

**MINUTES OF FY 2022 BUDGET WORKSHOP
HARMONY COMMUNITY DEVELOPMENT DISTRICT**

The FY 2022 Budget Workshop of the Board of Supervisors of the Harmony Community Development District was held Thursday, May 27, 2021 at 4:30 p.m. at the Grace Community Church, 5501 East Irlo Bronson Highway, St. Cloud, FL.

Present were:

Teresa Kramer	Chairman
Dan Leet	Vice Chairman
Steve Berube	Assistant Secretary
Kerul Kassel	Assistant Secretary
Mike Scarborough	Assistant Secretary

Also present were:

Bob Koncar	District Manager: Inframark
Tim Qualls	District Attorney: Young Qualls, P.A.
Tristan LaNasa	Young Qualls, P.A.
Gerhard van der Snel	Field Services Manager
Angel Montagna	Field Supervisor: Inframark
David Hamstra	District Engineer
Residents and Members of the Public	

The following is a summary of the discussions that occurred at the May 27, 2021 FY 2022 Budget Workshop of the Harmony CDD Board of Supervisors.

FIRST ORDER OF BUSINESS

Call to Order

Supv Kramer called the workshop to order at 4:33 p.m.

SECOND ORDER OF BUSINESS

Roll Call

Supv Kramer called the roll.

THIRD ORDER OF BUSINESS

Discussion Items

**A. Fiscal Year 2022 Budget
Operating Budget-Revenues**

- Interest on Investments are down due to lower interest rates
- Special Assessments-Tax Collector: \$22,434 is not collected for parcel VC-1, but we are showing it as collected by the Tax Collector and later showing it as deducting from revenues, but this is not what is really happening. Shown this way to account for loss of O&M income as a result of accepting parcel VC-1. Need to know if we are required to show it this way by some accounting requirement since this does not reflect what is actually occurring. District Manager will follow up on this.

Operating Budget-Expenditures

- P/R Board of Supervisors increase seems not to reflect that Supv Kassel foregoes payment by the CDD.
- Check on Post and Freight: amount is high in the year-to-date expenditures. District Manager will check on reason for this.
- Professional Services-Special Assessments for \$8822 is paid to Inframark for preparing the tax rolls and answering residents' questions concerning CDD assessments.
- Misc. Records Storage jumped from \$150 to \$1500: District Manager will check on proposed amount of FY 2022
- Landscape Services shows typical 2% annual increase.
- Under Utilities: Water and Sewer shows lower than our projected total for this year but we are taking on new neighborhoods, so we need to increase this from \$160,000 to \$180,000. Add \$5,000.00 to the current proposed budget amount for Streetlights
– increasing to \$110,000.00 Reserve-Renewal and Replacement: Expect to need more funding to meet needs identified in upcoming Reserve Study, but we do have Undesignated Funds cash balance that could be used for this. Renewal & Replacement might need to be raised to \$50,000 to address upcoming needs. Rental cost of office trailer and container is inappropriately coming out of Renewal & Replacement, needs to be a separate line item such as Office Trailer or Rental Trailers funded at \$6960.
- Rescue Boat purchase for approximately \$15,000.00 and one replacement vehicle of a Yamaha UMAX for approximately \$12000 to Capital Outlay- Vehicles for a total line item of \$30,000.00
- Ponds-Problem pond in Neighborhood O needs to be addressed
- User Supported Facilities includes both the Community Garden and the Vehicle Storage Lot. These costs will depend on what the County requires for the roadway and other improvements.
- Reserves-Sidewalks and Alleyways: repaving of alleyways in some neighborhoods has been deferred and is currently needed. Payment for major sidewalk panel replacement was paid out of this line item this year.
- Debt Service-This is the bond amount that has to be paid annually for parcel VC1 that was given to the CDD. For the next 15 years, the CDD will pay out of the Operations Budget, \$26,600 each year for this debt service.

- Capital Maintenance Reserve Account: might be considered creating this account to set aside money for the major infrastructure repairs that can be expected. Need to get a true Reserve Study done and then keep it updated for a nominal fee every 3 years. This will tell the CDD how much money will need to be set aside for these major expenses.
- Pool Repairs: Swim Club pool still needs a complete resurfacing for about \$40,000. Ashley Park pool also needs resurfacing for about \$25,000 and we need to locate and repair the leak in that pool. Pool furniture will also need some replacement for \$17,600. Need about \$80,000 for pools.

Debt Service Budgets

- This budget is pretty well fixed.
- Total Expenditures are greater than the Revenues, but this is because of the conservative estimate made as to Revenues; typically balances out. Provide more detail on prepayments on how and when the prepayments are applied to the Bonds for Board information.

FOURTH ORDER OF BUSINESS

Supervisors' Comments

There being none, the next item followed.

FIFTH ORDER OF BUSINESS

Adjournment

There being no further discussion,
Supv Kramer adjourned the meeting at 5:58 pm.

Secretary

Teresa Kramer
Chair