

**HARMONY  
COMMUNITY DEVELOPMENT DISTRICT  
AGENDA PACKAGE**

**Thursday, March 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

**Workshop Agenda**

**Thursday, March 27, 2025 – 4:30 p.m.**

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- 1. Call to Order and Roll Call**
  - 2. Audience Comments – Three- (3) Minute Time Limit**
  - 3. Discussion of Fiscal Year 2026 Preliminary Budget..... P. 3**
  - 4. Supervisor Requests**
  - 5. Adjournment**

*The next budget workshop meeting is scheduled for Thursday, April 24, 2025, at 4:30 p.m.*

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

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

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

**Fiscal Year 2026 Budget**

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2025	THRU 1/31/2025	February- 9/30/2025	PROJECTED FY 2025		BUDGET FY 2026
REVENUES						
Interest - Investments	\$ 30,000	\$ -	\$ 30,000		-100.00%	-
Interest - Tax Collector	-	-	-	-	0.00%	-
Special Assmnts- Tax Collector	2,854,048	-	2,854,048	2,854,048	0.00%	0
Special Assessments-Tax Collector-VC1	-	-	-	-	0.00%	-
Special Assmnts- Discounts	(114,162)	-	(114,162)	(114,162)	0.00%	(0)
Other Miscellaneous Revenues	-	-	-	-	0.00%	-
Access Cards	1,200	-	1,200	1,200	0.00%	-
Insurance Reimbursements	-	-	-	-	0.00%	-
Facility Revenue	600	-	600	600	0.00%	-
Garden Lot	1,200	-	1,200	1,200	0.00%	-
TOTAL REVENUES	2,772,886	-	2,772,886	2,742,886		0
EXPENDITURES						
Administration						
P/R-Board of Supervisors	14,000	-	14,000	14,000	0.00%	-
FICA Taxes	1,071	-	1,071	1,071	0.00%	-
ProfServ-Arbitrage Rebate	1,200	-	1,200	1,200	0.00%	-
ProfServ-Dissemination Agent	1,500	-	1,500	1,500	0.00%	-
ProfServ-Engineering	70,000	-	70,000	70,000	0.00%	-
ProfServ-Legal Services	60,000	-	60,000	60,000	0.00%	-
ProfServ-Mgmt Consulting Serv	73,468	-	73,468	73,468	0.00%	-
ProfServ-Property Appraiser	392	-	392	392	0.00%	-
ProfServ-Recording Secretary	4,456	-	4,456	4,456	0.00%	-
ProfServ-Special Assessment	9,360	-	9,360	9,360	0.00%	-
ProfServ-Trustee Fees	10,160	-	10,160	10,160	0.00%	-
Auditing Services	5,000	-	5,000	5,000	0.00%	-
Postage and Freight	1,000	-	1,000	1,000	0.00%	-
Rental - Meeting Room	7,500	-	7,500	7,500	0.00%	-
Insurance - General Liability	27,000	-	27,000	27,000	0.00%	-
Printing and Binding	-	-	-	-	0.00%	-
Legal Advertising	1,200	-	1,200	1,200	0.00%	-
Misc-Records Storage	-	-	-	-	0.00%	-
Misc-Assessmnt Collection Cost	57,080	-	57,080	57,080	0.00%	0
Misc-Contingency	-	-	-	-	0.00%	-
Annual District Filing Fee	175	-	175	175	0.00%	-
Total Administration	344,561	-	344,561	344,561		0
Field						
ProfServ-Field Management	387,084	-	387,084	387,084	0.00%	-
Miscellaneous Services	-	-	-	-	0.00%	-
Total Field	387,084	-	387,084	387,084		-
Landscape Services						
Contracts - Mulch	77,347	-	77,347	77,347	0.00%	-
Contracts - Landscape	746,392	-	746,392	746,392	0.00%	-
Other Landscape	-	-	-	-	0.00%	-
Contracts - Annuals	14,000	-	14,000	14,000	0.00%	-
R&M - Irrigation	30,000	-	30,000	30,000	0.00%	-
R&M - Trees and Trimming	40,000	-	40,000	40,000	0.00%	-
Miscellaneous Services	50,000	-	50,000	50,000	0.00%	-
Total Landscape Services	957,739	-	957,739	957,739		-
Utilities						
Electricity - General	43,000	-	43,000	43,000	0.00%	-
Electricity - Streetlighting	139,000	-	139,000	139,000	0.00%	-
Utility - Water & Sewer	220,000	-	220,000	220,000	0.00%	-
Total Utilities	402,000	-	402,000	402,000		-

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**Fiscal Year 2026 Budget**

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	BUDGET FY 2025	THRU 1/31/2025	February- 9/30/2025	PROJECTED FY 2025		BUDGET FY 2026
Utility - Refuse Removal	3,500	-	3,500	3,500	0.00%	-
R&M-Ponds/Buck Lake	100,000	-	100,000	100,000	0.00%	-
R&M-Pools	60,000	-	60,000	60,000	0.00%	-
R&M-Roads & Alleyways	2,000	-	2,000	2,000	0.00%	-
R&M-Streetlights	10,000	-	10,000	10,000	0.00%	-
R&M-Vehicles/Equipment	15,000	-	15,000	15,000	0.00%	-
R&M-User Supported Facility	-	-	-	-	0.00%	-
R&M-Equipment Boats	10,000	-	10,000	10,000	0.00%	-
R&M-Parks & Facilities	45,000	-	45,000	45,000	0.00%	-
R&M-Garden Lot	2,000	-	2,000	2,000	0.00%	-
Sidewalk Panel Replacements	20,000	-	20,000	20,000	0.00%	-
R&M- Invasive Plant Maintenance	105,000	-	105,000	105,000	0.00%	-
Security Enhancements	6,000	-	6,000	6,000	0.00%	-
Op Supplies - Fuel, Oil	8,000	-	8,000	8,000	0.00%	-
Cap Outlay - Vehicles	15,000	-	15,000	15,000	0.00%	-
Reserve - Other	280,000	-	280,000	280,000	0.00%	-
<b>Total Operation &amp; Maintenance</b>	<b>681,501</b>	<b>-</b>	<b>681,501</b>	<b>681,501</b>		<b>-</b>
<b>Debt Service</b>						
Principal Debt Retirement	-	-	-	-	0.00%	-
Interest Expense	-	-	-	-	0.00%	-
<b>Total Debt Service</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>		<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>2,772,885</b>	<b>-</b>	<b>2,772,885</b>	<b>2,772,885</b>		<b>0</b>
Excess (deficiency) of revenues Over (under) expenditures	1	-	1	(29,999)	-	0
<b>Other Financing Sources (Uses)</b>						
OPERATING TRANSFERS-OUT	(280,000)					-
CONTRIBUTION TO (USE) FUND BALANCE	-					
<b>Total Financing Sources (Uses)</b>	<b>(280,000)</b>					
Net change in fund balance	279,999	-	1	(29,999)		0
<b>FUND BALANCE, BEGINNING</b>	<b>1,245,872</b>	<b>1,245,872</b>	<b>-</b>	<b>1,245,872</b>		<b>1,215,873</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 965,871</b>	<b>\$ 1,245,872</b>	<b>\$ 1</b>	<b>\$ 1,215,873</b>		<b>1,215,873</b>