

**HARMONY
COMMUNITY DEVELOPMENT DISTRICT
AGENDA PACKAGE**

Thursday, February 27, 2025

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

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

Staff:

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

Meeting Agenda

Thursday, February 27, 2025 – 6:00 p.m.

- 1. Call to Order and Roll Call**
- 2. Adoption of the Agenda**
- 3. Audience Comments – Three- (3) Minute Time Limit**
- 4. Staff Reports**
 - A. Landscaping Report
 - i. Consideration of United Land Services Landscaping Restorations Proposal P. 3
 - ii. Consideration of United Land Services Tree Removal Proposal..... P. 6
 - iii. Consideration of United Land Services Tree and Stump Removal Proposal..... P. 9
 - B. Field Inspection Report..... P. 12
 - i. Consideration of Complete Access Control O.C.F Gate Repair Proposal P. 19
 - C. District Engineer
 - D. District Counsel
 - E. District Manager
- 5. Business Items**
 - A. Consideration of Resolution 2025-05, Setting Fiscal Year 2025 Meeting Schedule.... P. 20
 - B. Discussion on Bond Refinancing..... P. 22
 - C. Discussion on “No Commercial Vehicle Parking” Signs
 - D. Discussion on the Need for Additional Worker(s) for Grinding Detail
 - E. Discussion on Handicap-Painted Indicators for Sidewalk Ramps
- 6. Consent Agenda**
 - A. Consideration of Minutes from January 30, 2025, Regular Meeting..... P. 32
 - B. Review of Financial Statements..... P. 37
 - C. Acceptance of Check Register #297 P. 49
- 7. Supervisor Requests**
- 8. Adjournment**

The next meeting is scheduled for Thursday, March 27, 2025, at 6:00 p.m.

District Office:

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

Meeting Location:

Su Mesa Cafe
 7250 Harmony Square Dr S
 St. Cloud, FL 34773
 Call-in 929-205-6099, ID 4276669233



February 21, 2025
Harmony CDD

Contract No. - 152167



Contract No. - 152167

Harmony CDD

February 21, 2025



n

This Proposal is in response to issue !8 on the February field inspection report. Located on the east side of the property on Five oaks Dr next to the lakes. Details are as follows

Removal of current shrubs and mulch

Installation of (125) 3-gallon Arboricola - this will serve as a border to the flower bed, color (yellow)

Installation of (80) 3-gallon Plumbago - this will be location in the middle of the flower bed, color (green with purple flowers)

Installation of (680 SQFT) of St. Augustine sod

Installation of (1) pallet of pine bark nuggets -to match the current flower beds throughout the CDD landscaping

Contract No. - 152167

Harmony CDD

February 21, 2025

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Mulch And Shrub Removal	8.00	\$60.00	\$480.00
Arboricola - 3g Plant Installed -	125.00	\$17.20	\$2,150.00
Plumbago - 3g Plant Installed	80.00	\$17.20	\$1,376.00
St Augustine Sod (Sqft) Installed	680.00	\$1.80	\$1,224.00
Pine Bark Small Nuggets (Pallet) Installed	1.00	\$432.06	\$432.06
			\$5,662.06

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Property Improvements	\$0.00	\$5,662.06
		\$0.00
		\$5,662.06

Sale	\$5,662.06
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Sales Tax	\$0.00
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Total	\$5,662.06
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By _____
Nicholas Lomasney

Date 2/21/2025
United Land Services

By _____

Date _____
Harmony CDD



February 20, 2025

Contract No. - 152139

Harmony CDD



Contract No. - 152139

Harmony CDD

February 20, 2025



This proposal is in response to issues (11/12) in the January field inspection. The site location is Sundrop park. Details are as follows

The removal of (2) pine trees

the stump grinding of (5) stumps

The removal of (4) cypress trees

the installation of (650) SQFT of. St Augustine sod

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Pine Tree/cypress Tree Removal	6.00	\$125.00	\$750.00
Stump Grinding (5) Total Stumps	1.00	\$375.00	\$375.00
St Augustine Sod (Sqft) Installed	630.00	\$1.80	\$1,134.00
			\$2,259.00

Contract No. - 152139

Harmony CDD

February 20, 2025

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Property Improvements	\$0.00	\$2,259.00
	\$0.00	\$2,259.00
	Sale	\$2,259.00
	Sales Tax	\$0.00
	Total	\$2,259.00

By _____
Nicholas Lomasney

Date 2/20/2025
United Land Services

By _____

Date _____
Harmony CDD



February 20, 2025

Contract No. - 152110

Harmony CDD



Contract No. - 152110

Harmony CDD

February 20, 2025



This proposal is in response to issue 13 in the January field inspection report. Details are as follows.
removal of (1) dead pine tree, Stump grinding of (2) stumps and installing sod in the tree bed.

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Tree removal	1.00	\$300.00	\$300.00
Stump Grinding	2.00	\$150.00	\$300.00
St Augustine Sod (Sqft) Installed	80.00	\$1.80	\$144.00
			\$744.00

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Property Improvements	\$0.00	\$744.00
		\$0.00
		\$744.00

Sale \$744.00

Contract No. - 152110	Harmony CDD	February 20, 2025
		Sales Tax \$0.00
		Total \$744.00

By _____
Nicholas Lomasney
Date 2/20/2025

United Land Services

By _____
Date _____

Harmony CDD



Howard Neal
Inframark

HARMONY CDD FEBRUARY FIELD INSPECTION

Monday, February 10, 2025

26 Issues Identified



ISSUE 1 - TRIM HEDGES

Assigned To United Land Services

Hedges need to be trimmed.

United: shrubs will be trimmed within the next (2) service visits

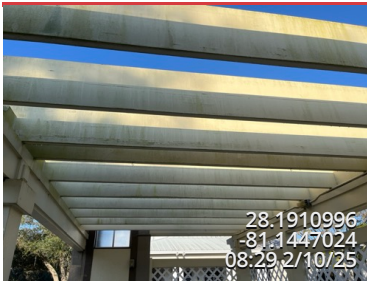


ISSUE 2 - SCULPTURE REPAIR

Assigned To Inframark

Sculpture needs to be repaired and then repainted.

Inframark: we are working on getting a vender for inspection.



ISSUE 3 - PAINT PERGOLA

Assigned To Inframark

Pergola at swim club needs painting.

Is schedule for the first week of March

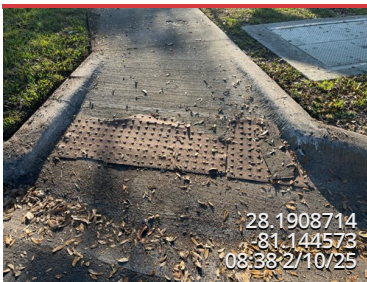


ISSUE 4 - PALM PRUNING

Assigned To United Land Services

Palms need trimming throughout the District.

United: Palm Trees are scheduled to be trimmed in the spring



ISSUE 5 - ADA PADS

Assigned To Inframark

ADA pads need to be replaced.

Inframark: we already replaced two, will order three more



ISSUE 6 - REMOVE VINES

Assigned To Inframark

Vines need to be removed and mulch needs to be redistributed.

Location: Feathergrass Ct.



ISSUE 7 - LOW LIMB

Assigned To Inframark

Low hanging limb needs to be removed on Five Oaks Dr. Field staff are taking care of this.

[Inframark: this was completed on Feb 11](#)



ISSUE 8 - MISSING PLANTS AND SOD

Assigned To United Land Services

Plants and sod are missing on this roundabout at the end of Five Oaks Dr.

[United: This will be reviewed in the next CDD meeting.](#)



ISSUE 9 - REPLACE PARTITION

Assigned To Inframark

Partition at Ashley Pool men's restroom needs to be replaced.

[Inframark: contacted a vender I am waiting on proposal](#)



ISSUE 10 - DOG PARK

Assigned To Inframark

Dog park structure needs fascia painted and replace missing soffit. Dog pool needs to be replaced.

[Inframark: this is scheduled for the first week of March](#)



ISSUE 11 - LEANING TREE

Assigned To United Land Services

Tree in dog park is leaning. Need to determine if it should be removed. Primrose Willow Dr.

United: This tree should be removed and replaced with a shade tree



ISSUE 12 - LEAVES

Assigned To United Land Services

There are a lot of leaves throughout the district that could potentially get into the storm drain system.

United: this is the time of year the trees shed . we remove them on each service visit.



ISSUE 13 - IRRIGATION LEAK

Assigned To United Land Services

Irrigation leak has been marked for repair. Cat Brier Trail.

United: will be repaired on next site visit.



ISSUE 14 - TRIP HAZARD

Assigned To Inframark

Concrete is broken due to tree root and needs to be repaired. Location: Cat Brier Trail across from dog park.

after the grinding project we will schedule the repairs



ISSUE 15 - GRATES SECURED

Assigned To FYI

Grates have been secured as they had fallen into the system.



ISSUE 16 - SIDEWALKS

Assigned To Inframark And Sidewalk Vendors

Sidewalks are still being marked and District Manager is in the process of getting vendors out for proposals.



ISSUE 17 - BENCH MAINTENANCE

Assigned To Inframark

Table needs to be secured and frames resprayed.



ISSUE 18 - RESTROOM PUMP

Assigned To Plumbing Vendor Or TOHO

The pump for the Buck Lake restrooms needs to be replaced. We are trying to determine if TOHO have any responsibility or we will need to get a vendor.

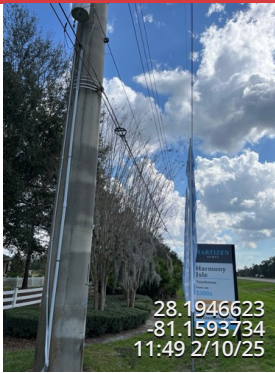


ISSUE 19 - RUST STAINS

Assigned To Inframark

Nails will be removed and trim painted. East entrance columns.

[Inframark: is scheduled for the first week of March](#)



ISSUE 20 - TOUCHING LINES

Assigned To District Manager

OUC will need to be contacted about trimming trees away from the power lines.



ISSUE 21 - FENCE PRESSURE WASHING

Assigned To Inframark

CDD fence along E Irlo Bronson Memorial Hwy is being pressure washed.

[Inframark: fence was previously pressure wash on February 12](#)



ISSUE 22 - PAINT NEEDED

Assigned To Inframark

Playground structures will be repainted where needed.



ISSUE 23 - TABLE DUMPED

Assigned To Inframark

Table has been dumped. Field staff will remove it. Location: 3375 Schoolhouse Rd.

[Inframark : the field team has already disposed of the table](#)



ISSUE 24 - PRESSURE WASH

Assigned To Inframark

Column needs tile replaced, pressure washed and trim painted.

Location: Dahoon Holly Ln.



ISSUE 25 - MULCH NEEDED

Assigned To United Land Services

Mulch is needed at playground. Location: Blazing Star Ln and Sundrop St.

[United: All Playgrounds will be quoted for mulch this spring](#)



ISSUE 26 - FOUNTAIN NEEDS REPLACING

Assigned To Inframark

Drinking fountain needs to be replaced as it is not functioning properly. Cover is also missing on the back. Cat Brier Trl.

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

Phone # 407-498-0067

Fax # 407-498-0138

info@cacocf.com

ESTIMATE

Date	Estimate #
2/7/2025	28623

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

Project

Item	Description	Qty
GATE NW6218 LABOR	*** ESTIMATE TO REPLACE THE WALK THROUGH GATE AT THE BUCK LAKE DOCK AREA *** ALUMINUM HEAVY GAUGE WALK THROUGH GATE BARBOEL SELF CLOSING HINGE SET LABOR SCOPE OF WORK: REPLACE THE WALK THROUGH GATE AND SELF CLOSING HINGES FOR THE DOCK. INSTALL THE EXISTING Z BRACKET ON THE GATE AND TEST.	1 1 1

PRICE VALID FOR 30 DAYS

Subtotal \$2,000.00

IF APPROVED WE NEED THE APPROVED ESTIMATE SIGNED AND EMAILED BACK TO US IN ORDER FOR US TO PROCEED. THANK YOU.

Sales Tax (0.0%) \$0.00

Total \$2,000.00

Signature _____

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HARMONY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS FOR FISCAL YEAR 2024/2025 OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit “A”.

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with Manatee County, a schedule of the District’s regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 27TH DAY OF FEBRUARY 2025

ATTEST:

**HARMONY COMMUNITY
DEVELOPMENT DISTRICT**

ASSISTANT SECRETARY

CHAIR/VICE CHAIR

EXHIBIT A

**FISCAL YEAR 2025 MEETING SCHEDULE HARMONY COMMUNITY
DEVELOPMENT DISTRICT**

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

All meetings will convene at **Su Mesa Café 7250 Harmony Square Dr. S, St Cloud, Florida
34773.**

Presentation to: Harmony CDD

Proposed Refinancing of Series 2014 and
Series 2015 Bonds

Disclosure

FMS ROLE AS UNDERWRITER AND NOT FINANCIAL ADVISOR

FMSbonds, Inc., is providing the information contained in this document for discussion purposes only in anticipation of serving as underwriter. The primary role of FMSbonds, Inc., (“FMS”) as an underwriter, is to purchase securities with a view to distribute in an arm’s-length commercial transaction with the CDD. FMS may have financial and other interests that differ from those of the CDD. FMS is not acting as a municipal advisor, financial advisor or fiduciary to the CDD or any other person or entity. The information provided is not intended to be and should not be construed as “advice” within the meaning of Section 15B of the Securities Exchange Act of 1934. The CDD should consult with its own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent it deems appropriate. Securities offered by FMSbonds, Inc, including annuities, are not insured by the FDIC or any government agency; are not deposits or other obligations of or guaranteed by FMSbonds, Inc. or any of its affiliates; and are subject to investment risks, including possible loss of the principal invested. FMSbonds, Inc. is a broker/dealer, member FINRA/SIPC. FMS has a policy that is designed to comply with the disclosure requirements under revised MSRB Rule G-23. In conjunction with these requirements, we are providing the following disclosure to all of our municipal underwriting clients.

Contents

- I. Plan of Refinancing**
- II. FMS Bonds**

Plan of Refinancing

Executive Summary

- Harmony CDD issued its Series 2001 Bonds and its Series 2004 Bonds in order to finance a portion of the water, sewer, and roadway improvements for the first and second phases of the community, respectively.
- Harmony CDD subsequently issued its Series 2014 Bonds in order to refinance the Series 2001 Bonds and then issued its Series 2015 Bonds in order to refinance the Series 2004 Bonds.
- The Series 2014 Bonds were issued with an Interest Rate of 5.25% with a final maturity of May 1, 2032 and will be outstanding in the principal amount of \$6,525,000 after the upcoming principal payment scheduled on 5/1/25. The Series 2014 Bonds are callable, i.e. can be refinanced at par, as of 5/1/24.
- The Series 2015 Bonds were issued with an Interest Rate of 5.125% with a final maturity of May 1, 2036 and will be outstanding in the principal amount of \$4,270,000 after the upcoming principal payment scheduled on 5/1/25. The Series 2015 Bonds will be callable, i.e. can be refinanced at par, on 5/1/25.
- Both series of bonds can be refinanced in order to achieve annual debt service savings. The District can further save on fixed issuance costs by refinancing both series of bonds at the same time. The annual savings on the Series 2014 Bonds will be approximately 14.1% and the annual savings on the Series 2015 Bonds will be approximately 10.9%.

Plan of Refinancing – 2014 Bonds

Proposed Bonds – Summary of Key Terms / Assumptions

- Par: New Par would be equal to or less than Old Par.
- Term: 2032, Same as 2014 Bonds.
- Debt Service: Level debt service through maturity.
- Coupon: ~4.20% fixed rate if issued Bonds today.
- Rating: No Rating required. See analysis on the next page.
- Reserve Fund: Approximately \$96k. Current bonds have a \$607k reserve fund.
- Issuance Costs: All costs financed in transaction. The existing reserve fund can be used to pay for the costs of the transaction. Savings numbers are shown net of all costs.
- Timing: 6-8 weeks to close depending on board timing.

Plan of Refinancing – 2014 Bonds

Savings Summary

	<u>2014 Bonds</u>	<u>Refunding Bonds</u>
Bonds Outstanding (1)	\$6,525,000	\$5,650,000
Interest Rate (2)	5.25%	4.20%
Average Annual Debt Service (3)	\$1,113,737	\$956,500
Total Debt Service 2026-2032	\$7,796,156	\$6,695,500
Reserve Fund	\$607,000	\$96,000
Call Date	5/1/2024	Non-Callable
Final Maturity	2032	2032
<u>SAVINGS SUMMARY</u>		
Annual Savings - District		\$157,237
Annual Savings - %		14.12%
Total Savings - District		\$1,100,656

(1) Par amount to be outstanding on 5/1/2025.

(2) Preliminary and subject to change, actual rate will be set at time of pricing.

(3) The numbers herein will be grossed up to include early payment discounts and collection costs.

Plan of Refinancing – 2015 Bonds

Proposed Bonds – Summary of Key Terms / Assumptions

- Par: New Par would be equal to or less than Old Par.
- Term: 2036, Same as 2015 Bonds.
- Debt Service: Level debt service through maturity.
- Coupon: ~4.35% fixed rate if issued Bonds today.
- Rating: No Rating required. See analysis on the next page.
- Reserve Fund: Approximately \$45.5k. Current bonds have a \$340k reserve fund.
- Issuance Costs: All costs financed in transaction. The existing reserve fund can be used to pay for the costs of the transaction. Savings numbers are shown net of all costs.
- Timing: 6-8 weeks to close depending on board timing.

Plan of Refinancing – 2015 Bonds

Savings Summary

	<u>2015 Bonds</u>	<u>Refunding Bonds</u>
Bonds Outstanding (1)	\$4,270,000	\$3,830,000
Interest Rate (2)	5.125%	4.35%
Average Annual Debt Service (3)	\$507,781	\$452,545
Total Debt Service 2026-2036	\$5,585,588	\$4,978,000
Reserve Fund	\$340,000	\$45,500
Call Date	5/1/2025	Non-Callable
Final Maturity	2036	2036
<u>SAVINGS SUMMARY</u>		
Annual Savings - District		\$55,235
Annual Savings - %		10.88%
Total Savings - District		\$607,588

(1) Par amount to be outstanding on 5/1/2025.

(2) Preliminary and subject to change, actual rate will be set at time of pricing.

(3) The numbers herein will be grossed up to include early payment discounts and collection costs.

III. FMS Bonds

Firm Overview and Experience

FMSbonds Overview

- FMSbonds is one of the largest privately held municipal bond broker dealers in the US and is based in Miami, Florida.
- The firm, which has been in business for over 40 years, employs over 125 professionals which serve institutional and retail clients.
- FMS is the market leader in underwriting and placing financings for Community Development Districts.
- FMS personnel has handled over 650 financings for Community Development Districts representing over \$10 billion in volume.
- FMS and its senior bankers have arranged the financing for the Harmony CDD 2001, 2004, 2014, and 2015 Bonds.

**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, January 30, 2025, at 6:00 p.m. at 7530 Old Melbourne Highway, St Cloud, FL 34771.

Present and constituting a quorum were:

Daniel Leet	Chairman
Lucas Chokanis	Vice Chairman
Brittney Coronel	Assistant Secretary
Joellyn Phillips	Assistant Secretary

Also present,

Joseph Gonzalez	District Manager, Inframark
Michael Eckert	District Legal Counsel, Kutak Rock <i>(Via Phone)</i>
Kubra Metin	District Legal Counsel, Kutak Rock <i>(Via Phone)</i>
David Hamstra	District Engineer, Pegasus Engineering
Howard Neal	District Field Coordinator, Inframark
Nick Lomasney	Benchmark Landscaping/United Land Service
Jose Pabon	Field Supervisor, Inframark
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. Gonzalez called the meeting to order at 6:00 p.m. and a quorum was established.

SECOND ORDER OF BUSINESS Adoption of the Agenda

On MOTION by Mr. Leet seconded by Ms. Phillips, with all in favor, the agenda was adopted.

THIRD ORDER OF BUSINESS Audience Comments

A resident expressed their satisfaction with the collaboration between United and Inframark in maintaining the lakes. The resident requested further cutbacks to improve lake access and emphasized the importance of ensuring that card access remains properly managed.

A resident mentioned that they are pleased with the meeting minutes and the lighting for the tower.

A resident expressed their satisfaction with the team's overall efforts.

FOURTH ORDER OF BUSINESS Staff Reports

A. Landscaping

i. Consideration of United Landscaping Stump Grinding Proposal

On MOTION by Mr. Leet seconded by Ms. Phillips, with all in favor, United Land Services Stump Grinding Proposal was approved.

ii. Consideration of United Landscaping Removing Dead Shrubs Proposal

On MOTION by Mr. Leet seconded by Ms. Phillips, with all in favor, United Land Services Removing Dead Shrubs Proposal was approved.

iii. Consideration of United Landscaping Installing Sod Proposal

On MOTION by Mr. Leet seconded by Ms. Phillips, with all in favor, United Landscaping Installing Sod Proposal was approved.

iv. Consideration of United Landscaping Installing Bahia Sod Proposal

On MOTION by Mr. Leet seconded by Ms. Phillips, with all in favor, United Landscaping Installing of United Landscaping Installing Bahia Sod Proposal was approved.

v. Consideration of United Landscaping Removing Live Oak Trees Proposal

On MOTION by Mr. Leet seconded by Ms. Phillips, with all in favor, United Landscaping Removing Live Oak Trees Proposal was approved.

vi. Consideration of United Landscaping Installing Game Cameras Proposal

On MOTION by Mr. Leet seconded by Ms. Phillips, with all in favor, United Landscaping Installing Game Cameras Proposal was approved.

vii. Ratification of United Landscaping Main Line Repair Proposal

On MOTION by Mr. Leet seconded by Ms. Phillips, with all in favor, United Landscaping Main Line Repair Proposal was ratified.

viii. Ratification of United Landscaping Main Line Repair at Dog Park Proposal

On MOTION by Mr. Leet seconded by Ms. Phillips, with all in favor, United Landscaping Main Line Repair at Dog Park Proposal was ratified.

ix. Ratification of United Landscaping Main Line Repair at Dog Park #2 Proposal

On MOTION by Mr. Leet seconded by Ms. Phillips, with all in favor, United Landscaping Main Line Repair at Dog Park #2 Proposal was ratified.

x. Ratification of United Landscaping Controller Replacement Proposal

On MOTION by Mr. Leet seconded by Ms. Phillips, with all in favor, United Landscaping Controller Replacement Proposal was ratified.

B. Field Inspection Report

Mr. Pabon addressed the Board regarding concrete proposals, associated costs, and areas that present greater challenges than those outlined in the proposal. A resident's home was referenced as an example in the discussion.

Additionally, Mr. Pabon discussed Issue 18, stating that a machine is required to paint the pergola and the bat house. Mr. Pabon also noted that Issues 22 and 29 will be addressed simultaneously with Issue 18. Mr. Pabon confirmed that Issue 30 has been completed.

C. District Engineer

The Bucklake dock is in need of repairs, and the Board will be informed. Proposals will be gathered for the necessary repairs. Mr. Hamstra has requested the original plans from the county, which will be sent to vendors as a reference for proposals.

The permit for the garden shed has been officially approved.

Conservation areas will require increased monitoring.

Quotes are being obtained for jetting the sewer line for the Bucklake bathroom.

A proposal will be submitted for work to address clogged drains at the Swim Club.

Regarding the clay brick road, a motion was made to accept Proposal 1143 for \$7,200 to install a ramp on the CDD side of the tunnel.

On MOTION by Mr. Chokanis, seconded by Mr. Leet, with all in favor, Proposal #1143 for \$7,200 to install a ramp on the CDD side of the tunnel was approved.

D. District Counsel

Ethics training for the previous year has been completed, and new Board members will take the training in 2026. Current Board members must complete their ethics training by May.

Tract B1 and B2 real estate records, which are over 20 years old, have been poorly maintained. The original landowner is responsible for the necessary construction.

The Board has the option to consult an easement expert; however, this would incur additional costs.

Counsel recommends engaging with property owners to better understand the proposed plans. A motion was made to accept the license fee range of \$100–\$500 and a removal deposit range of \$500–\$1,000 for tower signage.

On MOTION by Mr. Leet seconded by Ms. Coronel, with all in favor, the license fee range of \$100–\$500 and a removal deposit range of \$500–\$1,000 for tower signage was approved.

E. District Manager

Mr. Gonzalez reports the garden shed permit has been received, and District staff are coordinating with the manufacturer to schedule an installation date.

Regarding commercial no-parking signage, Mr. Gonzalez noted that the county was expected to attend the meeting; however, no representatives were present.

In response to resident concerns about parking regulations, Mr. Gonzalez clarified that the CDD is not responsible for county roads or addressing parked vehicles beyond contacting a towing company for removal. If the towing company does not act on the complaint, the CDD cannot enforce fines or take further action.

FIFTH ORDER OF BUSINESS Business Items

A. Discussion on Meeting Location

The Board approved the new meeting location at Su Mesa Café.

On MOTION by Mr. Leet seconded by Ms. Coronel, with all in favor, the new meeting location, Su Mesa Café was approved.

B. Discussion on “No Commercial Vehicle Parking” Signs

This item was tabled.

SIXTH ORDER OF BUSINESS Consent Agenda

A. Consideration of Minutes from December 19, 2024, Regular Meeting

On MOTION by Mr. Leet seconded by Ms. Coronel, with all in favor, Minutes from December 19, 2024, Regular Meeting were approved.

B. Review of Financial Statements

On MOTION by Mr. Leet seconded by Ms. Coronel, with all in favor, Financial Statements were approved.

C. Acceptance of Check Register #296

On MOTION by Mr. Leet seconded by Ms. Coronel, with all in favor, Check Register #296 was approved.

SEVENTH ORDER OF BUSINESS Supervisor Requests

Ms. Phillips requested that the docks beyond Bucklake be cleaned up.

Ms. Phillips also expressed interest in adding more basketball courts.

Additionally, Ms. Phillips discussed Jungle Laser versus GoGov and requested that the next agenda include consideration of both options.

EIGHTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Leet, seconded by Ms. Phillips, with all in favor, the meeting adjourned at 8:41 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

TO: Board of Supervisors, Harmony CDD
FROM: Christian Haller, Accountant
CC: Angel Montagna, District Manager
DATE: February 18, 2025
SUBJECT: January 2025 Financials

Please find the attached January 2025 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 January is approximately 81% of the annual budget.
 - Non Ad Valorem Assessment collections are currently at 81%.
- Total Expenditures through January are at 27% of the annual budget.
 - ▶ Administrative
 - P/R-Board of Supervisors - Includes payroll for meetings through January 2025.
 - ProfServ-Engineering - Pegasus Engineering services.
 - Insurance - General Liability -Egis insurance policy paid \$26,543 in Full for FY25.
 - ▶ Field
 - ProfServ-Field Management - Contract with Inframark.
 - ▶ Landscaping Services
 - Contracts-Landscape - Benchmark Landscaping provides landscaping services.
 - Miscellaneous Services - Includes Hurrican Milton clean up, Field overseeding.
 - ▶ Utilities
 - Electricity-General - Services provided by OUC.
 - Electricity-Streetlighting - Services provided by OUC.
 - Utility-Water & Sewer - Services provided by TOHO.
 - ▶ Operation & Maintenance
 - Utility-Refuse Removal - Services provided by Waste Connections of FL.
 - R&M-Parks & Facilities - Various supplies and repairs, including dog waste bags, field staff supplies, water leak repair.

General Fund Reserves

- ▶ \$417,227 fund balance.

HARMONY

Community Development District

Financial Report

January 31, 2025

Prepared by



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HARMONY
Community Development District

Financial Statements

(Unaudited)

January 31, 2025

HARMONY

Community Development District

Governmental Funds**Balance Sheet**
January 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND RESERVES	SERIES 2014 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>					
Cash - Checking Account	\$ 2,144,268	\$ -	\$ -	\$ -	\$ 2,144,268
Accounts Receivable	45	-	-	-	45
Due From Other Funds	-	-	38,478	16,770	55,248
Investments:					
Money Market Account	305,939	417,227	-	-	723,166
Prepayment Account	-	-	1,097	76,039	77,136
Reserve Fund	-	-	607,313	340,000	947,313
Revenue Fund	-	-	1,422,602	605,971	2,028,573
Prepaid Items	76,302	-	-	-	76,302
TOTAL ASSETS	\$ 2,526,554	\$ 417,227	\$ 2,069,490	\$ 1,038,780	\$ 6,052,051
<u>LIABILITIES</u>					
Accounts Payable	\$ 83,197	\$ -	\$ -	\$ -	\$ 83,197
Accrued Expenses	10,071	-	-	-	10,071
Due To Other Funds	55,248	-	-	-	55,248
TOTAL LIABILITIES	148,516	-	-	-	148,516
<u>FUND BALANCES</u>					
Nonspendable:					
Prepaid Items	76,302	-	-	-	76,302
Restricted for:					
Debt Service	-	-	2,069,490	1,038,780	3,108,270
Assigned to:					
Operating Reserves	467,801	-	-	-	467,801
Unassigned:	1,833,935	417,227	-	-	2,251,162
TOTAL FUND BALANCES	\$ 2,378,038	\$ 417,227	\$ 2,069,490	\$ 1,038,780	\$ 5,903,535
TOTAL LIABILITIES & FUND BALANCES	\$ 2,526,554	\$ 417,227	\$ 2,069,490	\$ 1,038,780	\$ 6,052,051

HARMONY

Community Development District

General Fund**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending January 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 30,000	\$ 10,000	\$ 6,322	\$ (3,678)
Interest - Tax Collector	-	-	5,341	5,341
Special Assmnts- Tax Collector	2,854,048	2,283,238	2,324,314	41,076
Special Assmnts- Discounts	(114,162)	(91,330)	(91,841)	(511)
Access Cards	1,200	400	130	(270)
Insurance Reimbursements	-	-	14,419	14,419
User Facility Revenue	600	200	-	(200)
Garden Lot	1,200	400	-	(400)
TOTAL REVENUES	2,772,886	2,202,908	2,258,685	55,777
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	14,000	7,000	2,200	4,800
FICA Taxes	1,071	536	192	344
ProfServ-Arbitrage Rebate	1,200	-	-	-
ProfServ-Dissemination Agent	1,500	-	-	-
ProfServ-Engineering	70,000	23,333	3,410	19,923
ProfServ-Legal Services	60,000	20,000	24,600	(4,600)
ProfServ-Mgmt Consulting	73,468	24,489	23,776	713
ProfServ-Property Appraiser	392	-	-	-
ProfServ-Recording Secretary	4,456	1,485	-	1,485
ProfServ-Special Assessment	9,360	9,360	9,360	-
ProfServ-Trustee Fees	10,160	-	6,324	(6,324)
Auditing Services	5,000	2,500	-	2,500
Postage and Freight	1,000	332	44	288
Rental - Meeting Room	7,500	2,500	500	2,000
Insurance - General Liability	27,000	27,000	26,543	457
Legal Advertising	1,200	400	-	400
Misc-Assessment Collection Cost	57,080	45,664	44,724	940
Annual District Filing Fee	175	175	175	-
Total Administration	344,562	164,774	141,848	22,926
<u>Field</u>				
ProfServ-Field Management	387,084	129,028	125,270	3,758
Total Field	387,084	129,028	125,270	3,758
<u>Landscape Services</u>				
Contracts-Mulch	77,347	25,784	-	25,784
Contracts-Annals	14,000	4,668	3,500	1,168
Contracts - Landscape	746,392	248,797	236,604	12,193

HARMONY

Community Development District

General Fund**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending January 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
R&M-Irrigation	30,000	10,000	4,635	5,365
R&M-Trees and Trimming	40,000	13,332	6,329	7,003
Miscellaneous Services	50,000	16,668	10,674	5,994
Total Landscape Services	957,739	319,249	261,742	57,507
Utilities				
Electricity - General	43,000	14,333	11,606	2,727
Electricity - Streetlights	139,000	46,333	40,061	6,272
Utility - Water & Sewer	220,000	73,333	113,184	(39,851)
Total Utilities	402,000	133,999	164,851	(30,852)
Operation & Maintenance				
Utility - Refuse Removal	3,500	1,168	1,629	(461)
R&M-Ponds	100,000	33,333	3,088	30,245
R&M-Pools	60,000	20,000	19,578	422
R&M-Roads & Alleyways	2,000	668	-	668
R&M-Streetlights	10,000	3,333	-	3,333
R&M-Vehicles	15,000	5,000	-	5,000
R&M-Equipment Boats	10,000	3,333	-	3,333
R&M-Parks & Facilities	45,000	15,000	33,894	(18,894)
R&M-Garden Lot	2,000	667	205	462
Sidewalk Panel Replacements	20,000	6,667	-	6,667
R&M-Invasive Plant Maintenance	105,000	35,000	-	35,000
Security Enhancements	6,000	2,000	2,595	(595)
Op Supplies - Fuel, Oil	8,000	2,667	-	2,667
Cap Outlay - Vehicles	15,000	15,000	-	15,000
Reserve - Other	280,000	-	-	-
Total Operation & Maintenance	681,500	143,836	60,989	82,847
TOTAL EXPENDITURES	2,772,885	890,886	754,700	136,186
Excess (deficiency) of revenues				
Over (under) expenditures	1	1,312,022	1,503,985	191,963
OTHER FINANCING SOURCES (USES)				
Operating Transfers-Out	(280,000)	-	(352,199)	(352,199)
Contribution to (Use of) Fund Balance	(279,999)	-	-	-
TOTAL FINANCING SOURCES (USES)	(559,999)	-	(352,199)	(352,199)
Net change in fund balance	\$ (279,999)	\$ 1,312,022	\$ 1,151,786	\$ (160,236)
FUND BALANCE, BEGINNING (OCT 1, 2024)	1,226,252	1,226,252	1,226,252	
FUND BALANCE, ENDING	\$ 946,253	\$ 2,538,274	\$ 2,378,038	

HARMONY

Community Development District

General Fund Reserves

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 4,331	\$ 4,331
TOTAL REVENUES	-	-	4,331	4,331
TOTAL EXPENDITURES	-	-	-	-
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	4,331	4,331
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	280,000	-	352,199	352,199
Contribution to (Use of) Fund Balance	280,000	-	-	-
TOTAL FINANCING SOURCES (USES)	560,000	-	352,199	352,199
Net change in fund balance	\$ 280,000	\$ -	\$ 356,530	\$ 356,530
FUND BALANCE, BEGINNING (OCT 1, 2024)	60,697	-	60,697	
FUND BALANCE, ENDING	\$ 340,697	\$ -	\$ 417,227	

HARMONY

Community Development District

Series 2014 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 19,386	\$ 19,386
Special Assmnts- Tax Collector	1,202,792	962,234	971,510	9,276
Special Assmnts- Discounts	(48,112)	(38,490)	(38,387)	103
TOTAL REVENUES	1,154,680	923,744	952,509	28,765
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	24,056	19,245	18,694	551
Total Administration	24,056	19,245	18,694	551
<u>Debt Service</u>				
Principal Debt Retirement	760,000	-	-	-
Principal Prepayments	-	-	65,000	(65,000)
Interest Expense	383,712	191,856	191,856	-
Total Debt Service	1,143,712	191,856	256,856	(65,000)
TOTAL EXPENDITURES	1,167,768	211,101	275,550	(64,449)
Excess (deficiency) of revenues Over (under) expenditures	(13,088)	712,643	676,959	(35,684)
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	(560,000)	(560,000)	-	560,000
Contribution to (Use of) Fund Balance	(573,088)	-	-	-
TOTAL FINANCING SOURCES (USES)	(1,133,088)	(560,000)	-	560,000
Net change in fund balance	\$ (573,088)	\$ 152,643	\$ 676,959	\$ 524,316
FUND BALANCE, BEGINNING (OCT 1, 2024)	1,392,531	1,392,531	1,392,531	
FUND BALANCE, ENDING	\$ 819,443	\$ 1,545,174	\$ 2,069,490	

HARMONY

Community Development District

Series 2015 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 10,077	\$ 10,077
Special Assmnts- Tax Collector	474,957	379,966	423,414	43,448
Special Assmnts- Prepayment	-	-	75,151	75,151
Special Assmnts- Discounts	(18,998)	(15,198)	(16,730)	(1,532)
TOTAL REVENUES	455,959	364,768	491,912	127,144
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	9,499	7,599	8,147	(548)
Total Administration	9,499	7,599	8,147	(548)
<u>Debt Service</u>				
Principal Debt Retirement	310,000	-	-	-
Principal Prepayments	-	-	70,000	(70,000)
Interest Expense	253,809	126,903	117,853	9,050
Total Debt Service	563,809	126,903	187,853	(60,950)
TOTAL EXPENDITURES	573,308	134,502	196,000	(61,498)
Excess (deficiency) of revenues Over (under) expenditures	(117,349)	230,266	295,912	65,646
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(117,349)	-	-	-
TOTAL FINANCING SOURCES (USES)	(117,349)	-	-	-
Net change in fund balance	\$ (117,349)	\$ 230,266	\$ 295,912	\$ 65,646
FUND BALANCE, BEGINNING (OCT 1, 2024)	742,868	742,868	742,868	
FUND BALANCE, ENDING	\$ 625,519	\$ 973,134	\$ 1,038,780	

HARMONY

Community Development District

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

					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 2025				\$ 4,563,219	\$ 2,851,755	\$ 1,191,968	\$ 519,496
Allocation %				100%	62%	26%	11%
11/18/2024	\$ 28,616	\$ 1,488	\$ 584	\$ 30,689	\$ 19,179	\$ 8,016	\$ 3,494
11/22/2024	\$ 277,813	\$ 11,812	\$ 5,670	\$ 295,294	\$ 184,542	\$ 77,134	\$ 33,618
12/10/2024	\$ 4,263	\$ 52	\$ 87	\$ 4,403	\$ 2,751	\$ 1,150	\$ 501
12/11/2024	\$ 2,974,160	\$ 126,452	\$ 60,697	\$ 3,161,309	\$ 1,975,640	\$ 825,772	\$ 359,897
12/20/2024	\$ 68,556	\$ 2,626	\$ 1,399	\$ 72,582	\$ 45,359	\$ 18,959	\$ 8,263
1/9/2025	\$ 10,873	\$ 222	\$ 343	\$ 11,438	\$ 7,148	\$ 2,988	\$ 1,302
1/9/2025	\$ 136,433	\$ 4,306	\$ 2,784	\$ 143,523	\$ 89,694	\$ 37,490	\$ 16,339
TOTAL	\$ 3,500,715	\$ 146,958	\$ 71,564	\$ 3,719,238	\$ 2,324,314	\$ 971,510	\$ 423,413

Collected in % 81.50%

TOTAL OUTSTANDING	\$ 843,981	\$ 527,441	\$ 220,458	\$ 96,082
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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

Cash and Investment Report
January 31, 2025

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%	\$2,144,268	¹
Money Market Account	Bank United	Money Market Account	n/a	3.99%	\$305,939	

Reserve Fund

Money Market Account	Bank United	Money Market Account	n/a	3.99%	\$417,227	
					Subtotal	<u>\$2,867,434</u>

Debt Service Funds

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>	
Series 2014 Prepayment Fund	US Bank	US Bank Gcts	n/a	5.25%	\$1,097	
Series 2014 Reserve Fund	US Bank	US Bank Gcts	n/a	5.25%	\$607,313	
Series 2014 Revenue Fund	US Bank	US Bank Gcts	n/a	5.25%	\$1,422,602	
Series 2015 Prepayment Fund	US Bank	US Bank Gcts	n/a	5.25%	\$76,039	
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%	\$605,971	
					Subtotal	<u>\$3,053,022</u>
					Total	<u><u>\$5,920,456</u></u>

Note

1) Transferring \$55K to Trustee for Debt Service & \$1.4M to the Money Market in February.

HARMONY COMMUNITY DEVELOPMENT DISTRICT
Invoice Report

INVOICE APPROVAL # 297

Date: 2/16/2025

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount	Total
AARON'S BACKFLOW SERVICES	40171	R	150.00	
		Vendor Total		\$150.00
CHARTER COMMUNICATIONS - ACH	1997518012825	R	119.98	
	19975000101625	R	123.98	
		Vendor Total		\$243.96
DCA DIGITAL ASSURANC CERTIFICATION, LLC	72322	R	2,000.00	
		Vendor Total		\$2,000.00
ELAN FINANCIAL SERVICES	112624-01777	R	2,967.96	
		Vendor Total		\$2,967.96
ELEMENT ENVIROMENTAL	1183	R	16,680.00	
	1185	R	500.00	
		Vendor Total		\$17,180.00
INFRAMARK	142879	R	37,261.50	
		Vendor Total		\$37,261.50
FIRST NNATURE FOUNDATION	20325	R	1,000.00	
		Vendor Total		\$1,000.00
KATRINA S. SCARBOROUGH	2018847	R	554.15	
		Vendor Total		\$554.15
ORLANDO UTILITIES COMMISSION	11025	R	14,090.67	
		Vendor Total		\$14,090.67
OSCEOLA NEWS-GEZETTE	F7BA084D-0084	R	80.16	
		Vendor Total		\$80.16
SERVUSAT	INV-5011	R	1,150.00	
		Vendor Total		\$1,150.00
SPIES COMMERICAL POOL EXPRESS	314023	R	1,715.55	
		Vendor Total		\$1,715.55
TOHO WATER AUTHORITY - ACH	121924.-8389	R	27,954.30	
		Vendor Total		\$27,954.30

HARMONY COMMUNITY DEVELOPMENT DISTRICT
Invoice Report

INVOICE APPROVAL # 297
Date: 2/16/2025

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount	Total
UNITED LAND SERVICES	129073	R	835.00	
	130824	R	1,756.00	
	131352	R	765.00	
	131673	R	3,480.00	
	131536	R	59,052.00	
	Vendor Total			\$65,888.00
WASTE CONNECTIONS OF FLORIDA	1533696W460	R	426.54	
		Vendor Total		
			Total Invoices	\$ 172,662.79