

**HARMONY
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

Thursday, May 29, 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 Services Director

Budget Workshop Agenda
Thursday, May 29, 2025 – 4:30 p.m.

- 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**

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

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

Fiscal Year 2026 Budget

	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	April-	PROJECTED	% +/-(-)	BUDGET
ACCOUNT DESCRIPTION	FY 2025	3/31/2025	9/30/2025	FY 2025	Budget	FY 2026
REVENUES						
Interest - Investments	\$ 30,000	\$ 6,322	\$ 6,427	\$ 12,749	-57.50%	-
Interest - Tax Collector	-	5,341	-	5,341	0.00%	-
Special Assmnts- Tax Collector	2,854,048	2,324,314	529,734	2,854,048	0.00%	3,231,427
Special Assessments-Tax Collector-VC1	-	-	-	-	0.00%	-
Special Assmnts- Discounts	(114,162)	(91,841)	(22,321)	(114,162)	0.00%	(129,257)
Other Miscellaneous Revenues	-	-	-	-	0.00%	-
Access Cards	1,200	130	132	262	-78.15%	-
Insurance Reimbursements	-	14,419	-	14,419	0.00%	-
Facility Revenue	600	-	-	-	-100.00%	-
Garden Lot	1,200	-	1,200	1,200	0.00%	-
TOTAL REVENUES	2,772,886	2,258,685	515,172	2,773,857		3,102,170
EXPENDITURES						
<i>Administration</i>						
P/R-Board of Supervisors	14,000	3,400	10,600	14,000	0.00%	14,000
FICA Taxes	1,071	322	749	1,071	0.00%	1,071
ProfServ-Arbitrage Rebate	1,200	-	1,200	1,200	0.00%	1,500
ProfServ-Dissemination Agent	1,500	2,000	-	2,000	33.33%	2,200
ProfServ-Engineering	70,000	31,442	38,558	70,000	0.00%	75,000
ProfServ-Legal Services	60,000	38,056	38,687	76,743	27.90%	75,000
ProfServ-Mgmt Consulting Serv	73,468	35,664	37,804	73,468	0.00%	75,672
ProfServ-Property Appraiser	392	554	-	554	41.33%	1,000
ProfServ-Recording Secretary	4,456	-	4,456	4,456	0.00%	2,000
ProfServ-Special Assessment	9,360	9,360	-	9,360	0.00%	9,100
ProfServ-Trustee Fees	10,160	6,324	3,836	10,160	0.00%	10,000
Auditing Services	5,000	-	5,000	5,000	0.00%	5,000
Postage and Freight	1,000	149	851	1,000	0.00%	1,000
Rental - Meeting Room	7,500	2,325	5,175	7,500	0.00%	5,000
Insurance - General Liability	27,000	26,543	457	27,000	0.00%	29,700
Printing and Binding	-	-	-	-	0.00%	-
Legal Advertising	1,200	225	975	1,200	0.00%	1,200
Misc-Records Storage	-	-	-	-	0.00%	-
Misc-Assessmnt Collection Cost	57,080	45,787	11,293	57,080	0.00%	64,629
Misc-Contingency	-	-	-	-	0.00%	-
Annual District Filing Fee	175	175	-	175	0.00%	175
Total Administration	344,561	202,326	159,640	361,966		373,246
<i>Field</i>						
ProfServ-Field Management	387,084	187,905	199,179	387,084	0.00%	425,792
Miscellaneous Services	-	-	-	-	0.00%	-
Total Field	387,084	187,905	199,179	387,084		425,792
<i>Landscape Services</i>						
Contracts - Mulch	77,347	-	77,347	77,347	0.00%	77,347
Contracts - Landscape	746,392	356,439	389,953	746,392	0.00%	768,784
Other Landscape	-	-	-	-	0.00%	-
Contracts - Annuals	14,000	-	14,000	14,000	0.00%	14,000
R&M - Irrigation	30,000	14,725	15,275	30,000	0.00%	30,000
R&M - Trees and Trimming	40,000	18,399	21,601	40,000	0.00%	40,000
Miscellaneous Services	50,000	26,360	23,640	50,000	0.00%	50,000
Total Landscape Services	957,739	415,923	541,816	957,739		980,131
<i>Utilities</i>						
Electricity - General	43,000	18,297	18,600	36,897	-14.19%	43,000
Electricity - Streetlighting	139,000	61,570	62,590	124,160	-10.68%	160,000
Utility - Water & Sewer	220,000	151,270	153,777	305,047	38.66%	225,000
Total Utilities	402,000	231,137	234,968	466,105		428,000

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		ANNUAL
	BUDGET	THRU	April-	PROJECTED	% +/(-)	BUDGET
	FY 2025	3/31/2025	9/30/2025	FY 2025	Budget	FY 2026
Operation & Maintenance						
Utility - Refuse Removal	3,500	2,055	2,089	4,144	18.40%	4,000
R&M-Ponds/Buck Lake	100,000	3,588	56,412	60,000	-40.00%	100,000
R&M-Pools	60,000	24,026	35,974	60,000	0.00%	60,000
R&M-Roads & Alleyways	2,000	7,200	-	7,200	260.00%	10,000
R&M-Streetlights	10,000		10,000	10,000	0.00%	10,000
R&M-Vehicles/Equipment	15,000	-	15,000	15,000	0.00%	15,000
R&M-User Supported Facility	-	-	-	-	0.00%	-
R&M-Equipment Boats	10,000	-	10,000	10,000	0.00%	10,000
R&M-Parks & Facilities	45,000	42,309	2,691	45,000	0.00%	55,000
R&M-Garden Lot	2,000	287	1,713	2,000	0.00%	2,000
Sidewalk Panel Replacements	20,000	-	20,000	20,000	0.00%	115,000
R&M- Invasive Plant Maintenance	105,000	-	105,000	105,000	0.00%	105,000
Security Enhancements	6,000	3,183	2,817	6,000	0.00%	6,000
Op Supplies - Fuel, Oil	8,000	-	8,000	8,000	0.00%	8,000
Cap Outlay - Vehicles	15,000	-	15,000	15,000	0.00%	15,000
Reserve - Other	280,000	-	280,000	280,000	0.00%	280,000
Security Monitoring Service						100,000
Total Operation & Maintenance	681,501	82,648	564,697	647,345		895,000
TOTAL EXPENDITURES						
	2,772,885	1,119,939	1,700,300	2,820,239		3,102,170
Excess (deficiency) of revenues						
Over (under) expenditures	1	1,138,746	(1,185,128)	(46,382)	-	-
Other Financing Sources (Uses)						
OPERATING TRANSFERS-OUT	(280,000)					-
CONTRIBUTION TO (USE) FUND BALANCE	-					
Total Financing Sources (Uses)	(280,000)					
Net change in fund balance	279,999	1,138,746	(1,185,128)	(46,382)		-
FUND BALANCE, BEGINNING	1,241,387	1,241,387	-	1,241,387		1,195,005
FUND BALANCE, ENDING	\$ 961,386	\$ 2,380,133	\$ (1,185,128)	\$ 1,195,005		1,195,005

Harmony

Community Development District

Summary of Assessment Rates

				O & M			2014 Debt Service			2015 Debt Service			Total						
		Lot	Lot			% Change			% Change			% Change			\$ Change	% Change			FY 2025 Par
Neighborhood	Neighborhood Name	Type	Width	FY 2026	FY 2025	(Decrease)/ Increase	FY 2026	FY 2025	(Decrease)/ Increase	FY 2026	FY 2025	(Decrease)/ Increase	FY 2026	FY 2025	(Decrease)/ Increase	(Decrease)/ Increase	Units	Acres	Balance Per Unit/Acre
A-1	Ashley Park	MF	n/a	\$ 802.59	\$ 708.86	13.2%	\$ 605.71	\$ 605.71	0.0%	\$ -	\$ -	N/A	\$ 1,408.30	\$ 1,314.57	\$ 93.73	7.1%	186	19.77	\$ 3,400
		SF	80	\$ 2,537.25	\$ 2,240.94	13.2%	\$ 1,914.87	\$ 1,914.87	0.0%	\$ -	\$ -	N/A	\$ 4,452.12	\$ 4,155.81	\$ 296.31	7.1%	9	23.58	\$ 10,500
B	Birchwood	SF	65	\$ 2,061.51	\$ 1,820.76	13.2%	\$ 1,555.83	\$ 1,555.83	0.0%	\$ -	\$ -	N/A	\$ 3,617.34	\$ 3,376.59	\$ 240.75	7.1%	25		\$ 8,600
		SF	52	\$ 1,649.21	\$ 1,456.61	13.2%	\$ 1,244.66	\$ 1,244.66	0.0%	\$ -	\$ -	N/A	\$ 2,893.87	\$ 2,701.27	\$ 192.60	7.1%	35		\$ 6,900
		SF	42	\$ 1,332.05	\$ 1,176.49	13.2%	\$ 1,005.31	\$ 1,005.31	0.0%	\$ -	\$ -	N/A	\$ 2,337.36	\$ 2,181.80	\$ 155.56	7.1%	22		\$ 5,500
		SF	35	\$ 1,110.05	\$ 980.41	13.2%	\$ 837.75	\$ 837.75	0.0%	\$ -	\$ -	N/A	\$ 1,947.80	\$ 1,818.16	\$ 129.64	7.1%	15		\$ 4,600
C-1	Cypress	SF	80	\$ 2,495.56	\$ 2,204.12	13.2%	\$ 1,883.40	\$ 1,883.40	0.0%	\$ -	\$ -	N/A	\$ 4,378.96	\$ 4,087.52	\$ 291.44	7.1%	10	25.82	\$ 10,300
		SF	65	\$ 2,027.64	\$ 1,790.84	13.2%	\$ 1,530.26	\$ 1,530.26	0.0%	\$ -	\$ -	N/A	\$ 3,557.90	\$ 3,321.10	\$ 236.80	7.1%	30		\$ 8,400
		SF	52	\$ 1,622.11	\$ 1,432.68	13.2%	\$ 1,224.21	\$ 1,224.21	0.0%	\$ -	\$ -	N/A	\$ 2,846.32	\$ 2,656.89	\$ 189.43	7.1%	35		\$ 6,700
		SF	42	\$ 1,310.17	\$ 1,157.16	13.2%	\$ 988.78	\$ 988.78	0.0%	\$ -	\$ -	N/A	\$ 2,298.95	\$ 2,145.94	\$ 153.01	7.1%	30		\$ 5,400
		SF	35	\$ 1,091.81	\$ 964.30	13.2%	\$ 823.98	\$ 823.98	0.0%	\$ -	\$ -	N/A	\$ 1,915.79	\$ 1,788.28	\$ 127.51	7.1%	12		\$ 4,500
		SF	80	\$ 2,595.02	\$ 2,291.97	13.2%	\$ 1,958.47	\$ 1,958.47	0.0%	\$ -	\$ -	N/A	\$ 4,553.49	\$ 4,250.44	\$ 303.05	7.1%	4	17.54	\$ 10,700
C-2	Cypress	SF	65	\$ 2,108.46	\$ 1,862.22	13.2%	\$ 1,591.26	\$ 1,591.26	0.0%	\$ -	\$ -	N/A	\$ 3,699.72	\$ 3,453.48	\$ 246.24	7.1%	14		\$ 8,700
		SF	52	\$ 1,686.77	\$ 1,489.78	13.2%	\$ 1,273.01	\$ 1,273.01	0.0%	\$ -	\$ -	N/A	\$ 2,959.78	\$ 2,762.79	\$ 196.99	7.1%	13		\$ 7,000
		SF	42	\$ 1,362.39	\$ 1,203.28	13.2%	\$ 1,028.20	\$ 1,028.20	0.0%	\$ -	\$ -	N/A	\$ 2,390.59	\$ 2,231.48	\$ 159.11	7.1%	31		\$ 5,600
		SF	35	\$ 1,135.32	\$ 1,002.74	13.2%	\$ 856.83	\$ 856.83	0.0%	\$ -	\$ -	N/A	\$ 1,992.15	\$ 1,859.57	\$ 132.58	7.1%	25		\$ 4,700
D-1	Drake	SF	80	\$ 2,681.04	\$ 2,367.94	13.2%	\$ 2,023.39	\$ 2,023.39	0.0%	\$ -	\$ -	N/A	\$ 4,704.43	\$ 4,391.33	\$ 313.10	7.1%	9	10.35	\$ 11,100
		SF	65	\$ 2,178.34	\$ 1,923.95	13.2%	\$ 1,644.00	\$ 1,644.00	0.0%	\$ -	\$ -	N/A	\$ 3,822.34	\$ 3,567.95	\$ 254.39	7.1%	20		\$ 9,000
		SF	52	\$ 1,742.68	\$ 1,539.16	13.2%	\$ 1,315.20	\$ 1,315.20	0.0%	\$ -	\$ -	N/A	\$ 3,057.88	\$ 2,854.36	\$ 203.52	7.1%	6		\$ 7,200
		SF	n/a	\$ 1,592.56	\$ 1,406.58	13.2%	\$ 1,201.91	\$ 1,201.91	0.0%	\$ -	\$ -	N/A	\$ 2,794.47	\$ 2,608.49	\$ 185.98	7.1%	11	2.32	\$ 6,600
D-2	Drake	SF	n/a	\$ 4,249.26	\$ 3,753.01	13.2%	\$ 3,206.92	\$ 3,206.92	0.0%	\$ -	\$ -	N/A	\$ 7,456.18	\$ 6,959.93	\$ 496.25	7.1%	51	28.70	\$ 17,600
E	Estates	SF	n/a	\$ 1,918.25	\$ 1,694.23	13.2%	\$ 1,447.71	\$ 1,447.71	0.0%	\$ -	\$ -	N/A	\$ 3,365.96	\$ 3,141.94	\$ 224.02	7.1%	62	39.86	\$ 8,000
G	Green	SF	42	\$ 1,549.36	\$ 1,368.42	13.2%	\$ 1,169.30	\$ 1,169.30	0.0%	\$ -	\$ -	N/A	\$ 2,718.66	\$ 2,537.72	\$ 180.94	7.1%	85		\$ 6,400
		SF	35	\$ 1,291.13	\$ 1,140.35	13.2%	\$ 974.41	\$ 974.41	0.0%	\$ -	\$ -	N/A	\$ 2,265.54	\$ 2,114.76	\$ 150.78	7.1%	39		\$ 5,400
H-1	Rosewood	SF	35	\$ 1,443.09	\$ 1,274.56	13.2%	\$ 1,073.54	\$ 1,073.54	0.0%	\$ -	\$ -	N/A	\$ 2,516.63	\$ 2,348.10	\$ 168.53	7.2%	39	20.34	\$ 5,900
		SF	40	\$ 1,649.25	\$ 1,456.64	13.2%	\$ 1,288.25	\$ 1,288.25	0.0%	\$ -	\$ -	N/A	\$ 2,937.50	\$ 2,744.89	\$ 192.61	7.0%	14		\$ 7,100
		SF	50	\$ 2,061.56	\$ 1,820.80	13.2%	\$ 1,594.98	\$ 1,594.98	0.0%	\$ -	\$ -	N/A	\$ 3,656.54	\$ 3,415.78	\$ 240.76	7.0%	13		\$ 8,700
		SF	25	\$ 1,030.78	\$ 910.40	13.2%	\$ 766.82	\$ 766.82	0.0%	\$ -	\$ -	N/A	\$ 1,797.60	\$ 1,677.22	\$ 120.38	7.2%	46		\$ 4,200
H-2/F/A-2/M	H-2=Hawthorne F=Cherry Hill A-2=Ashley Park M=Lakes	SF	50	\$ 2,097.69	\$ 1,852.71	13.2%	\$ 1,592.89	\$ 1,592.89	0.0%	\$ -	\$ -	N/A	\$ 3,690.58	\$ 3,445.60	\$ 244.98	7.1%	164	45.56	\$ 8,700
	I=South Lake J=East Lake L=Enclave O=Waterside		40			13.2%			0.0%			0.0%				7.2%			
I/J/L/O		SF		\$ 2,077.87	\$ 1,835.21		\$ -	\$ -		\$ 1,534.73	\$ 1,534.73		\$ 3,612.60	\$ 3,369.94	\$ 242.66		138	153.00	\$ 13,000
		SF	50	\$ 2,597.33	\$ 2,294.01	13.2%	\$ -	\$ -	0.0%	\$ 1,918.41	\$ 1,918.41	0.0%	\$ 4,515.74	\$ 4,212.42	\$ 303.32	7.2%	222		\$ 16,200
		SF	60	\$ 3,116.80	\$ 2,752.81	13.2%	\$ -	\$ -	0.0%	\$ 2,302.10	\$ 2,302.10	0.0%	\$ 5,418.90	\$ 5,054.91	\$ 363.99	7.2%	31		\$ 19,500
		SF	40	\$ 2,077.87	\$ 1,835.21	13.2%	\$ 1,432.69	\$ 1,432.69	0.0%	\$ 3,510.56	\$ 3,267.90	\$ 242.66	7.4%	38		\$ -			
K	North Lake	SF	50	\$ 2,597.33	\$ 2,294.01	13.2%	\$ -	\$ -	0.0%	\$ 1,790.86	\$ 1,790.86	0.0%	\$ 4,388.19	\$ 4,084.87	\$ 303.32	7.4%	28		\$ -
		SF	60	\$ 3,116.80	\$ 2,752.81	13.2%	\$ -	\$ -	0.0%	\$ 2,149.03	\$ 2,149.03	0.0%	\$ 5,265.83	\$ 4,901.84	\$ 363.99	7.4%	14		\$ -
Office	Office	Office		\$ 7,550.94	\$ 6,669.12	13.2%	\$ -	\$ -	0.0%	\$ 5,505.44	\$ 5,505.44	0.0%	\$ 13,056.38	\$ 12,174.55	\$ 881.83	7.2%		0.28	\$ 46,500
GC	Golf Course	Golf Course		\$ 7,550.94	\$ 6,669.12	13.2%	\$ -	\$ -	0.0%	\$ 52,624.28	\$ 52,624.28	0.0%	\$ 60,175.22	\$ 59,293.39	\$ 881.83	1.5%		4.20	\$ 444,400
Comm	Commercial	Comm		\$ 7,550.94	\$ 6,669.12	13.2%	\$ -	\$ -	0.0%	\$ 5,505.44	\$ 5,505.44	0.0%	\$ 13,056.38	\$ 12,174.55	\$ 881.83	7.2%		2.44	\$ 46,500
Tract GA		TBD		\$ 7,550.94	\$ 6,669.12	N/A	\$ -	\$ -	0.0%	\$ -	\$ -	N/A	\$ 7,550.94	\$ 6,669.12	\$ 881.83	N/A		2.13	\$ -
Cat Lake Access		TBD		\$ 7,550.94	\$ 6,669.12	N/A	\$ -	\$ -	0.0%	\$ -	\$ -	N/A	\$ 7,550.94	\$ 6,669.12	\$ 881.83	N/A		2.61	\$ -
TC/M*	Town Center/Lakes	SF	50	\$ 2,176.83	\$ 1,922.61	13.2%	\$ -	\$ -	0.0%	\$ 1,234.92	\$ 1,234.92	0.0%	\$ 3,411.75	\$ 3,157.53	\$ 254.22	8.1%	35	10.09	\$ 10,420
TC	Town Center	TC 1 and TC 2		\$ 7,550.94	\$ 6,669.12	13.2%	\$ -	\$ -	0.0%	\$ 5,505.44	\$ 5,505.44	0.0%	\$ 13,056.38	\$ 12,174.55	\$ 881.83	7.2%		11.93	\$ 46,500
TC*	Town Center	TC 3 and TC 4		\$ 7,550.94	\$ 6,669.12	13.2%	\$ -	\$ -	0.0%	\$ 4,283.68	\$ 4,283.68	0.0%	\$ 11,834.62	\$ 10,952.80	\$ 881.83	8.1%		7.43	\$ 36,200
																	1561	427.95	\$ -

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