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**

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

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

Harmony Community Development District

Meeting Agenda
Thursday, March 27, 2025 – 6:00 p.m.

The next meeting is scheduled for Thursday, April 24, 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

March 17, 2025

Contract No. - 156896

Harmony CDD

This proposal is for regrading and installing 870 sqft of Bahia sod. The damage is a result of property enhancements at 3169 dark sky dr.

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Bahia Sod installed /regrading	870.00	$1.80	$1,566.00
			$1,566.00

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Property Improvements	$0.00	$1,566.00
	$0.00	**$1,566.00**

Sale	$1,566.00
Sales Tax	$0.00
Total	**$1,566.00**

By	Nicholas Lomasney	**By**	
Date	3/17/2025	**Date**	
	United Land Services		**Harmony CDD**

March 17, 2025

Contract No. - 156886

Harmony CDD

Springtime flower rotation for all Annual beds

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Annuals Installed	1.00	$3,500.00	$3,500.00
			$3,500.00

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Property Improvements	$0.00	$3,500.00
	$0.00	**$3,500.00**

Sale	$3,500.00
Sales Tax	$0.00
Total	**$3,500.00**

By ______________________
Nicholas Lomasney

Date 3/17/2025
United Land Services

By ______________________

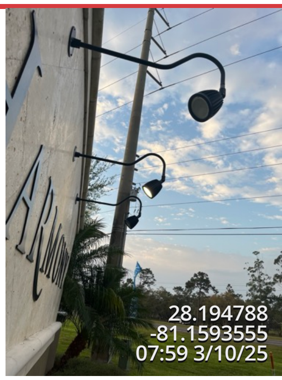
Date ______________________
Harmony CDD

Howard Neal
Inframark

HARMONY CDD MARCH FIELD INSPECTION

Monday, March 10, 2025

20 Issues Identified

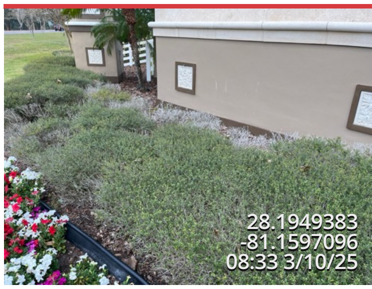


ISSUE 1 - REPLACE BULBS

Assigned To Inframark

Two bulbs need replacing at the monument sign, East entrance.

I am in the process to finds the replacement



ISSUE 2 - DEAD PLANTS

Assigned To United Land Services

Dead plants/hedges on the exit side of the East entrance.

will discuss with the BOD at the next CDD meeting

ISSUE 3 - PRESSURE WASH FENCE

Assigned To Inframark

Fence railings at both entrance's need to be pressure washed.

the fence PW is completed

ISSUE 4 - CARS PARKED ON CDD

Assigned To FYI

Cars are parked on CDD property on Little Blue Ln. Perhaps an area should be created for this.

ISSUE 5 - DEAD PINE

Assigned To Inframark

Dead pine will be removed by field staff. Location: Dark Sky Dr.

ISSUE 6 - SOD NEEDED

Assigned To Inframark

CDD easement was used by a pool vendor and needs new sod installed. Location: Behind 3169 Dark Sky Dr.

ISSUE 7 - LEAVES

Assigned To United Land Services And Inframark

A lot of leaves near storm drains need to be removed. At least a foot deep, multiple locations. This Location: 3303 Schoolhouse Rd.

Our team is currently working on leaf removal we have put this site on this list for pick up

ISSUE 8 - MULCH NEEDED

Assigned To Request Proposal For Mulch

Mulch is needed at the playgrounds as it is nonexistent. Mulch needed at all playgrounds, the photo in the inspection is at Buck Lake.

will talk to the BOD at the next CDD meeting

ISSUE 9 - PLAYGROUND EQUIPMENT

Assigned To Playground Vendor.

Playground equipment is aging and parts need to be replaced. An inventory and inspection are needed.

ISSUE 10 - DEAD PLANTS

Assigned To United Land Services

Plants are dead due to overspray from the Splash Pad. Plants should be removed and the area sodded.

will talk to BOD at the next CDD meeting

ISSUE 11 - SECURE BENCH

Assigned To Inframark

Bench at basketball court needs to be secured on one side.

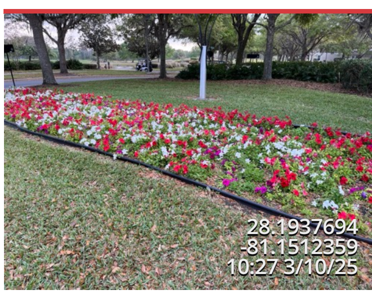
issue is alredy completed

ISSUE 12 - TABLE TENNIS

Assigned To FYI

The table tennis table is looking weathered, some of the surface is missing and there are some sharp edges. Inframark will reduce the sharp edges at the time of the inspection.

issue is already completed



ISSUE 13 - ANNUALS REPLACEMENT

Assigned To United Land Services

Annuals to be replaced per contracted amount.

proposal will be up for review at the next CDD meeting

ISSUE 14 - CORROSION

Assigned To Inframark

Exit for Ashley Pool is corroded and should be grinded and repainted.

I order the pole for replacement

ISSUE 15 - CRACKED WINDOW

Assigned To Inframark And Window Vendor

Window in the women's restroom at the Swim Club is cracked.

I contact a vendor they are schedule for 03/22/2025

ISSUE 16 - NEW HEDGES INSTALLED

Assigned To United Land Services

New hedges have been installed at the entrance to Feathergrass Ct.

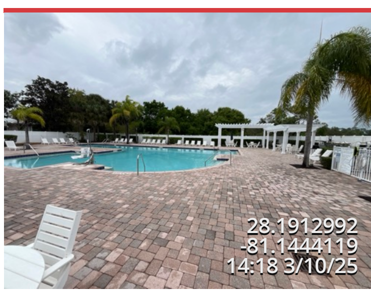
job completed on 3/10/25

ISSUE 17 - NEW SOD BEING INSTALLED

Assigned To United Land Services

New sod being installed at the end of Feathergrass Ct.

job completed on 3/11/25



ISSUE 18 - TREES REMOVED

Assigned To United Land Services

Three trees have been removed from the Swim Club, two on the left and one on the right.

job completed on 3/03/25

ISSUE 19 - PAINT GATE

Assigned To Inframark

Gate to Swim Club needs to be painted.

issue is already completed

ISSUE 20 - REPLACE ADA PAD

Assigned To Inframark

Along Sebastian Bridge Ln three ADA pads need to be replaced.

I order some new ADA pad for replacement.

it will be schedule for the week of April 1

5600 Blowing Wind Pl
St Cloud, FL, 34771
info@economysystemsfl.com
www.economysystems.com
(407) 973-1454
Emmanuel Morales

Economy Systems Orlando LLC

Estimate

For: Harmony CDD (Jose Raul Pabon)
jose.pabon@inframark.com
(689) 272-7723

Estimate No: 1687
Date: 03/20/2025

Code	Description	Quantity	Rate	Amount
Commercial Door Installation Labor	Commercial Door Installation Labor, Basic labor to install exterior door with favorable site conditions. Measure, trim and plane slab door to fit existing door jamb opening. Lockset install, Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup.	2	$295.00	$590.00
			Parts Subtotal	$590.00

Subtotal	$590.00
0%	$0.00
Total	$590.00

Total $590.00

Economy Systems Orlando LLC

Client's signature

NOTICE OF RULE DEVELOPMENT FOR LICENSE FEE AND REMOVAL DEPOSIT BY THE HARMONY COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, *Florida Statutes*, the Harmony Community Development District ("District") hereby gives notice of its intent to adopt a rule to (1) establish a license fee for placing a signage on the entrance towers located within the District, ("License Fee"), and (2) establish a removal deposit to ensure the prompt removal of the signage at the end of the license term ("Removal Deposit"). The purpose and effect of the rule establishing the License Fee and Removal Deposit is to provide for efficient and effective District operations in accordance with the provisions of Section 190.035, *Florida Statutes*. Specific legal authority for the rules includes Sections 190.035(2), 190.011(5), 190.012(2), 120.54 and 120.81, *Florida Statutes* (2025). A public hearing will be conducted by the District on March 27, 2025, at 6:00 p.m., located at Su Mesa Café, 7250 Harmony Square Dr. S, Harmony Fl 34773. Information pertaining to the proposed rates and fees may be obtained by contacting the District Manager at 313 Campus Street, Celebration, Florida 34747 or at (407) 705-8468.

Joseph Gonzalez
District Manager

PUBLISH: February 13, 2025

NOTICE OF RULEMAKING
BY HARMONY COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Harmony Community Development District ("District") on March 27, 2025, at 6:00 p.m. located at Su Mesa Café, 7250 Harmony Square Dr. S, Harmony Fl 34773.

In accordance with Chapters 120 and 190, *Florida Statutes,* the District hereby gives the public notice of its intent to adopt a rule establishing (1) a license fee for placing a signage on the entrance towers located within the District ("License Fee"), and (2) a removal deposit to ensure the prompt removal of the signage at the end of the license term ("Removal Deposit").

The proposed rates are anticipated the be approved as a range to be adjusted from time to time by the Board of Supervisors without further public hearing and are proposed as:

Category	Proposed Rate/Fee Range
License Fee	$100 - $500 (every two years)
Removal Deposit	$500 - $1000

The public hearing will provide an opportunity for the public to address the proposed License Fee and Removal Deposit rule. The proposed License Fee and Removal Deposit rule may be adjusted at the public hearing pursuant to discussion by the Board and public comment. Information pertaining to the proposed rules may be obtained by contacting the District Manager at 313 Campus Street, Celebration, Florida 34747 or at (407) 705-8468. The purpose and effect of the rule is to adopt the License Fee and Removal Deposit rule in order to provide for efficient and effective District operations. Specific legal authority for the rule includes Sections 190.035(2), 190.011(5), 190.012(2), 120.54 and 120.81, *Florida Statutes* (2024). Prior Notice of Rule Development was published in the Osceola News Gazette on February 13, 2025.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), *Florida Statutes*, must do so in writing within twenty-one (21) days after publication of this notice.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the public hearing by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Office at least forty-eight (48) hours before the hearing by contacting the District Manager at (407) 705-8468. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Joseph Gonzalez
District Manager

PUBLISH: February 20, 2025

MBS CAPITAL MARKETS, LLC

AGREEMENT FOR UNDERWRITING SERVICES
HARMONY COMMUNITY DEVELOPMENT DISTRICT

March 27, 2025

Board of Supervisors
Harmony Community Development District

Dear Supervisors:

MBS Capital Markets, LLC (the "Underwriter") offers to enter into this agreement (the “Agreement”) with the Harmony Community Development District (the “District”) which, upon your acceptance of this offer, will be binding upon the District and the Underwriter. This agreement relates to the proposed issuance of bonds (the “Bonds”) for the purpose of refunding the District’s outstanding Series 2014 Bonds and Series 2015 Bonds (the “Prior Bonds”). This Agreement will cover the engagement for the Bonds and will be supplemented for future bond issuances as may be applicable.

1. **Scope of Services:** MBS intends to serve as the underwriter, and not as a financial advisor or municipal advisor, in connection with the issuance of the Bonds. The scope of services to be provided in a non-fiduciary capacity by the Underwriter for this transaction will include those listed below.

   - Advice regarding the structure, timing, terms, and other similar matters concerning the particular municipal securities described above.
   - Preparation of rating strategies and presentations related to the issue being underwritten.
   - Preparations for and assistance with investor “road shows,” if any, and investor discussions related to the issue being underwritten.
   - Advice regarding retail order periods and institutional marketing if the District decides to engage in a negotiated sale.
   - Assistance in the preparation of the Preliminary Official Statement, if any, and the Final Official Statement.
   - Assistance with the closing of the issue, including negotiation and discussion with respect to all documents, certificates, and opinions needed for the closing.
   - Coordination with respect to obtaining CUSIP numbers and the registration with the Depository Trust Company.
   - Preparation of post-sale reports for the issue, if any.
   - Structuring of refunding escrow cash flow requirements, but not the recommendation of and brokerage of particular municipal escrow investments.

MBS CAPITAL MARKETS, LLC

2. **Fees:** The Underwriter will be responsible for its own out-of-pocket expenses other than the fees and disbursements of underwriter's or disclosure counsel which fees shall be paid from the proceeds of the Bonds. Any fees payable to the Underwriter will be contingent upon the successful sale and delivery or placement of the Bonds. The underwriting fee for the sale or placement of the Bonds will be the greater of $50,000 or 1.50% of the total par amount of Bonds issued.

   The Underwriter shall also bear the cost of obtaining an investment grade rating with the actual cost of the rating to be paid from the proceeds of the Bonds only to the extent Bonds are issued.

3. **Termination:** Both the District and the Underwriter will have the right to terminate this Agreement without cause upon written notice to the non-terminating party.

4. **Purchase Contract:** At or before such time as the District gives its final authorization for the Bonds, the Underwriter and its counsel will deliver to the District a purchase or placement contract (the "Purchase Contract") detailing the terms of the Bonds.

5. **Notice of Meetings:** The District shall provide timely notice to the Underwriter for all regular and special meetings of the District. The District will provide, in writing, to the Underwriter, at least one week prior to any meeting, except in the case of an emergency meeting for which the notice time shall be the same as that required by law for the meeting itself, of matters and items for which it desires the Underwriter's input.

6. **Disclosures Concerning the Underwriter's Role Required by MSRB Rule G-17.** The Municipal Securities Rulemaking Board's Rule G-17 requires underwriters to make certain disclosures to issuers in connection with the issuance of municipal securities. Those disclosures are attached hereto as "Exhibit A." By execution of this Agreement, you are acknowledging receipt of the same. If you or any other Issuer officials have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with the Issuer's own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent you deem appropriate. It is our understanding that you have the authority to bind the Issuer by contract with us, and that you are not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.

MBS CAPITAL MARKETS, LLC

This Agreement shall be effective upon your acceptance hereof and shall remain effective until such time as the Agreement has been terminated in accordance with Section 3 hereof.

We are required to seek your acknowledgement that you have received the disclosures referenced herein and attached hereto as Exhibit A. By execution of this agreement, you are acknowledging receipt of the same.

Sincerely,
MBS Capital Markets, LLC

____
Brett Sealy
Managing Partner

Approved and Accepted By: ______________________________

Title: ______________________________

Date: ______________________________

MBS CAPITAL MARKETS, LLC

EXHIBIT A

Disclosures Concerning the Underwriter's Role

(i) MSRB Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors.

(ii) The underwriter's primary role is to purchase the Bonds with a view to distribution in an arm's-length commercial transaction with the Issuer. The underwriters has financial and other interests that differ from those of the District.

(iii) Unlike a municipal advisor, the underwriter does not have a fiduciary duty to the District under the federal securities laws and are, therefore, is required by federal law to act in the best interests of the District without regard to their own financial or other interests.

(iv) The underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price but must balance that duty with their duty to sell the Bonds to investors at prices that are fair and reasonable.

(v) The underwriter will review the official statement for the Bonds in accordance with, and as part of, its respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.

Disclosure Concerning the Underwriter's Compensation

The underwriter will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriter may have an incentive to recommend to the District a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

Conflicts of Interest

The Underwriter has not identified any additional potential or actual material conflicts that require disclosure including those listed below.

Payments to or from Third Parties. There are no undisclosed payments, values, or credits to be received by the Underwriter in connection with its underwriting of this new issue from parties other than the District, and there are no undisclosed payments to be made by the Underwriter in connection with this new issue to parties other than the District (in either case including payments, values, or credits that relate

MBS CAPITAL MARKETS, LLC

directly or indirectly to collateral transactions integrally related to the issue being underwritten). In addition, there are no third-party arrangements for the marketing of the District's securities.

Profit-Sharing with Investors. There are no arrangements between the Underwriter and an investor purchasing new issue securities from the Underwriter (including purchases that are contingent upon the delivery by the District to the Underwriter of the securities) according to which profits realized from the resale by such investor of the securities are directly or indirectly split or otherwise shared with the Underwriter.

Credit Default Swaps. There will be no issuance or purchase by the Underwriter of credit default swaps for which the reference is the District for which the Underwriter is serving as underwriter, or an obligation of that District.

Retail Order Periods. For new issues in which there is a retail order period, the Underwriter will honor such agreement to provide the retail order period. No allocation of securities in a manner that is inconsistent with a District's requirements will be made without the District's consent. In addition, when the Underwriter has agreed to underwrite a transaction with a retail order period, it will take reasonable measures to ensure that retail clients are bona fide.

Dealer Payments to District Personnel. Reimbursements, if any, made to personnel of the District will be made in compliance with MSRB Rule G-20, on gifts, gratuities, and non-cash compensation, and Rule G-17, in connection with certain payments made to, and expenses reimbursed for, District personnel during the municipal bond issuance process.

Disclosures Concerning Complex Municipal Securities Financing

Since the Underwriter has not recommended a "complex municipal securities financing" to the Issuer, additional disclosures regarding the financing structure for the Bonds are not required under MSRB Rule G-17.

MBS Capital Markets, LLC

Harmony Community Development District

Refunding Summary

MBS History and Experience

- **MBS Capital Markets, LLC** is an investment banking firm specializing in special tax district finance

1991

Prager, Sealy & Co.

Prior to establishing MBS in 2011, the partners and key professionals of MBS managed the special tax district group of Prager, Sealy & Co., LLC for more than fifteen years

2011

MBS Capital Markets, LLC

- MBS was established for the purpose of transitioning the special tax district finance group into a separate and distinct entity thereby carrying on the special tax district finance efforts previously undertaken by the partners and key professionals of MBS while at Prager
- Over the span of their careers, the professionals of MBS have served as lead bankers on the issuance of more than **$16 billion of tax-exempt bonds** for more than **500 issuers in 1,300 separate transactions**
- As evidenced by the more than **216 refinancing transactions** completed with an aggregated volume of greater than **$2.2 billion**, MBS has demonstrated our extensive banking and institutional bond purchaser relationships thereby allowing us to pursue multiple refinancing alternatives for our Florida special tax district clients

Today

District’s Outstanding Bonds Overview

Outstanding Bonds Overview

Overview:

- On June 30, 2014, the District issued its $13,945,000 Capital Improvement Revenue Refunding Bonds, Series 2014 (the “Series 2014 Bonds”) to refund all of the District’s outstanding Capital Improvement Revenue Bonds, Series 2001
  - The Series 2001 Bonds were issued to finance the Cost of the acquisition, construction, installation and equipping of certain assessable improvements comprising the Series 2001 Project (Phase 1)
- The Series 2014 Bonds are currently outstanding in the amount of $7,280,000 and are due on May 1, 2032 with a fixed interest rate of 5.25%
- On April 28, 2015, the District issued its $13,530,000 Capital Improvement Revenue Refunding Bonds, Series 2015 (the “Series 2015 Bonds”) to refund all of the District’s outstanding Capital Improvement Revenue Bonds, Series 2004
  - The Series 2004 Bonds were issued to finance the Cost of the acquisition, construction, installation and equipping of certain assessable improvements comprising the Series 2004 Project (Phase 2)
- The Series 2015 Bonds are currently outstanding in the amount of $4,550,000 and are due on May 1, 2036 with a fixed interest rate of 5.125%

Current Status:

Series	Par Outstanding	Average Coupon	Par Call Date	Maturity
Series 2014 Bonds	$7,280,000	5.25%	May 1, 2024 @ 100%	May 1, 2032
Series 2015 Bonds	$4,550,000	5.125%	May 1, 2025 @ 100%	May 1, 2036

Refunding Structures

Bank Placement

Given the credit dynamics of the District's Series 2014 Bonds and Series 2015 Bonds, this financing may lend itself to a bank placement.

- Credit review but typically no requirement to obtain a rating *Usually requires 100% Absorption
- Priced on SOFR SWAP
- Lower interest cost, costs of issuance and lower reserve fund requirement
- Potential covenants and conditions for consideration not required in public offering structure
- Slightly shorter timeframe
- No requirement for offering memorandum

Public Offering

MBS will pursue a dual-track process preparing for a public market offering at the same time as running a private placement process.

- Necessity to obtain credit rating (and possibly bond insurance if economically beneficial
- Priced on Market Conditions and Investor Interest
- Typically higher net interest cost, costs of issuance and reserve fund requirement
- Potentially fewer covenants and conditions for consideration than private placement structure
- Slightly longer timeframe
- Offering memorandum required

Questions & Answers

1. **Reserve Fund**

- Can we apply the reserve funds directly to pay down the existing bond debt instead of refinancing?

Subject to further direction from bond counsel, the supplemental trust indentures for both series of bonds set forth the debt service reserve fund requirements and the permissive use of the debt service reserve fund proceeds. With the exception of their use to pay principal and interest on the respective series of bonds, to the extent the assessment revenues collected are not sufficient to provide for the same, the proceeds in the debt service reserve funds will be utilized to redeem bonds when the balances in such funds are sufficient for the same. In practicality, they will serve as a credit to the final year's assessment payment for the respective series of bonds.

To the extent that one or both series of bonds were refinanced, the balance in the respective debt service reserve fund would be applied as a source of funds towards the refinancing.

- If yes, would this reduce residents' annual debt payments or just shorten the total repayment time? Are there any legal restrictions preventing us from using the reserve funds this way? If we don't refinance, what happens to the reserve fund between now and 2032?

See response above.

2. **Refinancing Fees and Costs**

- Beyond the finance company's fees, what are the total costs associated with refinancing?

Generally, the fixed costs of issuance for a bond refinancing are in the $150,000 range. To the extent that both series of bonds are refinanced together, there is some efficiency that can be applied that would not result in the duplication of such costs.

- Underwriter fees

Generally, underwriting fees for CDD refinancing transactions are 1.5% of the principal amount of bonds issued.

Questions & Answers, cont.

- Legal fees, Engineer fees, Management company fees, Bond issuance costs, any other required fees - What is the all-in total cost of the refinancing process?

The referenced professionals fall within the fixed costs of issuance category and as stated above are generally in the $150,000 range for the refinancing for a particular series of bonds. Proceeds of the bonds would fund such costs albeit offset by the utilization of the debt service reserve fund and any other funds on hand in the respective trust estate.

- If we proceed with refinancing, can we negotiate lower fees?

While generally standard given the level of work involved and required legal opinions, the District can certainly seek to negotiate fees.

3. <u>Loan Terms and Callability</u>

- The initial proposal is non-callable, meaning we can't refinance again if rates drop.

To the extent that a private placement is undertaken as opposed to a limited public offering, we have been able to seek and obtain optional call provisions that would allow for a future refinancing. However, additional interest cost to obtain the same should be considered within the context of the possibility of an additional future refinancing opportunity given the remaining shorter duration of the bonds.

- Are there any options for a callable structure?

See response above.

- How much would a callable loan impact the interest rate?

This would be evaluated within the context of the term sheets being provided applicable to the private placement path.

- If rates drop significantly after we refinance, what alternatives would we have?

This would be dependent upon the call features obtained in conjunction with this refinancing effort.

Series 2014 Bonds | Estimated Financing Results

	Est. Non-Rated, Public Offering	Est. Private Placement
Refunded Par[1]	$6,525,000	
Current Average Coupon	5.25%	
Par Call Date	May 1, 2024 @ Par	
Current Max Annual DS[2]	$1,116,638	
Est. Dated/Delivery Date	Mid-May 2025	Mid-May 2025
Est. Refunding Par[7] & [8]	$5,790,000	$5,760,000
Est. Reserve Fund	$10,000	-
Est. Average Coupon[4]	4.25%	4.20%
Final Maturity[6]	May 1, 2032	May 1, 2032
Est. NPV Savings[3]	**($28,767)**	**$4,106**
Est. NPV Savings %[3]	**(0.44%)**	**0.06%**
Est. Max Annual Debt Service[2]	$958,863	$951,695
Est. Max Annual Debt Service Reduction $[2] & [5]	**$157,775**	**$164,943**
Est. Maximum Annual Debt Service Reduction %[2] & [5]	**14.1%**	**14.8%**

1. Reflects the estimated par amount following the scheduled May 1, 2025 principal payment
2. The net annual debt service excludes 4% discount for early payment and the 2% collection fees charged by the Osceola County Tax Collector and Appraiser
3. These figures are net of all costs and transfers from the existing trust estate
4. Based on current market conditions as of March 19, 2025
5. The reduction of annual debt service is calculated based upon comparing the Series 2014 Bonds max annual debt service levied and the debt service on the proposed series of refunding bonds
6. The maturity date on the proposed series of refunding bonds is consistent with the maturity date on the series of outstanding bonds
7. The principal amount of the refunding bonds is estimated to decrease for the refunding of the Series 2014 Bonds. It is anticipated that additional revenues will be collected by the closing date of the refunding bonds thereby allowing for all refunding series to remain par neutral. However, to the extent there is an increase in principal there would be a necessity to undertake the Chapter 170 assessment process which includes the notification and holding of a public hearing
8. The underwriter's discount or placement agent fee is the greater of 1.5% of the proposed refunding par or $50,000. This fee is contingent upon the closing of the refinancing transaction. The estimated costs of issuance of the refinancing are consistent with other similarly recently closed CDD refinancing transactions. Such costs are to be negotiated between the District and the various financing team members.

Series 2015 Bonds | Estimated Financing Results

	Est. Non-Rated, Public Offering	Est. Private Placement
Refunded Par[1]	$4,270,000	
Current Average Coupon	5.125%	
Par Call Date	May 1, 2025 @ Par	
Current Max Annual DS[2]	$509,666	
Est. Dated/Delivery Date	Mid-May 2025	Mid-May 2025
Est. Refunding Par[7] & [8]	$3,925,000	$3,895,000
Est. Reserve Fund	$10,000	-
Est. Average Coupon[4]	4.50%	4.45%
Final Maturity[6]	May 1, 2036	May 1, 2036
Est. NPV Savings[3]	**($93,830)**	**($61,577)**
Est. NPV Savings %[3]	**(2.20%)**	**(1.44%)**
Est. Max Annual Debt Service[2]	$454,488	$449,790
Est. Max Annual Debt Service Reduction $[2] & [5]	**$55,178**	**$59,876**
Est. Maximum Annual Debt Service Reduction %[2] & [5]	**10.8%**	**11.7%**

1. Reflects the estimated par amount following the scheduled May 1, 2025 principal payment
2. The net annual debt service excludes 4% discount for early payment and the 2% collection fees charged by the Osceola County Tax Collector and Appraiser
3. These figures are net of all costs and transfers from the existing trust estate
4. Based on current market conditions as of March 19, 2025
5. The reduction of annual debt service is calculated based upon comparing the Series 2015 Bonds max annual debt service levied and the debt service on the proposed series of refunding bonds
6. The maturity date on the proposed series of refunding bonds is consistent with the maturity date on the series of outstanding bonds
7. The principal amount of the refunding bonds is estimated to decrease for the refunding of the Series 2015 Bonds. It is anticipated that additional revenues will be collected by the closing date of the refunding bonds thereby allowing for all refunding series to remain par neutral. However, to the extent there is an increase in principal there would be a necessity to undertake the Chapter 170 assessment process which includes the notification and holding of a public hearing
8. The underwriter's discount or placement agent fee is the greater of 1.5% of the proposed refunding par or $50,000. This fee is contingent upon the closing of the refinancing transaction. The estimated costs of issuance of the refinancing are consistent with other similarly recently closed CDD refinancing transactions. Such costs are to be negotiated between the District and the various financing team members.

Disclosures Regarding Underwriter's Role – MSRB Rule G-17

Disclosures Concerning the Underwriter's Role

- MSRB Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors.
- The underwriter's primary role is to purchase the Bonds with a view to distribution in an arm's-length commercial transaction with the Issuer. The underwriters has financial and other interests that differ from those of the District.
- Unlike a municipal advisor, the underwriter does not have a fiduciary duty to the District under the federal securities laws and are, therefore, is required by federal law to act in the best interests of the District without regard to their own financial or other interests.
- The underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price but must balance that duty with their duty to sell the Bonds to investors at prices that are fair and reasonable.
- The underwriter will review the official statement for the Bonds in accordance with, and as part of, its respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.

Disclosure Concerning the Underwriter's Compensation

- The underwriter will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriter may have an incentive to recommend to the District a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

Disclosures Regarding Underwriter's Role – MSRB Rule G-17

Conflicts of Interest

- The Underwriter has not identified any additional potential or actual material conflicts that require disclosure including those listed below.

- Payments to or from Third Parties. There are no undisclosed payments, values, or credits to be received by the Underwriter in connection with its underwriting of this new issue from parties other than the District, and there are no undisclosed payments to be made by the Underwriter in connection with this new issue to parties other than the District (in either case including payments, values, or credits that relate directly or indirectly to collateral transactions integrally related to the issue being underwritten). In addition, there are no third-party arrangements for the marketing of the District's securities.

- Profit-Sharing with Investors. There are no arrangements between the Underwriter and an investor purchasing new issue securities from the Underwriter (including purchases that are contingent upon the delivery by the District to the Underwriter of the securities) according to which profits realized from the resale by such investor of the securities are directly or indirectly split or otherwise shared with the Underwriter.

- Credit Default Swaps. There will be no issuance or purchase by the Underwriter of credit default swaps for which the reference is the District for which the Underwriter is serving as underwriter, or an obligation of that District.

- Retail Order Periods. For new issues in which there is a retail order period, the Underwriter will honor such agreement to provide the retail order period. No allocation of securities in a manner that is inconsistent with a District's requirements will be made without the District's consent. In addition, when the Underwriter has agreed to underwrite a transaction with a retail order period, it will take reasonable measures to ensure that retail clients are bona fide.

- Dealer Payments to District Personnel. Reimbursements, if any, made to personnel of the District will be made in compliance with MSRB Rule G-20, on gifts, gratuities, and non-cash compensation, and Rule G-17, in connection with certain payments made to, and expenses reimbursed for, District personnel during the municipal bond issuance process.

Disclosures Concerning Complex Municipal Securities Financing

- Since the Underwriter has not recommended a "complex municipal securities financing" to the Issuer, additional disclosures regarding the financing structure for the Bonds are not required under MSRB Rule G-17.

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY GOVERNING INSTALLATION OF COMMERCIAL SIGNAGE ON COMMUNITY ENTRANCE TOWERS AND PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE.

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

WHEREAS, Chapter 190, Florida Statutes, authorizes the District to adopt resolutions as may be necessary for the conduct of district business; and

WHEREAS, due to proximity of businesses within the District which lack front footage along major thoroughfares, various businesses within the District have indicated a desire to place signage ("Signage") on the entrance towers located at the northern corners of the intersection of Harmony Square Drive and East Irlo Bronson Memorial Drive within the District ("Entrance Towers"); and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution certain standards regarding the installation of Signage on the Entrance Towers (the "Signage Policy") for immediate use and application.

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

SECTION 1. A Signage Policy is hereby adopted pursuant to this resolution and shall remain in full force and effect until amended or rescinded by the Board of Supervisors.

SECTION 2. The following policies shall govern the installation of commercial signage on the Entrance Towers:

a. In keeping with the District's aesthetic values and in the interest of promoting safety, no Signage shall be permitted to be posted on the Entrance Towers except as provided herein.

b. The District Manager will determine the exact size and shape of the Signage that is permitted to be installed on the Entrance Towers. The size and shape of all Signage shall be uniform. The District Manager shall also determine the number of signs to be posted at any given time on the Entrance Towers, with the intent not to detract from the pleasing aesthetics of the Entrance Towers.

Only the name of the Business shall be permitted to be placed on the Signage. However, the District Manager may approve Signage which instead generally states the nature of the Business such as “Law Firm,”, “Insurance,” etc.

c. The location of the Signage on the Entrance Towers shall be determined by the District Manager. Signage that violates any applicable local, state, or federal laws, code, ordinances or other requirements is not permitted. Signage that is obscene, contains profanity or is otherwise offensive is not permitted. Nothing contained herein excuses the Business from obtaining required sign permits from Osceola County, if any. No additional lighting of signage is permitted.

d. The District Manager shall identify a preferred vendor from whom the Signage must be purchased and installed and subsequently removed (“Vendor”).

e. On behalf of the District, the District Manager may grant a Business which is located within and actually operates within the District (“Business”), a non-exclusive license to have Signage installed on the Entrance Towers, pursuant to a written license agreement (“License”) between District and the Business. The License shall be revocable by the District Manager or District Board at any time and for any reason in its absolute and sole discretion, and the Business shall be entitled to no remuneration. The form of the License shall be approved by District Counsel.

f. The Business shall pay 1) the cost to fabricate and install the Signage, 2) a fee of $100-$500 per every two years, and 3) a deposit of $500-$1000 to ensure the prompt removal of the Signage after expiration or termination of the License (“Deposit”). Such fees and Deposit shall be paid at the time of delivery of the executed License. The cost for the purchase, fabrication and installation of the Signage shall be at the actual rate negotiated by the District Manager with the Vendor.

g. Once all of the locations for Signage on the Entrance Towers are subject to a License, the District Manager shall create a waiting list (“Waiting List”). After two years have elapsed from the installation of Signage pursuant to particular License, the District Manager shall offer to renew the existing License for an additional two-year period at the fee stated above, provided there are no Businesses on the Waiting List. If there are Businesses on the Waiting List, the Signage location shall first be offered to the Businesses on the waiting list on a chronological basis from the date the Businesses were first placed on the waiting list.

h. The Business shall be fully responsible for paying for subsequent removal of the signs. If the actual cost of removal of the Signage is less than the Deposit, the District Manager shall refund the balance of the Deposit after deducting the cost of removal. If the actual cost of removal of the Signage is more than the

Deposit, the District Manager shall cause the deposit to be paid to the District and shall bill the balance to the Business. If the Business does not pay the balance, the Business, and any future business subsequently occupying the same physical address as the Business that did not pay, shall be barred from being added to the Waiting List and having its Signage on the Entrance Towers until such time as the balance is paid.

i. The Board of Supervisors reserves the right to modify or rescind this Signage Policy at any time and for any reason.

SECTION 3. If any provision or part of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 27th day of March 2025.

ATTEST:

HARMONY COMMUNITY DEVELOPMENT DISTRICT

____
ASSISTANT SECRETARY

____
CHAIR / VICE CHAIR

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, February 27, 2025, at 6:00 p.m. at Su Mesa Café, 7250 Harmony Square Dr S, St. Cloud, FL 34773.

Present and constituting a quorum were:

Daniel Leet	Chairman
Julie Williams	Assistant Secretary
Brittney Coronel	Assistant Secretary
Joellyn Phillips	Assistant Secretary

Also present,

Joseph Gonzalez	District Manager, Inframark
Michael Eckert	District Legal Counsel, Kutak Rock *(Via Phone)*
Howard Neal	District Field Coordinator, Inframark
Jose Pabon	Field Supervisor, Inframark
Nick Lomasney	Area Operations Manager, United Land Services
Gary Yeager	Officer, Osceola Sheriff's Department *(Via Phone)*
Dylan Schwartz	Vice President, FMS Bonds, Inc
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. Leet 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 brought up concerns regarding the speed limit within the community and proposed the installation of speed bumps to the Board for consideration. The resident mentioned an incident that occurred at Cat Lake involving an accident. The resident would like for the property owner to be asked to keep the gate locked to prevent trespassing.

A resident inquired about the commercial traffic passing through the community streets and asked what the county is doing to address the issue. The resident also asked about the status of the speed bumps, which have been brought up as a concern in the past. Additionally, the resident mentioned the importance of exercising caution when voting on the bond refinance.

A resident asked to learn more about the sidewalks within the community. The resident also mentioned that the landscaping on the north side of the wall needs to be trimmed. Additionally, there was a discussion about a party, and it was suggested that signage should be placed to indicate that the community is closed.

FIFTH ORDER OF BUSINESS Business Items

B. Discussion on Bond Refinancing

Dylan Schwartz from FMS Bond Refinance presented his presentation to the Board.

C. Discussion on "No Commercial Vehicle Parking" Signs

Mr. Yeager joined the call and stated that he is unsure of the capacity in which the sheriff can be required to enforce the signage. Mr. Leet mentioned that an ordinance was established a few years ago. Mr. Yeager will send over the ordinances for the Board to review.

FOURTH ORDER OF BUSINESS Staff Reports

A. Landscaping Report

Mr. Lomasney mentioned that they are still mowing St. Augustine grass at 4 inches and Bahia grass at 3.25 inches. Once temperatures rise, Mr. Lomasney will resume the routine mowing schedule. Mr. Lomasney also stated that there are 31 controllers on-site, some of which are displaying error messages. Mr. Lomasney will identify which controllers need to be replaced.

Mr. Lomasney mentioned that a 4-inch mainline on Cat Brier needs to be addressed, which will require the removal of sidewalk panels. Mr. Lomasney noted that there is no breakage in the pipe; however, the issue stems from a poor application of glue when the pipe was initially connected to the coupling.

i. Consideration of United Landscaping Restorations Proposal

> On MOTION by Mr. Leet seconded by Ms. Coronel, with all in favor, United Land Services Restorations Proposal was approved.

ii. Consideration of United Landscaping Tree Removal Proposal

> On MOTION by Mr. Leet seconded by Ms. Williams, with all in favor, United Land Services Tree Removal Proposal was approved.

iii. Consideration of United Landscaping Tree and Stump Removal Proposal

> On MOTION by Mr. Leet seconded by Ms. Phillips, with all in favor, United Landscaping Tree and Stump Removal Proposal was approved.

B. Field Inspection Report

Mr. Pabon mentioned that the gate by Buck Lake, which was vandalized, will be repaired by Inframark staff, who will install the new gates that were purchased. Sidewalk grinding is still ongoing within the District. Additionally, the playgrounds will need repairs, and a vendor has been contacted to conduct an inspection of all Harmony playgrounds.

Ms. Williams mentioned that at the dog park on Five Oaks, there is a bench with a hole dug out by a dog and would like it to be addressed. Additionally, a double gate was also dug out and requires attention.

i. Consideration of Complete Access Control O.C.F Gate Repair Proposal

The Board did not vote due to the pricing.

C. District Engineer

David Hamstra was not present.

D. District Counsel

The District was named as a defendant in a lawsuit, but it has since been removed from the case. Mr. Eckert was asked about the progress of the tower signage. Mr. Eckert mentioned that at the next meeting, the Board will vote on the completion of the policy and adopt a final resolution.

E. District Manager

The Board motioned to allow the HROA to store items in the tower.

> On MOTION by Mr. Leet seconded by Ms. Coronel, with all in favor, the HROA's request to store items in the tower was approved.

Mr. Gonzalez spoke about a Board member bringing up the possible need for additional workers for sidewalk grinding.

Mr. Gonzalez discussed the option of painting handicap sidewalk ramps with a yellow caution indicator to deter vehicles from blocking the ramps. Mr. Eckert mentioned that the roads belong to the county, and typically, the curb also belongs to the county.

FIFTH ORDER OF BUSINESS Business Items

A. Consideration of Resolution 2025-05, Setting Fiscal Year 2025 Meeting Schedule

> On MOTION by Mr. Leet seconded by Ms. Williams, with all in favor, Resolution 2025-05, Setting Fiscal Year 2025 Meeting Schedule was adopted.

D. Discussion on the Need for Additional Worker(s) for Grinding Detail

This item was discussed during the District Manager section.

E. Discussion on Handicap-Painted Indicators for Sidewalk Ramps

This item was discussed during the District Manager section.

SIXTH ORDER OF BUSINESS Consent Agenda

A. Consideration of Minutes from January 30, 2025, Regular Meeting

District counsel has revisions for the minutes.

> On MOTION by Mr. Leet seconded by Ms. Coronel, with all in favor, Minutes from January 30, 2025, Regular Meeting were approved as amended.

B. Review of Financial Statements

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

C. Acceptance of Check Register #297

> On MOTION by Mr. Leet seconded by Ms. Phillips, with all in favor, Check Register #297 was approved.

SEVENTH ORDER OF BUSINESS Supervisor Requests

Mr. Leet mentioned that he likes the new location and asked if the District can store items for the meeting and purchase a cart for this purpose.

EIGHTH ORDER OF BUSINESS Adjournment

> On MOTION by Mr. Leet, seconded by Ms. Coronel, with all in favor, the meeting adjourned at 8:36 p.m.

______________________________ ______________________________

Secretary/Assistant Secretary Chairman/Vice Chairman

MEMORANDUM

TO: Board of Supervisors, Harmony CDD
FROM: Christian Haller, Accountant
CC: Angel Montagna, District Manager
DATE: March 14, 2025
SUBJECT: February 2025 Financials

Please find the attached February 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 February is approximately 83% of the annual budget.
    - Non Ad Valorem Assessment collections are currently at 82%.

- Total Expenditures through February are at 34% of the annual budget.
    - Administrative
        - P/R-Board of Supervisors - Includes payroll for meetings through February 2025.
        - ProfServ-Engineering - Pegasus Engineering services.
        - ProfServ-Legal Services - Kutak Rock general counsel through February 2025.
        - Insurance - General Liability -Egis insurance policy paid 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

- $418,427 fund balance.

HARMONY

Community Development District

Financial Report

February 28, 2025

Prepared by

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

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HARMONY

Community Development District

Financial Statements

(Unaudited)

February 28, 2025

HARMONY
Community Development District

Governmental Funds

Balance Sheet
February 28, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND RESERVES	SERIES 2014 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
ASSETS					
Cash - Checking Account	$ 858,407	$ -	$ -	$ -	$ 858,407
Accounts Receivable	45	-	-	-	45
Due From Other Funds	-	-	49,626	21,629	71,255
Investments:					
Money Market Account	1,507,009	418,427	-	-	1,925,436
Prepayment Account	-	-	1,097	110,885	111,982
Reserve Fund	-	-	607,313	340,000	947,313
Revenue Fund	-	-	1,466,252	625,407	2,091,659
Prepaid Items	2,561	-	-	-	2,561
TOTAL ASSETS	**$ 2,368,022**	**$ 418,427**	**$ 2,124,288**	**$ 1,097,921**	**$ 6,008,658**
LIABILITIES					
Accounts Payable	$ 68,193	$ -	$ 38,478	$ 16,770	$ 123,441
Accrued Expenses	3,866	-	-	-	3,866
Due To Other Funds	71,255	-	-	-	71,255
TOTAL LIABILITIES	**143,314**	**-**	**38,478**	**16,770**	**198,562**
FUND BALANCES					
Nonspendable:					
Prepaid Items	2,561	-	-	-	2,561
Restricted for:					
Debt Service	-	-	2,085,810	1,081,151	3,166,961
Assigned to:					
Operating Reserves	467,801	-	-	-	467,801
Unassigned:	1,754,346	418,427	-	-	2,172,773
TOTAL FUND BALANCES	**$ 2,224,708**	**$ 418,427**	**$ 2,085,810**	**$ 1,081,151**	**$ 5,810,096**
TOTAL LIABILITIES & FUND BALANCES	**$ 2,368,022**	**$ 418,427**	**$ 2,124,288**	**$ 1,097,921**	**$ 6,008,658**

HARMONY
Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES				
Interest - Investments	$ 30,000	$ 12,500	$ 7,390	$ (5,110)
Interest - Tax Collector	-	-	5,341	5,341
Special Assmnts- Tax Collector	2,854,048	2,568,643	2,352,101	(216,542)
Special Assmnts- Discounts	(114,162)	(102,746)	(92,412)	10,334
Access Cards	1,200	500	570	70
Insurance Reimbursements	-	-	14,419	14,419
User Facility Revenue	600	250	-	(250)
Garden Lot	1,200	500	1,033	533
TOTAL REVENUES	**2,772,886**	**2,479,647**	**2,288,442**	**(191,205)**
EXPENDITURES				
Administration				
P/R-Board of Supervisors	14,000	9,333	2,800	6,533
FICA Taxes	1,071	714	251	463
ProfServ-Arbitrage Rebate	1,200	-	-	-
ProfServ-Dissemination Agent	1,500	1,500	2,000	(500)
ProfServ-Engineering	70,000	29,167	31,442	(2,275)
ProfServ-Legal Services	60,000	25,000	31,098	(6,098)
ProfServ-Mgmt Consulting	73,468	30,612	29,720	892
ProfServ-Property Appraiser	392	392	554	(162)
ProfServ-Recording Secretary	4,456	1,857	-	1,857
ProfServ-Special Assessment	9,360	9,360	9,360	-
ProfServ-Trustee Fees	10,160	-	6,324	(6,324)
Auditing Services	5,000	5,000	-	5,000
Postage and Freight	1,000	415	67	348
Rental - Meeting Room	7,500	3,125	1,500	1,625
Insurance - General Liability	27,000	27,000	26,543	457
Legal Advertising	1,200	500	225	275
Misc-Assessment Collection Cost	57,080	51,372	45,268	6,104
Annual District Filing Fee	175	175	175	-
Total Administration	344,562	195,522	187,327	8,195
Field				
ProfServ-Field Management	387,084	161,285	156,588	4,697
Total Field	387,084	161,285	156,588	4,697
Landscape Services				
Contracts-Mulch	77,347	32,230	-	32,230
Contracts-Annuals	14,000	5,835	3,500	2,335
Contracts - Landscape	746,392	310,997	295,656	15,341
R&M-Irrigation	30,000	12,500	5,835	6,665
R&M-Trees and Trimming	40,000	16,665	7,924	8,741
Miscellaneous Services	50,000	20,835	14,054	6,781
Total Landscape Services	957,739	399,062	326,969	72,093

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
Utilities				
Electricity - General	43,000	17,917	15,258	2,659
Electricity - Streetlights	139,000	57,917	51,392	6,525
Utility - Water & Sewer	220,000	91,667	151,243	(59,576)
Total Utilities	402,000	167,501	217,893	(50,392)
Operation & Maintenance				
Utility - Refuse Removal	3,500	1,460	1,629	(169)
R&M-Ponds	100,000	41,667	3,088	38,579
R&M-Pools	60,000	25,000	23,604	1,396
R&M-Roads & Alleyways	2,000	835	-	835
R&M-Streetlights	10,000	4,167	-	4,167
R&M-Vehicles	15,000	6,250	-	6,250
R&M-Equipment Boats	10,000	4,167	-	4,167
R&M-Parks & Facilities	45,000	18,750	37,023	(18,273)
R&M-Garden Lot	2,000	833	287	546
Sidewalk Panel Replacements	20,000	8,333	-	8,333
R&M-Invasive Plant Maintenance	105,000	43,750	-	43,750
Security Enhancements	6,000	2,500	2,999	(499)
Op Supplies - Fuel, Oil	8,000	3,333	-	3,333
Cap Outlay - Vehicles	15,000	15,000	-	15,000
Reserve - Other	280,000	-	-	-
Total Operation & Maintenance	681,500	176,045	68,630	107,415
TOTAL EXPENDITURES	**2,772,885**	**1,099,415**	**957,407**	**142,008**
Excess (deficiency) of revenues Over (under) expenditures	1	1,380,232	1,331,035	(49,197)
OTHER FINANCING SOURCES (USES)				
Operating Transfers-Out	(280,000)	-	(352,199)	(352,199)
TOTAL FINANCING SOURCES (USES)	**(280,000)**	**-**	**(352,199)**	**(352,199)**
Net change in fund balance	$ (279,999)	$ 1,380,232	$ 978,836	$ (401,396)
FUND BALANCE, BEGINNING (OCT 1, 2024)	**1,245,872**	**1,245,872**	**1,245,872**	
FUND BALANCE, ENDING	**$ 965,873**	**$ 2,626,104**	**$ 2,224,708**	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES				
Interest - Investments	$ -	$ -	$ 5,531	$ 5,531
TOTAL REVENUES	**-**	**-**	**5,531**	**5,531**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**-**
Excess (deficiency) of revenues Over (under) expenditures	-	-	5,531	5,531
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	280,000	-	352,199	352,199
TOTAL FINANCING SOURCES (USES)	**280,000**	**-**	**352,199**	**352,199**
Net change in fund balance	$ 280,000	$ -	$ 357,730	$ 357,730
FUND BALANCE, BEGINNING (OCT 1, 2024)	**60,697**	**-**	**60,697**	
FUND BALANCE, ENDING	**$ 340,697**	**$ -**	**$ 418,427**	

HARMONY
Community Development District

Series 2014 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES				
Interest - Investments	$ -	$ -	$ 24,558	$ 24,558
Special Assmnts- Tax Collector	1,202,792	1,082,513	983,124	(99,389)
Special Assmnts- Discounts	(48,112)	(43,301)	(38,626)	4,675
TOTAL REVENUES	**1,154,680**	**1,039,212**	**969,056**	**(70,156)**
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	24,056	21,650	18,921	2,729
Total Administration	24,056	21,650	18,921	2,729
Debt Service				
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**	**213,506**	**275,777**	**(62,271)**
Excess (deficiency) of revenues Over (under) expenditures	(13,088)	825,706	693,279	(132,427)
Net change in fund balance	$ (13,088)	$ 825,706	$ 693,279	$ (132,427)
FUND BALANCE, BEGINNING (OCT 1, 2024)	**1,392,531**	**1,392,531**	**1,392,531**	
FUND BALANCE, ENDING	**$ 1,379,443**	**$ 2,218,237**	**$ 2,085,810**	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES				
Interest - Investments	$ -	$ -	$ 12,744	$ 12,744
Special Assmnts- Tax Collector	474,957	427,461	428,475	1,014
Special Assmnts- Prepayment	-	-	109,997	109,997
Special Assmnts- Discounts	(18,998)	(17,098)	(16,834)	264
TOTAL REVENUES	**455,959**	**410,363**	**534,382**	**124,019**
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	9,499	8,549	8,246	303
Total Administration	9,499	8,549	8,246	303
Debt Service				
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**	**135,452**	**196,099**	**(60,647)**
Excess (deficiency) of revenues Over (under) expenditures	(117,349)	274,911	338,283	63,372
Net change in fund balance	$ (117,349)	$ 274,911	$ 338,283	$ 63,372
FUND BALANCE, BEGINNING (OCT 1, 2024)	**742,868**	**742,868**	**742,868**	
FUND BALANCE, ENDING	**$ 625,519**	**$ 1,017,779**	**$ 1,081,151**	

HARMONY
Community Development District

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

Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	Allocation by Fund: General Fund	Allocation by Fund: Series 2014 Debt Service Fund [1]	Allocation by Fund: 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
2/10/2025	$ 40,058	$ 907	$ 818	$ 41,783	$ 26,112	$ 10,914	$ 4,757
2/10/2025	$ 2,620	$ 7	$ 53	$ 2,680	$ 1,675	$ 700	$ 305
TOTAL	$ 3,543,393	$ 147,873	$ 72,435	$ 3,763,701	$ 2,352,101	$ 983,124	$ 428,475
Collected in %				82.48%			
TOTAL OUTSTANDING				$ 799,518	$ 499,653	$ 208,844	$ 91,020

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

February 28, 2025

General Fund

Account Name	Bank Name	Investment Type	Maturity	Yield	Balance
Checking Account- Operating	Bank United	Checking Account	n/a	0.00%	$858,407
Money Market Account	Bank United	Money Market Account	n/a	3.99%	$1,507,009

Reserve Fund

Money Market Account	Bank United	Money Market Account	n/a	3.99%	$418,427
				Subtotal	$2,783,844

Debt Service Funds

Account Name	Bank Name	Investment Type	Maturity	Yield	Balance
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%	$1,466,252
Series 2015 Prepayment Fund	US Bank	US Bank Gcts	n/a	5.25%	$110,885
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%	$625,407
				Subtotal	$3,150,954
				Total	**$5,934,797**

HARMONY COMMUNITY DEVELOPMENT DISTRICT
Invoice Report

INVOICE APPROVAL # 298
Date: 3/16/2025

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount	Total
CHARTER COMMUNICATIONS - ACH	1997518022825	R	120.00	
	1997500020625	R	123.98	
		Vendor Total		$243.98
ELAN FINANCIAL SERVICES	022425-01777	R	5,285.20	
		Vendor Total		$5,285.20
ELEMENT ENVIROMENTAL	1185	R	500.00	
		Vendor Total		$500.00
ECOLAB	6348525960	R	3,866.00	
	6349106971		3,866.00	
	6349647192		3,866.00	
	6350214668		3,866.00	
		Vendor Total		$15,464.00
FAR OUT SOLUTIONS LLC	115721	R	16.00	
	118588	R	51.00	
		Vendor Total		$67.00
FEDEX	8-780-55610	R	23.54	
		Vendor Total		$23.54
HARMONY C/O U.S. BANK	022025-203	R	38,478.35	
	022025-204	R	16,770.09	
		Vendor Total		$55,248.44
INFRAMARK	143792	R	372.32	
	144972	R	37,261.50	
		Vendor Total		$37,633.82
KUTAK ROCK LLP	3525951	R	6,498.50	
		Vendor Total		$6,498.50
ORLANDO UTILITIES COMMISSION	030325ACH	R	14,352.50	
		Vendor Total		$14,352.50

HARMONY COMMUNITY DEVELOPMENT DISTRICT
Invoice Report

INVOICE APPROVAL # 298
Date: 3/16/2025

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount	Total
OSCEOLA NEWS-GEZETTE	F7BA084D-0088	R	72.41	
		Vendor Total		$72.41
PEGASUS ENGINEERING SOLUTIONS	227804	R	2,491.90	
		Vendor Total		$2,491.90
PROPET DISTRIBUTORS INC	148135	R	968.20	
		Vendor Total		$968.20
SYMBIONT SERVICES CORP	I59795	R	160.00	
		Vendor Total		$160.00
TOHO WATER AUTHORITY - ACH	052024-8389	R	33,651.60	
	33058389	R	27.57	
		Vendor Total		$33,679.17
UNITED LAND SERVICES	134432	R	1,200.00	
	137110	R	5,645.00	
	137646	R	60,782.67	
	148135	R	2,525.00	
		Vendor Total		$70,152.67
WASTE CONNECTIONS OF FLORIDA	1537902W460	R	426.54	
		Vendor Total		$426.54
			Total Invoices	**$ 243,267.87**