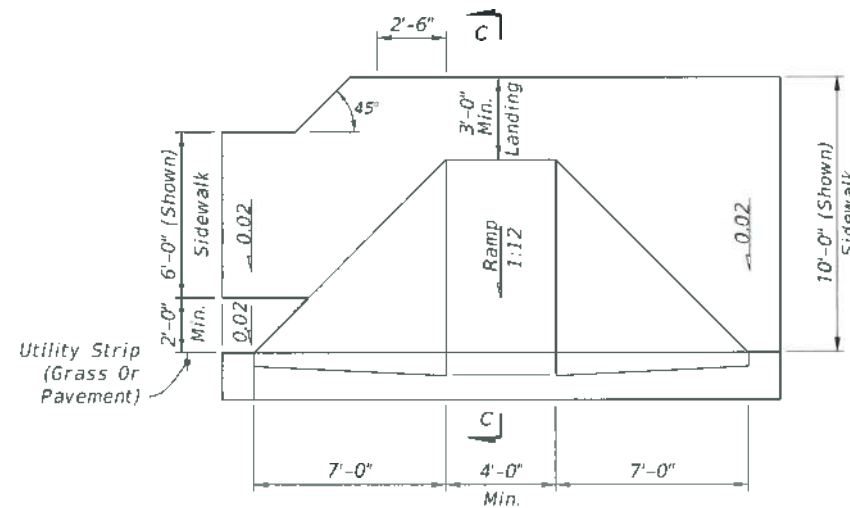


PLAN VIEW

CR-H

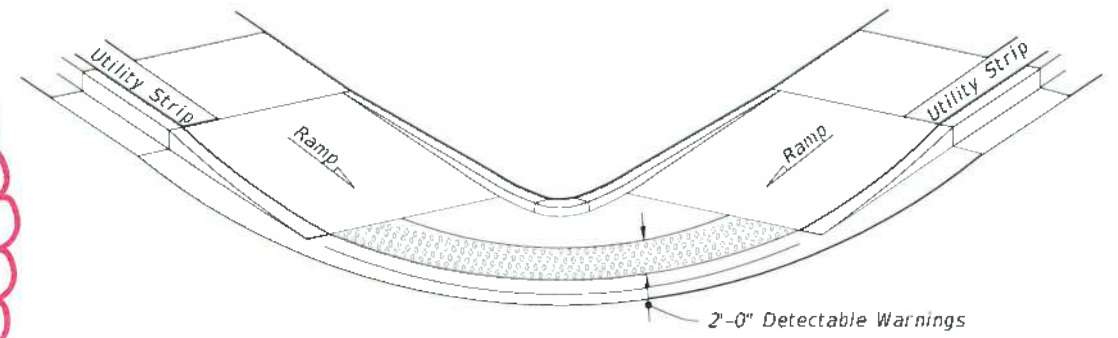


ISOMETRIC VIEW

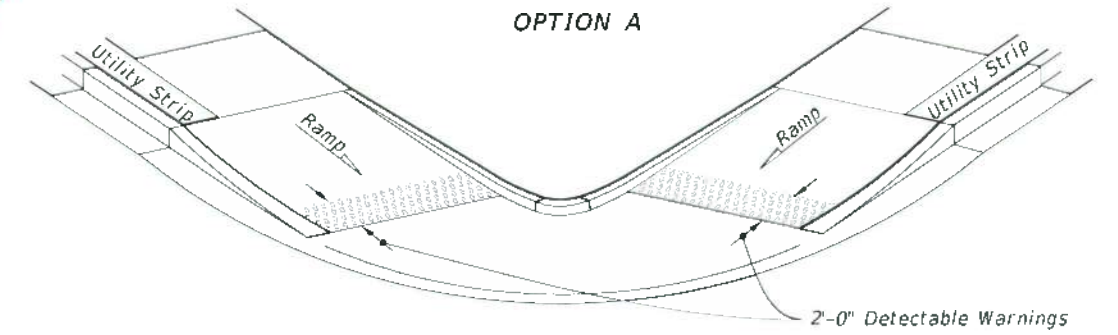


PLAN VIEW

CR-K

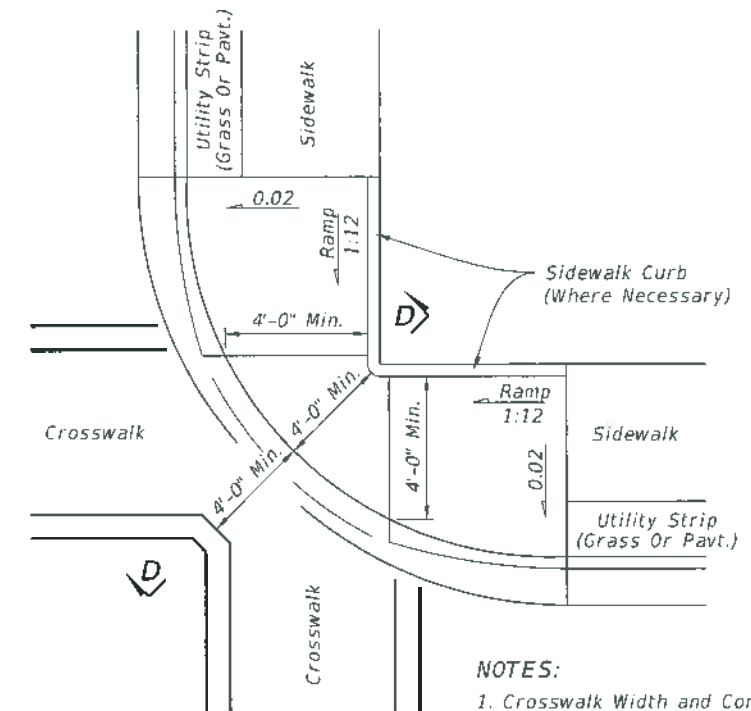


OPTION A



OPTION B

ISOMETRIC VIEW



PLAN VIEW

CR-L

- NOTES:
1. Crosswalk Width and Configuration Vary; Must Conform to Index 711-001.
  2. 15' Radius Curve Shown for CR-L.
  3. For additional information on sidewalk curb construction, see SIDEWALK CURB OPTIONS details, on Sheet 3.

SIDEWALK CURB RAMPS CR-H, CR-K & CR-L

10/6/2022 2:15:11 PM

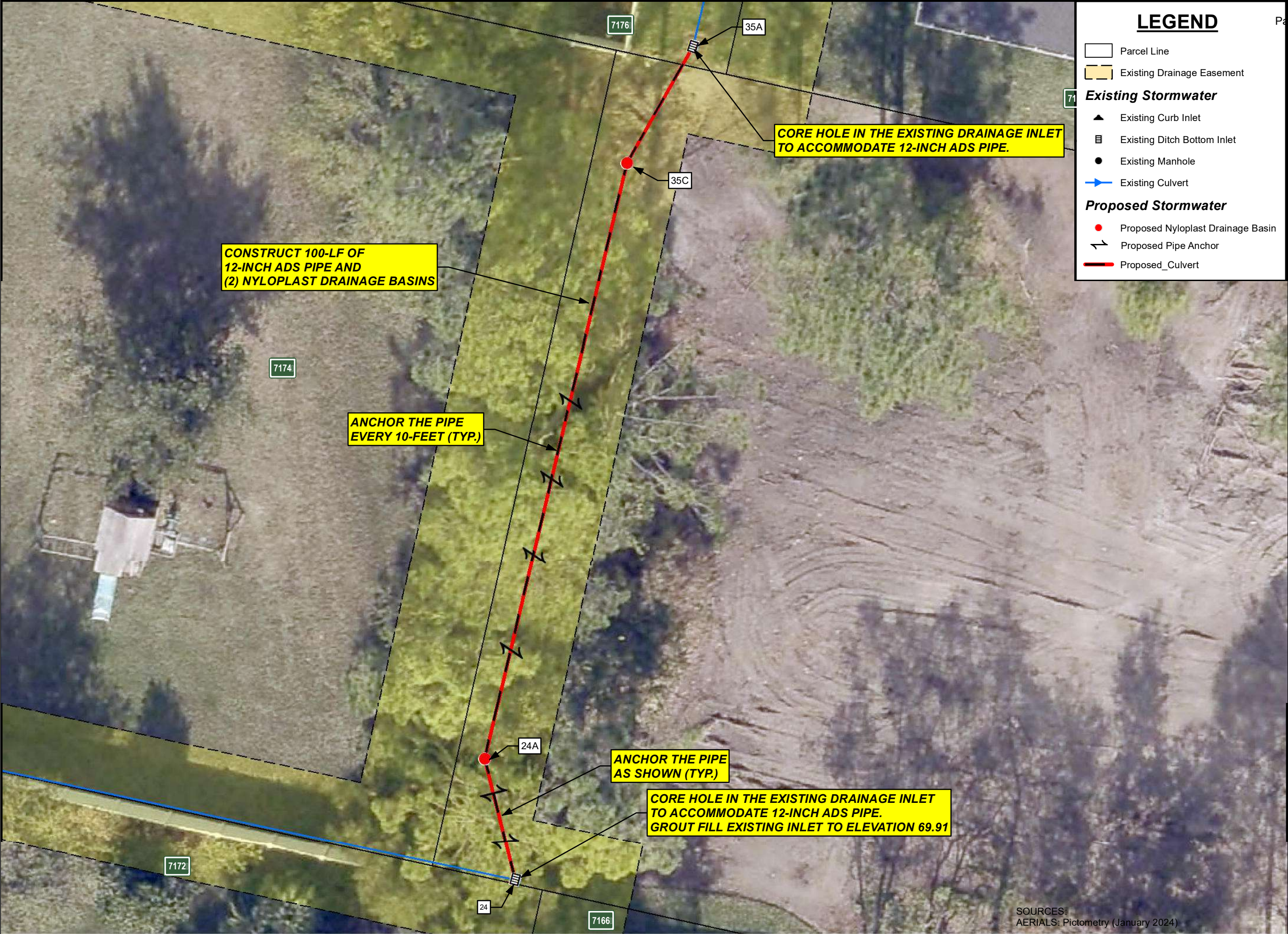
LAST REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX	SHEET
11/01/20					522-002	5 of 7







Document Path: L:\Projects\_Drainage\CDs\MSC-22055 Harmony District Engineer\01 - District Engineer Assignments\37 - The Estates Drainage Improvements\Figures\01b - The Estates Drainage Improvements.mxd



**LEGEND**

Parcel Line

Existing Drainage Easement

**Existing Stormwater**

Existing Curb Inlet

Existing Ditch Bottom Inlet

Existing Manhole

Existing Culvert

**Proposed Stormwater**

Proposed Nyloplast Drainage Basin

Proposed Pipe Anchor

Proposed\_Culvert

Page #19

SCALE: 1" = 10'

010

THE ESTATES

DRAINAGE IMPROVEMENTS

HARMONY COMMUNITY DEVELOPMENT DISTRICT

OSCEOLA COUNTY, FLORIDA

ENVIRONMENTALLY INTELLIGENT LIVING

HARMONY

FLORIDA

ESTABLISHED 2003

**Pegasus**

ENGINEERING

301 WEST STATE ROAD 434, SUITE 309

WINTER SPRINGS, FL 32708

TEL: 407-992-9160 • FAX: 407-358-5155

WEB: WWW.PEGASUSENGINEERING.NET

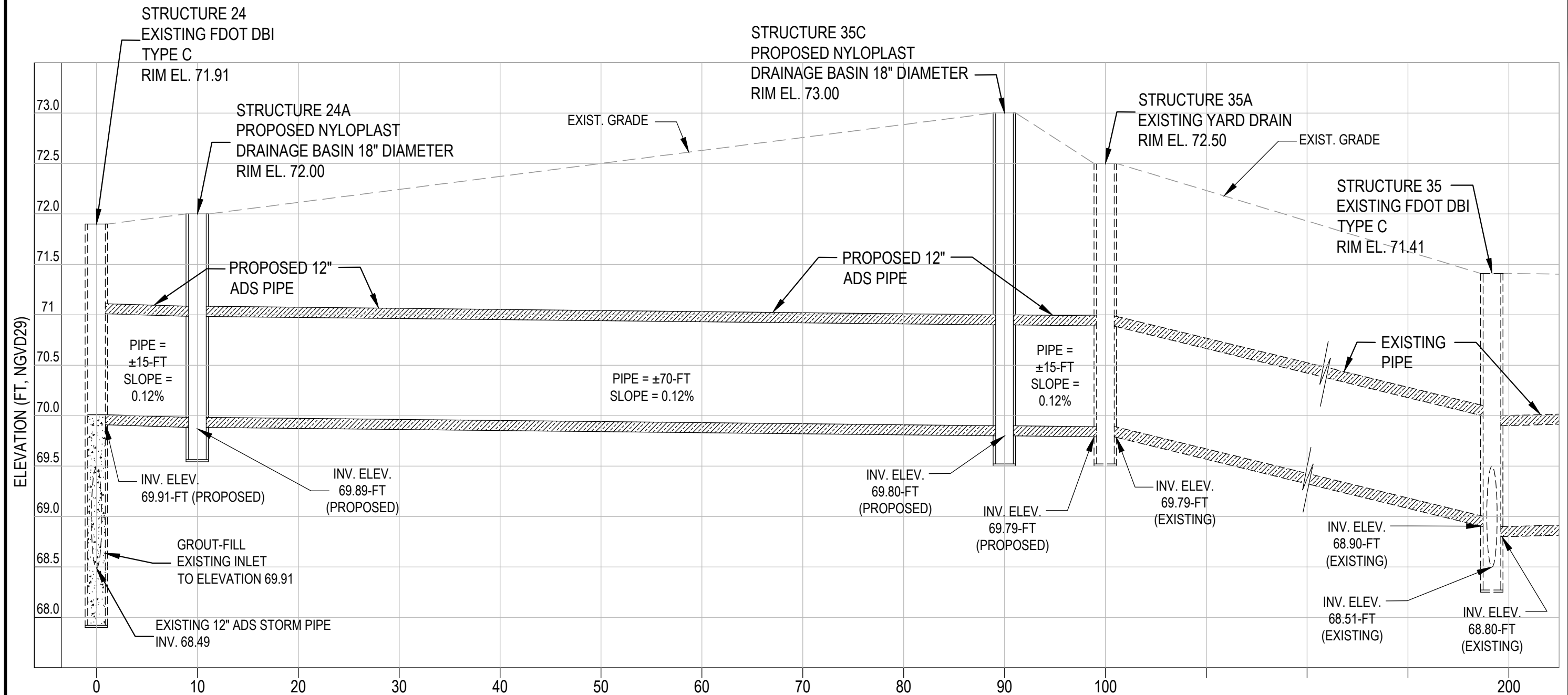
JOB NO.: MSC-22055

DATE: 9/11/2024

FIGURE

1B





## NOTES:

1. Elevations reference the National Geodetic Vertical Datum of 1929 (NGVD).
2. Existing structure elevations were obtained from As-built Drawings dated October 31, 2007.

**FIGURE 2**

301 West SR 434, Suite 309 • Winter Springs, Florida 32708

Tel 407-992-9160

Fax 407-358-5155

Web [www.pegasusengineering.net](http://www.pegasusengineering.net)

THE ESTATES DRAINAGE IMPROVEMENTS  
HARMONY COMMUNITY DEVELOPMENT DISTRICT  
OSCEOLA COUNTY, FLORIDA

**PROPOSED SECTION**

SCALE: 1" = 10' (HORIZONTAL)  
SCALE: 1" = 1' (VERTICAL)



## STORM PIPE BACKFILLING / INSTALLTION DETAIL



Element Environmental LLC  
 PO Box 1158  
 Mulberry, FL 33860 US  
 Jpiney@elementenv.com



## Estimate

### ADDRESS

Inframark - Harmony CDD  
 313 Campus Street  
 Celebration, FL 34747

ESTIMATE # 1113

DATE 09/12/2024

### PROJECT SCOPE

### AMOUNT

#### Drainage

16,280.00

Harmony CDD - The Estates drainage improvements.

Element Environmental will provide all labor, equipment, and materials to complete the following scope:

-Clear path between each inlet box. No large trees will be removed.

-Excavate and core existing inlet boxes to fit 12"ADS drain pipe. Seal new connections.

-Install 100 +/- feet of 12" ADS drain pipe on the slope indicated on plan provided. Bedding stone will be installed under the pipe per plan.

-Install 2 nyoplast drains to connect to 12" line.

-Pipe will be covered and graded. NO sod included with the exception of any disturbed area with the existing St Augustine lawns.

#### Miscellaneous

400.00

6 - Pipe Anchors will be installed per the plan provided. Parts and labor.

Thank you and have a great day!

TOTAL

**\$16,680.00**



**TERMS AND CONDITIONS OF PAYMENT**

**Net 30 days**

**Prices quoted are valid for 90 days from the date of this proposal.**

Thank you for the opportunity to partner with you on this project.

Sincerely,

James "PJ" Piney  
ELEMENT ENVIRONMENTAL  
863-797-9970

The undersigned parties warrant that they are authorized representatives of their respective companies or residence and have the requisite authority to bind their employer and/or principle.

**Client Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Print Name / Title:** \_\_\_\_\_

**Element Environmental**

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Print Name / Title:** \_\_\_\_\_

Lakeland Office:  
1236 Stratton Ct West  
Lakeland, FL 33813  
PHONE: 863-797-9970



#### General Terms and Conditions

**Estimate Approval:** The authorizing party automatically enters a contract with Element Environmental when they confirm their estimate, pay a deposit, and/or verbally agree to the description and cost via our scheduling application. The authorizing party cannot request additional work from the crew directly unless it is approved by the project manager, and the additional costs are expressly approved by the authorizing party.

**Scheduling:** Job scheduling is dependent on weather conditions, workload, and geographic relationship to other scheduled work and other unforeseen issues. Element Environmental will do our best to meet all scheduled work dates but shall not be liable for damages due to delays. If the client requires that they be on site the day of the job, this must be expressed when confirming the estimate. If times are given, they are approximate, and Element Environmental will not be responsible for being late or early.

**Cancellation of Work:** The customer shall provide at least 24 hours' advance notice of any full or partial work cancellation. If a crew has been mobilized to the job site, the customer will be assessed a mobilization fee of \$250.00 for incurred expenses. If the job site is made inaccessible to the crews of Element because of parked vehicles or other obstructions a \$300 fee will be assessed.

**Withdrawal of Proposal by Element Environmental:** Proposals for work expire within 90 days of estimate unless otherwise noted. Element Environmental reserves the right to withdraw a proposal for any reason. In cases where Element Environmental withdraws a proposal (before work has begun), all deposits and payments will be refunded.

**Completion of Contract:** Element Environmental agrees to do its best to meet performance dates but shall not be liable in damages or otherwise for delays because of inclement weather, labor, or any other cause beyond its control.

**Insurance by Contractor:** Element Environmental warrants that it is insured for liability resulting from injury/damage to person(s) or property and that all employees are fully covered by Workers' Compensation as required by law. Current Certificates of Insurance are available upon request.

**Safety & Tree Care Standards:** All Element Environmental arboricultural operations will follow the latest version of the ANSI Z133.1 industry safety standards. All work is performed in accordance with the Best Management Practices (BMPs) set forth by the International Society of Arboriculture (ISA) as well as current American National Standards Institute (ANSI) Standards for Tree Care Operations. The authorizing party agrees to not enter the work area during arboricultural operations unless authorized by the crew leader on site.

**Concealed Contingencies:** Element Environmental is not responsible for damage to underground sprinklers, drain lines, invisible fences, or underground cables unless the system(s) are adequately and accurately mapped by the authorizing party. Any additional work or equipment required to complete the work, caused by the authorizing party's failure to make known or caused by previously unknown foreign material in the trunk, the branches, underground, or any other condition not apparent in estimating the work specified, shall be paid for by the customer on a time and materials basis.

**Driveways/Sidewalks/Lawns:** Element Environmental will reasonably attempt to minimize damage to driveways, sidewalks, lawns, patios or other property. In the event that our equipment causes settling, cracking, or other damage to driveways and/or sidewalks, and/or disturbances to the customer's lawn, or property, Element Environmental is not liable for any repairs or incurred costs.

**Tree Risk:** When prominent risk conditions in trees are detected by Element Environmental, we will make every effort to proceed with the work promptly. However, Element Environmental does not assume any liability for any accident, damage or injury that may occur on the ground or on any other object or structure prior to the work beginning, nor are we liable for any unforeseen hazards encountered.

**Site Preparation:** Customer agrees to remove or clearly mark any hazardous debris within the site. Items such as plastic tarps, tires, rebar, large metal objects, etc. can be detrimental to clearing equipment. Element Environmental reserves the right to charge daily rate pricing in the event that such debris are not removed or clearly marked causing equipment to break down and need repairs. If such an event occurs, Element Environmental agrees to communicate with the client and work diligently to repair equipment in a timely manner.

Lakeland Office:  
1236 Stratton Ct West  
Lakeland, FL 33813  
PHONE: 863-797-9970



**Ownership:** The customer warrants that all trees, plant material and property upon which work is to be performed are either owned by him/her or that permission for the work has been obtained by the owner. The customer is solely responsible for obtaining any required permit to complete the work. Element Environmental is to be held harmless from all claims for damages resulting from the customer's failure to obtain such permission and permits.

**Billing, Deposits, Terms of Payment:** The final invoice for the balance due will be issued via email and/or text message at the completion of work. For extended period projects lasting several weeks, or other proposals requiring upfront purchase of materials, progress payments will be required prior to commencement of the job. Payment responsibility automatically falls to the authorizing party; it is not the responsibility of Element Environmental to wait for or seek payment from a third party (neighbor, insurance company, client, etc.). All invoices are payable upon completion of issuance of invoice. Accounts not paid in full within 15 days will result in a finance charge of 5% per month. Any fees incurred due to insufficient funds or returned checks will be the responsibility of the authorizing party and are subject to the terms of the original invoice. Please note that additional services will be delayed or cancelled due to outstanding balances.

**Permitting:** Hiring contractor will be responsible for obtaining any required permits prior to the start of any work.

Lakeland Office:  
1236 Stratton Ct West  
Lakeland, FL 33813  
PHONE: 863-797-9970

**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, August 29, 2024, at 6:00 p.m. at the Jones Model Home, 3285 Songbird Circle, Saint Cloud, FL 34773.

Present and constituting a quorum were:

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

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

Howard Neal	District Manager, Inframark
Kate John	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.

Mary, 3831 Songbird Circle, comments were not included in the minutes for the budget hearing.

Debbie, 7450 Oakmark Road, Care of the lawns around the lakes, things are improving.

**THIRD ORDER OF BUSINESS                      Staff Reports**

**A. Landscaping: Benchmark Landscaping/United Land Services ("Benchmark")**

Mr. LeMenager commented on the fine job Benchmark did with an abandoned house and the work they did to clean it up.

Mr. Lomasney reported maintenance has been pretty wet but they have been able to get stuff done. Irrigations issues have been replaced. Mainline repair has been fixed near the fire hydrant. Did fertilizing around Cat Brier. Pallets of sod have been brought in to replace dead sod. Oak trees on Cordgrass are not established to do a big cut, second run will be in the fall to raise them up

again. Two trees to be replaced in this area and a proposal will be at the next meeting. Sundrop street tree to be replaced in September. For the pocket park project – seeing some dying plants in the pocket parks.

Ms. Kassel requested a budget number for doing this from the Board.

Mr. Lomasney commented on the sod at the playground on Middlebrook area. Seeding is recommended. Previous proposal of Bahia sod was reviewed for all the missing sod.

Mr. Chokanis commented that the grass needs to be fixed, but the proposal is expensive.

Ms. Kassel asked is the irrigation working here.

Mr. Lomasney responded that it is.

Discussion ensued about seeding and Bahia. See discussion due to price and being cost effective followed.

Ms. Phillips asked how many miles of irrigation in the community?

Mr. Lomasney responded that he is unsure.

Ms. Kassel asked who is responsible for the trees at Five Oaks Drive in front of the Ashley Park townhomes?

Mr. Lomasney responded that is the homeowner.

Ms. Kassel inquired would this be the HOA.

Ms. Kassel asked about the trees around the Ashley Park pool.

Mr. Leet noted Ashley Park HOA owns the surrounding areas. Discussion ensued.

Discussion over signs on Clay Brick Road that state Residents Park Only ensued.

Mr. Chokanis asked about the mainline break and how it was caused.

Mr. Lomasney explained what happened to the pipe.

Discussion over Schoolhouse Road irrigation ensued. Ms. Kassel called the school to see when it is going to be addressed, Mr. Lomasney contacted the school also.

## **B. Field Manager: Inframark**

### **i. Monthly Report**

Mr. Baez went over the projects that are being worked on. Painting is happening, water drinking fountain replaced at Buck Lake, Swim Club lattice done, five dog stations replaced, paver's in Ashley pool are being done, restrooms are being done two times a day to check for cleanliness, wax rings were replaced in the bathrooms, drained kids pool and tried to remove the stains, resurfacing maybe needed, all swings throughout the community have been replaced.

Ms. Kassel would like to see responses from Inframark like Benchmark does, dates to be included.

Mr. LeMenager commented that the pocket park behind his home, between Schoolhouse and Beargrass was the staging area for the alleyway and the sod there is dead. This should be in the Field Inspection Report.

Ms. Kassel inquired if Inframark has a sidewalk crew.

Mr. Neal responded they do.

Ms. Kassel asked if there was any update on the Waste Management claim.

Mr. Neal responded that he is still waiting to hear back from them.

Ms. Kassel asked if there was any update on the No Commercial Vehicle Parking signs.

Mr. Neal responded that the applicable application has been submitted to the County, but they have not received an update.

**C. District Engineer: Pegasus**

**i. Community Maintenance Facility Update**

**ii. Safety Ramp Improvements at the Intersection of Clay Brick Road and the High School**

Mr. Neal reported Mr. Hamstra was unable to attend due to a conflict.

Mr. LeMenager commented that he was not happy with the Engineer sending stuff late, and that everything is last minute.

Ms. Kassel commented on the bathymetric survey and asked how you read it.

The following information was emailed to the Supervisors prior to the meeting.

- Garden Road Storage Shed – we have called and emailed Osceola County repeatedly to speak with someone about not required a Site Development Plan (SPD) submittal and only proceed with a Building Permit Application as we were informed originally. Unfortunately, to be continued.
- Five Oaks Drive Proposed Maintenance Facility – we have not been able to secure a proposal from a Civil Engineering company yet to prepare and submit development plans to Osceola County. We have a few more names to contact and request proposals for the Board's approval.
- The Estates Drainage Improvements – we have completed the construction plans (refer to first attachment) and have requested PJ Piney with Element Environmental to provide a quote that can be reviewed by the Board at the September 26<sup>th</sup> CDD meeting.
- Bathymetric Survey for Ponds P2-2 and P2-3 (refer to the second attachment for a copy of the Bathymetric Survey).



**D. District Counsel: Kutak Rock**

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

Ms. John provided a Flock agreement status update, background on the agreement and what was holding it up. Flock did agree with the changes, and it was signed.

Discussion over what happened followed.

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

Ms. John noted the District Manager should be the only one with access.

On MOTION by Ms. Kassel seconded by Mr. LeMenager, with all in favor, Resolution 2024-12 Security Access Policy

**E. District Manager: Inframark**

**i. Arbitrage Rebate Report Capital Improvement Revenue Refunding Bonds, Series 2014**

Mr. Neal noted this is for informational purposes. The report indicates that there is no cumulative rebate requirement liability as of June 29, 2024.

**ii. Arbitrage Rebate Report Capital Improvement Revenue Refunding Bonds, Series 2015**

Mr. Neal noted this is for informational purposes. The report indicates that there is no cumulative rebate requirement liability as of April 27, 2024.

**iii. Consideration of LLS Tax Solutions Inc, Engagement Letter Capital Improvement Refunding Bonds, Series 2015**

Mr. Neal stated this is the engagement letter for the next three years, \$600 per year. The arbitrage services are to assist in meeting requirements for federal income tax compliance purposes.

On MOTION by Ms. Kassel seconded by Mr. LeMenager, with all in favor, the LLS Tax Solutions Inc, Engagement Letter Capital Improvement Refunding Bonds, Series 2015 was approved.

Mr. Neal commented on the meeting schedule and that the October meeting is on the 31st which is Halloween. It was suggested to move it one week earlier to October 24th.

On MOTION by Mr. LeMenager and seconded by Ms. Kassel, with all in favor, moving the October 31<sup>st</sup> meeting to October 24<sup>th</sup> was approved.

**FOURTH ORDER OF BUSINESS**

**Business Items**

None.

**FIFTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Minutes for the July 25, 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 (July 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 #291 (July 2024)**

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

Ms. Kassel commented on user facility revenue being a negative. Access card revenue is so low, why is this so low. Discussion ensued.

Mr. Baez commented that he will take what he has to Celebration right of way for processing.

Ms. Kassel commented that Reserve - Other is negative \$59,801, why is this. This needs to be corrected and revised for the agenda.

Mr. Neal will talk to Christian, the accountant, about that.

Ms. Phillips commented that she has questions but she we will talk with Christian about them.

Mr. LeMenager commented that the District finally got all of our revenue, why did it take so long. He had one comment on the minutes, that when motioning to approve the budget with a 3.5% increase, he had thought that Mr. Leet said it specifically. Motion does not include the budget at 3.5%.

Ms. John noted the Board can approve the minutes to reflect that change.

Mr. Leet commented on the motion and clarified that the issues found on the financials within the consent agenda and the changes to the minutes are included in the motion Kerul/Dan made.

**D. Ratification of Proposal #116697 from Benchmark Landscaping for 6839 Sundrop – Oak Tree**

Mr. Neal noted this is to replace a tree which is scheduled for the second week of September.

**E. Ratification of Proposal #26896 from Complete Access Control O.C. F. Inc for Ashley Pool**

Mr. Neal noted this was to fix the access control to Ashley pool.

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

**SIXTH ORDER OF BUSINESS                      Supervisor Requests**

**A. Discussion of Pools (Supervisor Phillips)**

Ms. Phillips noted the pool is not staying as nice as it used to at Swim Club.

Mr. Baez stated EcoLab does the chemicals. Field does the cleaning of it.

Ms. Phillips continued that users should be showering to remove lotions and sunscreen.  
Discussion ensued.

Mr. Leet suggested asking Ecolab and see what is going on and if more chemicals are needed to help with the lotions.

Mr. Leet stated a resident comment about the pond behind Oakmark, Field services could communicate even if nothing is there.

Ms. Kassel addressed plants in the pocket parks that they visited ten months ago, we now have dead plants. Asking the board what they want to approve for pocket park refurbishment work with Mr. Lomasney.

Mr. LeMenager commented that the pocket parks do not get used for anything, they are nice to look at but is this needed.

Mr. Leet stated there is \$45,000 in the budget.

Mr. Neal commented that there is \$5,000 remaining. Discussion ensued over pocket park usage. Resident made a comment about them.

Ms. Kassel asked the Board for a number.

Mr. Chokanis asked about the ramp for safety on Clay Brick Road.

Ms. Phillips asked what the ramp will do.

Mr. Chokanis responded that it would be to prevent kids falling off the curb.

Ms. Phillips stated back to the pocket parks. Discussion ensued over getting a proposal.

Ms. Kassel commented that we could use the line item for Landscape Services - Miscellaneous for field which is \$28,109. Discussion ensued.

Mr. Phillips asked about the ramp again. Discussion followed.

Mr. Chokanis tried to explain the purpose.

A resident commented on Clay Brick Rd and that school kids that are not from Harmony, are parking cars in the area.

Mr. LeMenager commented that this issue is old and is a County issue.

Mr. Chokanis suggested contacting the County. Discussion ensued.

227 **SEVENTH ORDER OF BUSINESS** **Adjournment**

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On MOTION by Mr. LeMenager, seconded by Mr. Chokanis, with

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all in favor, the meeting adjourned at 7:15 p.m.

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Secretary/Assistant Secretary

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

**TO:** Board of Supervisors, Harmony CDD  
**FROM:** Christian Haller, Accountant  
**CC:** Angel Montagna, District Manager  
**DATE:** September 16, 2024  
**SUBJECT:** August 2024 Financials

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Please find the attached August 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 August 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 August are at 82% of the annual budget.
  - ▶ Administrative
    - P/R-Board of Supervisors - Includes payroll for meetings through August 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-Annals - 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 Statements**

**(Unaudited)**

**August 31, 2024**

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## Balance Sheet

August 31, 2024

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND RESERVES	SERIES 2014 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<b>ASSETS</b>					
Cash - Checking Account	\$ 425,050	\$ -	\$ -	\$ -	\$ 425,050
Accounts Receivable	195	-	-	-	195
Due From Other Funds	-	-	22,324	13,424	35,748
Investments:					
Money Market Account	1,045,975	60,440	-	-	1,106,415
Interest Account	-	-	-	6,767	6,767
Prepayment Account	-	-	66,097	70,888	136,985
Reserve Fund	-	-	607,313	340,000	947,313
Revenue Fund	-	-	682,517	304,823	987,340
Prepaid Items	13,055	-	-	-	13,055
<b>TOTAL ASSETS</b>	<b>\$ 1,484,275</b>	<b>\$ 60,440</b>	<b>\$ 1,378,251</b>	<b>\$ 735,902</b>	<b>\$ 3,658,868</b>
<b>LIABILITIES</b>					
Accounts Payable	\$ 48,329	\$ -	\$ -	\$ -	\$ 48,329
Accrued Expenses	32,988	-	-	-	32,988
Due To Other Funds	35,748	-	-	-	35,748
<b>TOTAL LIABILITIES</b>	<b>117,065</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>117,065</b>
<b>FUND BALANCES</b>					
<b>Nonspendable:</b>					
Prepaid Items	13,055	-	-	-	13,055
<b>Restricted for:</b>					
Debt Service	-	-	1,378,251	735,902	2,114,153
<b>Assigned to:</b>					
Operating Reserves	467,801	-	-	-	467,801
<b>Unassigned:</b>	<b>886,354</b>	<b>60,440</b>	<b>-</b>	<b>-</b>	<b>946,794</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,367,210</b>	<b>\$ 60,440</b>	<b>\$ 1,378,251</b>	<b>\$ 735,902</b>	<b>\$ 3,541,803</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,484,275</b>	<b>\$ 60,440</b>	<b>\$ 1,378,251</b>	<b>\$ 735,902</b>	<b>\$ 3,658,868</b>



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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 30,000	\$ 27,500	\$ 44,801	\$ 17,301
Interest - Tax Collector	-	-	5,772	5,772
Special Assmnts- Tax Collector	2,791,633	2,791,633	2,757,936	(33,697)
Special Assessments-Tax Collector-VC1	(33,132)	(33,132)	-	33,132
Special Assmnts- Discounts	(111,665)	(111,665)	(74,766)	36,899
Other Miscellaneous Revenues	-	-	125	125
Access Cards	1,200	1,100	104	(996)
User Facility Revenue	600	550	(642)	(1,192)
Garden Lot	1,207	1,111	1,325	214
<b>TOTAL REVENUES</b>	<b>2,679,843</b>	<b>2,677,097</b>	<b>2,734,655</b>	<b>57,558</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
P/R-Board of Supervisors	14,000	12,837	6,800	6,037
FICA Taxes	1,071	979	581	398
ProfServ-Arbitrage Rebate	1,200	1,200	1,800	(600)
ProfServ-Dissemination Agent	1,500	1,500	1,500	-
ProfServ-Engineering	60,000	55,000	77,697	(22,697)
ProfServ-Legal Services	60,000	55,000	50,106	4,894
ProfServ-Mgmt Consulting	71,328	65,384	65,384	-
ProfServ-Property Appraiser	392	392	751	(359)
ProfServ-Recording Secretary	4,326	3,966	1,082	2,884
ProfServ-Special Assessment	9,087	9,087	8,822	265
ProfServ-Trustee Fees	10,160	10,160	4,636	5,524
Auditing Services	4,400	4,400	-	4,400
Postage and Freight	1,000	913	5,261	(4,348)
Rental - Meeting Room	7,500	6,875	1,553	5,322
Insurance - General Liability	20,000	20,000	22,932	(2,932)
Printing and Binding	-	-	174	(174)
Legal Advertising	1,200	1,100	796	304
Misc-Assessment Collection Cost	55,832	55,832	53,663	2,169
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>323,171</b>	<b>304,800</b>	<b>303,713</b>	<b>1,087</b>
<b>Field</b>				
ProfServ-Field Management	375,810	344,498	344,492	6
<b>Total Field</b>	<b>375,810</b>	<b>344,498</b>	<b>344,492</b>	<b>6</b>
<b>Landscape Services</b>				
Contracts-Mulch	77,347	70,906	77,348	(6,442)
Contracts-Annuaals	14,000	12,837	9,215	3,622
Contracts - Landscape	699,567	641,270	640,063	1,207
R&M-Other Landscape	-	-	17,495	(17,495)
R&M-Irrigation	30,000	27,500	4,909	22,591
R&M-Trees and Trimming	40,000	36,663	11,359	25,304
Miscellaneous Services	50,000	45,837	13,561	32,276
<b>Total Landscape Services</b>	<b>910,914</b>	<b>835,013</b>	<b>773,950</b>	<b>61,063</b>

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>Utilities</u></b>				
Electricity - General	43,550	39,921	32,954	6,967
Electricity - Streetlights	139,470	127,848	121,754	6,094
Utility - Water & Sewer	211,860	194,205	168,674	25,531
<b>Total Utilities</b>	<b>394,880</b>	<b>361,974</b>	<b>323,382</b>	<b>38,592</b>
<b><u>Operation &amp; Maintenance</u></b>				
Utility - Refuse Removal	3,500	3,212	3,979	(767)
R&M-Ponds	20,000	18,333	43,569	(25,236)
R&M-Pools	35,000	32,083	27,739	4,344
R&M-Roads & Alleyways	2,000	1,837	16,250	(14,413)
R&M-Streetlights	10,000	9,167	-	9,167
R&M-Vehicles	15,000	13,750	4,904	8,846
R&M-Equipment Boats	10,000	9,167	5,307	3,860
R&M-Parks & Facilities	45,000	41,250	42,180	(930)
R&M-Garden Lot	2,000	1,833	4,913	(3,080)
Sidewalk Panel Replacements	20,000	18,333	-	18,333
R&M-Invasive Plant Maintenance	105,000	96,250	5,050	91,200
Security Enhancements	5,700	5,225	18,610	(13,385)
Op Supplies - Fuel, Oil	8,000	7,333	155	7,178
Cap Outlay - Vehicles	15,000	15,000	-	15,000
Reserve - Other	412,000	-	59,801	(59,801)
<b>Total Operation &amp; Maintenance</b>	<b>708,200</b>	<b>272,773</b>	<b>232,457</b>	<b>40,316</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	14,177	14,177	268,292	(254,115)
Interest Expense	12,423	12,423	6,767	5,656
<b>Total Debt Service</b>	<b>26,600</b>	<b>26,600</b>	<b>275,059</b>	<b>(248,459)</b>
<b>TOTAL EXPENDITURES</b>	<b>2,739,575</b>	<b>2,145,658</b>	<b>2,253,053</b>	<b>(107,395)</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(59,732)	531,439	481,602	(49,837)
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(59,732)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(59,732)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (59,732)	\$ 531,439	\$ 481,602	\$ (49,837)
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>885,608</b>	<b>885,608</b>	<b>885,608</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 825,876</b>	<b>\$ 1,417,047</b>	<b>\$ 1,367,210</b>	

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

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

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 60	\$ 55	\$ 65,186	\$ 65,131
Special Assmnts- Tax Collector	1,208,761	1,208,761	1,204,138	(4,623)
Special Assmnts- Prepayment	-	-	66,097	66,097
Special Assmnts- Discounts	(48,350)	(48,350)	(32,644)	15,706
<b>TOTAL REVENUES</b>	<b>1,160,471</b>	<b>1,160,466</b>	<b>1,302,777</b>	<b>142,311</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	24,175	24,175	23,430	745
<b>Total Administration</b>	<b>24,175</b>	<b>24,175</b>	<b>23,430</b>	<b>745</b>
<b>Debt Service</b>				
Principal Debt Retirement	725,000	725,000	725,000	-
Principal Prepayments	-	-	20,000	(20,000)
Interest Expense	421,013	421,013	420,488	525
<b>Total Debt Service</b>	<b>1,146,013</b>	<b>1,146,013</b>	<b>1,165,488</b>	<b>(19,475)</b>
<b>TOTAL EXPENDITURES</b>	<b>1,170,188</b>	<b>1,170,188</b>	<b>1,188,918</b>	<b>(18,730)</b>
Excess (deficiency) of revenues Over (under) expenditures	(9,717)	(9,722)	113,859	123,581
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	(9,717)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(9,717)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (9,717)	\$ (9,722)	\$ 113,859	\$ 123,581
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>1,264,392</b>	<b>1,264,392</b>	<b>1,264,392</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,254,675</b>	<b>\$ 1,254,670</b>	<b>\$ 1,378,251</b>	

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 30	\$ 28	\$ 33,815	\$ 33,787
Special Assmnts- Tax Collector	593,460	593,460	539,798	(53,662)
Special Assmnts- Other	26,600	26,600	275,059	248,459
Special Assmnts- Prepayment	-	-	160,270	160,270
Special Assmnts- Discounts	(23,738)	(23,738)	(14,634)	9,104
<b>TOTAL REVENUES</b>	<b>596,352</b>	<b>596,350</b>	<b>994,308</b>	<b>397,958</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	11,869	11,869	10,503	1,366
<b>Total Administration</b>	<b>11,869</b>	<b>11,869</b>	<b>10,503</b>	<b>1,366</b>
<b>Debt Service</b>				
Principal Debt Retirement	295,000	295,000	295,000	-
Principal Prepayments	-	-	380,000	(380,000)
Interest Expense	269,100	269,100	268,459	641
<b>Total Debt Service</b>	<b>564,100</b>	<b>564,100</b>	<b>943,459</b>	<b>(379,359)</b>
<b>TOTAL EXPENDITURES</b>	<b>575,969</b>	<b>575,969</b>	<b>953,962</b>	<b>(377,993)</b>
Excess (deficiency) of revenues Over (under) expenditures	20,383	20,381	40,346	19,965
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	20,383	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>20,383</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 20,383	\$ 20,381	\$ 40,346	\$ 19,965
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>695,556</b>	<b>695,556</b>	<b>695,556</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 715,939</b>	<b>\$ 715,937</b>	<b>\$ 735,902</b>	

**HARMONY** 

Community Development District

**Supporting Schedules**

**August 31, 2024**

**Cash and Investment Report**  
*August 31, 2024*

**General Fund**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account- Operating	Bank United	Checking Account	n/a	0.00%	\$425,050
Money Market Account	BankUnited	Money Market Account	n/a	5.25%	\$1,045,975

**Reserve Fund**

Money Market Account	BankUnited	Money Market Account	n/a	5.25%	\$60,440
<b>Subtotal</b>					<u>\$1,471,025</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%	\$66,097
Series 2014 Reserve Fund	US Bank	US Bank Gcts	n/a	5.25%	\$607,313
Series 2014 Revenue Fund	US Bank	US Bank Gcts	n/a	5.25%	\$532,517
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%	\$244,823
<b>Subtotal</b>					<u>\$1,868,405</u>
<b>Total</b>					<u><u>\$3,339,430</u></u>

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

					Allocation by Fund		
Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	General Fund	Series 2014 Debt Service Fund <sup>(1)</sup>	Series 2015 Debt Service Fund <sup>(1)</sup>
<b>ASSESSMENTS LEVIED FY 2024</b>				\$ 4,502,795	\$ 2,758,501	\$ 1,204,385	\$ 539,909
Allocation %				100%	61%	27%	12%
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	\$ 980.09	\$ -	\$ 20	\$ 1,000	\$ 613	\$ 267	\$ 120
4/8/2024	\$ 14,644.01	\$ -	\$ 299	\$ 14,943	\$ 9,154	\$ 3,997	\$ 1,792
4/8/2024	\$ 236,040.17	\$ -	\$ 4,817	\$ 240,857	\$ 147,554	\$ 64,423	\$ 28,880
5/8/2024	\$ 1,270.02	\$ -	\$ 26	\$ 1,296	\$ 794	\$ 347	\$ 155
5/8/2024	\$ 30,641.96	\$ -	\$ 625	\$ 31,267	\$ 19,155	\$ 8,363	\$ 3,749
6/10/2024	\$ 25,391.59	\$ (755)	\$ 518	\$ 25,155	\$ 15,411	\$ 6,728	\$ 3,016
6/18/2024	\$ 586,979.41	\$ (17,445)	\$ 11,979	\$ 581,513	\$ 356,247	\$ 155,540	\$ 69,726
<b>TOTAL</b>	<b>\$ 4,292,231</b>	<b>\$ 122,044</b>	<b>\$ 87,597</b>	<b>\$ 4,501,872</b>	<b>\$ 2,757,936</b>	<b>\$ 1,204,138</b>	<b>\$ 539,798</b>

Collected in % 99.98%

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



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

**INVOICE APPROVAL # 291****Date: 9/16/2024**

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount	Total
BENCHMARK LANDSCAPING LLC	104062	R	1,614.30	
	104808	R	59,250.00	
		Vendor Total		\$60,864.30
CHARTER COMMUNICATIONS - ACH	1711353042124	R	119.98	
	1997500050624	R	123.98	
		Vendor Total		\$243.96
COMPLETE ACCESS CONTROL	24-1429	R	638.20	
		Vendor Total		\$638.20
ELAN FINANCIAL SERVICES	072024-1777	R	969.14	
	082024-1777	R	4,259.87	
		Vendor Total		\$5,229.01
ELEMENT ENVIROMENT LLC	1127	R	16,250.00	
		Vendor Total		\$16,250.00
FEDEX	8-548-12054	R	18.07	
	8-566-86429	R	28.28	
		Vendor Total		\$46.35
FLOCK SAFTY	INV-45622	R	12,100.00	
		Vendor Total		\$12,100.00
HARMONY C/O U.S. BANK	082024-203	R	150000.00	
	082024-204	R	60000.00	
		Vendor Total		\$210,000.00
INFRAMARK	130317	R	3,244.80	
	132193	R	880.24	
	132332	R	37,261.50	
		Vendor Total		\$41,386.54
KUTAK ROCK LLP	3438850	R	5,510.50	
		Vendor Total		\$5,510.50
LL TAX SOLUTIONS	3464	R	600.00	

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

**INVOICE APPROVAL # 291**  
**Date: 9/16/2024**

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount	Total
			Vendor Total	\$600.00
ORLANDO UTILITIES COMMISSION	041424-9921-	R	12,133.04	
			Vendor Total	\$12,133.04
POOLSURE	101295657988	R	60.00	
			Vendor Total	\$60.00
SPIES COMMERICAL POOL EXPRESS	309263	R	275.00	
			Vendor Total	\$275.00
TOHO WATER AUTHORITY - ACH	081924-89369	R	19,039.26	
			Vendor Total	\$19,039.26
WASTE CONNECTIONS OF FLORIDA	149527W460	R	387.76	
			Vendor Total	\$387.76
U.S BANK	7377743	R	5,170.63	
			Vendor Total	\$5,170.63
			<b>Total Invoices</b>	<b>\$389,934.55</b>



August 28, 2024

Contract No. - 119293

Harmony CDD

Mainline repair at the corner of Catbrier and School house road. Mainline size is unknown, price reflects up to 4". Price may change contingent on mainline size.

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Mainline repair	1.00	\$1,614.30	\$1,614.30
			<b>\$1,614.30</b>

### WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Property Improvements	\$0.00	\$1,614.30
		<b>\$0.00</b>
		<b>\$1,614.30</b>

<b>Sale</b>	\$1,614.30
<b>Sales Tax</b>	\$0.00
<b>Total</b>	<b>\$1,614.30</b>

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

Date 8/28/2024  
United Land Services

By \_\_\_\_\_  
DocuSigned by:  
*Howard Neal*  
D11AB161EAD44AD...  
Date 8/28/2024  
Harmony CDD