HARMONY COMMUNITY DEVELOPMENT DISTRICT

AGENDA PACKAGE

Thursday, July 27, 2023

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 Members: Teresa Kramer, Chair Daniel Leet, Vice-Chair Kerul Kassel, Assistant Secretary Jo Phillips, Assistant Secretary

Lucas Chokanis, Assistant Secretary

Angel Montagna, District Manager Michael Eckert, District Counsel David Hamstra, District Engineer Jeison Castillo, Area Field Director

Staff:

Revised Meeting Agenda Thursday, July 27, 2023 - 6:00 pm

1.	Call to Order and Roll Call	
2.	Audience Comments Three- (3) Minute Time Limit	
3.	Contractor Reports	
4.	New Business	
	A. Discussion regarding FY 24 Budget	3
	i. Public Comments on FY 24 Budget	
	B. Consideration of Resolution 2023-09, Resetting the FY 24 Budget Hearing	24
	C. Consideration of Resolution 2023-10, Resetting the Assessment HearingPage 2	25
5.	Old Business	
	A. Consideration of Reserve Study Proposals	26
	B. Consideration of Shed Proposals	
	C. Consideration of Transcription Services Proposals	16
	D. Discussion regarding Information Signs	38
	E. Discussion regarding CDD website	
6.	Consent Agenda	
	A. Minutes from the Workshop Meeting on May 25, 2023, and the Regular	
	Meeting on June 29, 2023)4
	B. June Financial Statements)3
	C. June 2023 Invoices and Check Register Page 20)7
7.	Staff Reports	
	A. Field Manager	
	i. Field Report and Responses	23
	B. District Engineer	
	C. District Counsel	
	D. District Manager	
8.	Supervisor Requests	
9.	Adjournment	

The next meeting is scheduled for Thursday, August 24, 2023, at 6:00 p.m.

HARMONY

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2024

Version 4: Modified Tentative Budget (Printed 7/6/2023 3:25pm)

Prepared by:



Table of Contents

	Page #
OPERATING BUDGET	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1-3
Exhibit A - Allocation of Fund Balances	4
Budget Narrative	5-9
General Fund - Reserves	
Summary of Revenues, Expenditures and Changes in Fund Balances	10
DEBT SERVICE BUDGETS	
Series 2014	
Summary of Revenues, Expenditures and Changes in Fund Balances	11
Amortization Schedule	12
Series 2015	
Summary of Revenues, Expenditures and Changes in Fund Balances	13
Amortization Schedule	14
Budget Narrative	15
SUPPORTING BUDGET SCHEDULES	
2024-2023 Non-Ad Valorem Assessment Summary	16

Harmony

Community Development District

Operating Budget
Fiscal Year 2024

	ACTUAL	ACTUAL	ADOPTED BUDGET	ACTUAL THRU	PROJECTED JUL -	TOTAL PROJECTED	ANNUAL BUDGET
ACCOUNT DESCRIPTION	FY 2021	FY 2022	FY 2023	JUN-2023	SEP-2023	FY 2023	FY 2024
REVENUES							
Interest - Investments	\$ 3,265	\$ 4,596	\$ 3,678	\$ 37,451	\$ 12,484	\$ 49,935	\$ 30,000
Hurricane Irma FEMA Refund	1,706	-	_	-	-	-	-
Interest - Tax Collector	_	21,818	-	17,629	-	17,629	-
Rental Income	465	-	_	-	-	-	-
Special Assmnts- Tax Collector	1,853,780	1,853,780	2,452,225	2,441,779	10,446	2,452,225	2,832,059
Special Assessments-Tax Collector-VC1	-	-	(28,737)	-	-	-	(33,173)
Special Assmnts- Discounts	(51,791)	(56,152)	(98,089)	(78,146)	-	(78,146)	(113,282)
Sale of Surplus Equipment	1,150	2,171	-	-	-	-	-
Other Miscellaneous Revenues	249	162	-	5,498	-	5,498	-
Access Cards	1,720	950	1,200	790	410	1,200	1,200
Insurance Reimbursements	-	-	-	7,709	-	7,709	-
Facility Revenue	200	3,538	600	_	600	600	600
RV Storage Lot	23,315	22,310	15,000	1,443	-	1,443	-
Garden Lot	-	1,237	1,207	1,292	-	1,292	1,207
TOTAL REVENUES	1,834,059	1,854,410	2,347,085	2,435,445	23,940	2,459,385	2,718,610
EXPENDITURES							
Administrative							
P/R-Board of Supervisors	11,800	9,200	14,000	7,200	6,800	14,000	14,000
FICA Taxes	1,031	704	1,071	551	520	1,071	1,071
ProfServ-Arbitrage Rebate	1,200	1,200	1,200	600	600	1,200	1,200
ProfServ-Dissemination Agent	1,500	1,500	1,500	1,500	-	1,500	1,500
ProfServ-Engineering	64,030	72,842	60,000	68,448	22,816	91,264	60,000
ProfServ-Legal Services	76,312	46,736	60,000	56,360	3,640	60,000	60,000
ProfServ-Mgmt Consulting Serv	67,200	69,212	69,250	51,937	17,312	69,249	71,328
ProfServ-Property Appraiser	438	751	392	694	-	694	392
ProfServ-Recording Secretary	1,100	3,300	4,200	3,150	1,050	4,200	4,326
ProfServ-Special Assessment	8,822	8,822	8,822	8,822	-	8,822	9,087
ProfServ-Trustee Fees	10,160	10,160	10,160	5,390	4,770	10,160	10,160
Auditing Services	4,400	4,400	4,400	4,400	-	4,400	4,400
Postage and Freight	1,500	1,579	1,000	438	562	1,000	1,000
Rental - Meeting Room	2,750	-	3,000	3,211	-	3,211	7,500
Insurance - General Liability	25,238	18,281	28,000	18,732	_	18,732	20,000
Printing and Binding	574	278		-	_	-	-
Legal Advertising	998	3,373	1,000	1,065	_	1,065	1,200
Misc-Records Storage	-	267	1,500	1,710	_	1,710	-
Misc-Assessmnt Collection Cost	23,174	21,974	49,045	47,445	1,600	49,045	56,641
Misc-Contingency	2,611	1,404	-	-	-	-	-
Annual District Filing Fee	175	175	175	175	_	175	175
Total Administrative	305,013	276,158	318,715	281,828	59,670	341,498	323,979
							320,010
Field							
ProfServ-Field Management	303,346	338,872	338,872	254,154	84,718	338,872	375,810
Trailer Rental	-	6,960	8,500	5,424	1,740	7,164	-
Total Field	303,346	345,832	347,372	259,578	86,458	346,036	375,810

			ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	ACTUAL	ACTUAL	BUDGET	THRU	JUL -	PROJECTED	BUDGET
ACCOUNT DESCRIPTION	FY 2021	FY 2022	FY 2023	JUN-2023	SEP-2023	FY 2023	FY 2024
Landscape Services							
Contracts - Mulch	60,516	61,429	146,608	_	146,608	146,608	77,347
Contracts - Irrigation	13,200	26,892	42,822	14,274	140,000	14,274	- 11,041
Contracts - Landscape	306,148	269,611	294,685	361,187	165,000	526,187	699,567
Contracts - Tree Maintenance	-	-	46,909	15,636	-	15,636	-
Contracts - Shrub Maintenance	157,183	159,871	86,074	28,691	_	28,691	_
Contracts - Annuals	-	-	12,672	3,500	9,172	12,672	14,000
Contracts - Trash/Debris	_	_	19,565	6,522	-	6,522	,
R&M - Irrigation	12,298	31,012	30,000	28,667	9,556	38,223	30,000
R&M - Trees and Trimming	9,065	32,100	40,000	38,510	1,490	40,000	40,000
Miscellaneous Services	21,592	5,695	35,000	-	8,750	8,750	50,000
Total Landscape Services	580,002	586,610	754,335	496,987	340,576	837,563	910,914
Utilities				,			,.
Electricity - General	35,546	32,557	40,700	27,758	9,253	37,011	43,550
Electricity - Streetlighting	102,284	106,472	121,000	94,223	31,408	125,631	139,470
Utility - Water & Sewer	126,843	177,886	198,000	115,305	38,435	153,740	211,860
Total Utilities	264,673	316,915	359,700	237,286	79,095	316,381	394,880
	204,070	010,010	000,100	201,200	73,030		004,000
Operation & Maintenance	4.407						
Communication - Telephone	4,437	-	-	-	-	-	-
Utility - Refuse Removal	2,745	2,934	3,000	2,684	895	3,579	3,500
R&M-Ponds/Buck Lake	1,085	5,896	20,000	5,400	5,000	10,400	20,000
R&M-Pools	22,699	15,366	35,000	38,764	12,921	51,685	35,000
R&M-Roads & Alleyways	-	-	2,000	-	500	500	2,000
Sidewalk Panel Replacements	-	-	-	-	-	-	20,000
R&M-Sidewalks	92	11,676	20,000	-	5,000	5,000	45.000
R&M-Vehicles/Equipment	6,574	4,816	15,000 5,000	550	3,750	4,300	15,000
R&M-RV Storage Lot	7,570	7,553 4,831		1,015 3,229	2,500	1,015	
R&M-Equipment Boats R&M-Parks & Facilities	3,536		10,000			5,729	10,000
R&M-Garden Lot	22,776	40,443 1,273	25,000 2,000	33,717 171	11,239 1,829	44,956 2,000	45,000 2,000
R&M- Invasive Plant Maintenance	_	-	105,000	53,550	51,450	105,000	105,000
R&M- Light Poles	_	-	10,000	55,550	2,500	2,500	10,000
Miscellaneous Services	- 129		-	-	2,300	2,300	10,000
Misc-Contingency	9,736	1,350 10,218	-	-	-	-	-
Security Enhancements	3,107	10,218	- 5,700	- 7,198	- 675	- 7,873	- 5,700
Op Supplies - Fuel, Oil	1,971	3,713	8,000	1,529	510	2,039	8,000
Cap Outlay - Other	29,765	3,713	-	1,529	-	2,039	-
Cap Outlay - Other Cap Outlay - Vehicles	11,145	-	30,000	10,961	19,039	30,000	15,000
Reserve - Renewal&Replacement	46,945	-	30,000	10,301	19,009	30,000	13,000
Reserve - Sidewalks & Alleyways	21,724	-	-	-	_	-	-
Reserve - Other	-	-	300,000	-	-	-	450,000

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU JUN-2023	JUL - SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
Debt Service							
Principal Debt Retirement	12,260	12,868	13,507	13,507	-	13,507	14,177
Interest Expense	14,340	13,732	13,093	13,093	-	13,093	12,423
Total Debt Service	26,600	26,600	26,600	26,600		26,600	26,600
TOTAL EXPENDITURES	1,675,670	1,673,162	2,402,422	1,461,047	683,607	2,144,654	2,778,383
Excess (deficiency) of revenues Over (under) expenditures	158,389	181,248	(55,337)	974,398	(659,667)	314,731	(59,773)
OTHER FINANCING SOURCES (USES)							
Operating Transfers-Out	-	(675,246)	-	(300,000)	-	(300,000)	-
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	(59,773)
TOTAL OTHER SOURCES (USES)	-	(675,246)	-	(300,000)	-	(300,000)	(59,773)
Net change in fund balance	158,389	(493,998)	(55,337)	674,398	(659,667)	14,731_	(59,773)
FUND BALANCE, BEGINNING	1,322,085	1,155,721	661,723	661,723	-	661,723	676,454
FUND BALANCE, ENDING	\$ 1,480,474	\$ 661,723	\$ 606,386	\$ 1,336,121	\$ (659,667)	\$ 676,454	\$ 616,681

Exhibit "A"

Allocation of Fund Balances

AVAILABLE FUNDS

Amount
\$ 676,454
(59,773)
-
616,681
250,000 ⁽¹⁾
 250,000 ⁽¹⁾ 319,201 ⁽²⁾
\$

Total Unassigned (undesignated) Fund Balance

Total Allocation of Available Funds

47,479.67

569,201

Amount

Notes

- (1) Represents approximately (1) month of expenditures.
- (2) The District has acquired parcel VC1 and will pay the Series 2015 Debt Service associated with this parcel over the life of the bond. The remaining debt service obligation for this parcel is \$319,201.

Fiscal Year 2024

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments-Tax Collector-VC1

Assessments associated with lot ending VC1 have been removed from the tax roll.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

Access Cards

The District is charging fees for access cards to the pools and Buck Lake access.

Facility Revenue

The District is charging for events held at the District facilities.

Garden Lot

The district is charging fees for garden lots.

EXPENDITURES

<u>Administrative</u>

P/R-Board of Supervisors

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

FICA Taxes

Payroll taxes on Board of Supervisors compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Professional Services-Arbitrage Rebate

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series of Benefit Special Assessment Bonds. The budgeted amount for the fiscal year is based on signed engagement letters for each Bond series at \$600 each.

Professional Services-Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Fiscal Year 2024

EXPENDITURES

Administrative (continued)

Professional Services-Engineering

The District's engineer, Pegasus Engineering, Inc., will be providing general engineering services to the District, i.e., attendance and preparation for monthly Board meetings, review of invoices, preparation of requisitions., etc.

Professional Services-Legal Services

The District's general counsel, Kutak Rock LLP, retained by the District Board, is responsible for attending and preparing for Board meetings and rendering advice, counsel, recommendations, and representation as determined appropriate or as directed by the Board directly or as relayed by the manager.

Professional Services-Management Consulting Services

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark-Infrastructure Management Services. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Professional Services-Property Appraiser

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. The fiscal year budget for property appraiser costs was based on a unit price per parcel.

Professional Services-Recording Secretary

Inframark provides recording services with near verbatim minutes.

Professional Services-Special Assessment

The District will be billed annually for calculating and levying the annual operating and maintenance, and debt service assessments, as provided by Inframark-Infrastructure Management Services.

Professional Services-Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage and Freight

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Rental-Meeting Room

The anticipated cost of renting meeting room space for District board meetings.

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Fiscal Year 2024

EXPENDITURES

Administrative (continued)

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Miscellaneous-Assessment Collection Costs

The District reimburses the Osceola Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity Division of Community Development.

Field

Professional Services-Field Management

Project Manager will provide onsite field operations management and supervisory services, including oversight of all District contractors providing services including landscape, hardscape, stormwater/ponds, etc. Field services provided for within this scope include community boat operations, facility and common area maintenance and irrigation. Health and life insurance costs are included.

Landscape Services

Contracts-Mulch

Landscaping company to provide mulch throughout the District.

Contracts-Landscape

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Contracts- Annuals

Landscaping company to provide annual landscaping maintenance throughout the District.

R&M-Irrigation

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

R&M-Trees and Trimming (Canopy)

Scheduled maintenance consists of canopy trimming for trees above the 10-foot height level and consulting with a certified arborist.

Miscellaneous Services

Unscheduled or one-time landscape maintenance expenses for other areas within the District that are not listed in any other budget category. Also includes fire ant treatments and tree treatments.

Fiscal Year 2024

EXPENDITURES

Utilities

Electricity-General

Electricity for accounts with Orlando Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Electricity-Streetlighting

Orlando Utilities Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Utility-Water & Sewer

The District currently has utility accounts with Toho Water Authority. Usage consists of water, sewer and reclaimed water services.

Operation & Maintenance

Utility-Refuse Removal

Scheduled maintenance consists of trash disposal. Unscheduled maintenance consists of replacement or repair of dumpster.

R&M-Ponds / Buck Lake

Scheduled maintenance and treatment of nuisance aquatic species, including pond consultant, as necessary.

R&M-Pools

This includes pool any repairs and maintenance for the Swim Club Ashley Park pools and Lakeshore Park Splash Pad that may be incurred during the year by the District, including repair and replacement of pool furniture, shades, safety equipment, etc. Various pool licenses and permits required for the pools are based on historical expenses.

R&M-Roads and Alleyways

This line item is to resurface the alleys of the District.

Sidewalk Panel Replacements

Represents cost associated with sidewalk panel replacements.

R&M-Vehicles/Equipment

Supplies such as tires and parts, maintenance and equipment needed for various vehicles.

R&M-Equipment Boats

Supplies such as generators and large tools, maintenance supplies and equipment needed for the boats.

R&M-Parks and Facilities

Maintenance or repairs to the basketball courts, athletic fields and Neighborhood "O" playground, cleaning of basketball court, dog parks and all miscellaneous park areas. Also includes cleaning, daily maintenance and rest room supplies.

R&M-Garden Lot

Maintenance, repairs, or supplies for garden lots.

R&M-Invasive Plant Maintenance

The District is required to mitigate certain invasive weeds. This is largely a chemical and equipment-based process. The fiscal year contingency represents the potential excess of unscheduled maintenance.

Fiscal Year 2024

EXPENDITURES

Operation & Maintenance (continued)

R&M-Streetlights

Unscheduled maintenance, repair, and replacement of streetlights located within the District.

Security Enhancements

Represents costs for network service, repairs, and updates to security within the District (gates and pool camera's etc.), and cost for purchasing/producing access cards.

OP Supplies - Fuel, Oil

Represents usage of fuel.

Capital Outlay - Vehicles

Capital purchase as directed by the district's board.

Reserve - Other

Funds set aside for projects, as determined by the district's board.

Debt Service

Principal Debt Retirement

Principal portion of VC-1 annual debt service payment of \$26,600 transferred out of the general fund to the debt svc fund.

Interest Expense

Interest portion of VC-1 annual debt service payment of \$26,600 transferred out of the general fund to the debt svc fund.

ACCOUNT DESCRIPTION	ACTUAL FY 2021		CTUAL FY 2022	E	DOPTED BUDGET FY 2023	THRU JUN-2023	P	JUL - SEP-2023	F	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES											
Insurance Reimbursements	\$	-	\$ 11,080	\$	-	\$ -	\$	-	\$	-	\$ -
TOTAL REVENUES		-	11,080		-	-		-		-	-
EXPENDITURES											
Operation & Maintenance											
Cap Outlay - Other	-		18,500		-	-		-		-	-
Reserve - Other	-		-		300,000	656,093		-		656,093	-
Reserve - Renewal & Replacement	-		380,136		-	-		-		-	-
Reserve - Sidewalks & Alleyways	-		65,438		-	-		-		-	-
Total Operation & Maintenance		_	464,074		300,000	656,093		-		656,093	-
TOTAL EXPENDITURES		-	464,074		300,000	656,093		-		656,093	-
Excess (deficiency) of revenues											
Over (under) expenditures			 (452,994)		(300,000)	(656,093)				(656,093)	
OTHER FINANCING SOURCES (USES)											
Operating Transfers-In		-	675,246		-	300,000		-		300,000	-
Contribution to (Use of) Fund Balance		-	-		-	-		-		-	
TOTAL OTHER SOURCES (USES)		-	675,246		-	300,000		-		300,000	-
Net change in fund balance		_	222,252		(300,000)	(356,093)				(356,093)	
FUND BALANCE, BEGINNING		-	324,754		547,006	547,006		-		547,006	190,913
FUND BALANCE, ENDING	\$	_	\$ 547,006	\$	247,006	\$ 190,913	\$		\$	190,913	\$ 190,913

Harmony

Community Development District

Debt Service Budgets
Fiscal Year 2024

Community Development District

Summary of Revenues, Expenditures and Changes in Fund Balances

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU JUN-2023	PROJECTED JUL - SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES							
Interest - Investments	\$ 72	•	\$ 61	\$ 59	\$ 20	\$ 79	\$ 60
Special Assmnts- Tax Collector	1,242,841	1,228,420	1,217,276	1,224,346	(7,070)	1,217,276	1,208,761
Special Assmnts- Prepayment	111,476	142,913	-	-	-	-	-
Special Assmnts- Discounts	(34,723)	(37,209)	(48,691)	(39,183)	-	(39,183)	(48,350)
TOTAL REVENUES	1,319,666	1,334,194	1,168,646	1,185,222	(7,050)	1,178,172	1,160,471
EXPENDITURES							
Administrative							
Misc-Assessmnt Collection Cost	15,536	14,562	24,345	23,790	555	24,345	24,175
Total Administrative	15,536	14,562	24,345	23,790	555	24,345	24,175
Debt Service							
Principal Debt Retirement	640,000	665,000	695,000	695,000	-	695,000	725,000
Principal Prepayments	125,000	85,000	-	75,000	-	75,000	-
Interest Expense	535,144	496,931	457,844	457,844		457,844	421,013
Total Debt Service	1,300,144	1,246,931	1,152,844	1,227,844		1,227,844	1,146,013
TOTAL EXPENDITURES	1,315,680	1,261,493	1,177,189	1,251,634	555	1,252,189	1,170,188
Excess (deficiency) of revenues							
Over (under) expenditures	3,986	72,701	(8,543)	(66,412)	(7,605)	(74,017)	(9,717)
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	(8,543)	-	-	-	(9,717)
TOTAL OTHER SOURCES (USES)	-	-	(8,543)	-	-	-	(9,717)
Net change in fund balance	3,986	72,701	(8,543)	(66,412)	(7,605)	(74,017)	(9,717)
FUND BALANCE, BEGINNING	1,236,750	1,240,736	1,313,437	1,313,437	-	1,313,437	1,239,420
FUND BALANCE, ENDING	\$ 1,240,736	\$ 1,313,437	\$ 1,304,894	\$ 1,247,025	\$ (7,605)	\$ 1,239,420	\$ 1,229,703

AMORTIZATION SCHEDULE

Period	Outstanding			Coupon		Annual Debt
Ending	Balance	Principal	Special Call	Rate	Interest	Service
11/1/2023	\$8,090,000				\$210,506	
5/1/2024	\$8,090,000	\$725,000		5%	\$210,506	\$1,146,013
11/1/2024	\$7,365,000				\$192,381	
5/1/2025	\$7,365,000	\$760,000		5%	\$192,381	\$1,144,763
11/1/2025	\$6,605,000				\$173,381	
5/1/2026	\$6,605,000	\$800,000		5%	\$173,381	\$1,146,763
11/1/2026	\$5,805,000				\$152,381	
5/1/2027	\$5,805,000	\$845,000		5%	\$152,381	\$1,149,763
11/1/2027	\$4,960,000				\$130,200	
5/1/2028	\$4,960,000	\$890,000		5%	\$130,200	\$1,150,400
11/1/2028	\$4,070,000				\$106,838	
5/1/2029	\$4,070,000	\$940,000		5%	\$106,838	\$1,153,675
11/1/2029	\$3,130,000				\$82,163	
5/1/2030	\$3,130,000	\$990,000		5%	\$82,163	\$1,154,325
11/1/2030	\$2,140,000				\$56,175	
5/1/2031	\$2,140,000	\$1,040,000		5%	\$56,175	\$1,152,350
11/1/2031	\$1,100,000				\$28,875	
5/1/2032	\$1,100,000	\$1,100,000		5%	\$28,875	\$1,157,750
		\$8,090,000			\$2,265,800	\$10,355,800

Community Development District

Summary of Revenues, Expenditures and Changes in Fund Balances

	ACTUAL	ACTUAL	ADOPTED BUDGET	ACTUAL THRU	PROJECTED JUL -	TOTAL PROJECTED	ANNUAL BUDGET
ACCOUNT DESCRIPTION	FY 2021	FY 2022	FY 2023	JUN-2023	SEP-2023	FY 2023	FY 2024
REVENUES							
Interest - Investments	\$ 44	\$ 53	\$ 40	\$ 58	\$ 19	\$ 77	\$ 31
Special Assmnts- Tax Collector	867,673	841,966	796,597	642,981	153,616	796,597	625,483
Special Assessments-Other	26,600	26,600	26,600	26,600	-	26,600	26,600
Special Assmnts- Prepayment	284,977	1,442,441	-	929,892	-	929,892	-
Special Assmnts- Discounts	(24,241)	(25,504)	(31,864)	(20,194)	-	(20,194)	(25,019)
TOTAL REVENUES	1,155,053	2,285,556	791,373	1,579,337	153,635	1,732,972	627,095
EXPENDITURES							
Administrative							
Misc-Assessmnt Collection Cost	10,846	9,980	15,932	13,499	2,433	15,932	12,510
Total Administrative	10,846	9,980	15,932	13,499	2,433	15,932	12,510
Debt Service	000 000	005.000	000.000	000 000		000 000	005.000
Principal Debt Retirement	380,000	385,000	390,000	390,000	-	390,000	295,000
Principal Prepayments	460,000	445,000	-	2,010,000	-	2,010,000	-
Interest Expense Total Debt Service	463,384 1,303,384	426,544 1,256,544	389,775 779,775	<u>360,269</u> 2,760,269		2,760,269	269,100 564,100
Total Dept Service	1,303,364	1,256,544	119,115	2,760,269		2,760,269	564,100
TOTAL EXPENDITURES	1,314,230	1,266,524	795,707	2,773,768	2,433	2,776,201	576,610
Excess (deficiency) of revenues							
Over (under) expenditures	(159,177)	1,019,032	(4,334)	(1,194,432)	151,202	(1,043,229)	50,486
over (analy) experiances	(100,111)	.,0.0,002	(1,001)	(1,101,102)	,202	(:,0:0,220)	
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In	-	-	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	(4,334)	-	-	-	50,486
TOTAL OTHER SOURCES (USES)	-	-	(4,334)	-	-	-	50,486
Net change in fund balance	(159,177)	1,019,032	(4,334)	(1,194,431)	151,202	(1,043,229)	50,486
FUND BALANCE, BEGINNING	981,688	822,511	1,841,543	1,841,543	-	1,841,543	798,314
FUND BALANCE, ENDING	\$ 822,511	\$ 1,841,543	\$ 1,837,209	\$ 647,112	\$ 151,202	\$ 798,314	\$ 848,800

AMORTIZATION SCHEDULE

Period	Outstanding			Coupon		Annual Debt
Ending	Balance	Principal	Special Call	Rate	Interest	Service
11/1/2023	\$5,295,000			4.750%	\$134,550	
5/1/2024	\$5,295,000	\$295,000		4.750%	\$134,550	\$564,100
11/1/2024	\$5,000,000			4.750%	\$127,544	
5/1/2025	\$5,000,000	\$310,000		4.750%	\$127,544	\$565,088
11/1/2025	\$4,690,000			4.750%	\$120,181	
5/1/2026	\$4,690,000	\$325,000		5.125%	\$120,181	\$565,363
11/1/2026	\$4,365,000			5.125%	\$111,853	
5/1/2027	\$4,365,000	\$345,000		5.125%	\$111,853	\$568,706
11/1/2027	\$4,020,000			5.125%	\$103,013	
5/1/2028	\$4,020,000	\$360,000		5.125%	\$103,013	\$566,025
11/1/2028	\$3,660,000			5.125%	\$93,788	
5/1/2029	\$3,660,000	\$380,000		5.125%	\$93,788	\$567,575
11/1/2029	\$3,280,000			5.125%	\$84,050	
5/1/2030	\$3,280,000	\$400,000		5.125%	\$84,050	\$568,100
11/1/2030	\$2,880,000			5.125%	\$73,800	
5/1/2031	\$2,880,000	\$420,000		5.125%	\$73,800	\$567,600
11/1/2031	\$2,460,000			5.125%	\$63,038	
5/1/2032	\$2,460,000	\$445,000		5.125%	\$63,038	\$571,075
11/1/2032	\$2,015,000			5.125%	\$51,634	
5/1/2033	\$2,015,000	\$465,000		5.125%	\$51,634	\$568,269
11/1/2033	\$1,550,000			5.125%	\$39,719	
5/1/2034	\$1,550,000	\$490,000		5.125%	\$39,719	\$569,438
11/1/2034	\$1,060,000			5.125%	\$27,163	
5/1/2035	\$1,060,000	\$515,000		5.125%	\$27,163	\$569,325
11/1/2035	\$545,000			5.125%	\$13,966	
5/1/2036	\$545,000	\$545,000		5.125%	\$13,966	\$572,931
Total		\$5,295,000			\$2,088,594	\$7,383,594

Fiscal Year 2024

REVENUES

Interest-Investments

The District earns interest income on its trust accounts with US Bank.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the debt service expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments-Other

VC-1 annual debt service payment of \$26,600 transferred out of the general fund to the series 2015 debt service fund.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Administrative

Miscellaneous-Assessment Collection Cost

The District reimburses the Osceola Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Principal Debt Retirement

The District pays regular principal payments annually in order to pay down/retire the debt service.

Interest Expense

The District pays interest expense on the debt service bonds twice a year.

Harmony

Community Development District

Supporting Budget Schedules
Fiscal Year 2024

Summary of Assessment Rates

					O& M		г	201	4 Debt Servi	ce	Г	20	15 Debt	Servic	e			Total					
	Lot	Lot				% Change (Decrease)/				% Change (Decrease)/					% Change (Decrease)/				% Chang (Decrease				FY 2024 Par Balance Per
Neighborhood	Туре	Width	_	FY 2024	FY 2023	Increase	_	FY 2024	FY 2023	Increase	ш	FY 2024	FY 202	23	Increase	ш	FY 2024	FY 2023	Increase		Units	Acres	Unit/Acre
A-1	MF	n/a	\$	685.99 \$	594.25	15.4%	\$	605.71 \$	605.71	0.0%	s	_	Б	_	N/A	\$	1,291.70 \$	1,199	96 7.6%		186	19.77	\$ 3,700
В	SF	80	\$	2,168.64 \$	1,878.60	15.4%	\$	1,914.87 \$	1,914.87	0.0%	\$	- :	5	-	N/A	\$	4,083.51 \$	3,793	47 7.6%	- 1	9	23.58	\$ 11,700
	SF	65	\$	1,762.02 \$	1,526.36	15.4%	\$	1,555.83 \$	1,555.83	0.0%	\$	- :	\$	-	N/A	\$	3,317.85 \$	3,082	19 7.6%	- 1	25		\$ 9,500
	SF	52	\$	1,409.61 \$	1,221.09	15.4%	\$	1,244.66 \$	1,244.66	0.0%	\$	- :	5	-	N/A	\$	2,654.27 \$	2,465	75 7.6%	- 1	35		\$ 7,600
	SF	42	\$	1,138.54 \$	986.26	15.4%	\$	1,005.31 \$	1,005.31	0.0%	\$	- :	5	-	N/A	\$	2,143.85 \$	1,991	57 7.6%	- 1	22		\$ 6,200
	SF	35	\$	948.78 \$	821.89	15.4%	\$	837.75 \$	837.75	0.0%	\$	- :	5	-	N/A	\$	1,786.53 \$	1,659		- 1	15		\$ 5,200
C-1	SF	80	\$	2,133.01 \$	1,847.73	15.4%	\$	1,883.40 \$	1,883.40	0.0%	\$	- :	5	-	N/A	\$	4,016.41 \$	3,731		- 1	10	25.82	\$ 11,500
	SF	65	\$	1,733.07 \$	1,501.28	15.4%	\$	1,530.26 \$	1,530.26	0.0%	\$	- :		-	N/A	\$	3,263.33 \$. ,		- 1	30		\$ 9,400
	SF	52	\$	1,386.45 \$	1,201.02	15.4%	\$	1,224.21 \$	1,224.21	0.0%	\$	- :		-	N/A	\$	2,610.66 \$	2,425		- 1	35		\$ 7,500
	SF	42	\$	1,119.83 \$	970.06	15.4%	\$	988.78 \$	988.78	0.0%	\$	-		-	N/A	\$	2,108.61 \$	1,958			30		\$ 6,100
	SF	35	\$	933.19 \$	808.38	15.4%	\$	823.98 \$	823.98	0.0%	\$	-		-	N/A	\$	1,757.17 \$	1,632		- 1	12		\$ 5,100
C-2	SF	80	\$	2,218.02 \$	1,921.37	15.4%	\$	1,958.47 \$	1,958.47	0.0%	\$	- :		-	N/A	\$	4,176.49 \$	3,879		- 1	4	17.54	\$ 12,000
	SF	65	\$	1,802.14 \$	1,561.12	15.4%	\$	1,591.26 \$	1,591.26	0.0%	\$	- :		-	N/A	\$	3,393.40 \$	3,152		- 1	14		\$ 9,800
	SF	52	\$	1,441.71 \$	1,248.89	15.4%	\$	1,273.01 \$	1,273.01	0.0%	\$	-		-	N/A	\$	2,714.72 \$	2,521		- 1	13		\$ 7,800
	SF	42	\$	1,164.46 \$	1,008.72	15.4%	\$	1,028.20 \$	1,028.20	0.0%	\$	-		-	N/A	\$	2,192.66 \$	2,036		- 1	31		\$ 6,300
	SF	35	\$	970.38 \$	840.60	15.4%	\$	856.83 \$	856.83	0.0%	\$	-		-	N/A	\$	1,827.21 \$	1,697		- 1	25 9	40.05	\$ 5,300
D-1	SF SF	80 65	\$	2,291.54 \$ 1,861.88 \$	1,985.06 1,612.86	15.4% 15.4%	\$	2,023.39 \$ 1,644.00 \$	2,023.39 1,644.00	0.0% 0.0%	\$	-		-	N/A N/A	\$	4,314.93 \$ 3,505.88 \$	4,008 3,256		- 1	20	10.35	\$ 12,400 \$ 10,100
	SF SF	52	\$	1,001.00 \$	1,012.00	15.4%	\$		1,044.00	0.0%	à	-		-	N/A N/A	\$	2.804.70 \$	2,605		- 1	20 6		
D-2	SF SF	n/a	\$	1,361.20 \$	1,290.29	15.4%	\$	1,315.20 \$ 1,201.91 \$	1,201.91	0.0%	à			-	N/A N/A	\$	2,804.70 \$	2,803		- 1	11	2.32	\$ 8,100 \$ 7,400
E	SF	n/a	\$	3,631.93 \$	3,146.18	15.4%	\$	3,206.92 \$	3,206.92	0.0%	å			-	N/A	\$	6,838.85 \$	6,353		- 1	51	28.70	\$ 19,600
G	SF	52	\$	1.639.57 \$	1,420,29	15.4%	\$	1.447.71 \$	1.447.71	0.0%	a a			-	N/A	\$	3.087.28 \$	2.868		- 1	62	39.86	\$ 19,000
	SF	42	\$	1,324.27 \$	1,147.15	15.4%	S	1,169.30 \$	1,169.30	0.0%	ě			-	N/A	\$	2,493.57 \$	2,316		- 1	85	39.00	\$ 7,200
	SF	35	\$	1,103.56 \$	955.96	15.4%	S	974.41 \$	974.41	0.0%	Š			-	N/A	\$	2,077.97 \$	1,930		- 1	39		\$ 6,000
H-1	SF	35	\$	1,233.44 \$	1,068.48	15.4%	s	1,073.54 \$	1,073.54	0.0%	Š	_			N/A	\$	2,306.98 \$	2,142		- 1	39	20.34	\$ 6,600
	SF	40	\$	1.409.65 \$	1,221.12	15.4%	\$	1,288.25 \$	1,288.25	0.0%	s	_			N/A	\$	2,697.90 \$	2,509		- 1	14	20.04	\$ 7,900
	SF	50	\$	1,762.06 \$	1,526.39	15.4%	\$	1,594.98 \$	1,594.98	0.0%	s	_		_	N/A	\$	3,357.04 \$			- 1	13		\$ 9,800
	SF	25	s	881.03 \$	763.20	15.4%	\$	766.82 \$	766.82	0.0%	s	_		_	N/A	\$	1.647.85 \$	1.530		- 1	46		\$ 4,700
H-2/F/A-2/M	SF	50	\$	1,792.94 \$	1,553.14	15.4%	s	1,592.89 \$	1,592.89	0.0%	s		, }	_	N/A	\$	3,385.83 \$,		- 1	164	45.56	\$ 9,800
I/J/L/O	SF	40	\$	1.779.55 \$	1.541.54	15.4%	s	- S	-	N/A	s	1.534.73	- 3 1.5	534.73	0.0%	\$	3.314.28 \$	3.076		- 1	176	158.20	\$ 12.600
	SF	50	\$	2,224.43 \$	1,926.93	15.4%	\$	- \$	-	N/A	\$	1,918.41		918.41	0.0%	\$	4,142.84 \$	3,845			189		\$ 15,700
	SF	60	\$	2,669.32 \$	2,312.31	15.4%	\$	- \$	-	N/A	\$	2,302.10	2,3	302.10	0.0%	\$	4,971.42 \$	4,614	41 7.7%	- 1	45		\$ 18,800
K	SF	40	\$	1,779.55 \$	1,541.54	15.4%	\$	- \$	-	N/A	\$	1,432.69		132.69	0.0%	\$	3,212.24 \$	2,974	23 8.0%		38		\$ 11,700
	SF	50	\$	2,224.43 \$	1,926.93	15.4%	\$	- \$	-	N/A	\$	1,790.86	1,7	790.86	0.0%	\$	4,015.29 \$	3,717	79 8.0%		28		\$ 14,700
	SF	60	\$	2,669.32 \$	2,312.31	15.4%	\$	- \$	-	N/A	\$	2,149.03	2,1	149.03	0.0%	\$	4,818.35 \$	4,461	34 8.0%	- 1	14		\$ 17,600
Office	Office		\$	6,453.95 \$	5,590.77	15.4%	\$	- \$	-	N/A	\$	5,505.44	5,5	505.44	0.0%	\$	11,959.39 \$	11,096	21 7.8%	- 1		0.28	\$ 45,000
GC	Golf Course		\$	6,453.95 \$	-	N/A	\$	- \$	-	N/A	\$	52,624.28	52,6	324.28	0.0%	\$	59,078.23 \$	52,624				4.20	\$ 422,200
Comm	Comm		\$	6,453.95 \$	5,590.77	15.4%	\$	- \$	-	N/A	\$	5,505.44		505.44	0.0%	\$	11,959.39 \$					7.58	\$ 45,000
GA	TBD			6,453.95 \$	5,590.77	N/A	\$	- \$	-	N/A	\$	- :	5	-	N/A	\$	6,453.95 \$.,				2.13	\$ -
Cat Lake Access	TBD		\$	6,453.95 \$	5,590.77	N/A	\$	- \$	-	N/A	\$	- :		-	N/A	\$	6,453.95 \$	5,590				2.61	\$ -
TC/M*	SF	50	\$	1,860.58 \$	1,611.74	15.4%	\$	- \$	-	N/A	\$	1,234.92		234.92	0.0%	\$	3,095.51 \$,			35	10.09	\$ 10,100
	TC 1 and TC 2		\$	6,453.95 \$	5,590.77	15.4%	\$	- \$	-	N/A	\$	5,505.44		505.44	0.0%	\$	11,959.39 \$	11,096				12.45	\$ 45,000
TC*	TC 3 and TC 4		\$	6,453.95 \$	5,590.77	15.4%	\$	- \$	-	N/A	\$	4,283.68	4,2	283.68	0.0%	\$	10,737.63 \$	9,874	45 8.7%	<u> </u>	4500	7.43	\$ 35,000
																					1580	438.81	\$ -

^{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.

RESOLUTION 2023-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE ACTIONS OF THE DISTRICT MANAGER IN RESCHEDULING THE PUBLIC HEARING DATE ON THE PROPOSED BUDGET FOR FISCAL YEAR 2024 AND AMENDING RESOLUTION 2023-06 TO SET THE PUBLIC HEARING THEREON FOR AUGUST 24, 2023, AT 6:00 P.M. AT 3285 SONGBIRD CIRCLE, ST. CLOUD, FL 34773.

WHEREAS, the District Manager has heretofore prepared and submitted a proposed budget to the Board of Supervisors ("Board") for fiscal year 2024; and

WHEREAS, the Board considered said proposed budget at its regular meeting of May 25, 2023, and approved Resolution 2023-06 approving the budget for the District and setting the hearing thereon for July 27, 2023, at 6:00 p.m. at 3285 Songbird Circle, St. Cloud, FL 34773; and

WHEREAS, the County did not provide a complete tax roll prior to the proposed budget meeting on May 25, 2023; and

WHEREAS, the District Manager, at the direction of the legal counsel, rescheduled the date of the public hearing to August 24, 2023, at 6:00 p.m. at the same location provided in Resolution 2023-06.

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

SECTION 1. Resolution 2023-06 is hereby amended to reflect the changed date of the public hearing on the adoption of the proposed fiscal year 2024 budget from July 27, 2023, at to August 24, 2023, at 6:00 p.m.

SECTION 2. The actions of the District Manager in rescheduling and readvertising the public hearing on the proposed budget for fiscal year 2024 from July 27, 2023, to August 24, 2023, at 6:00 p.m., are hereby ratified and approved.

Adopted this 27th day of July 2023.

ATTEST:	HARMONY COMMUNITY DEVELOPMENT DISTRICT
Secretary	Chairman

RESOLUTION 2023-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2023-06 TO RESET THE DATE OF THE PUBLIC HEARING ON IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2024, PROVIDING A SEVERABILITY CLAUSE, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Harmony Community Development District ("District") is a local unit of special-purpose government established by the County of Osceola; and

WHEREAS, on May 25, 2023, at a duly noticed public meeting, the District's Board of Supervisors ("Board") adopted Resolution 2023-06 setting a public hearing to impose special assessments for the fiscal year 2023 for July 27, 2023, at 6:00 p.m., at Jones Homes, 3285 Songbird Circle, St. Cloud, Florida 34773 and

WHEREAS, due to not meeting the 60-day requirement to provide the budget to the local general-purpose government, the District Manager desires to reset the date and time of the public hearing to August 24, 2023, at 6:00 p.m. at Jones Homes, 3285 Songbird Circle, St. Cloud, Florida 34773, and the District Manager has caused the notice of the public hearing, to be published in a newspaper of general circulation in Osceola County, Florida, consistent with the requirements of Chapters 190 and 197, *Florida Statutes*; and

WHEREAS, the Board desires to ratify the District Manager's action in resetting the date of the public hearing.

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

SECTION 1. RATIFICATION OF PUBLIC HEARING DATE RESET. The actions of the District Manager in resetting the date of the public hearing and publishing the notice of public hearing are hereby ratified. Resolution 2023-06 is hereby amended to reflect that the public hearing is reset for August 24, 2023, at 6:00 p.m., at Jones Homes, 3285 Songbird Circle, St. Cloud, Florida 34773.

SECTION 2. RESOLUTION 2023-06 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2023-06 continue in full force and effect.

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 27th day of July 2023.

ATTEST:	HARMONY COMMUNITY DEVELOPMENT DISTRICT
Secretary	By: Chairman

7/13/2023 Page | 1

Independent Works LLC.

Property Manager: Lynn M. Hayes, District Manager

Association Name: Harmony CDD

Association Address: 7255 Five Oaks Drive, Saint Cloud, FL 34773

Reserve Study Proposal

Scope of Work:

- Pre-inspection meeting, budget review, component review, condition assessment, full reserve study with inspection, one free revision, revised financials while determining final budget.
- Report includes- Item Parameter Chart Detail, Expenditures, Cash flow Chart, Annual Chart, Monthly Chart, Supplementary and Components Charts.

Structures and Improvements to be included

Please see addendum

Reserve study Methodology and Procedures

Your report will include a preliminary on-site meeting with the board of directors, management and any other interested parties to discuss your association's reserve history, budget/financials and answer any questions about the reserve study process with the reserve specialist/analyst completing the report. A list of professional references can be provided, if so desired.

A thorough on-site inspection of your common area improvements/reserve components. Accurate measurements will be made using construction blueprints and site plans combined with field measurements made by the reserve specialist/analyst completing the report.

Detailed reserve funding analyses using both the Component Funding analysis and Cash Flow Analysis (Pooling Method) funding methodologies in compliance with applicable statutory requirements, market standards for similar properties/associations, and your association's specific reserve funding goals. Our state-of-the-art software and reserve study reports are approved by the American Institute of Certified Public Accountants (AICPA)

7/13/2023 Page | 2

Independent Works LLC.

Property Manager: Lynn M. Hayes, District Manager

Association Name: Harmony CDD

Association Address: 7255 Five Oaks Drive, Saint Cloud, FL 34773

An electronic preliminary draft report for your association's review so that any possible factual inaccuracies or differences of opinion can be addressed before a final reserve study report

is issued. That way your association can play an active role in the overall process. We allow each association one set of agreed upon changes/revisions to the preliminary draft report at no charge. Additional scenarios/revisions will be billed separately.

One electronic and one printed final report will be provided. Additional printed copies can be provided at a nominal per report fee.

Importance of a Reserve Study

A professional reserve study specialist will provide a detailed analysis of the property, expenditures and required funding to ensure the association will not encounter the need a special assessment. Adequate funding is required to ensure safety of the community members by providing maintenance and replacement of reserve expenditures as well as peace of mind that the common area components will help the community maintain its value. If a reserve budget is not property funded and reserves are not increased with the recommendation from the reserve specialist further structural damage may occur, resulting in higher replacement costs as well as potential safety concerns.

Association Information Required:

We will need from you a copy of your current reserve budget so that our report can be designed to reflect similar reserve classifications/categories making it easier for your association to make direct comparisons between your budget and our findings

As much recent factual cost history for your reserves as is available. This information will be reconciled with actual costs incurred for similar upgrades at similar properties and our data sources.

Addendum:

EXPENDITURES INCLUDED: All Common Areas Within Harmony CDD, Including and Not Limited to: Ponds, Alley Ways, Garden Road, RV Park, Sidewalks, Stormwater Drainage, Swim Club & Ashely Park: Pool, Deck, Equipment, Furniture, Fencing & Gates, Restrooms, Cabanas, Pergolas, Site Signage, Pavement, Concrete, Fencing & Gates, Playground Equipment, Benches, Pavilions, Bridges, Docks, Boat House, Splash Pad, Basketball Court, Boats, Four Wheeler

7/13/2023 Page | 3

Independent Works LLC.

Property Manager: Lynn M. Hayes, District Manager

Association Name: Harmony CDD

Association Address: 7255 Five Oaks Drive, Saint Cloud, FL 34773

Fee Structure

This fee is inclusive of all related expenses to complete the final reserve study. Fees will be honored for <u>90 Days</u> from the date indicated on this proposal this proposal assumes that the reserve specialist will have free access to all portions of all buildings included in the reserve study. The total fee is due upon delivery of draft report.

Half payment will be collected at the pre-inspection meeting. The remaining half of the invoice will be paid upon receipt of the draft report. A free final report will be issued at any time upon the request of the association before the end of the year the initial report was completed.

Please Choose One

- o \$4,595.00 Reserve Study Inspection with Full Reserve Study
- o \$4,595.00 Reserve Study Inspection with Full Reserve Study and 2 Annual updates for an additional fee of \$1,950 each year.

Respectfully submitted,	
Margery Schultz	
Margery Schultz	
Reserve Specialist	
Accepted By:	
SIGNATURE	DATE
NAME (PLEASE PRINT)	TITLE
EMAIL ADDRESS (PLEASE PRINT)	PHONE #

Margery J. Schultz

Business Owner & Structural Integrity Reserve Specialist, RS Designation

Education

- Florida International University, 2004 B.A. Design and Architectural Studies
- Florida International University, Master's Construction Management
- Reserve Specialist Designation, Required to complete Structural Integrity Reserve Studies, Completed over 2,100 reserve study inspections and reports

Work Experience

Independent Works, LLC - Business Owner / Reserve Specialist

- March 2020 Present
- Analyze the market and implement strategies for increasing company revenue
- Review client provided information for use in completing reserve study & structural integrity reserve study reports
- Completed hundreds of reserve study report & insurance appraisals
- Completed dozens of structural integrity reserve studies. Currently have 50 contracts to complete the state-mandated SIRS and Milestone reports/inspections

Sedgwick Valuation Services, Inc. – Engineering Reserve Specialist – April 2014 – March 2020

- Coordinated with board members and association managers from beginning to completion of reserve study reports. Completed over 2,000 reserve studies
- Completed condition assessments of large properties including site infrastructure and building components on high-rise structures, HOA communities, resorts and timeshares
- Top producer of reserve studies for a world-wide company multiple years
 - Conducted large continued education speeches throughout the state of Florida
 - Developed close and effective relationships with clients ensuring continued contract approval for Sedgwick/GAB Robins
- Reviewed property reserve budgets and components included in the budgets to ensure proper reserve funding Effectively manages multiple cases (sometimes over 100+ at a time), following up with customers, vendors, etc. to ensure a timely and satisfactory resolution

References:

Missy Flinchum w/ Newman-Dailey Resort Properties 850-699-7742 David Wilson 860-256-1022

Daniel Perez w/ Jackson/Lastra Property Management 954-804-4969

Properties / Reserve Studies

- The Cosmopolitan, Miami Beach
- · Destin Yacht Club, Destin
- Riva Ft. Lauderdale, Ft. Lauderdale
- Palms 2100, Towers 1 & 2, Ft. Lauderdale
- · Clipper on the Bay, Miami
- Vizcayne N, S, Master, Miami
- Point of Americas, Ft. Lauderdale
- Mirage, Surfside
- Oceanique Resort, Indian Harbor
- Sky Harbour East, Ft. Lauderdale
- Las Olas Beach Club, Ft. Lauderdale
- Coronado, Aventura
- 1000 Venetian Way, Miami
- Bayshore Yacht/Tennis Club, Indian Shores
- Marina Palm Residences, Miami Beach
- Avenue Lofts, Ft. Lauderdale
- Islandia I, Jensen Beach
- Prado, West Palm Beach
- Portofino Towers I-5 & Master, Pensacola Beach
- Biscayne 21, Miami

Properties / Reserve Studies Completed

The Cosmopolitan, South Beach



Portofino Towers I-5 & Master Association, Pensacola Beach



Marina Palms Residences, Miami Beach









(R)

July 14, 2023

Ms. Lynn M. Hayes District Manager Inframark Infrastructure Management Services 313 Celebration, FL 34747

Re: Level I Reserve Study for Harmony CDD

Dear Ms. Hayes:

Thank you for the opportunity to submit a New Reserve Study with Site Visit proposal for this District. We have worked with many Districts providing accurate funding plans for future component replacement. Principle Charles Sheppard served as a District Supervisor therefore has valuable experience with both finances and operating procedures that are specific to Community Development Districts.

All work is completed or supervised by Reserve Analyst who have been awarded professional certifications of Certified Construction Inspector (CCI), Professional Reserve Analyst (PRA) and Reserve Specialist (RS) signifying broad experience with successful results. Your reserve study is completed following guidelines for Reserve Studies established by the Association of Professional Reserve Analysts (APRA) and the Community Associations Institute (CAI).

Best Regards,

Charles R. Sheppard RS PRA CCI

President & Reserve Analyst

CRShamand







Scope of Work for District

- Paved Alleys
- Fencing
- Signage/monuments
- Stormwater system components
- Piers/docks
- Sport courts
- Site furnishings
- Building roofing/exteriors

- Building interior finishes
- Pools/equipment/furniture
- Playground
- Boats
- Security systems
- Rolling stock
- Other components identified at site visit

Terms of Service

Physical Analysis

- The site visit includes meeting with your representative to discuss any maintenance or operational concerns. We observe major components to determine quantity, age, condition and remaining useful life. Quantities are determined by field measurement and internet measurement tools or aerial measurement services.
- ❖ Building walls, trim and other features are observed from ground level. Flat roofs are observed only if safe fixed stair access is available. Pitched roofs are observed from ground level. Building Systems are not operated.
- ❖ Upon completion of the site visit, an inventory of major components is established which includes quantity, replacement cost and remaining useful life. We recommend you review this information and provide historical cost and previous replacement time for any components.

Financial Analysis

A review of your current funding plan is completed to determine fund status and performance. We provide a funding plan using the Cash Flow Method (pooled cash) with a funding goal of adequate funding which keeps reserves above a percent funded or balance threshold level. If component funding (line item) is used, then full funding is the funding goal with the understanding we included inflation of replacement cost and interest earned on reserve funds.

Your Reserve Study Includes

- **Executive summary with current funding status, fund balances and assumptions.**
- ❖ Cash Flow or Component Funding Plan and 30-Year cash flow projection.
- ❖ Inventory of major components with replacement cost, useful and remaining life projections.
- Various charts and photographs of major components.
- * Completed Report is sent via email in a PDF file. Printed & bound copies available at additional cost.

Payment Agreement & Terms

To maintain excellent customer service and requested delivery schedules we ask that your acceptance of this proposal is made within 30 days. Signed proposals received after 30 days are subject to revision of delivery time and cost. If indicated a deposit fee may be required with signed agreement to place your project in our production schedule and begin your study. A progress payment may be requested upon completion of site visit depending on the size of the project. Remaining fee is due upon receipt of the preliminary report. Payments not received 30 days after invoice date are assessed a 1.5% late fee per month. After 90 days past, due payments will be subject to addition charges for collection including attorney fees and other reasonable cost incurred by Community Advisors, LLC. We are available to meet with you and discuss your Reserve Study subject to availability and travel expenses. We are always available by phone at no cost. We will modify your Reserve Study one time at no additional cost if requested within 90 days of issue and all fees have been paid. Modification requested after report is issued may require additional cost.

Professional Fee: S	ent for consulting services is accepted this date: \$10,400.00 Deposit Required: \$3,000.00 25 update with site visit \$4,300.00
Authorized Signature:	Title:
Printed Name:	Date:

Partial Client List

Community Development Districts

Tolomato, (Nocatee)

Amelia Concourse

Tisons Landing

Amelia Walk

South Village

Sampson Creek

Middle Village

Ridgewood Trails

Glen St. Johns

Bartram Springs

Rivers Edge

Aberdeen

Durbin Crossing

St. Johns Forrest

Dunes Utility

Double Branch

Pine Ridge

Brandy Creek

Turnbull Creek

Arlington Ridge

Magnolia West

Trails

Southaven

Madeira

Beach

Armstrong

Communities

Hammock Dunes Communities

Oueens Harbour - Jacksonville, FL

The Georgia Club - Statham, GA

Corolla Light POA - Corolla, NC

The Landings - Skidaway Island, GA

Beresford Hall Assembly - North Charleston, SC

Cumberland Harbour - St. Mary's, GA

Villas of Nocatee - Jacksonville, Fl

Vizcaya HOA - Jacksonville, FL

Cimarrone POA - St. Johns, FL

Deercreek Country Club Owners Association - Jacksonville, FL

Deerwood Country Club - Jacksonville, FL

Coastal Oaks - Ponte Vedra, FL

Preserve at Summer Beach - Fernandina Beach, FL

Amelia Park Neighborhood - Fernandina Beach, FL

Amelia Oaks - Fernandina Beach, FL

Coastal Oaks Amelia - Fernandina Beach, FL

Ovster Bay POA - Fernandina, FL

Oyster Bay Yacht Club - Fernandina, FL

Ocean Breeze HOA - Fernandina Beach, FL

The Enclave at Summer Beach - Fernandina Beach, FL

RiverPlace at Summer Beach - Fernandina Beach, FL

Amelia National - Fernandina, FL

Condominiums

Carlton Dunes - Amelia Island, FL

Spyglass Villas - Amelia Island, FL

Ocean Club Villas - Amelia Island, FL

Sand Dollar Condominium - Amelia Island, FL

Captain's Court - Amelia Island, FL

Dunes Club Villas - Amelia Island, FL

Villas at Summer Beach - Amelia Island, Fl

Beachwood Villas - Amelia Island, FL

Coastal Cottages - Amelia Island, FL

Harrison Cove - Amelia Island, FL

Marina San Pablo - Jacksonville, FL

Laterra at World Golf - St. Augustine, FL

Cumberland On Church - Nashville, TN

Surf Club III - Palm Coast, FL

The Peninsula - Jacksonville, FL

The Plaza at Berkman Plaza - Jacksonville, FL

1661 Riverside - Jacksonville, FL

Seascape - Jacksonville Beach, FL

Southshore Condominium - Jacksonville Beach, FL

Ocean Villas at Serenata Beach - St. Augustine, FL

Watermark - Jacksonville Beach, FL

Oceanic Condominium - Jacksonville Beach, FL

Ocean 14 Condominium - Jacksonville Beach, FL

Serena Point Condominium - Jacksonville Beach, FL

Oceania Condominium - Jacksonville Beach, FL

Active Adult Communities

Del Webb Ponte Vedra - Ponte Vedra, FL

Stone Creek by Del Webb - Ocala, FL

Villages of Seloy - St. Augustine, FL

Cascades at World Golf Village - St. Augustine, FL

The Haven at New Riverside – Bluffton, SC

Artisan Lakes – Jacksonville, FL

Religious/Schools

St. Mark's Episcopal Church - Brunswick, GA

Memorial Presbyterian - St. Augustine, FL

Grace Mem. Presbyterian - St. Augustine, FL

Trinity Episcopal Church - St. Augustine, FL

St. Mark's Towers - Brunswick, GA

Isle of Faith Methodist - Jacksonville, FL

Deermeadows Baptist - Jacksonville, FL

Frederica Academy - St. Simons Island, GA

Fishburne Military School - Waynesboro, VA

The Greenwood School - Jacksonville, FL

Reserve Analyst & Inspector's Credentials

Charles R. Sheppard RS PRA CCI

Charlie Sheppard is the owner and President of Community Advisors which provides capital reserve analysis, consulting services, commercial inspections and project management for community associations, private clubs, churches, schools and other entities.

He has over 30 years of experience in real estate development, property operation, commercial property inspections and construction management. He has participated on the development team for large planned unit developments and mid-rise office building parks. He has also worked for many years as commercial construction manager for a wide range of structures including medical facilities, office buildings, churches, restaurants, clubhouses, infrastructure installation and remodeling and repositioning of properties to match market conditions.

Areas of expertise include mechanical and electrical systems, energy management systems, life safety systems, plumbing systems, building envelope and roof components. Horizontal improvement experience include marine structures, street and site concrete construction, utilities, site work and landscaping improvements.

Inspection projects include: High rise office and residential buildings, restaurants, industrial properties, churches, private schools, private clubs, marinas, medical facilities, warehouse and industrial properties, water treatment facilities and residential properties.

Charlie is a regular speaker at CAI events, teaches continuing education classes and enjoys attending Board of Director meetings to share the benefits of Reserve Planning. He has also published articles on Capital Reserve Analysis and Construction Management.

Education - Virginia Polytechnic Institute & State University - BS

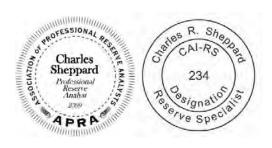
License - Certified General Contractor, Certified Home Inspector - Florida

Professional Designations & Memberships

Certified Construction Inspector, (CCI) Association of Construction Inspectors

Professional Reserve Analyst, (PRA) Association of Professional Reserve Analyst APRA

Reserve Specialist, (RS) Community Associations Institute CAI





Facilities Advisors Florida 14502 N. Dale Mabry, Suite 200 Tampa, FL 33618

Pierre del Rosario

pierre@floridareservestudy.com www.floridareservestudy.com (813) 444-8022

July 14, 2023

Harmony CDD 3500 Harmony Square Dr W Harmony, FL 34773

Proposal for Reserve Study Update without On-Site Analysis

As you requested, we are submitting this proposal for reserve study services for **Harmony CDD**. The process will begin as soon as we receive the signed agreement (attached) and required documents providing information related to recent capital replacement activities (Schedule A - attached) to proceed. Our report is issued as a Reserve Management Plan engagement and is intended to match your budget year and will be a 30-year projection for the 30-year period beginning **January 1**, **2024**.

Since maintenance expenditures are often the most significant costs of an association, properly preparing a Reserve Study is one of the most important responsibilities for common interest organizations. An accurate and detailed analysis will minimize reserve assessments and reduce the risk of insufficient funds, while still maintaining the common areas. Some consider the reserve study simply as a budget tool. Others want a dynamic long-term replacement management tool. Either way, we can help.

Facilities Advisors Florida:

- Local: Located in Tampa, FL for your convenience and unrivaled customer service.
- **Global**: Affiliated with Facilities Advisors International and our unique team of experts including CPAs, Architects, Contractors, Facilities Managers, valuation experts and software developers.
- **Experts**: Pierre del Rosario is the Facilities Advisors reserve professional for Florida and has provided financial services to our condominium and homeowners associations clients since 2000.
- **Vetted**: Facilities Advisors Florida uses software specifically designed to prepare reserve studies that has been fully tested by a team of independent financial experts for calculation accuracy and certified to meet the strict ICBI software standards and is used by more than 3,000 satisfied clients worldwide.
- **Easy**: Reserve Study Reports that are usually less than 30 pages makes it easy for boards of directors and management professionals to read, digest and distribute. Our report provides actionable management information that is detailed enough to understand, but not so detailed that it overwhelms the reader. This report is supplemented by separately issued detail financial schedules to provide a complete reserve activity management system.
- **Affordable**: We believe in using the latest technology to our advantage. Because we have continued to evolve our business practices by staying ahead of the curve with our software, we are able to pass on the savings to our clients.
- **Full Service** +: At no extra charge, we also prepare the report with the understanding that every association is unique. Our reports are prepared for the association but also, **by the association**. This includes open communication, *unlimited revisions, and client-use software.

Fee Quotation

The fee for preparing the reserve study update without site visit for the fiscal period starting **January 1**, **2024** is \$ **3**,**650**.

If you would like us to proceed with your reserve study, please indicate your acceptance by signing the attached Reserve Study Services Agreement and returning it to us. The terms of this proposal will remain in effect for sixty days from the date of this proposal.

Pierre de Rosario, President

Attachment

*See attached agreement for terms of service See attached brochure for complete information about our company



Facilities Advisors Florida 14502 N. Dale Mabry, Suite 200 Tampa, FL 33618

Pierre del Rosario

pierre@floridareservestudy.com www.floridareservestudy.com (813) 444-8022

July 14, 2023

Lynn M. Hayes **Harmony CDD** 3500 Harmony Square Dr W Harmony, FL 34773

Reserve Study Services Agreement Reserve Study Update without On-Site Analysis

This Agreement is made between Facilities Advisors Florida ("FA Florida") and **Harmony CDD**, (the "Association"). The Association has engaged Facilities Advisors Florida to perform and prepare an analysis and projection of the Association's replacement funding program ("Reserve Study") pursuant to the terms and conditions as set forth herein.

IT IS AGREED:

- Analysis Date and Period: The Reserve Study will be a projection for the 30-year period commencing January 1, 2024.
- 2. Date of Delivery of Requested Information: A draft report will be available for review by the Association within two weeks from the date of FA Florida's receipt of the applicable documents, information, and materials requested, and completion of the analysis by FA Florida. The Reserve Study will assume the most probable course of events in consideration of information supplied by the Association, FA Florida's research, and industry standards and guidelines. However, the Association acknowledges that actual replacement costs may vary from those set forth in the Reserve Study and such variations may be material. Accordingly, FA Florida does not, and shall not, guarantee that actual replacement costs and/or remaining lives will approximate those contained in the Reserve Study.

FA Florida hereby requests the information and documents described on Schedule A attached to this Agreement.

The Association covenants and agrees to provide FA Florida with all the information and documents set forth on Schedule A, and to cooperate with all reasonable requests of FA Florida in connection with this Agreement. Without limiting the foregoing, the Association shall ensure that its personnel are reasonably available to consult with FA Florida regarding replacement funding expenditures and the condition of the physical components of the common areas and shall allow FA Florida reasonable access to conduct periodic physical inspections of the Association's facilities and common areas.

3. Date of Delivery of Final Report: The final report will be issued within seven working days of receiving approval from the Association for issuance of such report. The Reserve Study shall be dated as of the date of delivery to the Association (the "Report Date"). If the Association does not inform FA Florida of any changes within 30 days of delivery of the draft report, then the draft report is considered to be approved as is, and FA Florida will issue the final report.

- 4. Report Format: The format of the Reserve Study will be similar to the sample report available on our web site at http://www.floridareservestudy.com/sample-reserve-study. The purpose of the Reserve Study is to assist the Association in properly managing replacement funds and common area property, so that future funds will be sufficient when expenditures are necessary and common area property can be maintained efficiently for the life of the project. The Reserve Study is intended only for the Association's internal use, and only for the purposes, and subject to the limitations described in this Agreement.
- 5. Reserve Study Update: FA Florida has no responsibility to update the final Reserve Study for events and circumstances occurring after the Report Date. FA Florida recommends that interim updates be performed at least annually and at more frequent intervals if there are material fluctuations in the rates of inflation and investment or when material changes in costs or in estimated lives of replacement fund items occur.
- 6. Reserve Study Fee & Terms: FA Florida's fee for preparing the Reserve Study, without site analysis, for the period beginning January 1, 2024 is \$ 3,650. due and payable at that time delivery of the draft report. If a draft report is not issued at the request of the Association, the remaining payable within 30 days of importing data into Facilities 7 software and providing access to the Association.
- 7. No Warranties: The Association acknowledges and agrees that neither FA Florida, nor any officer, director, owner, employee, agent or affiliate of FA Florida, has made any representations, warranties, guarantees, or promises of any kind regarding FA Florida's services or deliverables except as expressly provided in this Agreement. FA Florida disclaims all warranties, including without limitation any warranty as to fitness of the Reserve Study for a particular purpose, whether express, implied or arising by operation of law. FA Florida shall not be liable to the Association for any incidental, consequential, or special damages whatsoever, including without limitation any lost revenues or lost profits, arising from or related to this Agreement and the services provided hereunder.

8. Miscellaneous:

For Harmony CDD:

- (a) Entire Agreement. This Agreement embodies the entire agreement and understanding between the parties with respect to its subject matter, and supersedes all prior agreements, whether written or oral, pertaining to such subject matter.
- (b) Governing Law. Disputes arising under this agreement (including the scope, nature and quality of services to be performed by us, our fees and other terms of the engagement) shall be submitted to mediation. A competent and impartial third-party, acceptable to both parties, shall be appointed to mediate, and each disputing party shall pay an equal percentage of the mediator's fees and expenses. No suit or arbitration proceedings shall be commenced under this agreement until at least 60 days after the mediator's first meeting with the involved parties. If the dispute requires litigation, the court shall be authorized to impose all defense costs against any non-prevailing party found not to have participated in the mediation process in good faith. This Agreement is governed by, and shall be construed in accordance with, the laws of the State of Florida. Venue for all legal or equitable actions relating to or arising from this Agreement shall be Hillsborough County, Florida.
- (c) Force Majeure. Notwithstanding anything to the contrary provided in this Agreement, FA Florida shall not be liable for any delay or failure to perform any of its obligations under this Agreement if such delay or failure is caused by an act of god, government requirements, fire, or any other cause or circumstance beyond its reasonable control. FA Florida shall use reasonable efforts to avoid, remove, or cure all such circumstances as soon as is reasonably feasible.
- (d) Third Party Actions. If there are any member or third party actions involving the Association which cause FA Florida to incur time charges or expenses other than for the initial preparation of the reserve study report, FA Florida is to be reimbursed by the Association for any costs or time charges incurred in connection therewith.

- 9. <u>Limitations of Reserve Study</u> Association understands and agrees that:
 - (a) The Reserve Study is intended for the sole use of the Association and is not to be construed as a guarantee, warranty or an opinion on the advisability of purchase.
 - (b) The information provided by the Reserve Study is effective for one year from the completion date of the report. An annual review and update of this Reserve Study is required to adjust known cost changes and to maintain accuracy.
 - (c) FA Florida's financial liability for errors and omissions is limited to the fees charged to Association to perform the Reserve Study.
 - (d) The scope of the Reserve Study is expressly limited to the components included.
 - (e) The remaining useful life estimates of the Reserve Study assumes normal weather conditions and does not factor in damage by flood, wind, storm, earthquake or other insurable events. The useful life estimates assume proper construction, installation, design plus adequate preventive maintenance. Improper construction, installation, design or failure to maintain will lead to shortened useful lives.
 - (f) The cost estimates of the Reserve Study are based in current pricing for similar installations and materials and/or based in actual costs paid by Association. Future costs are subject to change according to supply and demand, material costs, effects of inflation and other forces which are not under FA Florida's control.
 - (g) The conclusions of the Reserve Study do not involve forensic or destructive testing of the components and were arrived at by either visual inspection and/or information provided by Association.
 - (h) The Reserve Study is not intended to address or discover construction defects, asbestos, mold, water intrusion or lead paint. Association agrees to indemnify, defend and hold FA Florida harmless from all related claims.
 - (i) Association warrants that the components, equipment and materials are constructed or assembled by qualified and licensed contractors according to manufacturer specifications and that the finished construction complies with all applicable building codes at the time of construction.

Approval of Agreement

Tor Harmony CDD.	Tor racinces Advisors riorida.
Ву:	
Date:	By: Pierre de Rosario, President

July 14, 2023

For Excilities Advisors Florida:

Harmony CDD - Schedule A Documents, Information, and

Materials Requested

The table below provides a fairly comprehensive list of the documents and information we require in order to perform a comprehensive analysis for you and helps to improve the accuracy of the report. Our normal work process is:

- Phone call or email notification to schedule date for on-site analysis (where applicable)
- Summarize and evaluate data in my office, and research and estimate pricing of reserve activities
- Prepare a draft of the report and information for your edits and our discussion
- Conference call (if necessary) to discuss the data and report. This is your board's report and I want to walk you through it and make necessary adjustments so that you have the best information and a workable plan going forward.
- Edits based on our conference call and second draft (or final) report issued

#	Documents requested	Reason needed	Required	Done
1	A copy of the most recent prior reserve study, if available	This helps ensure that we will identify all components and may provide measurement information. It is also a good check for us on costing information.	Yes	
2	A copy of the most current financial statements of the Association that shows the current total of reserve funds, and the current budgeted amount to be transferred monthly to reserves	Necessary for us to know how much you are presently contributing to reserves, and to anticipate the following year's reserve contribution.	Yes	
3	A copy of the Association's budget for the most recent year	This is required UNLESS it is shown on the financial statements listed above (# 2)	Yes	
5	Copies of prior paid invoices for repair and/or replacement of common area components	Very helpful information to help us make sure that cost data we reflect in the study represents actual, rather than estimated costs.		
6	Copies of bids solicited for repair and/or replacement of common area components, whether awarded or not	Very helpful information to help us make sure that cost data we reflect in the study represents actual, rather than estimated costs.		

Additional information may be requested once we have started our work.



Facilities Advisors International, LLC 6935 Aliante Parkway, Suite 104 #274 North Las Vegas, NV 89084

Offices Nationwide

(877) 304-6700 FAX (805) 715-0586 www.FacilitiesAdvisorsLLC.com info@FacilitiesAdvisorsLLC.com

Reserve Studies – Capital Budgets – Maintenance Plans

FACILITIES ADVISORS IS UNIQUE in the services we offer, in our ability to meet the needs of our clients, and in our strong conceptual knowledge of capital budgeting processes. Our Facilities Advisors team possesses a broad set of skills that none of our competitors can match. Offices in the USA and Mexico and traveling to the rest of the world.





RESERVE STUDIES are a specialized form of capital budget that are unique to the community association and timeshare industries. A more appropriate description is that the reserve study is a Major Repair and Replacement (MRR) study because it generally cannot include capital improvements. Reserve studies evolved in the 1980's as a hybrid service that is neither a capital expenditures budget nor a maintenance plan but is something that is a scaled down combination of the two.

CAPITAL BUDGETS are used in all industries other than the association industry. While many use the terms capital budget and reserve study interchangeably, they are in fact quite different. The biggest differences are; (1) capital budgets include capital improvements, (2) capital budgets do not have the "built in" funding source common to reserve studies in the community association industry, and (3) users of capital budget reports generally tend to be finance-oriented business managers who have the financial and maintenance backgrounds or knowledge to fully absorb the capital budget reports.

MAINTENANCE PLANS are the non-financial foundation upon which capital budgets and reserve studies are based. Both reserve studies and capital budgets are intended to be the financial reflection OF the maintenance plan. The problem is that most organizations don't have a formal maintenance plan. That's where Facilities Advisors comes in – we have the necessary Skills, Knowledge, and Experience (SKE) to help you create your formal maintenance plan. Having a maintenance plan reduces overall maintenance costs, assures building safety, protects property investment value and increases the accuracy of the financial projections in the capital budget or reserve study.

FACILITIES ADVISORS — SKILLS, KNOWLEDGE AND EXPERIENCE

The team at Facilities Advisors are recognized leaders in the community association industry and the reserve study profession. Facilities Advisors CEO Gary Porter is a past national president of CAI and is also president of the International Capital Budgeting Institute (ICBI). FAI COO Pierre Del Rosario serves on the board of directors of ICBI. Both are coauthors of "Reserve Studies – The Complete Guide," the most comprehensive book written on the subject of reserve studies.



We have the experience you need. Add to that our competitive fee structure and our easy-to-read reports, and you've got the right team for your reserve study. No matter the type of association, we've got the experience, and we can handle the job. Preparation of reserve studies and capital budgets requires that the preparers have training in several diverse disciplines and follow professional standards that provide Clarity, Consistency and Comparability. The professionals at Facilities Advisors are the only reserve preparers who can demonstrate knowledge in maintenance, valuation and finance.

Professional standards - Facilities Advisors CEO Gary Porter is also president of ICBI (International Capital Budgeting Institute) and primary author of ICBI's Generally Accepted Reserve Study Standards. ICBI is an independent standards-setting organization. ICBI's standards are professional level standards based on sound underlying principles that compare very favorably to the incomplete rules (not standards even if they call them that) that others follow. At Facilities Advisors we have demonstrated that we have a better understanding of the principles and standards of reserve studies and capital budgets than anyone else in the industry.

Component knowledge - Facilities Advisors CEO Gary Porter holds the FMP (Facilities Management Professional) credential issued by IFMA, the International Facilities management Association of which he is a long time member. His technical training is in facilities maintenance. This skill set is critical for understanding how to create maintenance plans and is the skill most directly applicable to preparation of reserve studies and capital budgets based on maintenance plans. Our east coast team member Lynn Sallee is a former general contractor. Together they have written a book on high rise reserve studies and created and presented a training course of the same name. Our southeast team member Pierre Del Rosario has been preparing reserve studies for more than 20 years and is co-author with Gary Porter of "Reserve Studies – The Complete Guide." Our Arizona/Texas team member, Greg Libke has been with Facilities Advisors since 2018 and has prepared hundreds of reserve studies and is co-author with Gary Porter of the training course Country Club Reserve Studies. Greg is also president of ARP (Associated Reserve Planners), a trade organization for reserve preparers that provides educational services for the reserve study and capital budgeting professions.

Valuation knowledge - Facilities Advisors CEO Gary Porter is a recognized expert in valuations having testified in more than 50 court cases on valuation, pricing, and financial matters. He has even been appointed as the court's independent expert on complex cases where the court was unable to "reconcile" opposing experts' opinions. In addition, as a partner in a public adjusting company he negotiated insurance claims settlements for association clients. All Facilities Advisors team members have training in valuation principles.

Financial Knowledge - Facilities Advisors CEO Gary Porter is a CPA and THE expert on financial calculations, financial modeling, and financial reporting, the three aspects of financial knowledge critical to long-term budgets. All Facilities Advisors team members have training in these areas.

FACILITIES ADVISORS BENEFITS FOR YOU

Competitive fees – Our fees are competitive because of our extensive experience and dedication to using technology to make us more efficient. We are the only reserve study company to have developed on-site electronic data capture, which reduces the time necessary to gather component data and translate it into a reserve study report. We also "scope" the reserve study to determine the appropriate level of component detail and use software to do the "heavy lifting" This results in reports detailed enough to understand, but not so detailed that it overwhelms the reader.

Responsiveness - We are responsive to your needs. If you request changes to your report, we will make them. It is your report. We allow as many revisions as you need for a 30 day period after the draft report is issued.

Easy-to-read reports - Our reports conform to Generally Accepted Reserve Study Standards as issued by the International Capital Budgeting Institute and give you the information you need to (1) prepare your budget, (2) communicate summary information to your board of directors and members, and (3) meet statutory and regulatory disclosures.

Internet-based software - We provide you with access to the same internet-based software we used to prepare your reserve study. This allows you to keep your reserve plan up-to-date and save money in the future by (1) proactively planning reserve projects, and (2) minimizing future reserve study costs based on your update of component information.

Reports - We will provide a draft report for your review and approval and make any changes you request before issuing a final report. The report will be similar in format to the sample report on our website and will include a 30-year funding plan and percent funded disclosure by year. Supplemental schedules will include a component inventory with photos.

Software - A one year annual software license to the Facilities 7 internet-based reserve study software is included at no additional charge. This is the same software that we use to prepare your reserve study. You may extend the license subject to a small annual license fee. We will provide instructions and reasonable training, which is normally conducted via web-based screen sharing software.

Reserve Studies for the Community Association and Timeshare Industries

The reserve study is a long-term budget tool. It is NOT a maintenance plan as so many in the community association industry seem to think. However, since most associations do not have a maintenance plan and internal reporting system we must use the reserve study process to perform an on-site analysis to identify, quantify, and assess condition of all major components and make inquiries regarding maintenance and future planned expenditures. This process differs significantly from traditional "capital budgeting" processes (see below). Component cost data may come from a variety of sources; we will use your actual amounts where possible, refer to the prior reserve study, use our own proprietary database, or research costs of significant components from commercial sources. We inform you of any maintenance or safety issues noted during the site analysis. Any significant components identified that are not included in the funding study will be disclosed as "Excluded Components." We will consult with you in forming the funding plan in an attempt to adhere to your budget constraints, while still meeting your long-term funding goals.

We do **<u>not</u>** perform any construction or maintenance services that may conflict with the independence of our reserve study services. We will **<u>not</u>** perform any destructive testing as part of this reserve study engagement. We will **<u>not</u>** retain any subcontractors as part of this reserve study engagement. Such activities are outside the scope of this engagement.

Capital Budgeting Services

The Capital Budget is a long-term financial projection based on a maintenance plan. The on-site analysis for a capital budget generally differs significantly from an analysis performed for a community association reserve study because most of our non-HOA clients do have a formal maintenance plan and strong internal maintenance reporting. Accordingly, our on-site analysis is usually limited to reviewing and testing the accuracy of our client's reports. We do perform spot checks and test of quantities and measurements and evaluation of condition of physical components. There is often no need for us to identify, quantify, and assess condition of all major components because our clients are often engineers or facilities maintenance experts who have already done this.

When we are hired for capital budgeting the primary things our clients seek from us are (1) strong capital budgeting conceptual knowledge, (2) data management skills (our largest capital budget contained more than 60,000 line item components), (3) internet-based software that allows them to keep their budgeting system updated, and (4) financial reporting skills. While our primary contacts are normally engineers or maintenance staff, the budget reports go to the financial staff, many times including CPAs who are accustomed to the strict financial reporting protocols promulgated by the AICPA. Our reports are designed to meet their requirements and in general include the core financial projection reporting protocols established by the AICPA.

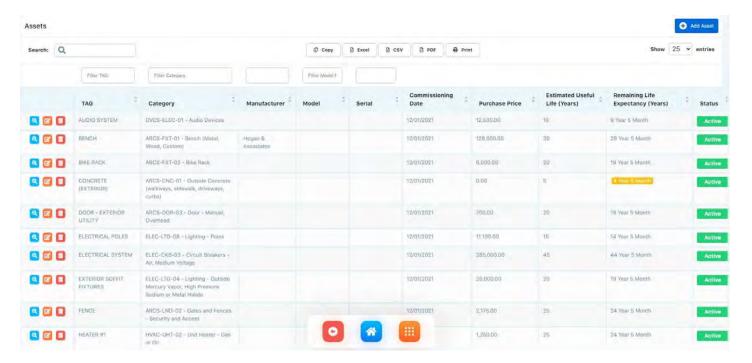
Maintenance Plan Services

A comprehensive maintenance plan implemented with a robust maintenance program promote building safety, enhance property value, and support the lifestyle the property was designed for. A good preventive maintenance program is cost effective. Studies also show that preventive maintenance may initially result in slightly higher operating costs, but over the long term those operating costs are more than offset by a reduction in major repair and replacement costs.

Our maintenance plan services include creating a checklist of recommended preventive maintenance procedures and inspections for each major physical component for which the organization has maintenance responsibility. For minor equipment and furniture items our general recommendation is simply to follow the manufacturer's recommended maintenance procedures. Our recommendations are formalized into a maintenance manual that includes checklists.

Think of it this way – when you purchase a new vehicle you are given an owner's manual that gives you the recommended maintenance plan to keep your vehicle in peak condition and to reach its full expected life span. A maintenance plan for your building and other facilities is intended for the same purpose – it's a guide to keep your property in peak condition, to reach full life expectancy, and TO RETAIN HIGH VALUE.

We use a maintenance software product to develop the maintenance plan. Some of our clients also opt to use this "eProp-Condo" software to document maintenance procedures performed. "eProp-Condo" is in a class of software called CMMS – Computerized Maintenance Management System. This is an internet-based system that effectively moves the entire maintenance manual into an integrated system. This software creates a maintenance profile and calendar, including regular inspections, for each major component, and has reporting for maintenance procedures completed, activities scheduled but not completed, and future scheduled maintenance activities. The information in these reports aid significantly in the reserve study and capital budgeting processes. We partnered with the software developer to both customize it for the industry and lock in low pricing for our clients.



Levels of Service

Under ICBI reserve study standards, reserve professionals can perform either of two levels of service:

- **Independent Reserve Study** The reserve professional performs an analysis and provides his opinion as the reserve study report. This is service level most people are used to. The limitation of this service level is that it usually involves minimal guidance or information from the association and the resulting report may not reflect the association's maintenance plan or fit within their budget structure.
- Reserve Management Plan (RMP) The RMP is a collaborative process between the reserve professional and the association. The advantage of this approach is that the association still receives the full benefit of the reserve professional's Skill, Knowledge and Experience (SKE) but it is combined with the association's actual maintenance experience and budget. At Facilities Advisors we prefer the reserve management plan level of service, which is exactly what it sounds like we work with you to create a funding projection that reflects your planned maintenance activities.

Types of Engagements/Reports

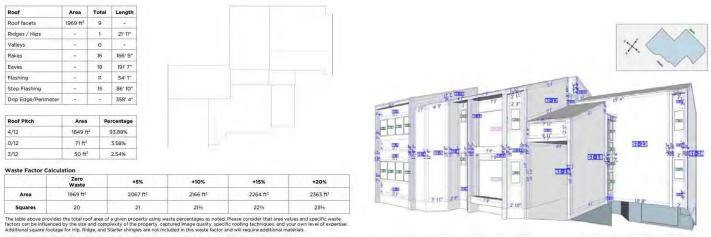
Type 1 - Full Reserve Study with On-Site Analysis — We perform a complete on-site analysis, identifying and quantifying common area components. This also includes our component condition assessment and photo inventory of most components. We often include the complete Measurements report as part of this service.

Type 2 - Update of Reserve Study with On-Site Analysis — The on-site analysis is less comprehensive than a type 1 reserve study in that the identification and quantification of components is assumed to be the same as determined in a prior type 1 on-site analysis, unless it appears that there have been changes. The type 2 on-site analysis focuses on the component condition assessment and updates the photo inventory where necessary.

Type 3 - Update of Reserve Study without On-Site Analysis — An annual update to the reserve study is simply good planning. This allows you to "refresh" the funding plan and account for minor variations from the original funding plan. We inquire about expenditures made, changes in pricing of replacement costs, and variations in funding from the original plan, but do not perform an on-site analysis. This is a valuable planning tool at a very reasonable cost, generally no more than 25% of the cost of a full study.

Type 4 - Reserve Study Based on Architectural Plans — We read your plans to determine the components that will exist in the building(s) and inquire of the developer what interior nonstructural components are planned in producing the component list for the reserve study.

No matter what type of report we prepare, we then compile the information obtained into our easy-to-understand report format. As an optional service, for many projects we can also offer our "**Complete Measurements Report**" which includes detailed schematic drawings that provide detailed, accurate measurements such as indicated below.



Reduced size shown here – images are each full page size

The Reserve Study or Capital Budget Report

No matter how good the underlying site evaluation and compilation of component lists, that's not much help if it can't be translated into reports that are easy to understand. We constantly receive feedback from our clients that our reports are much easier to understand than any others they have seen. We follow the ICBI reporting standards, which guarantees uniformity of content, format, and calculations, or as ICBI says **Clarity, Consistency and Comparability**.

The key lies in understanding how people comprehend reports. Because long-term budget reports typically contain a 30-year financial projection and a large number of components, the data can be overwhelming. These are financial reports, and many people simply tune out because the data is confusing. We know that, so we make sure the data is presented in a manner that is easy to understand by following several key concepts.

- **Key 1** Keep all summary financial exhibits limited to a single page so concepts are easily communicated. We do that by presenting data at a category or location, rather than a component level. Our "official" reserve study report is presented at a category or location level and is typically limited to approximately 20 to 30 pages.
- **Key 2** Including totals on all reports (most of our competitors reports do not include this simple step) so that a reader can see that the totals of data presented at the category level are the same as those presented at the component level and that reports agree to each other.
- **Key 3** Present all component level reports as supplemental exhibits, not as part of the primary reserve study report. Those individuals who want just an overview are satisfied by the summary level report. Those individuals requiring more detailed data, particularly staff, will have access to the component level detail reports.

Please view the <u>sample report</u> on our website at <u>www.facilitiesadvisorsllc.com</u>.

Industries Served



For condominium and homeowner associations, timeshare associations, and condo-hotels we are typically performing reserve study services rather than capital budgets due to their governing documents that prohibit capital improvements.

For all other types of organizations in the broad categories of for-profit, nonprofit and governmental entities we are typically performing capital budgeting services. Examples of such organizations are Country Clubs, Churches, Schools, Governmental districts and cities, and Hospitality industry. These organizations don't have the artificial limitation regarding capital improvements unique to the community association industry.

Maintenance plan services are performed any type of organization that maintains physical facilities.

High rise condominium projects have complex mechanical systems that don't exist in other types of buildings. Geographic location plays an important part in determining building products used and maintenance of the buildings. For example, condo projects in snow country differ considerably from a desert location. "Large-scale" associations have their own unique characteristics, from gated entries and miles of roads to major amenities such as golf courses, lakes, dams, marinas, equestrian centers, campgrounds, and even shooting ranges and airports. Timeshare and other shared ownership associations require including unit FF&E inventory in the reserve study. Our Facilities 7 software allows us to compile individual unit inventory for each unit yet summarize it in such a manner that the reports are still very easy to read.

The Facilities Advisors Team



Facilities Advisors International and our accomplished affiliate team includes professionals from varied disciplines, including reserve professionals, facilities management professional, general contractor, and CPA. No other reserve study company includes such a varied team to address all the skill sets required of a reserve professional. In addition, we adhere to the ICBI international reserve study standards, which are the most stringent standards applying to the reserve study industry. We use exclusively Facilities 7 reserve study software, which is certified as in compliance with ICBI software standards. Using Facilities 7 software means we can provide you with information that no one else can provide, such as a complete component inventory by location, down to the level that we can show you every component in a specific room. The Facilities 7 internet-based is made available to you and provides you with a dynamic management tool, not a static "once every three years" paper report.

No matter if your goal with the reserve study is just to meet statutory requirements, get a budget for next year, or to create a long range capital budget plan, we can work with you to achieve your goals. We really shine when we are facing tough reserve studies from the most demanding of our clients. The skill-set involved in our experience and the below-listed designations represent the skills most directly applicable to evaluation of existing facilities, preparation of a reserve study or capital budget, and advising the association on maintenance matters.



Gary A Porter, RS, CPA, FMP, RRC, RSS - CEO of <u>Facilities Advisors International</u>, <u>LLC</u> Primary Areas Served: Nevada, California, Hawaii (702) 605-2394 <u>gary@facilitiesadvisorsllc.com</u>

Facilities Advisors CEO Gary Porter has provided financial services to condominium and homeowners associations since 1976. He has authored five books and more than 400 articles on association financial matters and has made dozens of presentations to industry groups. He is considered to be one of the foremost financial experts for associations and has been quoted or published in the Wall Street Journal, Kiplinger's

Personal Finance, Common Ground, The Ledger Quarterly, and The Practical Accountant. He has been performing reserve studies since 1982. He is also president of the International Capital Budgeting Institute (ICBI) and primary author of ICBI's Generally Accepted Reserve Study Standards. Visit www.capitalbudgeting.org and you'll see why these standards are so superior to the National Reserve Study Standards followed by our competitors. Mr. Porter holds the FMP (Facilities Management Professional) credential, which designates him as an expert in facilities management, the most critical skill in component condition assessment. He was a recognized economics and valuations expert in the California Superior Court system for more than twenty years and even served as the court appointed independent expert on several occasions. He holds CAI's RS (Reserve Specialist) designation and is also a registered reserve specialist in Nevada. Mr. Porter is also a Certified Public Accountant and possesses the skills directly applicable to preparation of a financial projection for future major repairs and replacements. He also holds the Registered Reserve Consultant (RRC) credential, the highest designation available to reserve preparers. The RRC credential requires that the individual must have completed a set of training courses that include all technical areas of the reserve study process. Mr. Porter is actually the author of several of the required training courses and a consultant or reviewer on all of the required courses. His broad background gives him the global perspective of the entire reserve study process that most others lack, and the ability to write the book "Reserve Studies - The Complete Guide". Mr. Porter has been active in the industry for decades. He was a founding member of the CAI Channel Islands California chapter in 1979 and served as CAI's national president in 1998-99. He has received numerous awards, including CAI's Distinguished Service and Author of the Year Awards, and CACM's Vision Award for outstanding service.



Pierre Del Rosario, President of <u>Facilities Advisors Florida</u>

Primary Areas Served: **USA** – Southeast US - Florida, South Carolina, Georgia, **Mexico** – Office in Mexico City

(813) 444-8022 pierre@facilitiesadvisorsllc.com

Pierre Del Rosario is the Facilities Advisors reserve professional for Florida and has provided financial services to our condominium and homeowners associations clients since 2000. Mr. Del Rosario is coauthor of "Reserve Studies - The Complete Guide". He holds a college degree in accounting and is a

Certified Public Accountant in Mexico, a professional certificate of Financial Management of the University of California San Diego, also is a CAI's Reserve Specialist (RS), Nevada Reserve Study Specialist (RSS) designations, and a Community Association Manager (CAM) in Florida. Mr. Del Rosario also serves on the International Capital Budgeting Institute Board of Directors and standards committee.



Greg Libke of <u>Facilities Advisors Arizona & Texas</u>

Primary Areas Served: Arizona, Texas

(602) 698-0905 greq@facilitiesadvisorsllc.com

Greg Libke is the Facilities Advisors reserve professional for Arizona and Texas. He also serves as President of Associated Reserve Planners USA, a trade organization for reserve professionals, and also serves as a Director of ICBI (International Capital Budgeting Institute). Greg is currently based in Chandler, Arizona and serves both Arizona and Texas. After earning a degree in Business Management, and working with local companies here in Arizona, Greg has acquired the skills and knowledge to deliver

comprehensive reserve studies to his clients. Greg has experience with planned developments and condominium associations in Arizona and Texas. He has also prepared capital budgets for country clubs.



Lynn Sallee of <u>Facilities Advisors East Coast</u> Primary Areas Served: East Coast Regional Office (508) 630-4902 faieastcoast@gmail.com

Facilities Advisors Reserve Specialist, Lynn Sallee, has been in commercial and residential construction, development, management, and financing since 1974. His background is unique with lengthy periods of experience on both sides of the property table as a producer and as planner / financier. This professional blend of business background coupled with four years community and HOA property management

provides experience and insights invaluable in his reserve study inspections and finished reports. Mr. Sallee holds the RS designation from Community Associations Institute (CAI) and the PRA designation from the Association Professional Reserve Analysts (APRA), the Certified Playground Safety Inspector (CPSI) and Project Engineering designation from the Bahamian Government. His reserve study experience encompasses all types of reserve studies, including condominium and homeowners' associations, and mid-rise and mixed-use high-rise properties in excess of 1.5 Mil square feet.



Robbie Pepper of <u>Facilities Advisors Rocky Mountain</u> Primary Areas Served: Colorado, New Mexico, Utah (970) 628-3003 robbie@facilitiesadvisorsllc.com

Robbie has performed dozens of reserve studies in Colorado working with reserve study challenges specific to Colorado's climate. The similarity in construction types and materials is very similar between Colorado, Utah, and New Mexico. Robbie's earned professional designations include Reserve Study (RS) from CAI, Reserve Study Specialist (RSS) from the State of Nevada, Certified Manager of Community

Associations (CMCA) and Certified Commercial Investment Manager (CCIM), as well as many other real estate designations designed to provide superior service to you. Robbie's work in producing reserve studies for more than 100 community associations include residential areas, condos, townhomes, recreation centers, high rises, water districts, and others.



Jay Grant of Facilities Advisors Northwest
Primary Areas Served: Washington, Oregon, Idaho
(206) 260-0080 jay@facilitiesadvisorsllc.com

Jay B. Grant is a risk analyst providing reserve report studies. He has extensive organizational, financial, maintenance and structural project knowledge about condominiums which includes interfacing with local government for projects & permits. He holds a professional risk underwriter designation in financial services from Northeastern University. His personal condominium experience includes living in an Edmonds condo, serving the HOA president for several years, and managing multiple projects from

structural, roof and major repairs.

His professional experience includes serving as a senior advisor at the state and federal level, including positions managing national and international security, mass and critical environment risk management, security and counter-terrorism, evidenced based programs and best practices. He also has extensive experience in authoring legislation, model law, regulatory rule making, complex negotiation and collaborative requirements.

Office Contact Information

Corporate office - Las Vegas, Nevada

Main (877) 304-6700
Fax (nationwide) (805) 715-0586
Website: www.facilitiesadvisorsllc.com
E-mail: info@facilitiesadvisorsllc.com

Mexico Office - Mexico City

Chandler, Arizona	(480) 630-2872
Simi Valley, California	(805) 658-8007
Durango, Colorado	(970) 628-3003
Tampa and Miami, Florida	(813) 444-8022
Honolulu, Hawaii	(808) 829-4086
Berlin, Massachusetts	(508) 630-4902
Las Vegas, Nevada	(877) 304-6700
Santa Fe, New Mexico	(970) 628-3003
Plano, Texas	(214) 810-4941
Salt Lake City, Utah	(801) 839-4371

Direct Contact Information

Gary Porter gary@facilitiesadvisorsllc.com

(702) 605-2394 Direct

Facilities Advisors International LLC

6935 Aliante Parkway, Suite 104 #274

North Las Vegas, NV 89084

(877) 304-6700

(805) 715-6700 Fax

www.facilitiesadvisorsllc.com

Pierre Del Rosario pierre@facilitiesadvisorsllc.com

Facilities Advisors Florida

14502 N Dale Mabry, Suite 200 Tampa, FL 33618

-and-

66 West Flagler Street, Suite 900 #1701

Miami, FL 33130

(813) 444-8022

www.floridareservestudy.com

Greg Libke greg@facilitiesadvisorsllc.com

Facilities Advisors Arizona

101 N. Colorado Street # 1741 Chandler, AZ 85244

(602) 698-0905

www.arizonareservestudy.com

-and-

Facilities Advisors Texas

1121 E. Spring Creek Parkway, Suite 110-241

Plano, TX 75074

(214) 810-4941

www.texasreservestudy.com

Robbie Pepper robbie@facilitiesadvisorsllc.com

Facilities Advisors Rocky Mountain

1295 Escalante Dr Unit 11

Durango, CO 81303 (970) 628-3003

www.coloradoreservestudy.com

-and-

Facilities Advisors New Mexico

1704 Llano Street, #B-1143

Santa Fe, NM 87505

www.newmexicoreservestudy.com

-and-

Facilities Advisors Utah

3556 S. 5600 W, #1-454

Salt Lake City, UT 84120

(435) 393-6259

www.utahreservestudy.com

Lynn Sallee faieastcoast@gmail.com

Facilities Advisors East Coast

#2 Kendall Lane

Berlin, MA 01503

(508)630-4902

www.facilitiesadvisorsllc.com

Jay Grant jay@facilitiesadvisorsllc.com

Facilities Advisors Northwest

1130 5th Avenue S, Suite 200 Edmonds, WA 98020

(206) 260 0000

(206) 260-0080

www.washingtonreserves.com



ESTIMATESTANDARD PURCHASE

DATE: July 14, 2023

ORDER #:

Florida Shed Outlet

P.O. Box 388 Glen Burnie, MD 21061 (888) 215-6457 www.floridashedoutlet.com

Buyer:

Jeison Castillo

, FL

(M)

BOS: No

Site Visit: No

Expedite: No

Notes:

Call Kristen to order 443-800-4256
Free double doors
Free anchoring

4 weeks

Description	Quantity	Price
Gable 12x20	1	\$6,797.00
Painted Shed Exterior	1	\$339.85
Vent - Gable Vent (Wood shed)	2	\$60.00
Diamond Plate - 5' or 6'	1	\$55.00
Window - 2'x 3'	2	\$300.00
Window Trim or Shutters	1	\$65.00
Loft	36	\$288.00
Subtotal		\$7,904.85
		1

Subtotal			\$7,904.85
Sales Tax @	0.0%	0	\$0.00
Delivery Miles/Fee	0		\$0.00
BOS Miles/Fee	0		\$0.00
Block and Level Fee			\$0.00
B / L Materials			\$0.00
Expedite Fee			\$0.00
Total			\$7,904.85
Received			\$0.00
Balance Due			\$7,904.85

ALL SALES FINAL. CANCELLATION AT ANY TIME WILL RESULT IN FORFEIT OF DEPOSIT.

Customer Signature	Date

From: <u>Castillo, Jeison</u>

To: <u>Hayes, Lynn</u>; <u>Montagna, Angel</u>

Subject: Fwd: Pictures of 3 different style 10x20 shed.

Date: Friday, July 14, 2023 12:55:04 PM

Attachments: pro-m2wnVn5y.jpeg

pro-qXVf7g3R.jpeg pro-hWUjY9A1.jpeg pro-n8zRdM7n.jpeg pro-d9CS4NYr.jpeg pro-juTOggVS.jpeg pro-8aMwClKn.jpeg pro-LTRmRfpR.jpeg pro-YMuGlewl.jpeg pro-fcc7TUS5.jpeg pro-Hg6OdpvF.jpeg pro-tMnUi5AA.jpeg pro-vMBVLMV.jpeg pro-vuABVLMV.jpeg pro-uWGowzzI.jpeg Image.jpeg

Thank You,

Jeison Castillo | Field Services Manager



7360 Five Oaks Dr. | Harmony FL 34773

Office: 1.407.566.1935 | Mobile: 1-407-861-4460 | www.inframarkims.com

Please note: Florida has a very broad public records law. Most written communications to or from districts regarding business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure. Please do not reply "to all".



From: Alex Morales <amorales@sunshinestructures.com>

Sent: Friday, July 14, 2023 12:50:37 PM

To: Castillo, Jeison < Jeison.castillo@inframark.com> **Subject:** Pictures of 3 different style 10x20 shed.

WARNING: This email originated outside of Inframark. Take caution when clicking on links and opening attachments.

Hi Jeison.

It was a pleasure speaking with you today.

I have attached the pictures of the sheds.

We can also order what ever size and style you are looking for. The lead time is only 2 to 4 weeks.

You have 20 years warranty on the panels and 5 years on the workmanship.

180mph wind rating.

10x20 eave grey with white trim 2 48" MHD 1 with full glass, 2 windows no electric \$7500 + tax

10x20 streamline beige with white trim 1 48" MHD full glass, 3 windows and electric \$7180 + tax

10x20 eave gray with black trim, doubledoor 9lite on each door, 1 window no electric (preowed) \$7465 + tax

If you have any questions please feel free to contact me.

Thank you

Alexandra Morales 407 818 7753 Sunshine Structures LLC

Get Outlook for Android































alansfactoryoutlet.com | 1-800-488-6903

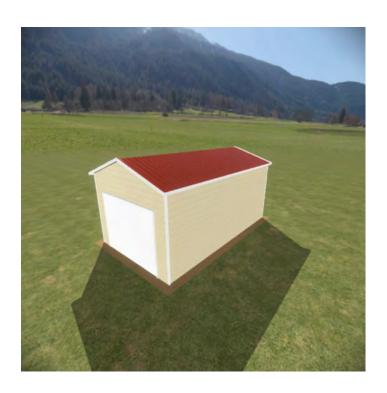
Edit or Buy Your Design: alansfactoryoutlet.com/design/xPqWU4ik/

Delivery Zip Code: 34773





Front Right



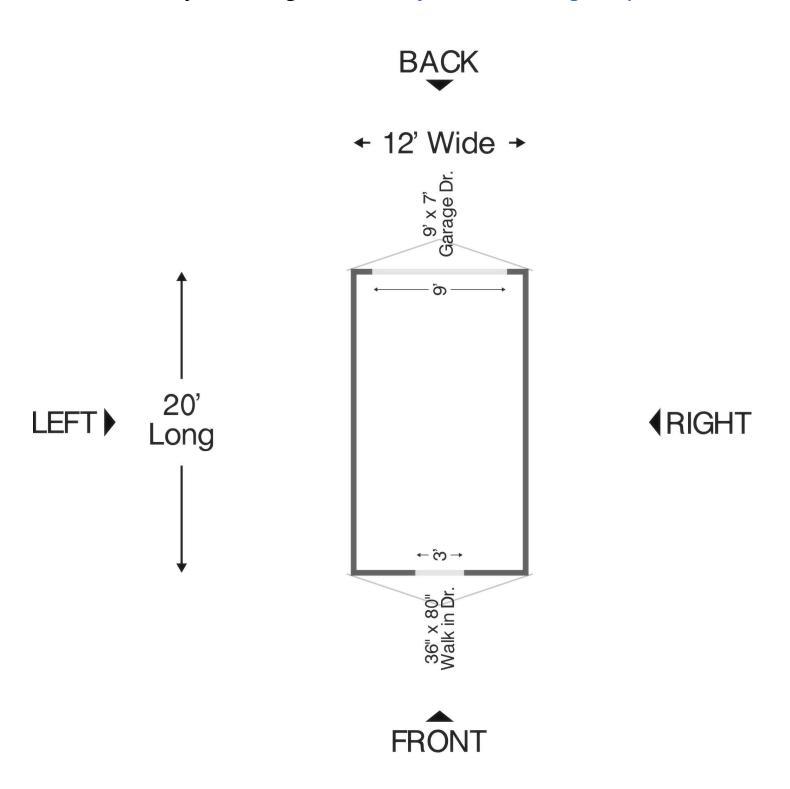


Back Left



alansfactoryoutlet.com | 1-800-488-6903

Edit or Buy Your Design: alansfactoryoutlet.com/design/xPqWU4ik/



Floor Plan



alansfactoryoutlet.com | 1-800-488-6903

Edit or Buy Your Design: alansfactoryoutlet.com/design/xPqWU4ik/

Delivery Zip Code: 34773

12 x 20 Vertical Roof Metal Garage

\$5,823.50

1

\$6,130.00

Roof Color: Barn Red Trim Color: White

Side & End Color: Sandstone Garage Door Color: White

Galvanized or Colored Screws: Silver Galvanized Screws

Certified Options in FL: Certified for 150 mph

29 GA or 26 GA Sheeting: FL 26 GA **Leg Height:** 9' Leg Height on a 20' Long

Left Side: Left Side Closed with 9' Legs - 20' Long **Right Side:** Right Side Closed with 9' Legs - 20' Long

Horizontal or Vertical Sides: Horizontal Sides

Vertical Deluxe Two Tone on Side: Without Vertical Deluxe Two Tone

Ends: 12' Wide - Close Both 9' Ends

Horizontal or Vertical Ends: Horizontal Ends

Vertical Deluxe Two Tone on End: Without Vertical Deluxe Two Tone

Insulation Type: Woven R17 Insulation - Roof Only

Insulation Options: Insulate Roof Only

Garage Doors 9'x7': One 9' Wide x 7' Tall Certified Garage Door

Walk in Door: One Single Walk in Door 36" Wide x 80" Tall

Installation Surface: Ground or Gravel

Power Outlet Available Within 100ft: Yes, Power Outlet Within 100ft

Garage Doors 9'x7' Locations End: 1 Garage Door 9'x7' on End **Walk in Door Location:** Walk in Door on Front End Centered

Select Delivery County in Florida: Osceola

Subtotal: \$6,130.00

Limited Time 5% Discount: -\$306.50

Delivery & Installation: FREE for Zip Code 34773

Tax: Calculated in Checkout

Total: \$5,823.50

Deposit to Order: \$990.00

Prices subject to change without notice



alansfactoryoutlet.com | 1-800-488-6903

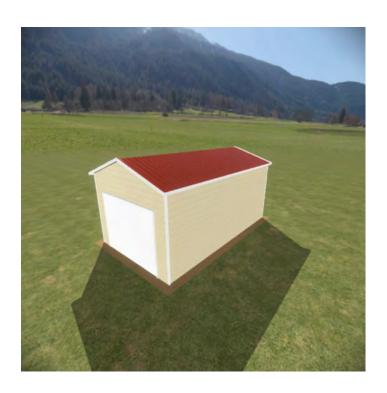
Edit or Buy Your Design: alansfactoryoutlet.com/design/xk9hBLUg/

Delivery Zip Code: 34773





Front Right



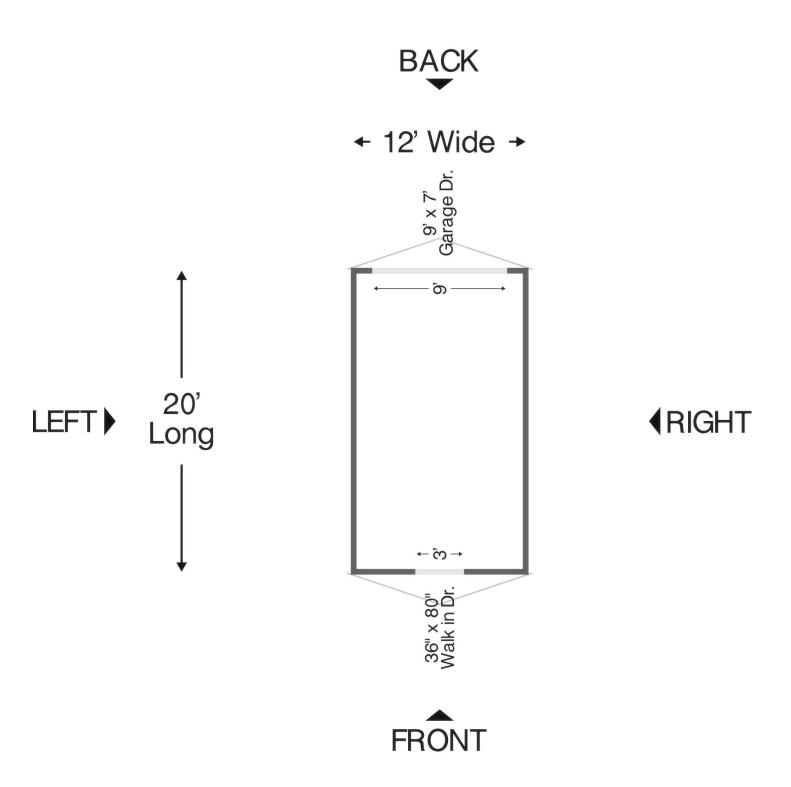


Back Left



alansfactoryoutlet.com | 1-800-488-6903

Edit or Buy Your Design: alansfactoryoutlet.com/design/xk9hBLUg/



Floor Plan



alansfactoryoutlet.com | 1-800-488-6903

Edit or Buy Your Design: alansfactoryoutlet.com/design/xk9hBLUg/

Delivery Zip Code: 34773

12 x 20 Vertical Roof Metal Garage

\$6,313.70

1 9

\$6,646.00

Roof Color: Barn Red
Trim Color: White

Side & End Color: Sandstone Garage Door Color: White

Galvanized or Colored Screws: Silver Galvanized Screws

Certified Options in FL: Certified for 150 mph

29 GA or 26 GA Sheeting: FL 26 GA **Leg Height:** 9' Leg Height on a 20' Long

Left Side: Left Side Closed with 9' Legs - 20' Long **Right Side:** Right Side Closed with 9' Legs - 20' Long

Horizontal or Vertical Sides: Horizontal Sides

Vertical Deluxe Two Tone on Side: Without Vertical Deluxe Two Tone

Ends: 12' Wide - Close Both 9' Ends

Horizontal or Vertical Ends: Horizontal Ends

Vertical Deluxe Two Tone on End: Without Vertical Deluxe Two Tone **Insulation Type:** Double Bubble Insulation on 9' Leg Height - 12x20

Insulation Options: Fully Insulate Roof and Sides

Garage Doors 9'x7': One 9' Wide x 7' Tall Certified Garage Door

Walk in Door: One Single Walk in Door 36" Wide x 80" Tall

Installation Surface: Ground or Gravel

Power Outlet Available Within 100ft: Yes, Power Outlet Within 100ft

Garage Doors 9'x7' Locations End: 1 Garage Door 9'x7' on End **Walk in Door Location:** Walk in Door on Front End Centered

Select Delivery County in Florida: Osceola

Subtotal: \$6,646.00

Limited Time 5% Discount: -\$332.30

Delivery & Installation: FREE for Zip Code 34773

Tax: Calculated in Checkout

Total: \$6,313.70

Deposit to Order: \$1,073.33

Prices subject to change without notice



Your Custom Metal Building Design

alansfactoryoutlet.com | 1-800-488-6903

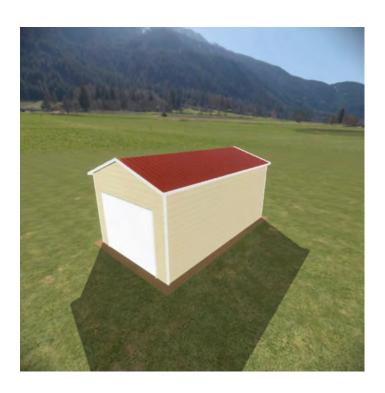
Edit or Buy Your Design: alansfactoryoutlet.com/design/aq6E9L6a/

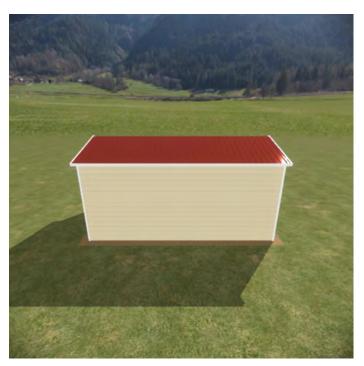
Delivery Zip Code: 34773





Front Right





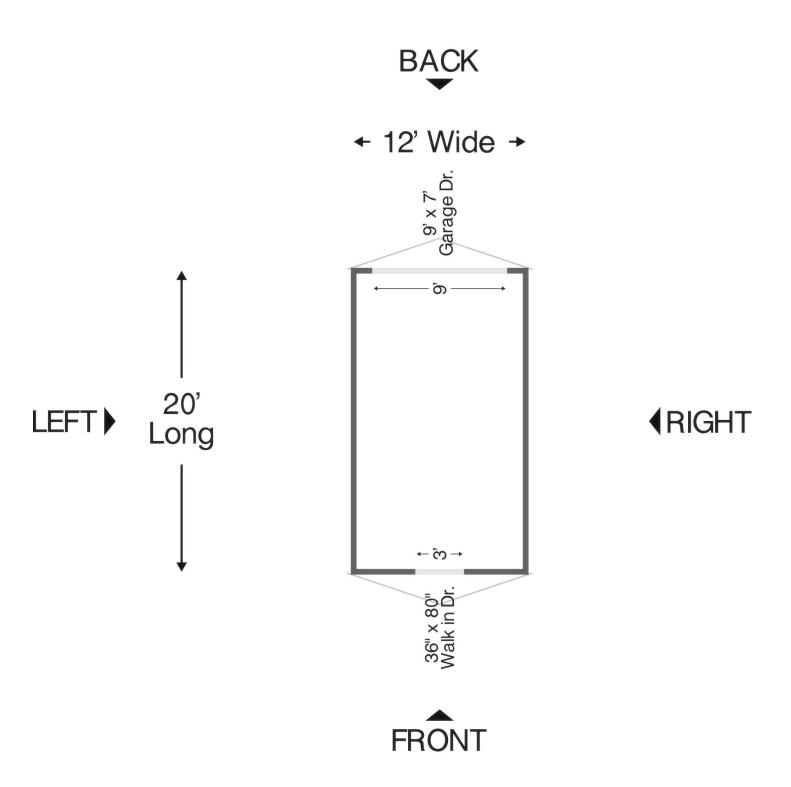
Back Left



Your Custom Metal Building Design

alansfactoryoutlet.com | 1-800-488-6903

Edit or Buy Your Design: alansfactoryoutlet.com/design/aq6E9L6a/



Floor Plan



Your Custom Metal Building Design

alansfactoryoutlet.com | 1-800-488-6903

Edit or Buy Your Design: alansfactoryoutlet.com/design/aq6E9L6a/

Delivery Zip Code: 34773

12 x 20 Vertical Roof Metal Garage

\$5,025.50

1

\$5,290.00

Roof Color: Barn Red
Trim Color: White

Side & End Color: Sandstone Garage Door Color: White

Galvanized or Colored Screws: Silver Galvanized Screws

Certified Options in FL: Certified for 150 mph

29 GA or 26 GA Sheeting: FL 26 GA **Leg Height:** 9' Leg Height on a 20' Long

Left Side: Left Side Closed with 9' Legs - 20' Long **Right Side:** Right Side Closed with 9' Legs - 20' Long

Horizontal or Vertical Sides: Horizontal Sides

Vertical Deluxe Two Tone on Side: Without Vertical Deluxe Two Tone

Ends: 12' Wide - Close Both 9' Ends

Horizontal or Vertical Ends: Horizontal Ends

Vertical Deluxe Two Tone on End: Without Vertical Deluxe Two Tone **Garage Doors 9'x7':** One 9' Wide x 7' Tall Certified Garage Door

Walk in Door: One Single Walk in Door 36" Wide x 80" Tall

Installation Surface: Ground or Gravel

Power Outlet Available Within 100ft: Yes, Power Outlet Within 100ft Garage Doors 9'x7' Locations End: 1 Garage Door 9'x7' on End Walk in Door Location: Walk in Door on Front End Centered

Select Delivery County in Florida: Osceola

Subtotal: \$5,290.00

Limited Time 5% Discount: -\$264.50

Delivery & Installation: FREE for Zip Code 34773

Tax: Calculated in Checkout

Total: \$5,025.50

Deposit to Order: \$854.34

Prices subject to change without notice

Harmony CDD

Transcription Pricing Summary

Comparison prices for June 29, 2023, meeting Meeting length: 3 hours, 51 minutes 97 pages

ONLINE CONVERSION AND TRANSCRIPTION:

Otter Pro:

- \$8.33 per month, billed \$99.99 annually
- Or \$16.99 billed monthly

HUMAN TRANSCRIPTION:

Flawless Transcription:

- \$2.25 per minute
- Total \$519.75

Go Transcript:

• Total \$355.74

Naegeli:

- \$5.25 per page
- Total \$509.25

Research Transcriptions:

- \$3.00 per minute
- Total \$693.00

Transcription Hub:

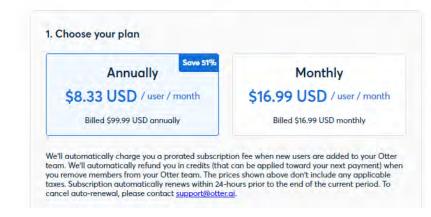
- \$.75 per minute + \$.75 for difficult audio
- Total \$346.50

Transcription Puppy:

- \$1.15 + \$.26 per minute
- Total \$325.71



Subscribe to Otter Pro



What is Otter Pro?

- Team features: shared custom vocabulary and speakers, assign action items to teammates
- OtterPilot joins meetings when you are double-booked
- Admin features: centralized billing and prioritized support
- 1200 monthly transcription minutes; 90 minutes per conversation

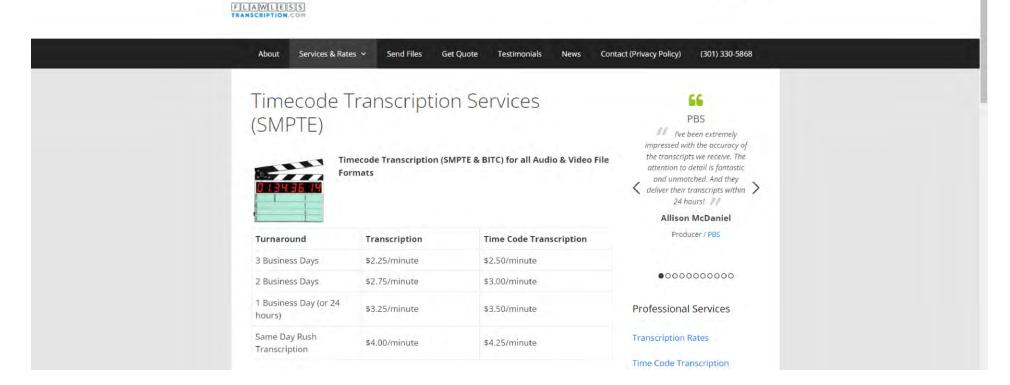
If you have any billing questions, please email us at support@otter.ai



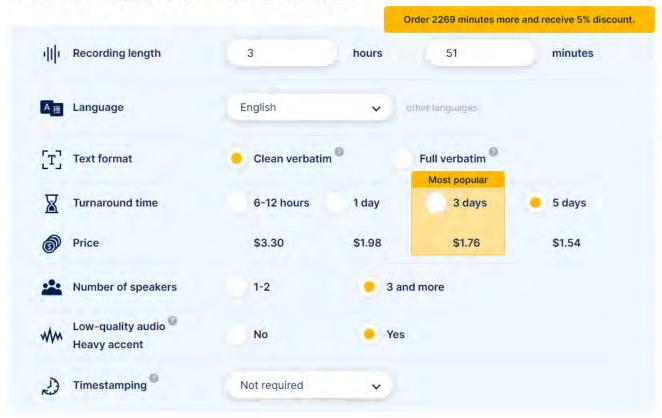








Convert audio or video to text







From: Research Transcriptions <billing@researchtranscriptions.com>

Sent: Monday, July 17, 2023 11:04 AM

To: Burgess, Brenda
 Subject: Starting transcription service for marketing research

Hi Brenda,

Thanks for taking a few minutes to talk with me on the phone today about your transcription needs.

As promised, please find in this email:

Research Transcriptions' 9 Keys to Reliable Transcription Service for Marketing Research

- Confidentiality and Service Overview documents
- Your fees
- A clickable link to get started

Research Transcriptions' 9 Keys to Reliable Transcription Service for Marketing Research:

- 1. 100% US-based transcription (ID-verified) no global freelancers
- 2. Specialization in marketing research interviews, focus groups and panel discussions
- 3. Total Quality Transcription (TQT) process
- 4. Enforceable confidentiality agreements (NDA, HIPAA BAA)
- 5. Fully insured: Cyber Liability, Professional Liability, General Liability
- 6. Dedicated transcription team and manager in the US
- 7. Project-based billing with detailed receipts
- 8. Corporate transparency (see here)
- 9. SOC-2 compliant service option available

Confidentiality and Service Overview documents:

- Nondisclosure Agreement (NDA)
- Service Overview
- Information Security Policy available upon request

How it works:

- 1. Create your account by clicking the link at the bottom of this email
- 2. Log in, select preferences, upload files
- 3. Get your completed transcriptions, by either
 - 1. Log-in
 - 2. Email notification with a link to download as an MS Word doc
- 4. Fees are processed on your credit card when you upload files and your receipt is emailed to you.

Your fees (per recorded audio minute):

Based on our conversation, your transcription fee is as follows:

Base transcription fee: \$2.75

De-identification/anonymization: Not selected

Foreign Language (): Not selected Miscellaneous (10+ speakers): \$0.25

Miscellaneous 2 (): Miscellaneous 3 ():

Total fee per audio minute: \$3.00

There are:

- No setup fees
- No maintenance fees
- No minimums
- No extra fees for advance-scheduled next-day turnaround

Questions?

Email me via reply to this message. I'll get back to you quickly.

Click here to start.

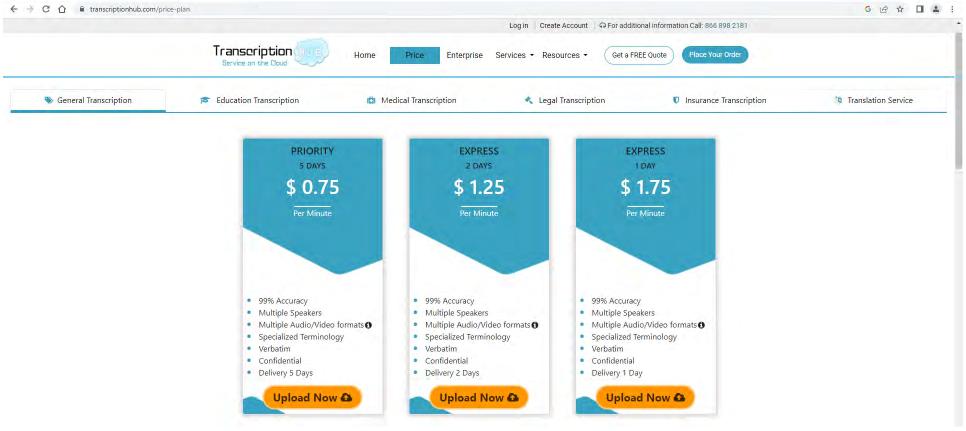
All the best,

P.S. Questions or concerns? Need more info? Reply to this email and let me know how I can help. I'll get back to you quickly.



Reliable transcription for reliable research.

A Service Disabled Veteran Owned Small Business.



From: Transcription Hub <services@transcriptionhub.com>

Sent: Monday, July 17, 2023 1:13 PM

To: Burgess, Brenda

 brenda.burgess@inframark.com>

Subject: Brenda Burgess: Transcription Services Quote from Transcription HUB

Importance: High

Hello Brenda,

Thank you for your time on the call today.

As discussed, please find the below the price quote for the 4 hours of non-verbatim transcription with speaker identification done.



Quote

Date July 17, 2023

Valid Until

July 27, 2023

Customer:

Name : Brenda Burgess

Company Name : Inframark

Email : <u>brenda.burgess@inframark.com</u>

Phone# : (940) 290-5698

Quote/Project Description

Transcription Type: General Transcription

Frequency : Monthly

Audio/Video Minutes	Service Description	Delivery Timeline	Price Per Minute	Line Total
240	Audio Transcription	5 Days	\$ 0.75	\$ 180.00
240	Audio Transcription	2 Days	\$ 1.25	\$ 300.00
240	Audio Transcription	1 Day	\$ 1.75	\$ 420.00

Special Notes and Instructions	
Additional \$0.15/m for Timestamp Service	What is a Timestamp?
Additional \$0.75/m for Difficult Audio	What is Difficult Audio?
All Turn-Around Time provided are business days.	
Rates provides are in United States Dollar (USD) currency	

Please let me know if you need any more details regarding our services.

For any queries, please do not hesitate to contact us at services@transcriptionhub.com or +1-866-898-2181.

Regards,

Kevin

Customer Relations Manager

p: 1-866-898-2181 | e: services@transcriptionhub.com

www.e24tech.com

 $\underline{www.TranscriptionHub.com} - \text{a e24 Technologies Company}$

<u>www.PhoneCloudHub.com</u> – a e24 Technologies Company

www.SpeechIntel.ai – a e24 Technologies Company

Most of our competitors charge per minute, based on the length of your files. Some offer a one-time bulk discount. We believe our customers deserve better, which is why we reward loyalty with a unique rebate system. Our cash rebates can be used to purchase future services. That way, the more you use our services over time, the cheaper your prices will be.

Lifetime Spending*	Cash Rebate %^	Effective Price Per Audio Minute
Under \$250	5%	\$1.15/min
\$250.01-\$500	10%	\$1.09/min
\$500.01-\$1,000	15%	\$1.03/min
\$1,000.01-\$1,500	20%	\$0.97/min
\$1,500.01-\$2,000	25%	\$0.91/min
\$2,000.01-\$2,500	30%	\$0.85/min
\$2,500.01-\$5,000	35%	\$0.79/min
\$5,000.01+	43%	\$0.69/min

*All of the listed prices are based on customer lifetime spending ^Your account is credited within 3 days after the completion of an order.

Value-Added Services

We charge customers a nominal fee for time-stamping/time coding and verbatim transcription services.

Rate
\$0,26
\$0.26



INFORMATIONAL SIGNS TO BE UPDATED

West Entrance to Round about at Five Oaks and Schoolhouse



WELCOME sign? Notices about meetings?

First sign as you enter Harmony at West Entrance

Second Sign – near golf cart sign
Information about golf cart use?





From west entrance at roundabout:

Directions to:

Community School

Lakefront/Recreation Areas/Docks

Golf Course

Harmony Town Square

Leaving Catbrier/Five Oaks Roundabout, in front of Ashley Park

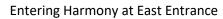




On Five Oaks as you approach the old Welcome Center from the west.

Leaving Harmony at East Entrance







On Town Square facing entry road, Harmony Square Drive

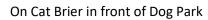




At driveway entrance to Golf Course parking lot. At end of Harmony Square Drive, West



At Schoolhouse/Cat Brier Roundabout





1 2 3	MINUTES OF WORKSHOP HARMONY COMMUNITY DEVELOPMENT DISTRICT		
<i>3</i>	A workshop of the Board of Supervisors of the Harmony Community Development District was		
5	held Thursday, May 25, 2023, at 4:30 p.m. at the Jones Model Home, 3285 Songbird Circle, Saint		
6	Cloud, FL 34773.		
7			
8	Present were:		
9	Teresa Kramer Chair		
10	Daniel Leet Vice Chair		
11	Kerul Kassel Assistant Secretary		
12	Joellyn Phillips Supervisor		
13 14 15 16 17 18	Also present, either in person or via Zoom Video Communications, were: Angel Montagna District Manager: Inframark Brett Perez Inframark, Area Field Director Residents and Members of the Public		
19 20 21 22	This is not a certified or verbatim transcript but rather represents the summary context of the workshop. The full recording is available in audio format upon request. Contact the District Office for any related costs for an audio copy.		
23 24	FIRST ORDER OF BUSINESS Call to Order and Roll Call Ms. Kramer called the workshop to order at 4:30 p.m.		
25	Ms. Kramer called the roll.		
26 27 28	SECOND ORDER OF BUSINESS Audience Comments Ms. Kramer reviewed the purpose of audience comments and reminded the public it is only for		
29	comments, not for back-and-forth conversation.		
30	A Resident commented on the following issues: lawn care on Five Oaks Drive, trash, and lack		
31	of turf in Enclave.		
32 33 34 35	THIRD ORDER OF BUSINESS Discussion of Fiscal Year 2024 Preliminary Budget The Board discussed each budget line item, and the manager made the following changes from		
36	what was included in the agenda package:		
37	Revenues:		
38 39 40	 <u>Interest-Investments</u>: staff is reviewing options for investments; the amount might change from the current \$30,000. Expenditures: 		
41 42 43	• <u>ProfServ-Recording Secretary</u> : due to Inframark no longer providing verbatim minutes, this will be updated for a third-party to provide minutes. Proposals will be provided at a future meeting.		

Harmony CDD May 25, 2023, budget workshop

44	• Electricity-Street Lighting: inc	creased to \$139,470.
45	• <u>Splash Pad</u> : to be coded to res	erves.
46	 <u>Conservation Areas</u>: will be ad 	dded to R&M-Ponds/Buck Lake.
47	• Reserve-Other: reduced to \$30	00,000.
48		
49	Resulting assessment increase with th	ne above changes is 8.7%.
50		
51	FOURTH ORDER OF BUSINESS	Other Business, Updates, and Supervisor
52		Requests
53	There being none, the next order of bu	usiness followed.
54		
55	FIFTH ORDER OF BUSINESS	Adjournment
56		•
57	The workshop was adjourn	ned at 5:49 p.m.
58		
59		
60		
61		
62	Secretary/Assistant Secretary	Chair/Vice Chair

1 2 3		NUTES OF MEETING MUNITY DEVELOPMENT DISTRICT	
4	The regular meeting of the Board of Supervisors of the Harmony Community Development		
5	District was held Thursday, June 29, 2	023, at 6:00 p.m. at the Jones Model Home, 3285 Songbird	
6	Circle, Saint Cloud, FL 34773.		
7			
8 9	Present and constituting a quorum wer	re:	
10	Teresa Kramer	Chair	
11	Daniel Leet	Vice Chair	
12	Kerul Kassel	Assistant Secretary	
13	Joellyn Phillips	Supervisor	
14	Lucas Chokanis	Supervisor	
15	Eucus Chokams	Supervisor	
16 17	Also present, either in person or via Zo	oom Video Communications, were:	
18	Angel Montagna	District Manager: Inframark	
19	Michael Eckert (via Zoom)	District Attorney: Kutak Rock	
20	Kate John (via Zoom)	District Attorney: Kutak Rock	
21	David Hamstra	District Engineer: Pegasus Engineering	
22	Lynn Hayes	Inframark, Management Division	
23	Nick Lomasney	Benchmark Landscaping	
24	Residents and Members of the Pub	olic	
25			
26	This is not a certified or verbatim tran	script but rather represents the context of the meeting. The	
27 28	full meeting recording is available in a	audio format upon request.	
29	FIRST ORDER OF BUSINESS	Call to Order and Roll Call	
30	Ms. Kramer called the meeting to		
31	_	icated a quorum was present for the meeting.	
32			
33	SECOND ORDER OF BUSINESS	Audience Comments on Agenda Items	
34	Ms. Kramer stated this is a time pe	eriod where anyone in our audience may come forward, and	
35	we will give you three minutes to give	us any information that you feel we should have on any of	
36	the items that we might be considering or anything you want to bring to our attention that we may		
37	not be aware about in the community, your concerns, or your ideas. Do we have anyone here?		
38	have one sign in sheet: Mr. Tim Dwyer.		
39	A Resident asked can I just ask for	you to give us a once over of what a CDD is?	
40	Ms. Kramer stated we will go thro	ugh audience comments really quick, and then I will give a	
41	quick brief of what it is.		

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

Mr. Tim Dwyer stated update on the trails and a recommendation to the Board. I sent you a memo about the proposed drainage upgrades and building some culverts. We were talking about the approach to Billy's Trail from Five Oaks up to around the side of the Enclave up to where Billy's trail starts. There were two proposed culverts, and I have been riding up there on my bike since Benchmark has mowed it, which is good. Now you can actually ride your bike or walk up there. My recommendation is that I think we do not need culverts. As long as Benchmark can mow that section, we are good. As far as the other culvert, the second culvert that was mentioned, right adjacent to Billy's Trail to get over a little hump of land, since all that land has been redeveloped, I have been up there after the recent rains, and it is dry. I do not really think that is an impediment to anyone walking up there to want to walk on Billy's Trail. So that is my recommendation. On Billy's Trail, they installed a 12-inch water line the length of the trail. If you were up there on the trail six months ago, it was a very natural state. Now it has been paved over essentially with road base, it has been widened, and trees have been knocked down. It is totally different than it used to be. As far as us doing any maintenance, I cannot see us spending any effort to do that. Once that road base hardens, you will be able to walk on it. I got about halfway on my bike and sank in over the tires. In addition, they made essentially a land bridge from the end of Billy's Trail just north of where our property ends over to the Enclave because that is where the water main goes. People from the Enclave will easily be able to go over to Billy's Trail without going through anyone's yard or anything. The only reason I bring that up is, if at some time in the future the Enclave decides they want to do some sort of maintenance on Billy's Trail, it would be very easy for them to get to with machinery, et cetera.

Ms. Kramer stated thank you so much. We appreciate all your hard work.

Mr. Dwyer stated if anyone has any questions about the status of the trails, please feel free to reach out.

Ms. Corrine Tavolacci stated the view behind my house, of course, I have the retention pond. It has been over a year, and every single day, we have people who are fishing in the retention pond. Not only are they fishing, they walk over and look in our windows. And they come in a group a lot of the time. Sometimes you have a kid with their backpack when school is in session at 6:30 a.m. sitting at one end or sitting at another. Another time you will have people sitting in golf carts, driving behind my house, not the golf course carts, but their own. First of all, it is a safety issue, and it is a privacy issue. They are six feet away from my back sliders, but they are on CDD property. What do you do about that?

- Ms. Kassel stated that is the difficulty. CDD property is public property, and you cannot
- 75 regulate who goes on certain places, like we do at the pools or the boats, but on other places like
- 76 this, it is very difficult. The CDD is public property; it is not private. It is not like it is HOA
- 77 property where we can prohibit.
- Ms. Tavolacci asked is there nothing they can do about that? It is a safety issue as far as I am
- 79 concerned because I do not know who these people are.
- Ms. Kramer stated we are not really supposed to go back and forth, but if you are concerned
- that they are peeping toms or something, you can call the sheriff's office.
- Ms. Tavolacci asked we can do that?
- Ms. Kramer stated yes. We have no law enforcement authority.
- Mr. Leet stated I was trying to pull it up, but in the District's rules, it does mention where
- people can be fishing, but it also says they cannot be disturbing the residents who lived near that
- property. If you feel there is an issue, absolutely call law enforcement on that.
- Ms. Kassel stated of course, there is always privacy fencing, which is expensive, but if you are
- 88 really concerned about privacy, maybe that is an option, or landscaping even. You want to see the
- view from your house, but you do not want people looking in.
- Ms. Tavolacci stated that is why we paid a little bit more.
- 91 Ms. Kassel stated maybe just a hedge.
- Ms. Tavolacci stated also, I did email you guys and called, but got no response, just so you
- 93 know.
- Ms. Kassel asked where did you email?
- Ms. Tavolacci stated I did call whatever main number is there for the CDD. They took a
- 96 message. They said they would get back to me. Nobody did. I called a supervisor for South Lakes,
- and he said he would get back to me, and he did not.
- Ms. Kassel stated that is HOA; that is not CDD.
- Ms. Tavolacci stated okay, I thought he said he was a supervisor.
- Ms. Kassel stated we do not have a supervisor for South Lakes.
- 101 Ms. Tavolacci stated whoever the field person is.
- Mr. Leet asked field services?
- 103 Ms. Tavolacci stated yes.
- Ms. Kassel stated it could have been field services.

106

107

108

109

111

112

113

114

115

116

- Ms. Montagna stated they are sending out updates and the phone numbers, but regardless, if there is an issue with the CDD, or even if you do not know if it is an issue with the CDD, there is a maintenance email address: cddmaintenance@inframark.com. There are about 15 people who get that email. So you will absolutely get a response. If it is not CDD related, we will let you know that and direct you where to go from there. That is the easiest and best way to do it.
- 110 Ms. Tavolacci stated thank you.
 - Mr. Adam Kosna stated just a comment regarding the same issue which you are absolutely right. I checked the bylaws, and people can approach. That area belongs to the Golf Preserve. We are not allowed, at least we were told, that we are not allowed to walk on the Golf Preserve. You can only ride Golf Preserve golf carts. You cannot even ride your own golf cart. I was told we cannot walk, we cannot ride our own golf carts, nothing on a Golf Preserve. That is the Golf Preserve.
- 117 Ms. Kramer stated we have nothing to do with the Golf Preserve.
- Mr. Kosna asked who does?
- 119 Ms. Kassel stated the Golf Preserve. Even if you call the cops, they would need somebody 120 from the Golf Preserve to represent the Golf Preserve in any kind of trespass.
- Mr. Kosna asked so we can go to the Golf Preserve and ask them for no trespassing or something signs eventually? The CDD does not work with the Golf Preserve at all?
- Ms. Kramer stated we are not a part of them. We know them, and we talk to them on occasion, but they are private, and we are public.
- Mr. Kosna stated because it is a golf area there and it is a Golf Preserve.. Is the pond part of the Golf Preserve? Or does it belong to the CDD?
- Ms. Kramer stated some of the ponds are.
- Ms. Kassel stated it depends on where it is because some do and some do not.
- Mr. Kosna asked do we know which one? Because the one they care about is the one which is on the Golf Preserve. Who owns that?
- Mr. Leet stated there are two ponds that are along the south side of Sagebrush, and both of those are CDD property, but then you go a little farther, and the next pond is on the golf course.
- Mr. Kosna stated it is the one on the golf course, the one when you approach South Lakes before the gates is a golf area, and the pond is right there.
- Mr. Leet stated who is going to be the authority on that is Osceola County ("County"), www.property-appraiser.org. They have the full map of every property boundary.

- Mr. Kosna stated I went to that map; they do not have who owns it. That is the problem. You can click on the property, and they will show you the tax of the property and who the owner is, but on the Golf Preserve, you cannot click it, and it will not tell you who is the owner. The question is, who owns that? That way we can answer her if it is the CDD or the Golf Preserve. Now we have to go to the Golf Preserve and ask for no trespassing signs because it is the Golf Preserve.
- Ms. Kramer stated yes, the golf course manager is in the clubhouse in the pro shop. You can go there and speak to him, and he works for the owner of the Golf Preserve.
- Mr. Kosna stated the question is, you do not know if he owns it, and he does not know.
- Ms. Kramer stated we know what we own. Maybe after the meeting or another day you can get with one of us, and we can show you how to work the property appraiser's website to see who owns what. Then you can point out, and we can tell you whether we own it or not. Again, if we own it, it is public property and it is wide open.
- Mr. Chokanis stated the other issue, though, is to get someone trespassed, the sheriff has to be there, a deputy or whoever, Harmony might have to be there, and the person who is trespassing has to be there.
- Mr. Kosna stated so it is almost impossible.
- Mr. Chokanis stated right. If someone comes and you say, "You are trespassing; stay here. I am going to call the sheriff." If he leaves, then they cannot do anything. It is kind of a catch 22.
- 155 A Resident stated take a picture of that person.
- Ms. Kramer stated it does not work that way.
- Mr. Kosna stated so we have to find out who owns it.
- Ms. Kramer stated your three minutes are up. We are trying to help, but we will eat the whole meeting.
- Mr. Kosna stated we still do not know who owns it. Who will find out?
- Mr. Leet stated send me an email, dan@harmonycdd.org, and I will be happy to help you.
- Ms. Kassel asked are we talking about the pond at the end of the golf course, right before South
- 163 Lake?
- Mr. Kosna stated correct.
- Ms. Kassel stated the pond itself is owned by the CDD.
- Mr. Kosna stated okay, which means they can come and fish.
- Ms. Kassel stated yes, and there is a border around the pond that is owned by the CDD, and that borders up against the Golf Preserve.

181

182

- 169 Ms. Sandy Thoenes stated my concern that I thought I should bring up is that we are not using 170 water wisely. I have taken several pictures of the CDD land behind my house, which is watering 171 after three days of rain. My land has got dips in it that are filled with water, and the sprinklers are 172 going. We are paying for this water, and there is plenty of water out there. We are getting rain. 173 This is the rainy season. Someone either needs to adjust the sprinklers or be ready to turn them off 174 when the weather starts getting rainy. It was three days in a row we had steady rain for the evening, 175 and yet the sprinklers are going on both the golf course and the CDD. I sent the pictures. The 176 pictures did not make it. They came back and said the box was full for the CDD email. I will resend 177 them.
- Ms. Montagna stated we got them. There is more than one person who gets those emails. Like I said, there are ten people, so we got the pictures. They were sent over to the landscape company.
 - Ms. Thoenes stated the other concern I had is the sidewalk on Five Oaks as you go out our subdivision and turn, sand has been there forever. They are trying to fix the sprinkler system or something, and it never gets resolved. I walk all the time to the clubhouse.
- Ms. Montagna stated that has been noted, and that is being worked on, as well.
- Ms. Kassel stated at the last number of CDD meetings and this one, too, we have been having our new landscaping contractor look at our irrigation system, which is 20 years old and needs a lot of repairs: new rain sensors, new clocks, new timers, new this, that and the other thing.
- 187 Ms. Thoenes stated so they are working on it.
- Ms. Kramer stated yes. If you stay a little while, you will hear us talking about rain sensors.
- Ms. Thoenes stated I just feel like I have to make sure mine does not go when it is not supposed to. The water people say do not waste it.
- 191 Ms. Kassel stated we agree.
- Ms. Mary Jane Sledz stated we are all very concerned as seniors who live in the 55+ about this increase that they are talking about. I do not know when the exact budget meeting is, but we really need to look at cutting it because 10% or 11% for senior citizens, most who live either on Social
- 195 Security or disability, is a rate hike, along with the HOA's. Hopefully we do not want to see that.
- 196 We want to be fiscally responsible. When is the meeting?
- 197 Ms. Kramer stated the last Thursday in July.
- Ms. Montagna stated that would be the budget public hearing.
- 199 A Resident asked may I ask a question?

- Ms. Kramer stated it is not a question period; it is not a back and forth period. It is a time for you to express your concerns to us.
- Ms. Kassel stated you can always email any of us for all of us with any questions you have.
- Mr. Steve Rafferty stated we have been here about a year, and I have noticed that consistently when we have a heavy rain, those two drains on Five Oaks always flood. I have been told that it has been going on for a long time, so I am not sure why it has not been addressed, either by the CDD, the County, or together, because it should not be that long to get something fixed like that.
- Ms. Kassel ask is that all the way down by the gardens?
- Mr. Rafferty Stated yes. Every time we have a heavy rain, it floods. That is not a good thing.
- Ms. Kramer stated we will bring the County back out. Thank you for bringing it to our attention and letting us know.
- Ms. Montagna stated we have gone back and forth with the County. They are aware of that.
- They come out, they pump it out, they go about their business, and then we call them again.
- 213 Ms. Kramer stated time for another call.
- Ms. Montagna stated yes.

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

Ms. Kramer stated hearing no further audience comments, I will go ahead and close audience comments. As promised, I will give a quick blurb on what a CDD is. When Harmony was first built, they, the developer, used a vehicle called a community development district ("CDD"), which the State of Florida had adopted and allowed it to happen. So they financed all the infrastructure within Harmony by bonds. Infrastructure is our road, our sewers, our recreational facilities that are owned by the CDD, and the conservation areas. All of those things were paid for by bonds. The bonds, then, are paid for by the individual homeowners or buyers, the property owners, not just homeowners but also commercial development or apartments if they show up. All the land in Harmony pays a CDD assessment for those bonds. That paid for the initial development of Harmony. The second-half of your assessment that you see goes for the CDD to maintain and operate all of that infrastructure: boats, stormwater sewers, parks, landscape, street lights, schools, all that stuff. Our role, as a CDD Board, is a policymaking role. We set the policy for the CDD, where we are going and what we are doing. Our management company, Inframark, along with our District legal counsel and our District engineer, they are the ones that actually put the rubber to the road and to make our policies happen. That is generally the CDD. We are a public entity, I mean a true public entity, like a city or a county, but we have limited powers. We do not have powers of zoning, so we cannot control what land uses happen in our area. We also do not have policing

- powers or any legal enforcement powers. They typically do not give recreation to the CDDs, but we do have a special exemption to do recreation.
- Ms. Montagna stated they are doing it more and more nowadays.
- 235 Ms. Kramer stated that is generally what a CDD is. Do you have a question about that?
 - Ms. Kassel asked can I just add to that? Essentially when the developer created the CDD, it was a way to push the costs of infrastructure on to buyers in the form of a bond instead of in the price of a house. You have to pay it over time, and there is interest on that. When we get to a certain population level, the developer is required to turn CDD governance over to the residents. That happened over time. It is now entirely resident run, and in a nutshell, our obligation is to make sure the physical and fiscal infrastructure of the District is well managed, things are well maintained. Sometimes it is really hard with 20-year-old stuff, we are trying, and also that we have enough money to run things properly and repair things and renovate things as they break down and need replacement.
 - Ms. Kramer stated yes, and one of the critical things you should know about the history of this particular CDD is that the assessments have been kept fairly level almost all the 20 years of the CDD, and no money was brought in really to set aside to repair and replace anything. Now that we are at the 20-year mark and things are breaking down or deteriorating and have to be replaced, that is where we are, and that is why you have seen an increase. We are obligated to maintain all those facilities. That is where we are right now in the fees and assessments.
 - Ms. Kassel stated although I will say, I have been on the CDD Board nearing the end of my fourth term, and there has been a push from me to set aside reserves and to do a formal reserve study. We do have reserves that have been set aside, but it is just that not enough has been set aside, and now we are finding ourselves in a position where things are breaking down. Irrigation, as you will hear, is one tiny thing in this community that we are having to spend tens of thousands of dollars on just to get it repaired so that it is operational, not even including replacing the system that has been running it, which is pretty much required now, and all these other things: the pools, the splash pad, the basketball court surfacing, so many things that we have as a CDD that need to be maintained, and we have not really had the funding to make sure that all of that gets well maintained properly in a timely way.
- A Resident asked if you are responsible for the roads, why do I have to call the County?
- Ms. Montagna stated no, we are not responsible.
- Ms. Phillips stated you misspoke on that.

Harmony CDD June 29, 2023, meeting

- Ms. Kramer stated alleyways.
- A Resident asked are we responsible or are you responsible for that white fence at the front
- 266 entrance?
- Ms. Kramer stated yes, we are, the one on U.S. Hwy 192.
- Ms. Kassel stated only on CDD property.
- Ms. Kramer stated not the fences that are coming back along the entryway.
- The Resident stated those are in really bad shape.
- Ms. Kramer stated yes.
- Ms. Kassel stated we have been discussing them for the last several months. There will be a
- 273 discussion today about removal; we got some bids.
- A Resident stated you mentioned that you do the pools.
- Ms. Kramer stated yes.
- The Resident stated we were just over at our pool.
- Ms. Kassel asked this one? We do not do that one.
- Ms. Kramer stated that is not a CDD pool.
- The Resident stated you mentioned pools.
- Ms. Kramer stated sorry, that is not a CDD pool. Anything that is owned by your homeowners
- association, we have nothing to do with.
- A Resident stated I think everyone has done a great job cleaning the bathrooms. You guys are
- great. I think it looks great.
- Ms. Kassel stated thank you.
- The Resident asked do you have anything to do with the gym?
- Ms. Kramer stated no.
- The Resident stated I have a question just for my own head. The gators. Do you guys monitor
- and maintain the gators?
- Ms. Kramer stated no. They are natural residents of Harmony.
- The Resident asked what happens when they are overflowing in our streets?
- A Resident asked what happens when they get too big?
- Ms. Kramer stated at breeding season, they will come out and start wandering the streets. Just
- avoid them. In 20 years, we have not had an incident.
- The Resident stated for every gator that gets pregnant, it gives about 30 eggs, and most of them
- 295 live. I am just curious.

- Ms. Kramer stated most of them do not live.
- The Resident asked does the wildlife maintain them?
- Ms. Kramer stated yes.
- Ms. Montagna stated if there is an alligator that appears to be aggressive, then you need to call
- Florida Wildlife Commission ("FWC"). They will give you a number, then you call me and give
- me that number. If they deem that it needs to be removed, they will remove it. But they are not
- 302 going to just come and randomly start removing alligators.
- The Resident stated I did not know if they monitored the number.
- 304 Ms. Kramer stated they will kill them.
- 305 Ms. Montagna stated yes, they do not relocate.
- The Resident stated we need to post it in our communities. Baby gators are coming in the street
- and going to our little dogs. At what point does that get taken care of?
- Mr. Leet stated if you go on the CDD website, there is a section under ponds and wetlands
- 309 under District Facilities, at the bottom there is a section, and the CDD does have nuisance gator
- 310 guidelines.
- A Resident stated you are saying a lot of things are 20 years old and whatever. Our community,
- 312 the Lakes, is really not that old.
- Ms. Kassel stated no, but you have an HOA that maintains a lot of your stuff. But elsewhere,
- there is a lot of stuff that is 20 years old. Since you are part of the CDD, you are paying into that.
- Ms. Kramer stated and you are allowed to use the boats, the park down at the lakefront, you
- are allowed to use the docks, all that stuff.
- 317 Ms. Kassel stated the dog parks.
- Mr. William Edwards stated I was a little late to the meeting because I did not know exactly
- where it was being held, and I missed the beginning of the meeting. I am at 3311 in South Lakes,
- and the tree that is in front of my house, new trees they usually stake down to keep them straight.
- 321 I just moved in, in November.
- Ms. Kramer stated if it is in front of your house in South Lakes, it belongs to the homeowners
- 323 association.
- Mr. Edwards stated they told me the CDD is supposed to maintain those streets.
- 325 Ms. Kramer asked what is the name of the street it is on?
- 326 Mr. Edwards stated Sagebrush.
- Ms. Kramer stated no, we do not.

361

328	Mr. Edwards stated the gardeners that come around asked the HOA at the last HOA meeting,
329	and they said the CDD handles that.
330	Ms. Kramer stated not if it is in front of your house on Sagebrush.
331	Ms. Kassel asked is it on Five Oaks?
332	Ms. Kramer stated no, it is on Sagebrush.
333	Mr. Edwards stated Sagebrush.
334	Ms. Kassel stated if it is on Sagebrush, then it is a Lakes HOA issue.
335	Mr. Edwards stated the problem I am having is that the stakes will not stay in the ground. They
336	keep popping out. The tree is leaning over in front of the house from the house to the walkway,
337	between the walkway and the street. Every time we try to stake take it down, it comes up, and they
338	told me you are supposed to handle that.
339	Ms. Kramer stated if you will give the man next to you your address, there are some small
340	access parcels that go back to the pond. If it is on one of those, it is ours, and then he will be able
341	to make sure it gets checked out, the staking of the tree.
342	A Resident stated you mentioned several times that we pay you. How do we actually pay you?
343	Ms. Kramer stated on your tax bill.
344	The Resident stated that just coincidentally came up today.
345	Ms. Kramer stated yes, it is on your tax bill.
346	Mr. Leet stated the last thing I would add that is completely unique to our CDD here, but there
347	are five or six different homeowners associations, depending on which area within the Harmony
348	neighborhood you live in. We see lots of these issues where, is it the HOA or is it the CDD. Again,
349	do not hesitate if you have questions.
350	Ms. Kramer stated email us.
351	Ms. Kassel stated cddmaintenance@inframark.com .
352	Ms. Phillips stated the website has a lot of information.
353	Ms. Kramer stated we are going to go back now to our agenda.
354 355 356 357	THIRD ORDER OF BUSINESS A. Benchmark Landscaping ("Benchmark") Mr. Lomasney stated we have a couple of proposals, one regarding resodding a park and a
358	couple others regarding irrigation.
359 360	i. Proposal #754 for Irrigation RepairsMs. Kramer stated the first proposal #754 is for irrigation repairs, a not-to-exceed of \$20,000.

This should bring the system up to approximately 75%.

- 362 Mr. Lomasney stated that is correct.
- Ms. Kramer asked is that the \$20,000 from the last meeting? Or is this a brand new one?
- Ms. Montagna stated this is new.
- Mr. Lomasney stated this is new. This is \$20,000 in a new bid, and 75% will be after that.
- Ms. Kassel stated we have already spent \$45,000, and now it will be \$65,000. That does not
- include the next proposal for replacing everything, the Hunter Pro C, which is another \$25,000.
- 368 Mr. Lomasney stated the \$20,000 is for repairs.
- 369 Ms. Kramer stated yes.
- Mr. Lomasney stated that is for the timers and sensors, two different things.
- 371 Ms. Kramer stated let us finish with this one first.
- 372 Ms. Kassel stated yes, I just wanted a picture of the overall.
- Ms. Kramer stated yes, but the other one is not required. It is not like the repairs are required.
- Ms. Montagna stated these are repairs, and the other ones are clocks.
- 375 Ms. Kramer stated or a change over of the system. Right?
- Mr. Lomasney stated they are brand new clocks and timers and sensors, so we can avoid if it
- is raining wasting that water.
- Ms. Kramer stated so you need this for the actual turning on of the system and getting things
- 379 done.
- Mr. Lomasney stated we are finding more zones, more wires, main line breaks, sprinklers,
- things of that nature. For the past month, that is exclusively what I have been working on is
- irrigation. Sometimes we get to the oak trees, and it takes several hours. We will find it underneath,
- and we will just go to the next one. In this instance I am talking about, it was the very next tree, so
- the water stopped there, and I fixed it. The next day, I checked it, 16 feet over.
- 385 Ms. Kramer stated it stopped up.
- Mr. Lomasney stated yes, so some of these are wires, relocating everything, finding everything,
- putting it in the right place, controlling the satellite to where it is supposed to be, getting
- 388 appropriate coverage and not watering the sidewalks and things like that, nozzles. Some of these
- things are extremely old. They are plastic and completely falling apart. It is constantly spinning,
- and things like that.
- Ms. Kassel stated I just have a question. I did not understand what was going on with these
- 392 graphics. It is in the agenda and starts on page 7 if Mr. Leet can put it on the screen. I did not really

- 393 understand. I understand these are the minutes it is running and all these zones are not running, but
- 394 I did not understand but the Xs were about.
- Mr. Lomasney stated the Xs show what is not working. That is open wire that is not open. So
- we will go to zone 6, and it is not functioning.
- Ms. Kassel stated it does not say commentary or anything not functioning. These are just
- 398 locations of the sprinkler heads, right? It does not say here rotors broken for zone 6.
- Mr. Lomasney stated yes, riser broken zone 17, in the parentheses would be the number. For
- 400 that particular one, it is three risers broken.
- Ms. Kassel stated so there is an X in the sprinkle row. Is anyone else confused by what these
- 402 Xs mean?
- Mr. Chokanis stated yes, I think you need a legend or something that depicts what these Xs
- 404 mean.
- 405 Ms. Kassel stated yes.
- Ms. Kramer stated I assumed that the X meant the type of whatever it was, whether a rotor or
- a sprinkler.
- 408 Ms. Kassel asked that was broken?
- Ms. Kramer stated no, that was there. So what I am hearing now is the X means it is broken.
- Ms. Kassel stated what we need is a better explanation of what this is.
- 411 Ms. Montagna asked do you want to look at this? I have it printed out.
- Ms. Kassel stated thank you. Mr. Leet is getting it up on the screen so you can see what we are
- 413 talking about.
- Ms. Phillips stated on almost every one, either sprinkle or rotor has an X.
- Ms. Kassel stated actually in the first one, a lot of them do not have any Xs. Between 7 and 14
- do not have any Xs.
- 417 Mr. Lomasney stated right.
- Ms. Kassel stated 5 does not have an X. I do not understand what this means because when I
- look under comments and recommendations, there are four zones that have a problem and
- something is broken, either a sprinkler head or a rotor or riser, but that is not reflected in the table.
- Mr. Lomasney stated I will get more detail on what the table is, but each zone is the location.
- When they check the whole thing, those are the particular zones that are having problems on this
- 423 timer.
- Ms. Kassel stated we also do not know what open wire means.

- Ms. Kramer asked does it mean the signal is not getting to the timer?
- Mr. Lomasney stated right, that is the \$20,000 for the open wires and stuff like that to make
- 427 sure it is all closed in it installed securely.
- Ms. Montagna asked is that an open system or a closed system? In order to close the system,
- which is making it run?
- 430 Mr. Lomasney stated yes.
- Ms. Montagna stated okay, because that is what we talked about the last time.
- 432 Mr. Lomasney stated right.
- 433 Ms. Kramer stated I have wires from my box that tell each zone to run.
- 434 Mr. Lomasney stated exactly.
- Ms. Kramer stated if one of the wires is broken, that zone will not run.
- 436 Mr. Lomasney stated exactly.
- 437 Ms. Kramer asked is that what happens? We have 17 zones.
- 438 Ms. Kassel stated on just this one clock.
- Ms. Montagna stated that are not working.
- 440 Mr. Lomasney stated right.
- Ms. Kramer stated not all 17. Three of them are working, and the other 14 are not.
- Ms. Montagna stated there you go.
- Mr. Chokanis asked each zone has a drip line, a sprinkler, and a rotor?
- Mr. Lomasney stated yes. In this tree line, we will have a pop up, which is just a head. The
- field behind it will be rotors. If it is super small, like a hedge or something in front of the pool,
- they will put in a drip line to save water.
- 447 Ms. Kassel asked a bubbler?
- Mr. Lomasney stated a bubbler at a tree on a one-half-inch line.
- Ms. Kassel stated what we need is a better explanation. This is extensive; this is 30 pages.
- Ms. Montagna stated maybe an easy-to-read overall summary with maybe a key where they
- 451 can easily follow.
- 452 Mr. Lomasney stated okay.
- 453 Ms. Kassel stated we do not know what is broken and what is working.
- Mr. Lomasney stated the recommendations are what is broken.

- Ms. Kassel stated right, but you are also saying under located, zones 8 through 14 have open
- wires, so they are apparently not working. That is not under comments and recommendations. Do
- 457 you know what I am saying?
- 458 Mr. Lomasney stated right.
- Ms. Kassel asked if they are not working, why are they not under comments and
- 460 recommendations? It is not logical. Right?
- 461 Mr. Lomasney stated okay.
- Ms. Kassel asked if they were not working, why would they not be under comments and
- recommendations, if comments and recommendations are what is not working?
- Mr. Chokanis stated also, this irrigation report is dated April 12. Is that when it was actually
- dated? Because we are in May.
- Mr. Lomasney stated I have a new one.
- Ms. Kassel stated this was the first \$25,000.
- 468 Mr. Lomasney stated yes.
- Ms. Montagna stated \$25,000, not to exceed \$25,000.
- Ms. Kassel stated this is the first one in April. Then we had another \$20,000 in May. Now we
- are talking about another \$20,000 in June, and that will bring us up to 75%, or so, of the whole
- entire CDD system being examined and repaired.
- 473 Mr. Lomasney stated correct.
- Ms. Kramer stated at the last meeting, Ms. Kassel was going to work with them.
- 475 Ms. Kassel stated yes.
- 476 Ms. Kramer asked how did that go?
- 477 Ms. Kassel stated I was waiting to hear from the District Manager. Our minutes did not arrive
- until Monday, so I reached out to Mr. Mootz on Monday. He sent me some information yesterday.
- They were working on things, but there was no communication from the last meeting until just
- 480 recently, and they were apparently doing stuff.
- 481 Ms. Montagna asked what are we talking about? The bulbs?
- Ms. Kassel stated no, we are talking about the approval of the \$20,000 we approved in May.
- Ms. Kramer stated with the proviso that she would work with them.
- 484 Ms. Montagna stated your information was given to them.
- Ms. Kassel stated I was not informed, and I reached out just after the minutes arrived, and I
- 486 received something.

487 Ms. Kramer stated it would be helpful to have the minutes closer to the meeting which 488 occurred. 489 Ms. Kassel stated it would be helpful to have a summary immediately after the meeting, and 490 then to have the minutes well enough before the meeting. 491 Ms. Montagna stated the summary was sent right after the meeting. 492 Ms. Kassel stated I do not have it in front of me. 493 Ms. Phillips stated we got the summary. 494 Ms. Kassel stated we did, but it is supposed to come the next day, but usually it comes a week 495 or so later. Anyway, I do not have a good answer on that because I was not put in touch with them 496 in regard to the work that was being done. I think there has been a lot of work that has been done, 497 but I was not consulted on it. 498 Ms. Kramer at this point, what is the pleasure of the Board on authorizing another not-to-499 exceed of \$20,000? 500 Ms. Kassel stated we do not really have a choice even though we do not want to spend it. 501 Ms. Phillips stated that is what I was going to say. We have a legal obligation to keep this stuff 502 working. We cannot just say we are not going to do it. 503 Ms. Kramer stated right. 504 505 Ms. Phillips made a MOTION to approve proposal #754 from 506 Benchmark Landscaping for irrigation repairs, in a not-to-exceed amount of \$20,000.00. 507 508 Mr. Leet seconded the motion. 509 510 Mr. Leet stated while we are discussing, I want to make sure but the lines of communication 511 that we wanted to have. 512 Ms. Montagna stated we can rectify that right now, if Ms. Kassel can give Mr. Lomasney your 513 information. 514 Ms. Kassel stated I gave him my card last time. 515 Ms. Montagna stated there you go. Leave this meeting, so we are all clear that is the 516 communication. 517 Ms. Kramer stated Mr. Lomasney, if you will give her your numbers. 518 Mr. Lomasney stated absolutely, that will be fine. 519 Ms. Kramer stated so we will be sure that happens.

June 29, 2023, meeting 520 Mr. Chokanis stated I will just say that it would be nice to get an itemized receipt for this 521 \$20,000 next time we meet. Because it seems like we come here and there are some updates and a 522 report, but just kind of like an itemized list of what was done in this time span and how you spend 523 the \$20,000. We keep coming back and it is another \$20,000 and another \$20,000 and another 524 \$20,000. 525 Ms. Montagna asked itemized, like a list? 526 Ms. Kramer stated yes. 527 Mr. Chokanis stated like a receipt. 528 Ms. Kramer stated that says how many open wires were closed. 529 Mr. Chokanis stated things like that. 530 Mr. Leet stated there was an attempt to give some of that information, but just making that 531 more clear and easier for us to follow will really help go a long way to help us justify it. 532 Mr. Lomasney stated clear for all parties. Ms. Kramer stated right. That will help us a lot. I would like to see a map that shows which 533 534 areas, so when I look at the water bill and see a difference in the water bill, I can see that is different 535 because you closed the system and now it is fully functioning. That would help me a lot. 536 Mr. Chokanis stated that is a great idea. 537 Ms. Montagna stated I am sorry, repeat that. 538 Ms. Kramer stated a map of what zones have and have not been repaired so we know where 539 we are going. 540 Ms. Montagna stated versus what is not. I just want to make sure so I can include it in the 541 summary. 542 543

Upon VOICE VOTE, with all in favor, unanimous approval was given proposal #754 from Benchmark Landscaping for irrigation repairs, in a not-to-exceed amount of \$20,000.00.

545 546 547

548

549

550

551

552

553

544

ii. Proposal #1032 for Irrigation Repairs

Ms. Kramer stated next is proposal #1032. It is for a number of clocks and controllers. Is this the change that Mr. Brett Perez had spoken about to change from Maxicom to the Hunter system? Mr. Lomasney stated yes. This would solve a lot of the problems. They are glitching. Some of them are not responding at all. Some of them were getting stuck and hung up. They are 20 years old. We propose that we replace 29 of them. One was already replaced when we had that sod done when the asphalt came, I think the day of our last meeting. That clock is installed and running

- beautifully. However, we are running into other problems. We are going to satellites where we
- have water there, but the clock is just not allowing it, so we are manually watering that area,
- especially by the Estates. We propose universally replacing all the clocks, except for a couple of
- smaller satellites. Those will be Rainbirds, because they are 8 zones. Each satellite will tell you
- which timer we went with, how many zones, when it is hooked up, and it would run far more
- 559 efficiently.
- Ms. Montagna asked can I just ask a question?
- Mr. Lomasney stated yes.
- Ms. Montagna stated on your proposal, it says controller replacement in 26 locations, but yet
- 563 you have 29.
- Ms. Kassel stated because three of them are Rainbirds.
- Mr. Lomasney stated not only that, at the entrance, two of them are side by side: 1A and 1B.
- Ms. Montagna stated number 5, I see that. Okay.
- Mr. Lomasney stated and one was already replaced, and we did not want to replace it twice.
- Ms. Montagna stated that was 15. Some of them are already included with other proposals. I
- 569 got it.
- Mr. Leet asked if this proposal were to be fully executed and implemented, what would be left
- of the original Maxicom system?
- Mr. Lomasney stated That I would have to get back with you, but I think we are on our own
- 573 system now.
- Ms. Kassel stated I think we would be done with Maxicom.
- Ms. Montagna stated if not, it should be fairly close. Right?
- Mr. Lomasney stated yes.
- Mr. Leet stated that is what I got from what you said, just over the years, I have had to do some
- work with the Maxicom system before with the previous landscaper. It has always been this
- looming issue replacing all the controllers will be a six-digit outlay. This is still pricey, but not as
- pricey for what it sounds like we would be getting.
- Ms. Kassel stated that brings up the question, Mr. Leet, aside from changing to this new system
- and with the approval we just made, we are \$65,000 into irrigation repairs to bring us
- approximately to 75%. We are going to be spending close to \$100,000 with all the other things we
- have approved or are about to approve, just on getting the irrigation system working again. Now,
- this is an additional \$26,000. What else is there that we might have to replace?

- June 29, 2023, meeting 586 Mr. Lomasney stated the Rainbird sensors, which is also in front of you, and I think will reduce 587 all these water bills with these leaks being fixed, the water not being wasted, the proper sprinklers, 588 the proper timers. If it rains, it will not water. 589 Ms. Kramer stated the rain sensors, the Board had approved for Servello & Sons ("Servello") 590 to replace and install and get them all up to speed, but Servello never got to it. 591 Ms. Kassel stated and they never billed us for it. 592 Ms. Kramer stated they never billed us; I went back and made sure they never billed us for it. 593 We have allocated this money before, but again, your point is well taken that we have only 594 budgeted for repair and maintenance (R&M) of irrigation only \$30,000. This is more than just the
- 596 Ms. Kassel stated it is replacement.
- 597 Ms. Kramer stated it is actually complete replacement.
- 598 Mr. Lomasney stated right.

- 599 Ms. Kramer stated but still.
- 600 Ms. Kassel asked would not the replacement of wiring also come under replacement?
- 601 Mr. Lomasney stated it is also underground, so it would be up to that point.

regular R&M. It is more like what would be in the reserve study.

- 602 Ms. Kramer stated actually all the money we have spent on repairing a \$65,000 plus this should 603 be out of reserves. But again, I caution you because our reserves are very limited.
- 604 Ms. Kassel stated however, it is coming out of operation and maintenance or it is coming out 605 of reserves, it is essentially coming out of the same place.
- 606 Ms. Kramer stated right, but we only had \$30,000 budgeted. If we need to go over, we have 607 some, but we do not have much.
- 608 Ms. Montagna stated there are other line items that are under budget that would cover some of 609 this overage. At the end of the day, it is one bucket, right? Then we kind of come down from there.
- 610 Ms. Kassel stated just to the point that you made, Mr. Lomasney, hopefully our water bills will 611 go down, but I am not sure they will. I think they will go up because we have had so many areas 612 that have not been getting water, and now once the system is working, all these areas, many areas 613 that were not getting water will be getting lots more water.
- 614 Mr. Lomasney stated also a lot of big line repairs are being made, where we are losing hundreds 615 of gallons underneath two or three oak trees. If we fix five of those per road, do you know how 616 much we will save? A considerable amount.

617 Ms. Kramer stated our monthly water bill right now varies depending on the season, the rainy 618 season, anywhere from get \$10,000 to \$19,000, sometimes \$22,000 a month. With the rain sensors, 619 that will bring a lot of that down, and hopefully with clocks that really function, we will not be 620 seeing this repeat three and four days in a row of run times. We will see twice a week, or something. 621 Mr. Lomasney stated this time of year, they will not go off because it is already saturated. 622 Ms. Kramer stated right. 623 Mr. Lomasney stated it is shutting that system down without someone manually having to go 624 do it. 625 Ms. Kramer stated right. 626 Ms. Kassel made a MOTION to approve proposal #1032 from 627 628 Benchmark Landscaping for irrigation repairs to change 26 clocks 629 to Hunter Pro C, in the amount of \$25,850.00. Ms. Phillips seconded the motion. 630 631 632 Mr. Leet asked this has already been discussed, but how are these things controlled? 633 Mr. Lomasney stated manually. You program A and B and put in a time limit for each zone 634 and anything. 635 Ms. Kramer asked is it like the one in my garage? 636 Mr. Lomasney stated it is a lot bigger. 637 Ms. Kramer stated it is a lot bigger and a lot more zones. 638 Mr. Lomasney stated right. 639 Mr. Leet stated with Maxicom, yes, it was very expensive to put in, in the first place, but you 640 still had some kind of centralized controller for the whole thing, whether from the office or 641 remotely, still be able to monitor things and turn things off. With these being replaced, you are 642 saying it is still a manual process? 643 Mr. Lomasney stated the seasonal adjust, when you go to it, it is all set to go for whatever 644 season we are in. We have to manually change it for the time for the water to go off based on the 645 season, but by and large, what it is set, it is set. 646 Ms. Kassel asked so Maxicom, there is a platform or a centralized place where you can monitor 647 and change things, but with these Hunter Pro Cs, there is not? 648 Mr. Lomasney stated I believe there is.

- Ms. Kassel stated it does not say anything in the proposal about remote. It just says smart port
- wiring, but I do not really know what that means. Maybe we need Mr. Mootz to weigh in on this
- as to exactly what we are buying.
- Mr. Lomasney stated I can look up the actual.
- Ms. Kassel stated also, just to my point again, there are clocks, there are rotors, there are
- sprinkler heads, there is this, that, and the other thing. Right? What else, controllers, what else
- might we need to replace in the system beyond repairing what is broken and replacing these clocks?
- Mr. Lomasney stated I think we are good. I think we will be at 75% with a whole new system,
- and at the end of that, there will be whatever findings we have, and everything will be all wired
- 658 up.
- Ms. Kassel asked so there is nothing else?
- Mr. Lomasney stated no major component.
- Ms. Kassel asked there is no other major component that we will be replacing or repairing?
- Ms. Montagna asked you are saying after this controller replacement for \$25,000, that would
- put you at 75% complete with a whole new system?
- Mr. Lomasney stated no, the \$20,000 puts us at 75%.
- Ms. Montagna stated okay.
- Mr. Lomasney stated this new system is different from that. Obviously, this will enhance it
- and make it more efficient and save on water.
- Ms. Montagna stated okay.
- Mr. Lomasney stated then the rain sensors are what will save us tremendously.
- Ms. Montagna stated so the 75% complete is after this \$20,000.
- Mr. Lomasney stated that was already approved.
- Ms. Montagna stated yes. Then this one of \$25,850 is for a new system. Right?
- Mr. Lomasney stated to put complete new timers on every satellite.
- Ms. Kassel stated it says clock with Hunter smart port wiring, whatever that means. I am
- assuming that means that they can have some kind of wireless something to communicate to a
- 676 central system.
- Mr. Lomasney stated yes. They will all be the same, with the exception of a handful Rainbirds,
- and that is because those are eight zones. But they are also smart, as well.
- Ms. Kassel stated there are several blank pages. I do not know if they are proposals. There are
- a number of blank pages in the agenda.

- Ms. Kramer stated I think that is a snafu.
- Ms. Montagna stated yes, I think that is the PDF. You are not missing any.
- Ms. Kramer stated I have one quick question.
- Mr. Lomasney stated okay.
- Ms. Kramer asked what would happen if we waited and put this off until next fiscal year?
- Mr. Lomasney stated we will continue to have the issues, like came up wasting of water and
- 687 glitches.
- Ms. Kramer asked the rain sensors system would not take care of it?
- Mr. Lomasney stated it could rain and still be going off at the same time.
- Ms. Kramer stated okay.
- Mr. Chokanis asked when will these get installed?
- Mr. Lomasney stated it would move pretty quickly.
- Mr. Chokanis asked do you have parts already available?
- Ms. Kassel asked 30, 60, or 90 days?
- Mr. Lomasney stated within 30 to 60 days, right away. It would be ordered probably starting
- Monday, depending on the meeting. I can give you that information when we touch base about a
- 697 couple other things. If you guys want to know a start time before the next meeting, you can have
- 698 that.
- Ms. Kramer stated okay, great.

702

703

Upon VOICE VOTE, with all in favor, unanimous approval was given to proposal #1032 from Benchmark Landscaping for irrigation repairs to change 26 clocks to Hunter Pro C, in the amount of \$25.850.00.

- Ms. Kramer stated thank you all for coming.
- Ms. Kassel stated and you guys can reach out to any of us or all of us as Board members.
- 708 iii. Proposal #982 for Summer Flowers
- Ms. Kramer stated the next proposal is #982 for, I guess, a flower rotation for summer flowers.
- 710 The marigolds we have now got put in kind of late. Will they last through the summer?
- Ms. Kassel stated the thing about marigolds is, they kind of need dead heading and no one is going to be doing that.
- Ms. Phillips asked do you know, every time I drive by them, I think I am going to get up some
- morning before it is so hot that I cannot stand it, and I am going to go up there and deadhead them.
- 715 Ms. Kassel stated what happens is, after a while.

- Ms. Kramer stated they stopped flowering.
- 717 Ms. Kassel stated yes.
- Ms. Kramer stated why do we not see if we can get through the summer? It is \$3,500 but it is
- 719 still money that go toward.
- Ms. Kassel stated yes, we are going to table this.
- Mr. Lomasney stated I will pull the dead ones as I see them.
- Ms. Kassel stated when a flower is done blooming, and it sort of dies back, then it starts going
- 723 to seed.
- Ms. Kramer stated the plants can stay in.
- Ms. Kassel stated the plants put in a lot of energy into producing seed instead of more flowers.
- Dead heading is taking just the old flower head off with the seeds. That way, the plant is putting
- more energy into making flowers instead of producing seeds.
- Ms. Phillips stated you just pinch the head.
- Ms. Kramer stated what is growing seeds.
- Ms. Phillips stated yes, we are not talking about the plants being dead. We are talking about
- 731 the flowers.
- Mr. Lomasney stated I understand. There were a few that had died.
- 733 Ms. Phillips stated okay.
- Mr. Lomasney stated I went in there and was weeding them.
- Ms. Kassel stated if they die, we would love replacements, please, because you are responsible
- for them.
- Ms. Kramer stated I will see if the grandkids want to go dead heading.
- Ms. Phillips stated I was going to say, there are enough people in the community who could
- 739 do that.

iv. Proposal #1072 for Wireless Rain Sensors

- Ms. Kramer stated now is proposal #1072 for wireless rain sensors. Again, this was work that
- we had already approved for Servello.

743744

740

Ms. Kassel made a MOTION to approve proposal #1072 from

Benchmark Landscaping for wireless sensors, in the amount of

746 \$7,950.00.

747 Mr. Leet seconded the motion.

- 749 Mr. Leet asked did you have a question?
- 750 Ms. Kramer stated I thought I did.

- 751 Mr. Leet stated I do. Are these just the rain sensors or are they also the solar sensors?
- Mr. Lomasney stated these are the rain sensors that will go with every single new satellite that
- 753 we install so for that particular timer when it rains.
- Mr. Leet stated right, I am starting to look up some information on these, and I guess some
- have a solar sensor, as well, that measures how much evaporation would have taken place.
- Ms. Kramer stated yes, the evaporation coefficient.
- 757 Mr. Leet stated these are just rain sensors.
- Ms. Montagna stated wireless rain sensors.
- 759 Mr. Leet stated that is still far better than what we have now.
- Mr. Lomasney stated yes, if it is raining and it detects moisture, it will not allow that satellite
- 761 to go off until that moisture is gone.
- 762 Mr. Leet stated right.
- Ms. Kramer stated now, a lot of our rain sensors that are currently in use are under full shade
- 764 trees. They are not where they can catch the rain.
- Mr. Lomasney stated they will be put in the best possible location for the best results. If there
- is a branch in the way, I will remove it.
- Ms. Kramer stated to make sure it will operate.
- Mr. Lomasney stated that it is functioning.

771

Upon VOICE VOTE, with all in favor, unanimous approval was given to proposal #1072 from Benchmark Landscaping for wireless sensors, in the amount of \$7,950.00.

- Ms. Kramer stated if you can do those right away.
- Mr. Lomasney stated I think they will be done at the same time.
- Mr. Leet stated yes, they need the new system.
- Mr. Lomasney stated each timer that we go to when we install a new one, we will not leave
- that particular timer until the rain sensor is installed, as well. So when we leave, it is functioning.
- Ms. Kramer stated okay, because we are missing a lot of opportunities. I am seeing a lot of
- sprinklers running in the middle of the rain.
- 781 Mr. Lomasney stated I know.
- Ms. Kramer stated I am looking over our water bills, and they are painful.

- Mr. Lomasney stated I know, and I am trying. When we talked about the main line at the last
- meeting, the next morning I went and checked, and I went to the one across from it and found two
- and dug them up.
- Ms. Phillips stated I paid \$1,200 to have the one at my house fixed. I looked out the other day
- 787 when it was raining, and my sprinklers were running. I even got a new box, so I do not know what
- he did wrong, but I do not think he did it right.
- 789 Ms. Kramer stated call him back on it.
- Ms. Phillips stated he does not answer anymore.
- 791 Mr. Lomasney stated we will make sure it is functioning.
- v. Proposal #1073 for Sod Removal and Replacement
- Ms. Kramer stated next is proposal #1073 for new sod for Needlegrass Lane pocket park. We
- have a lot of pocket parks. Where did this come from, and why?
- Mr. Lomasney stated I received an email on my end about how awful it was looking.
- Ms. Kramer asked from?
- 797 Mr. Lomasney stated previous, from lack of fertilization.
- Ms. Kassel stated no. Who was the email from?
- Mr. Lomasney stated I received it from Mr. Mootz. He had received it.
- Ms. Montagna stated I think he is trying to be proactive, which we appreciate you being
- proactive. It is up to you all if you want to move forward, but that is what has been requested of
- them, is to be proactive.
- Ms. Kramer stated fine, I just want to be sure that it is not coming from somewhere else.
- Mr. Lomasney stated right.
- Ms. Kramer stated it is coming from the professionals.
- Ms. Montagna stated yes, we did not generate it.
- Mr. Lomasney stated I would say when I went there to measure it, I would say about 80% of
- the zoysia is gone out of the middle, and the St. Augustine about 70%, as well. So we propose to
- replace all of it. The irrigation there is working. The shrubs are fine. When we do the mulch in the
- fall, that park will be completely done and beautiful.
- Ms. Kassel stated I would like to wait until September or October instead of replacing it in
- 812 July.
- Mr. Leet stated when it will get scorched.
- Ms. Kassel stated yes.
- Mr. Lomasney asked do you want to revisit it in the fall, then?

- Ms. Kramer stated yes.
- Ms. Kassel stated yes.
- Mr. Lomasney stated yes.
- Ms. Kramer stated and we do have other parks, like Buck Lane.
- Ms. Kassel stated we may want to put this in the next fiscal year, which starts October 1, just
- because we are spending so much on landscaping.
- Ms. Kramer stated and irrigation.
- Ms. Kassel stated way above, not just irrigation, but on landscaping, too.
- Ms. Kramer stated that is true.
- Ms. Kassel stated because their contract price is higher than what we had budgeted for.
- Ms. Montagna asked when would you like this back on here?
- Ms. Kassel stated I would say September.
- Ms. Montagna asked revisit it on the September agenda?
- Ms. Kassel stated yes.
- Ms. Montagna stated okay.
- Ms. Kassel stated because by the time they get to it in October, the temperatures should be a
- little more moderate.
- Ms. Montagna stated okay.
- Ms. Kassel stated and the likelihood of the plant material surviving well and thriving it's going
- to be higher than installing it in July.
- Mr. Chokanis stated I agree.
- vi. Proposal #1077 to Replace Timer Controller on Satellite 23
- Ms. Kramer stated proposal #1077 was handed out to everyone and was emailed to everyone.
- This is to replace the timer controller for satellite 23. What is that? Why is that different?
- Ms. Kassel stated this was already approved.
- Mr. Lomasney stated I think this was already approved, and that was from last month related
- to the asphalt. I think this is the timer you and I were just speaking of.
- Ms. Kramer stated okay.
- Mr. Lomasney stated we already replaced it.
- Ms. Montagna asked this is ratification maybe?
- Mr. Lomasney stated yes.
- Ms. Montagna stated because it was sent over as new.
- Mr. Lomasney stated I will get with Mr. Mootz on that particular one.

- Ms. Montagna asked can you, please?
- Ms. Kassel stated the date is 06-15-2023.
- Ms. Montagna stated that is what I am saying. My understanding is this was a new thing, but
- if it has already been done, that is even better.
- Ms. Kramer stated but if we need to pay for it. The question is, is it in the other \$25,000?
- Mr. Lomasney stated let me get with Mr. Mootz to follow up on that one, being that we just
- approved that. It does not make sense.
- Ms. Kramer stated yes, it seems it would be in that one.
- Ms. Montagna stated that is fine. If you can just shoot me an email, kind of laying it out, that
- way I can distribute it to the Board.
- Ms. Kassel stated this says clock 23 to be changed, but I thought there was something that I
- saw somewhere about the one.
- Mr. Lomasney stated clock 23.
- Ms. Kassel stated that is the controller for satellite 23.
- Ms. Kramer stated yes.
- Ms. Kassel stated that is what this says. Then clock 23 and in the one we approved for \$25,850,
- there is a clock 23.
- Mr. Lomasney stated that is why I want to look it up.
- Ms. Kramer stated I think it is duplicated. This, they went ahead before we approved the big
- \$25,000. Basically, if the \$25,000 did not pass, then we would need to address this to pay them
- 869 back.
- Ms. Kassel stated also, this \$20,000 here says, replace three bad controllers located at pocket
- parks, including Rainbird TM-2 asphalt lay down area completed due to sod. That is under this
- \$20,000 proposal to get us to 75%.
- Mr. Lomasney stated I think the reason why it was 29 instead of 30 is that particular clock.
- They were showing there the particular work that has been done at this point, and they just put it
- 875 there within everything else because it was an emergency issue on that particular location.
- Ms. Kassel stated considering that we have a proposal for \$20,000, and this item is under
- irrigation repairs, it looks very much like this \$20,000 includes the replacement of the three bed
- 878 controllers.
- Ms. Kramer asked are those the Rainbird ones?
- Ms. Kassel stated well, it says including Rainbird TM2. It does not say.

- Ms. Kramer stated okay.
- Mr. Lomasney stated what we can do is, I can have Mr. Mootz follow up, and then it has the
- individual prices. Let us say in discovery there were those three, we can remove.
- Ms. Kramer stated since that was a not to exceed.
- Mr. Lomasney stated right, that is something Mr. Mootz would answer, but I do not see why
- we could not.
- Ms. Kassel stated for now, we are going to table this.
- Ms. Kramer stated yes, he is investigating that.
- Ms. Montagna stated if you can check on it and let me know.
- Mr. Lomasney stated yes.
- vii. Miscellaneous
- Ms. Kramer stated there were a couple things that were brought to my attention that we need
- to consider. We took out a number of trees, and this was before you all came on, we said we are
- taking them out and we are not going to replace them here we are going to see how the other trees
- side by side, because our trees are kind of crowded. There was one at 6850 Sundrop that we took
- out. However, this is right next to an elm that, you know, they put in the wrong elms. When they
- came in, they did not put the ones that were supposed to be in neighborhoods. It was kind of a
- scrawny little elm, and so it looks extremely bare there.
- Ms. Kassel asked where is this?
- Ms. Kramer stated 6850 Sundrop. There is one that just down the road that we took out also,
- but there are good trees on either side, so that does not need to be replaced. But this one at 6850 is
- a huge void in our tree canopy. I would like to recommend that we have you all come back with a
- proposal on replacing that or putting a live oak in there.
- Mr. Lomasney stated I will get an estimate for that and to stake it and provide it with a water
- bag because it is so hot.
- Ms. Montagna asked a proposal for a live oak or what?
- 907 Ms. Kassel asked shumard?
- 908 Mr. Lomasney stated shumard.
- Ms. Kramer stated take a look at what is on that street, and recommend an appropriate tree to
- 910 go in there. Also, the third oak that Servello had put in on Cupseed. Everybody thought everybody
- else was watering them. The two that have been replaced died deader than a doornail. This one is
- 912 right across the street from your house, Ms. Phillips. It struggled. It tried its hardest and looked
- 913 like it was going to make it. And just in the last month, it went belly up.

- Ms. Kassel stated so you want them to provide a proposal for that.
- Ms. Kramer stated if you can provide a proposal for that one. That one is on Cupseed in the
- area next to 3314 Pond Pine, and it is really obvious it is deader than a doornail. 3314 Pond Pine.
- Ms. Phillips stated the house is on the corner of Pond Pine and Cupseed.
- Ms. Kramer stated right. The tree is on Cupseed.
- Mr. Lomasney stated removal and replacement.
- Ms. Kramer stated yes, it will not be hard to remove.
- 921 Ms. Phillips stated it to be really easy.
- Ms. Kramer asked it was planted, what, maybe six months ago?
- Ms. Montagna stated probably, and then Inframark replaced the first two that just died right
- away. That one, like she said, was struggling. It came back a little bit.
- Ms. Kramer asked again, that would still be you guys?
- Ms. Montagna stated I am not sure. I will have to talk to you Mr. Chris Tarase.
- 927 Ms. Kramer stated okay.
- Ms. Montagna stated I do not see why not, even though it was coming back, and it just died.
- Ms. Kramer stated to stress a tree like that, that badly.
- Mr. Lomasney stated have a look at these on Monday in those two locations.
- Ms. Kramer stated okay, thank you.
- 932 viii. Financial Statements and Invoice Questions
- Ms. Kramer stated before we release Mr. Lomasney, there are a couple things under our
- consent agenda in the financials that I wanted to check with you.
- 935 Ms. Kassel asked the invoice?
- 936 Ms. Kramer stated yes.
- 937 Ms. Montagna asked are you looking for invoices?
- Ms. Kramer stated yes, they are invoices. You have your regular monthly, you have your
- \$1,350 for taking down the tree and replacing it with a shumard oak on Buttonbush.
- 940 Mr. Lomasney stated yes.
- Ms. Kramer stated you have got four, \$85 irrigation charges, but it does not say anything about
- what they are.
- Mr. Lomasney stated I can look into it. What I think it is, is above and beyond the typical rotor
- head. It could be like a mainline.
- Ms. Montagna stated anything above 2 inches.
- Mr. Lomasney stated right, anything that took a separate trip.

- Ms. Kramer stated okay. It looks like it is just one hour of labor for each of the four.
- Mr. Lomasney stated I will have them be more detailed.
- Ms. Kramer stated yes, if they will tell us what they were working on and what it entailed.
- Mr. Lomasney stated more detailed on extra charges.
- Ms. Kramer stated the other one is for \$1,090. Those are for two live oak trees. I think those
- are the ones on Cupseed, so that invoice should have gone to Inframark.
- Ms. Montagna asked which one?
- 954 Ms. Kramer stated 511 for \$1,090.
- Mr. Lomasney stated they were installed; I remember after we installed those.
- Ms. Montagna stated yes, but you were going to bill Inframark directly, not the CDD.
- Mr. Lomasney stated okay, I will let Mr. Mootz know.
- Ms. Montagna stated you did it fine. We just need to, now, create an invoice from Harmony
- 959 CDD to Inframark so we can pay Harmony back.
- Ms. Kramer stated okay. That will be the easiest way?
- Ms. Montagna stated yes, it is fine. But I need to make sure I am looking at the right invoice.
- 962 Is it 511?

- 963 Ms. Kramer stated yes.
- Ms. Montagna stated invoice 511 for \$1,090, invoice to pay CDD, and that is for the two trees.
- Ms. Kramer stated okay.
- 966 ix. Leaf Pickup
- 967 Ms. Kassel asked leaf pickup?
- Mr. Lomasney stated so right now, we are picking them up in certain really bad areas, if you
- will give me a list of spots that you find that cannot wait.
- Ms. Kassel stated it is in the verge, meaning the grass between the sidewalk and the curb.
- 971 Mr. Lomasney stated okay.
- Ms. Kassel stated from the sun dial out on Schoolhouse, all the way down to the traffic circle,
- and then on Cat Brier from the beginning of the golf course all the way up to Five Oaks. I think
- 974 the leaves on the street were picked up. Some of them were blown onto the verge. Whatever fell
- on the street after that got picked up, but what got blown onto the verge or fell on the verge, that
- 976 never got picked up. It is a bunch.
 - x. Amaryllis Bulbs and Spider Lily
- Ms. Kassel stated beyond that, I am waiting. I have a location picked out, and Mr. Mootz did
- get a hold of me with three locations. I did reach out to the Harmony Nature and Animal Committee

- 980 members. They are happy to plant them. I reached out to the person who has the amaryllis bulbs,
- and I have not heard back from her. I am waiting to hear back from Tim, who is one of the people
- who is going to help, and Mr. Dan Heck is the other, but he and his wife are away and should be
- back any day now. Once they are back and I can get the bulbs from them and from Ms. Pam
- LeMenager, who is donating the amaryllis, we can get them installed. I just need to give Mr. Mootz
- 985 few days for them to prep the site, and then we can get them planted.
- Ms. Kramer asked where are they going?
- Ms. Kassel stated I think one of the locations was by the golf course. It was in the park along
- the golf course on CDD property where there is a fair amount of sun, and not a lot of people walk
- 989 there. It is closer to the Town Center.
- Ms. Montagna stated here are the irrigation \$85 invoices, and I just put that we need more
- detail on there Because it really does not tell them what the \$85 charge is.
- Ms. Kassel stated or where.
- Mr. Lomasney stated more details will be better.
- Ms. Montagna stated I just wrote it on there for your reference.
- Mr. Lomasney stated we will be in contact as far as scheduling with the timers and moving
- 996 forward.
- Ms. Kassel asked do you need my card?
- Mr. Lomasney stated no, I have it. You have my number. Call me whenever.
- Ms. Kassel asked do you want this back, or do you want him to have it?
- 1000 Mr. Lomasney stated I have my own.
- 1001 Ms. Montagna stated you can have it. I have several copies.

1004

FOURTH ORDER OF BUSINESS Consent Agenda

A. Minutes for the April 27, 2023, and May 25, 2023, Regular Meetings

- The minutes are included in the agenda package and available for public review on the
- District's website or in the District Office during normal business hours.
- 1007 **B. Financial Statements** (May 2023)
- The financial statements are included in the agenda package and available for public review
- on the District's website or in the District Office during normal business hours.
- 1010 C. #277 Invoices and Check Register (May 2023)
- The check register is included in the agenda package and available for public review on the
- District's website or in the District Office during normal business hours.

- Ms. Kramer stated the consent agenda includes minutes from two of our regular meetings,
- April 27 and May 25. I did not see workshop minutes.
- 1015 Ms. Montagna stated no.
- 1016 Ms. Kassel stated yet.
- 1017 Ms. Kramer stated just April and May.
- Ms. Montagna stated April and May. I also sent out the revisions. Ms. Kassel sent in revisions.
- Ms. Kramer did. Ms. Phillips sent in some, as well. All of those amendments have been made, and
- of course, the agenda went out. My plan is, as long as the Board is okay with it, if you accept those
- minutes as amended, she sent out the amendments, then what I am going to do is just put them all
- together and we will repost the full agenda with those minutes in there. That way you have a full
- agenda on there with the full, actual minutes.
- Ms. Kassel asked can you please take out the blank pages?
- Ms. Montagna stated yes.
- Ms. Kramer stated include the invoice summary in it, too.
- Ms. Kassel stated yes, the invoice summary was not in there. Also, there was no engineers
- report. There was no legal counsel report.
- Ms. Montagna stated legal counsel, we do not get a report. Mr. Hamstra provides a report when
- there is one needed, but everything Mr. Hamstra sent us was all alleyway stuff. And all of that was
- in the agenda. It is all in the agenda.
- Ms. Kassel stated I was talking about anything from the County regarding the community
- maintenance facility.
- Mr. Hamstra stated we got some feedback the last couple of days that I was going to report on.
- Ms. Montagna stated to answer your question, Ms. Kassel, yes, if we get a legal counsel report
- or something, usually he gives his verbally, and then Mr. Hamstra, anything we get goes into the
- agenda.
- 1038 Ms. Kassel stated okay.
- Ms. Kramer stated it is the minutes from those two meetings, the May 2023 financial
- statements, and the May 2023 invoices.
- Ms. Montagna stated on the check register, this was before the meeting, I told who was sitting
- right here there was a typo find #277 on the last page under Kutak Rock. It shows \$33,000; that is
- not accurate.
- Ms. Kramer stated I almost had a stroke.

- Ms. Montagna stated yes, I did, too. When I got the phone call, I was like, I would never approve that, nor did they send that in. It was a typo. An extra 3 was added there. So there was no invoice sent in with that amount, and there was no invoice paid with that amount. I just wanted to clarify that.
- Ms. Phillips stated I am just glad you clarified that there are blank pages. Because I downloaded the agenda four times because I kept thinking I was missing something.
- Ms. Montagna stated I am not sure how that happens when it goes through the whole PDF process. I cannot answer that. I am not techy.
- 1053 Ms. Kramer stated I have a couple of things I want to remove from the approval of the invoices.
- 1054 Ms. Kassel stated I think you should go over them now before we make a motion.
- Ms. Kramer stated okay, great. One is, well we are going to keep the two oak trees in and pay

 Benchmark for them, and then you will reimburse us.
- Ms. Montagna stated yes, and I have a note on the actual invoice for us, they will create a
 Harmony invoice to Inframark, and Inframark will pay that invoice to the District.
- 1059 Ms. Kramer stated the Inframark, on your bill, the storage fee is showing up.
- Ms. Montagna stated the storage fee, the \$700 and something, you guys signed a contract, and I was not aware of that contract. It was a contract that was signed a very long time ago for a storage fee. So I will send that out to all of you. I have been saying no, no, no, and then taking them off of your invoice. The higher ups kind of said, why are you doing this. Well, because they opted not to pay the storage fee. Well, apparently there was a contract done back when I think Mr. Bob Koncar or Ms. Kristen Suit was here, and it was signed and approved by you all.
- Ms. Kramer stated I would love to see that.
- Ms. Montagna stated yes. Mr. Tarase is actually the one who sent it to me. I will forward that out to everyone. I will also include your legal counsel on it, as well.
- Ms. Kramer asked well, at this time, can we have those scanned in and drop the storage fee?
- Ms. Montagna stated if that is what you all want to do, then yes, absolutely. I will say let us get it all scanned in and not have these banker boxes of historical records that started from day one. That is essentially what it is, the storage of all these banker boxes, and it ends up being, I think \$15 per banker box. You are 20 something years old, so that is what it is from. I was not aware of that contract, so I apologize. Instead, internally, I just kept denying those charges. That is what it is from. So, I will send out the agreement to everyone, and I will let them know going

- forward that the Board wants to just digitize. You do not want to pay for storage of those banker boxes any longer.
- 1078 Ms. Kassel stated right. Do we need a vote on that, or no?
- Ms. Montagna stated let us do that, just so we have it, no more storage fees for banker boxes.

1082

1083

Ms. Kassel made a MOTION to approve having Inframark scan in all paper records so they are digital and to no longer pay for storage fees.

Ms. Kramer seconded the motion.

1084 1085

- Mr. Leet asked is this storage over and beyond seven years of mandated records?
- Ms. Montagna stated some of it is, so what they would do is, the things that do not have to be kept, we could discard. I am talking from day one of inception up to a certain point. Nothing has been added to those banker boxes because they have all been digital moving forward. There are some things in there that, yes, could be done away with.
- Mr. Leet stated or been discarded. Again, a couple days ago, we just put on the website from the permit 20+ years ago showing in perpetuity the conservation area invasive control.
- Ms. Montagna stated yes.
- Mr. Leet stated on the chance that there is something from that ancient history, if it is digitized.
- Ms. Montagna stated agreed.
- 1096 Ms. Kramer stated yes.
- 1097 Ms. Kassel asked is there a cost for storing digitized?
- Mr. Leet stated that is what I was getting at, pursuant to the data retention requirements of public records.
- Ms. Montagna stated I will be able to find that information out for you, also what are these banker boxes, what are they full of, is it stuff that has to be kept, and to make it digitized, is there a fee or anything like that.
- 1103 Ms. Kassel stated or store it.
- Ms. Montagna stated to store it, no. We do not charge to store records; we are your records keeper. But I think these banker boxes of historical things, if you wanted to keep those and digitize them and make everything no matter what is in there, there probably would be a fee to have that done. But moving forward, Ms. Kassel no, for maintenance or something like that, no. But I can get all that information, and I will send you the contract so you can see that, as well.

1110	Upon VOICE VOTE, with all in favor, unanimous approval was
1111	given to having Inframark scan in all paper records so they are
11121113	digital and to no longer pay for storage fees.
1113	Ms. Kassel asked did we have a motion about the consent agenda?
1115	Ms. Kramer stated not yet. I had a piece to take care of before.
1116	
1117	Mr. Leet made a MOTION to approve the consent agenda, as
1118	amended for the storage fee, attorney fee data entry error, and the
1119	minutes, as discussed.
1120 1121	Ms. Phillips seconded the motion.
1121	Ms. Kramer stated that also includes the correction of our attorney invoice.
1123	Ms. Montagna stated yes.
1124	Mr. Leet asked are we discussing the transcription stuff at some later point? Or is this a good
1125	time to go over that since it relates to the minutes?
1126	Ms. Montagna stated it will be under my report.
1127	Mr. Leet stated okay.
1128	Ms. Montagna asked are you talking about transcription as far as the minutes?
1129	Mr. Leet stated yes.
1130	Ms. Montagna stated it will be under my report. I will lump it all in.
1131	Mr. Leet stated that sounds good.
1132	Ms. Kramer stated and I am not bringing up the alleyways now because my understanding is
1133	that second payment has already been made.
1134	Ms. Montagna stated correct.
1135	Ms. Kramer stated however, I would like to put on the record that there are still problems.
1136	
1137	Upon VOICE VOTE, with all in favor, unanimous approval was
1138	given to the consent agenda, as amended for the storage fee, attorney
1139 1140	fee data entry error, and the minutes, as discussed.
1141	FIFTH ORDER OF BUSINESS New Business
1142	A. Discussion of a New Engine in the Polaris
1143	Ms. Kassel asked is that a bill? Or is that an estimate?
1144	Ms. Montagna stated no, that is the proposal. If you remember, going back, they took it back
1145	and said a new engine needs to be had, so we went through that whole thing.
1146	Ms. Kramer asked that was Kissimmee Motor Sports, right?

- Ms. Montagna stated yes, and then it went back and they said, no, it does not need a motor, it
- needs this. So they did that, and we got it back, and now it started beeping and kind of spitting out
- 1149 stuff.
- 1150 Mr. Castillo stated oil pressure.
- Ms. Montagna stated yes, oil pressure. So that went back, and they were like, no, this needs a
- new motor. That is where we are with that Polaris.
- 1153 Ms. Kramer stated we put in with Route 1 Motorsports what, about \$900 with the other work
- done on it.
- 1155 Ms. Kassel stated \$980.
- 1156 Ms. Montagna stated something like that, just under \$1,000.
- 1157 Ms. Kramer stated okay. Installation of a new engine would be \$5,900.
- 1158 Ms. Kassel stated \$6,300.
- Ms. Kramer stated no, without the tax. They had included the tax.
- Ms. Montagna stated yes.
- Ms. Kramer stated the actual amount would be \$5,932.95.
- Ms. Kassel stated there is miscellaneous. What is the miscellaneous?
- 1163 Mr. Leet stated just under \$6,000.
- Ms. Kassel stated not to exceed \$6,000.
- 1165 Ms. Kramer stated the question is, this Polaris has had serious problems all throughout its life;
- the transmission had to be redone.
- 1167 Ms. Montagna stated we lost Zoom, back for audio only.
- Ms. Kramer asked do they still have audio?
- Mr. Leet stated I am on by phone, and I still see video of it. But I obviously do not have the
- audio on here.
- Ms. Kramer asked while we are in this limbo, can someone look up what the last Club Car
- 1172 purchase cost us for a new electric? I cannot remember who we bought it from, but I thought it
- 1173 was about \$11,000.
- Ms. Montagna stated that sounds about right. We have audio and video now.
- 1175 Ms. Kramer stated all right, we are back online. Thanks everybody for your patience. We are
- under New Business. We are discussing the possibility of a new engine for our Polaris. The Polaris
- has been having trouble its entire life with us. We had to have the transmission replaced. Luckily
- after much back and forth, we did get them to cover that under warranty. However, the engine

1212

Mr. Castillo stated yes.

- 1179 problems started just after the two-year warranty expired, so now it needs a whole new engine. We 1180 have put about \$1,000 in. At this point, it will take about another \$6,000 to put a new engine in. 1181 My temptation is to just go ahead and get a new electric, but one of the questions I have is, is there 1182 any reason from the field staff, Mr. Castillo, is there any reason we would need at least one electric? 1183 Ms. Kassel stated you mean gas. 1184 Ms. Kramer stated I mean gas operated. Right? 1185 Ms. Kassel stated I thought it was to pull the power washer, the water tank. 1186 Ms. Montagna stated looking back on the proposals, I cannot remember the gas, but I think the 1187 electric was like \$15,000 to get an electric one. The gas was a little bit less than that. 1188 Mr. Castillo stated the CDD truck cannot go on certain areas when we want to pressure wash. 1189 I am talking sidewalk and along sod. To avoid that, that would come to the Polaris. When Brad is 1190 doing his spraying, he usually pulls it with the Polaris. He cannot use his golf cart because it would 1191 just drain the battery. 1192 Ms. Kramer stated so it is just too much strain on the electric battery. 1193 Mr. Castillo stated correct. 1194 Ms. Kramer stated It would be in our best interest to have another one. 1195 1196 Ms. Kassel made a MOTION to approve proposal #43019 from 1197 Route 1 Motorsports to replace the engine in the Polaris, in an 1198 amount not to exceed \$6,000.00. 1199 Mr. Leet seconded the motion. 1200 1201 Ms. Phillips asked are we sure we want to do this? What do you think? How much would it be 1202 worth to trade in if we get a new one, maybe a different brand? Because Polaris has not been 1203 cooperative through all of this. 1204 Ms. Kramer stated yes, we cannot even get another company that is supposed to be doing their 1205 own site repairs and maintenance, from what I understand, Mr. Perez has just been round and 1206 round with Briggs. 1207 Ms. Philips stated since my first meeting, there have been problems with the Polaris. I am 1208 wondering if field services would rather have a different machine entirely. 1209 Mr. Castillo stated because of the diesel, I guess, we could just go with regular gas. 1210 Ms. Kramer asked is the Polaris diesel?
 - 37

Ms. Kassel stated I would like to hear from Mr. Chokanis.

- Mr. Chokanis stated if we go with another different brand, we are going to spend more money.
- 1214 With everything going on, I figure we should just get the engine replaced. I mean, it is only a 2019.
- 1215 I know we have had issues with it. It is still a relatively new vehicle or ATV, or whatever.
- Ms. Phillips stated it has been out of commission more than it has been in commission.
- Mr. Chokanis stated right. I understand, but the transmission is already fixed, and the engine
- will be replaced.
- Ms. Kramer stated it is like a new vehicle.
- 1220 Mr. Chokanis stated yes.
- 1221 Mr. Castillo stated it is a rehab.
- Mr. Chokanis stated I would say we just replace it.
- Ms. Phillips asked how much would a new one cost?
- Mr. Chokanis stated she said the electric one is like \$15,000 so gas would be like \$12,000 or
- 1225 something, maybe \$13,000.
- Ms. Montagna stated probably. It is not as expensive as that.
- Ms. Kassel asked what would we get for it? If we sell it, we are not going to get much.
- Ms. Montagna stated the cart was \$12,000 to \$13,000 at Advantage Golf Carts, which is who
- we bought it from. That was the newest.
- Ms. Kramer stated that was the Club Car.
- Ms. Montagna stated yes, the Club Car.
- Ms. Kassel asked is that electric?
- Ms. Kramer stated I thought the gas ones were more expensive.
- Ms. Kassel stated the electric is more expensive.
- Ms. Montagna stated yes.
- Ms. Kramer stated I thought the gas, but I am not sure. I went back and forth with Mr. Perez.
- Ms. Montagna stated I am fixing to find out.
- Ms. Kramer stated I thought the gas was more expensive because it could pull more.
- 1239 Mr. Chokanis stated more horsepower.
- Ms. Kramer stated right.
- Mr. Leet stated the last time we were looking, it was maybe a couple years ago, and the supply
- 1242 chain issues were a lot different.
- Ms. Kassel stated I do not know if you noticed, but it says the oil was on the low side of the
- dipstick and it was contaminated with fuel.

1245 Ms. Kramer stated yes, that is a blown head gasket, then the fuel gets into the oil. 1246 Ms. Kassel stated then you have to replace the engine. 1247 Ms. Phillips stated I guess I wish I knew how much trading it in. 1248 Ms. Kramer stated they will not take it as a trade in, in the condition it is. We would have to 1249 go and sell it. 1250 Ms. Kassel stated as surplus. 1251 Ms. Kramer stated yes. 1252 Ms. Phillips stated but if a new machine is \$12,000 and we are putting in \$6,000, if we could 1253 sell it for, say, \$2,000, we are only looking at a \$4,000 difference and have a whole new machine 1254 and be done with the Polaris. I just wish I had the numbers, is all I was saying. 1255 Ms. Kramer stated yes. 1256 Ms. Phillips stated but we do not. 1257 Mr. Leet stated this seems like the least costly path to get that up and running fully. 1258 Ms. Phillips stated for the moment. 1259 Ms. Kramer stated and if it will be up and running, we can quick turn around and sell it, but it 1260 has to be up and running in order to do that. 1261 Upon VOICE VOTE, with all in favor, unanimous approval was 1262 1263 given to proposal #43019 from Route 1 Motorsports to replace the engine in the Polaris, in an amount not to exceed \$6,000.00. 1264 1265 1266 Ms. Kramer stated we do need the vehicle. 1267 Ms. Phillips stated I know. 1268 **B.** Consideration of Proposals for Hydrilla Treatments 1269 Ms. Montagna stated this one was sent in because Mr. Brad Vinson, who has been treating, but 1270 the hydrilla is just taking over, and he cannot get control of it. 1271 Mr. Castillo stated yes, during the low season of rain. 1272 Ms. Kramer stated the hydrilla is blocking him from reaching the other algae. 1273 Mr. Castillo stated yes. 1274 Ms. Kramer stated but this is only one quote. Who did we use last time? 1275 Ms. Montagna stated no, there are two. If you look, The Lake Doctors was \$1,250.

Ms. Kramer asked was that in the agenda? I did not see it.

- Ms. Montagna stated it may have come in afterward. No, it is there. We were trying to get
- multiple proposals, and SŌLitude Lake Management ("SŌLitude") came in at that price, and The
- Lake Doctors came in at \$1,250. Both of them are very qualified to do the same amount of work.
- Ms. Kramer stated 106 is SŌLitude. Where is The Lake Doctors?
- Ms. Kassel stated no, it is above it.
- Ms. Kramer asked who did we have do the other lake over here?
- Ms. Kassel stated no, that is SŌLitude, too. I do not see The Lake Doctors, just the carp for
- 1284 \$2,550.
- Ms. Kramer stated but that is still SŌLitude.
- Ms. Kassel stated yes, that is SŌLitude.
- Ms. Montagna stated you can do that, too, for hydrilla. The Lake Doctors did not make it in
- there. We got it after the fact, but we wanted more than one proposal. Same scope, just no fish.
- 1289 They did not offer fish.
- Ms. Kramer stated right, SŌLitude is recommending an \$8,372.35 chemical treatment to be
- followed up, if we so desire, by carp. Right?
- Ms. Montagna stated yes.
- Ms. Kramer stated that is what I read when I went through. What was The Lake Doctors?
- 1294 Mr. Castillo stated \$1,250.
- Ms. Kassel asked and what was that for?
- Mr. Castillo stated the same scope.
- 1297 Ms. Kramer asked \$1,250?
- Ms. Montagna stated yes.
- Ms. Kassel asked as opposed to \$8,372.35?
- Ms. Montagna stated yes.
- Ms. Kramer stated I noticed SŌLitude did not explain what chemical they were using, nor
- concentration. Does The Lake Doctors talk about what it is using?
- Ms. Montagna stated anytime I have ever gotten a proposal, they never put what they are using.
- Ms. Kramer stated the last one we had, it was detailed and descriptive. I do not remember, but
- it was the other one on the other side of the community, and they were very clear about what they
- were using.
- Ms. Montagna stated we can ask them. We can definitely ask them what they are going to use.
- 1308 I do not think that is an issue. The Lake Doctors says major application for hydrilla, \$1,250, written

- service report included, total services, uses products which, within its sole discretion, will provide
- effective and safe results, commence treatment within 15 business days, weather permitting, from
- the date of the receipt, the offer is good obviously until July 23, they will hold this price until then.
- 1312 It is two ponds associated with 7360 Five Oaks Drive, includes a major application for hydrilla,
- follow up inspection and treatment if required will be provided approximately 15 to 30 days later,
- acceptable level of control shall be at 90%. Aquatic weeds can regrow after treatment. No length
- of control is guaranteed. And that is it. But they do not list what chemicals. We can ask, and that
- does not include fish, either.
- 1317 Ms. Kramer stated neither did this \$8,000.
- 1318 Ms. Kassel stated SŌLitude's.
- Ms. Kramer stated the fish would be another \$2,550.
- Mr. Chokanis asked Is this the first time hydrilla has been an issue?
- 1321 Ms. Kramer stated no.
- Ms. Montagna stated no.
- Ms. Kramer stated we have had several ponds with hydrilla.
- Ms. Montagna stated now it is just getting pretty bad, and Mr. Vinson will not be able to do it
- on his own.
- Ms. Kramer stated yes, for hydrilla, we usually bring someone in to treat it.
- Ms. Montagna asked I think you used Biotech last year, right?
- Ms. Kramer stated no, we do not use Biotech. It was somebody out of Georgia, I think. I cannot
- remember. It is so highly invasive, and if it were to make its way into our lake, we would be in
- real trouble. That is why we are pretty proactive with it.
- Ms. Kassel asked do we feel we have enough information? We did not see The Lake Doctors
- proposal, but it was told to us. Do we feel we have enough information to move forward with a
- 1333 vote?
- Ms. Kramer stated I think I am comfortable, in that they are going to re-treat if the first
- treatment is not adequate.
- 1336 Mr. Chokanis stated I think it is worth the risk with the price they are offering.
- 1337 Ms. Kassel stated comparatively speaking.
- Ms. Kramer stated then maybe we consider some grass carp after the treatment is completed.
- 1339 Mr. Chokanis stated I will say, though, SŌLitude's proposal looks pretty professional.
- Ms. Montagna stated they are pretty thorough.

1341	Ms. Kramer stated they did not give any of the chemicals to be used or what kind of coverage.
1342	It looks professional, but there is no meat in it.
1343	Ms. Montagna stated I have never seen a pond proposal that gives us what the chemicals are
1344	used. They will say coverage typically, but never have I ever seen one that shows chemicals. I
1345	have not.
1346	Ms. Kramer stated I thought they did last time.
1347	Ms. Montagna stated they did not say what chemicals they were using.
1348	Mr. Chokanis stated It is probably a proprietary mixture.
1349	Ms. Montagna stated I have no idea.
1350	Ms. Kramer stated I will find it and show it to you.
1351	Ms. Montagna stated if we asked, I am sure they would provide it.
1352 1353 1354 1355	Ms. Kassel made a MOTION to approve the proposal from The Lake Doctors for hydrilla treatment, in the amount of \$1,250.00. Mr. Chokanis seconded the motion.
1356 1357	Ms. Phillips asked are they on the approved list of vendors for us to use?
1358	Ms. Montagna stated you do not have an approved vendor list. They have to be licensed and
1359	bonded.
1360	Ms. Kramer stated and they have to meet the State requirements.
1361	Ms. Montagna stated yes.
1362	Ms. Phillips asked they have done that?
1363	Ms. Montagna stated yes. They are a vetted company.
1364	Ms. Phillips stated that is what I meant.
1365	Ms. Montagna stated okay.
1366	Ms. Phillips stated the price difference is so different.
1367 1368 1369 1370 1371	Upon VOICE VOTE, with all in favor, unanimous approval was given to the proposal from The Lake Doctors for hydrilla treatment, in the amount of \$1,250.00.
1372 1373	C. Consideration of Resolution 2023-07, Designating an Additional Assistant Secretary Ms. Kramer read Resolution 2023-07 into the record by title.
1374	Ms. Kramer stated Mr. Hayes is right here behind us, appointing him as additional Assistant
1375	Secretary for the Harmony Board.

Ms. Montagna stated I just want to make a clarification. I got probably 10 emails from some residents asking, so you are adding another Supervisor to the Board, who authorized this, and so on. For everyone's benefit and whoever is listening, that is not what this is. It is just adding an additional "me" to the Board to sign minutes and things of that nature. If I am not here, he is here and can do those things and communicate.

Ms. Kassel stated he is an Inframark employee.

Ms. Montagna stated that is all it is, no Board of Supervisor, he has no voting rights, same as me, none of that.

Mr. Leet stated sounds good.

Ms. Kassel made a MOTION to approve Resolution 2023-07, designating Mr. Lynn Hayes as an additional Assistant Secretary. Ms. Phillips seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to Resolution 2023-07, designating Mr. Lynn Hayes as an additional Assistant Secretary.

D. Consideration of Resolution 2023-08, Statewide Mutual Aid Agreement

Ms. Kramer read Resolution 2023-08 into the record by title.

Ms. Kramer asked what is this?

Ms. Montagna stated every year, it comes before districts right before typically hurricane season. I do not know if Mr. Eckert would rather cover this.

Ms. Kramer stated I have never seen it.

Mr. Eckert stated yes, I can cover it. It is called an agreement, but it is really more like a compact between local governments in Florida that, in the event the hurricane or emergency, if you are a party to this agreement, you can call on other local governments to provide you either personnel, equipment, things of that nature. It was really designed so that local governments can have an agreement in place before there is an emergency, so people are not trying to negotiate agreements with Osceola County how much are you going to charge us to borrow a chainsaw, things of that nature. It is actually something that most CDDs that I work with do go ahead and sign on to because there is no cost to signing on to be a member of this agreement. But because you are a CDD with very limited equipment and staff, typically you would be the one that would be the primary beneficiary of this agreement, rather than a county or city who is probably going to be providing equipment and personnel to help the District. Although we do have private contractors that are available to help clear roads after we have hurricane damage and things of that

nature, sometimes those private contractors cannot get to the site, they cannot have the staff sometimes because their staff is either dealing with their own emergencies or are dealing with damage in other communities. So this is just an extra layer of protection that the District could agree to as a resource in the event that you ever needed the resources of a city or a county. You would still have to pay for those, but you would only incur that cost if the Board made the decision that we need to ask the city, the county, or the State for extra help. I think it is a very low-risk thing for the CDD. I seriously doubt that the County is going to be reaching out to the CDD to find out what equipment or personnel the CDD has. In fact, in 20 years, I have never seen that happen, but I have seen it where the CDDs need to reach out to the counties and say, we need some help here because our landscaper cannot even get over here to start clearing trees off our roads. With that said, if anyone has any questions, I will be happy to answer them.

Ms. Kassel stated I will also say that the benefit of an agreement like this is that prices are already negotiated, and we will not get gouged by vendors who are charging an arm and a leg after an emergency.

Ms. Kassel made a MOTION to approve Resolution 2023-08, Statewide mutual aid agreement.

Mr. Leet seconded the motion.

Ms. Kramer stated I think it is a great plan. This has been in place for a long time? It is not something new that just passed the Legislature, is it?

Ms. Montagna stated no, it is presented. I do not know how far back. Mr. Eckert may be able to answer that, but I know every year, right before hurricane season, this is presented.

Mr. Eckert stated yes, and this came up because we looked back, and I think Ms. Karen Haber from my office reached out to the District Manager to find out if the District had ever entered one, and we could not find one that was recently done.

- Ms. Montagna stated you have never done it; they have declined them.
- 1439 Mr. Eckert stated it has been updated, and we are recommending approval.
- Ms. Montagna stated that is what we have in our records. We do not have any mutual aid agreement on file that you guys have accepted.
- Ms. Kramer stated I had never heard about it before, and that is why I thought it was maybe something. It does mention the Governor, but how much control does he have?
- Mr. Eckert stated he has a lot of control.
- Ms. Kramer stated but he usually does not get involved.

Ms. Montagna stated \$1,500.

1446 Mr. Eckert stated he cannot force the District to take the aid and pay for it. I mean, the District 1447 has to ask for it. 1448 Mr. Leet stated all the terms seem pretty well laid out here, the conditions and everything. It 1449 seems pretty low risk. What is the worst possible downside? 1450 Ms. Kramer stated they could take our tractor. 1451 Mr. Leet stated they could ask for the tractor. 1452 Mr. Chokanis stated they can use the broken Polaris. 1453 Upon VOICE VOTE, with all in favor, unanimous approval was 1454 1455 given to Resolution 2023-08, Statewide mutual aid agreement. 1456 E. Consideration of the Garden Club's Request for Mulch and Brick 1457 1458 Ms. Kassel stated I think we have an erroneous Garden Club request. Ms. Kramer stated yes, this is not our Garden Club thing, so we are nixing this from the agenda. 1459 1460 Ms. Montagna asked what do you mean? 1461 Ms. Kramer stated you might want to find what District. 1462 Ms. Kassel stated there is an email, I do not know what page of the agenda it is on, from a 1463 Nettie to Mr. Perez. 1464 Ms. Kramer stated this page 160, but it is not Harmony. 1465 Ms. Montagna stated no, it is not. I know exactly who Nettie is. 1466 Ms. Kramer stated okay, we are going to send you back to the other District with that one. 1467 F. Consideration of Increasing the Limit on the CDD Bank Card 1468 Ms. Montagna stated currently, I do not even know, it is a very low limit. 1469 Mr. Castillo stated it is \$1,500. 1470 Ms. Montagna stated it is \$1,500, and that is gone with a snap of a finger. What is happening 1471 is, Mr. Hayes, myself, Mr. Perez were using this a lot, Mr. Freddy Blanco, were using different 1472 Inframark cards to cover the supplies because they do order a lot of stuff: gas and all these different 1473 things. I always waive your 15% charge because if Inframark has to pay for something for you all, 1474 and it is a pass through, they charge you a 15% admin charge, and I have always waived those. It 1475 is happening more and more now, and after a week or so, his card is done. 1476 Ms. Kramer stated It is because of the overlap of when we get the bill and when the payment 1477 goes in and when they log a payment. 1478 Ms. Kassel asked what is the current limit?

1480 Ms. Kassel asked \$5,000, Is that what you are suggesting? 1481 Ms. Montagna stated I would suggest at least that. The rules and policies still remain the same. 1482 He has to turn in receipts. He has to do all of those things. 1483 Ms. Kramer stated he has to get approval for the big stuff. 1484 Ms. Montagna stated correct. The same things still all stay in place. He just has more to work 1485 with, where right now, he may have gone to Home Depot twice and bought something, and then 1486 went and filled up all the gas tanks and all that, and now his \$1,500 is gone. 1487 Ms. Kassel stated I move that we request an increase on the credit limit for the CDD bank card 1488 from \$1,500 to \$5,000. We can always raise it more later if necessary. 1489 Ms. Montagna stated yes. 1490 Ms. Kassel made a MOTION to approve requesting an increase on 1491 1492 the credit limit for the CDD bank card from \$1,500 to \$5,000. 1493 Mr. Leet seconded the motion. 1494 1495 Ms. Kramer asked Mr. Eckert, any input? 1496 Mr. Eckert stated no. 1497 1498 Upon VOICE VOTE, with all in favor, unanimous approval was 1499 given to requesting an increase on the credit limit for the CDD bank 1500 card from \$1,500 to \$5,000. 1501 1502 G. Consideration of CDD Fence Removal Proposals 1503 Ms. Montagna stated I think there was a little confusion on this. You all authorized the fence 1504 to be taken down if there was no requirement. There is no requirement. We can take it down. The 1505 problem is, we did not move past that, right? If you wanted staff to take it down, or quotes. Staff 1506 can take it down. Mr. Castillo said we absolutely can, and it will take us about three weeks, four 1507 weeks. 1508 Mr. Castillo stated yes, if we just straight do that. 1509 Ms. Montagna stated if they just straight do it for eight hours a day, every day, but other things 1510 are going to fall behind: grinding. 1511 Mr. Castillo stated that is also replacing. 1512 Ms. Kramer stated it is three weeks of time above and beyond your regular schedule. 1513 Ms. Montagna stated no. 1514 Ms. Kramer stated like cleaning the bathrooms. The bathrooms will still get cleaned.

- Mr. Castillo stated yes, the only thing that is not going to be done regularly is the grinding and pressure washing.
- 1517 Ms. Montagna stated that is right.
- Ms. Kramer stated that will fall off for three weeks while this is being done.
- Ms. Montagna stated it will be three, close to four the way they timed it out. Again, not your everyday things, just the pressure washing and grinding would cease for that amount of time. I will tell you this, I reached back out to Ms. Lisa Smith at the County. I am assuming the other guy is
- now gone because I reached out to him numerous times but did not get a response back.
- 1523 Mr. Castillo asked we got an extension?
- Ms. Montagna stated no extension, so there are two parts to this. They are coming back out.
- We have until September.
- 1526 Ms. Kramer stated 18 at 8:00 a.m.
- Ms. Montagna stated to get the fence done. It has got to be done, so I would say prior to that
- 1528 18th get it done. The second part of this whole County thing is, Ms. Smith is also, I presume, taking
- up for this other gentleman, also asked, where are you with the storage containers out there because
- 1530 you are still in violation. My thing to her was, yes, we still do have two storage containers out
- there. We meet on Thursday, the Board, and I will have an answer for you on Friday. My proposal
- to you is, and I do not know, this is going to come from you, too, Celebration CDD is willing to
- buy both of those containers.
- Ms. Kassel stated but we need a place to store the stuff that is in them.
- Ms. Montagna stated that is my next question. Celebration CDD will take them, and they will
- 1536 come pick them up tomorrow. They have already set up transport to grab both of those and take
- them to Celebration. My only question was, how much stuff is in them, what all is in them, and do
- 1538 you even have a place to put that stuff?
- 1539 Ms. Kramer stated we have no place.
- Mr. Castillo stated the biggest thing is the golf carts; the golf carts need to be charged.
- 1541 Ms. Kramer stated I am sorry; September 19.
- Ms. Montagna stated golf maintenance is a no go. They will not even allow them to park a
- truck there while they are getting supplies.
- Ms. Kassel asked and it is not possible to park them in a resident's garage?
- Ms. Montagna stated that is up to the Board.
- Ms. Kramer stated if a resident volunteered their garage.

- 1547 Ms. Marilyn Ash-Mower asked what do you have to put in it?
- Ms. Kassel stated two golf carts.
- Ms. Montagna stated but there is other stuff in there, too.
- Ms. Kramer stated you know, some tools, blowers.
- 1551 Ms. Kassel stated trailers.
- Mr. Castillo stated we still trailers and stuff, the one Mr. Vinson uses, and the pressure washing
- 1553 trailer.
- Ms. Kassel stated we may need more than one resident's garage.
- Ms. Ash-Mower stated I can probably do the golf carts. I have a two-car garage, and I do not
- have two cars; I have only one.
- 1557 Ms. Kassel stated I have a three-car garage, and I have only one.
- Ms. Montagna stated keep in mind that there could be a possible inconvenience. They are going
- to get them early in the morning and bringing them back at whatever time.
- Ms. Ash-Mower stated okay, I will give them my clicker.
- Ms. Kramer stated we have half of a two-car garage here and half of a two-car garage there.
- Ms. Kassel stated it is really kind of two spaces of a three-car garage.
- Ms. Ash-Mower stated I want to know when the mess behind all those will be cleaned up.
- Mr. Castillo stated that is another thing, too, all those broken down side-by-sides there.
- Ms. Phillips stated we will put them in a container when Celebration picks them up.
- Ms. Montagna stated what I need from you all is, if you can get a plan together, I need a
- definitive date to tell her, or you are going to start getting fined, and it is \$250 a day.
- Ms. Kramer asked what did she say about, is there a consent order again to drag it out? I do
- not want to.
- Ms. Montagna stated I think it has gone to the extent now there is no extension. She is being
- nice in the fact of, okay, can you give me a date that you will get in compliance with this stuff? I
- can offer up, we can take the storage containers off your hands. That is not a problem, but they are
- both full of things, and there is nowhere to put them currently, so that is something you all will
- have to come up with. At least if I could come up with a definitive date, can you give us 30 days?
- We will have it cleared, 30 days and it will be done. If she says yes, or she says that is not going
- to work, if we do not have it out in 15 days, we will start fining you, I do not know, but I am willing
- to try anything.

- Ms. Kassel stated I think that Ms. Ash-Mower and I are good to get it done by next week, if
- 1579 Mr. Castillo is.
- Ms. Ash-Mower stated yes. I made room on Saturday, so it is all neat and tidy right now.
- Ms. Montagna asked what about all this other stuff? We are just talking about the golf carts.
- Ms. Kramer stated the Polaris is going to come back.
- Ms. Phillips stated yes. But that does not need to be stored indoors, does it?
- Ms. Kramer stated the Polaris does.
- Ms. Kassel stated because we do not want anyone to steal it.
- Ms. Montagna stated nothing can be stored back there any longer.
- Ms. Phillips stated but if it cannot be outside, maybe someone will steal it.
- Mr. Chokanis asked Mr. Castillo, can you get pictures of what all is in there?
- Ms. Kramer stated also, when you speak to her tomorrow, tell her that there is a tractor that the
- garden uses and some equipment that the garden uses. Is it okay to keep one of the storage
- 1591 containers for the tractor and the garden? It is associated with the community garden.
- Ms. Montagna asked leave one storage container?
- Ms. Kramer stated yes.
- Ms. Montagna stated for garden use.
- 1595 Ms. Kramer stated right.
- Ms. Montagna stated okay, I can do that.
- Ms. Nancy Snyder asked do you have enough space now?
- Ms. Kramer stated no.
- Ms. Snyder stated I can put my car outside. Then he would have a two-car garage besides the
- space next to my garage. I am storing somebody else's car, so you cannot use the third spot. I have
- the two-car spot.
- Ms. Kassel stated we have five garage spaces now.
- 1603 Ms. Kramer stated wonderful, Ms. Snyder, you just put us over the top.
- Mr. Eckert asked are you going to have some sort of a license agreement or something for the
- District to be able to use the facilities that deal with insurance and indemnification and things like
- 1606 that?
- Ms. Montagna stated you probably should.
- Ms. Kassel asked do you have any existing agreements that we could use?

- Mr. Eckert stated I have existing license agreements. I would have to modify it because I really do not have any other districts that made the decision to use resident garages for storage, but I have
- other license agreements I could easily modify.
- Ms. Kassel asked do we want him to do that?
- Ms. Montagna stated if you are going to allow things to be stored in residents' homes, you really need to do that.
- Ms. Kassel stated the residents need to be protected as well as the CDD.
- Ms. Montagna stated correct, and that is essential.
- Ms. Kassel asked Mr. Eckert, do these licenses indemnify and protect both parties? Or just
- 1618 one?
- Mr. Eckert stated They typically do, although the CDD can only agree to indemnify up to
- 1620 certain statutory limits, but those limits are \$200,000 and \$300,000, respectively. Again, the
- 1621 concern would be, from a resident standpoint, and I am not the resident's attorney, but if there was
- some sort of a fire with a vehicle we were storing in there and it burned down the entire house,
- that would be a concern of theirs.
- Ms. Montagna stated yes.
- Ms. Kramer stated luckily, except for yours, these are detached garages.
- Ms. Phillips stated yes. yours is detached, right?
- Ms. Ash-Mower asked detached? No, it is attached to my house.
- Ms. Kramer asked you do not have a breezeway you go through?
- Marilyn stated a breezeway, yes, but it attaches to the house. That is probably a firewall, right?
- Ms. Kramer stated that is considered detached.
- Ms. Montagna asked can you send pictures of everything that is in both containers, so that
- everyone can kind of get an idea of what is actually in these containers?
- 1633 Mr. Castillo stated okay.
- Ms. Phillips stated the other thing I was going to mention is, there are several homes sitting
- 1635 empty in Harmony.
- Ms. Montagna stated we do not own them.
- Ms. Phillips stated I know, but maybe the owner would like to rent out their garage for a little
- 1638 while.
- Ms. Kassel stated that is a possibility, too. But we do not know who that is.
- Mr. Chokanis stated that would probably be easier for the maintenance crew.

- 1641 Ms. Phillips stated right.
- Mr. Chokanis stated they would not have to interrupt people.
- Ms. Phillips stated they are going to go to Ms. Ash-Mower's house because she is going to give them lemonade.
- Ms. Kramer stated we will look at this. Also, we need to touch base with Mr. Hamstra. Say anything about how fast we could get something done?
- Mr. Hamstra stated they did not have an opening until late or mid-August to even see us.
- Ms. Kramer stated I was afraid of that. I looked at the schedule and said, these folks applied in March and April to be on this agenda.
- Ms. Ash-Mower stated I still have a question on the shipping container. We talked about moving the stuff in the garden shed into the shipping container. Do those shipping containers open on both ends? Or only on one end?
- Mr. Castillo stated just one end.
- Ms. Ash-Mower stated I cannot quite visualize the width of the front-end loader. My other question is, do we have to be licensed and insured to run that front-end loader?
- Ms. Kramer stated our field services would still be using it in the garden.
- Ms. Ash-Mower stated but my question is, is it wide enough if I put the racks and all the equipment that we have in the shed in that, we put the equipment in last, can we still get by that and take all our equipment out? Or if you put it in the back, then we cannot get it.
- Ms. Kassel stated you want the tractor in the front so that we can pull the tractor out and have access to everything else.
- Ms. Ash-Mower stated yes. But can you get by if you only have a front-end entrance? You need to get by the tractor to get to the tools.
- Ms. Kassel stated you pull the tractor out.
- Ms. Kramer stated you will still have the garden shed.
- Ms. Ash-Mower stated okay.
- Ms. Kramer stated we are not taking the garden shed away. The garden shed stays.
- Ms. Ash-Mower stated I was angling for a bigger shed.
- Ms. Kramer stated we may be able to work that out offline. You will still have your garden
- shed. The most frequently used things you will still keep in there. The things that are more
- infrequently used would be in your garden container with the tractor and all the attachments.
- Mr. Chokanis asked is there an area we can move these shipping containers to?

- Ms. Kramer stated they are not allowed in Harmony?
- Mr. Chokanis asked they are not?
- Ms. Phillips stated that has been our whole issue. We even talked last month about finding a
- 1676 farmer nearby.
- Mr. Leet asked with all this happening, do we need to set a date we can target when we think
- we have an agreement ready to sign? Then we can go to the County.
- Ms. Kassel asked Mr. Eckert, how quickly do you think you can get those license agreements
- 1680 to us?
- Mr. Eckert stated I can get you a form of the agreement without addresses and people's names
- probably by Tuesday.
- Ms. Kassel asked what if we were to target within two weeks that the containers will be gone?
- Ms. Montagna stated I just do not want to box us in.
- Ms. Kramer stated ask her for two months or the end of September. Ask for as much as you
- 1686 can get, and then if she pushes you back, then we will narrow it down. Let us not give away the
- 1687 farm yet.
- Ms. Montagna stated I will bring up that we discussed it tonight. My one question, first and
- 1689 foremost is, the Garden Club uses one of those storage containers because it is a tractor, garden
- things, timbers, all these things. Can all that stay back there for the Garden Club? That would be
- my first question. The second one is, and we will talk about the second one, can we maybe have
- the same deadline that we have for the fencing? It is really not that far off if you think about it. If
- she says no, then I will start negotiating from there.
- Ms. Kramer stated explain to her that we have to find a place to store all our stuff. In order to
- 1695 construct a location to store all our stuff we have to go through the whole County process.
- Ms. Montagna stated we cannot get on until August.
- 1697 Ms. Kramer stated and we cannot even get on for a preliminary.
- Ms. Montagna stated right. I will explain all of it and see what we can come back with. She
- has been very nice, but she did say if this does not get rectified, you will start getting fined.
- 1700 Ms. Kramer stated right.
- Ms. Montagna stated I will see what I can do, and I will keep everybody notified.
- Ms. Kramer asked Mr. Hamstra, were you able to get the application for that pre-application
- meeting in?

- Mr. Hamstra stated I requested a pre-screening meeting, which they denied me within a day.
- 1705 We wanted to see if they can do an informal. I was able to ask before tonight, and it was quickly
- 1706 denied.
- 1707 Ms. Kramer asked did you put something in for the pre-application meeting?
- Mr. Hamstra stated yes, that will be next.
- Ms. Kramer stated okay. Nothing has gone in yet.
- 1710 Ms. Phillips stated no.
- Ms. Kramer stated I am just saying if she says we already have a pre-application in, but we
- 1712 cannot get on until such and such a time.
- Mr. Hamstra stated I will set the pre-application meeting after tonight.
- 1714 Ms. Kramer stated okay.
- Ms. Montagna stated before you go father down, back to the fence, I am sorry because I jumped
- ahead on you guys. Are you wanting staff to do it with the understanding and the expectation yes,
- those certain things are going to be delayed until they can get it done, or do you want to go with
- one of the proposals that were submitted to have them remove the fence and get it done in a day
- or two, is that what you said?
- Ms. Kassel stated I would rather save \$6,000 and have our staff do it. Also, that means that
- they can retain any fencing that is in good shape.
- Ms. Kramer stated they are still going to have to go through it anyway. They are going to have
- to be out there. Also, we have six weeks, I mean 10 weeks between now and when we have to have
- it all down and/or repaired.
- 1725 Ms. Montagna stated yes.
- Ms. Kramer stated so we have 10 weeks. You can kind of scatter that three weeks. You can
- take down this section so that we are not doing away grinding for the total time.
- Ms. Montagna asked do you have a dumpster? How are you all hauling this from U.S. Hwy
- 1729 192 back to where we are throwing it away?
- 1730 Ms. Kramer stated we have a trailer.
- Ms. Montagna asked do you have trucks?
- Mr. Castillo stated yes, my truck and the other truck.
- Ms. Kramer stated you have the trailer. You can drag the trailer out there and get a lot in it.
- 1734 Mr. Castillo stated it usually falls off.

- Ms. Montagna asked do we have a place to dump it? Or are you going to have to rent a
- 1736 dumpster?
- 1737 Ms. Kramer stated no, it will have to go to the dump.
- Mr. Castillo stated we will have to get a dumpster. Usually, we just cut it up in pieces and
- throw it in the trash.
- Ms. Kramer asked is there not a dump right in Holopaw? Anyway, either way.
- Mr. Leet stated I see Ashley Fence. I see Chapco Fence. I see AC Master Fence. Did we not
- hear anything from Straightline Fence?
- 1743 Ms. Montagna stated yes, Straightline Fence was \$10,500.
- Mr. Leet asked but do we not already have that deposit with them?
- Ms. Montagna stated you are not getting that deposit.
- Ms. Kramer stated forget it. They are not going to apply it to this.
- 1747 Ms. Montagna stated no.
- 1748 Ms. Phillips asked only if we got a new fence?
- 1749 Ms. Kramer stated if we got a new fence, they would apply it.
- Ms. Phillips asked does taking down the old fence require skilled labor?
- 1751 Ms. Kramer stated no.
- Ms. Montagna stated I would not think so.
- Ms. Kramer stated the slats just slide in and out. They are not attached at all, and then the posts,
- 1754 you just push them in.
- 1755 Ms. Montagna stated I do not know. Are they in cement?
- Mr. Castillo stated so far, we found none in cement.
- 1757 Ms. Montagna stated okay.
- 1758 Ms. Kramer stated you just wiggle them.
- Mr. Castillo stated the new ones we did put in cement.
- 1760 Ms. Kramer stated okay.
- Ms. Montagna stated if you are deciding to go with staff, and that is the motion you need.
- Ms. Kassel asked do we need a motion for that? I do not think we do.
- Ms. Montagna stated I would prefer you did.
- Ms. Phillips asked can you hire extra people for this period of time?
- Ms. Kramer stated we have to have one of our staff out there to evaluate and see what we want
- 1766 to save.

1801

1767 Ms. Phillips stated right, but they sometimes have extra people, like they have day laborers. 1768 Ms. Kramer stated I think if we spread it out, we can still get some grinding done in between. 1769 Yes, we will not be doing as much, but we will be doing some of it. 1770 Mr. Castillo stated yes, we can do that. 1771 Mr. Leet made a MOTION to approve Inframark staff removing 1772 1773 the fence along U.S. Hwy 192, as discussed. Ms. Kassel seconded the motion. 1774 1775 Upon VOICE VOTE, with all in favor, unanimous approval was 1776 given to Inframark staff removing the fence along U.S. Hwy 192, as 1777 1778 discussed. 1779 1780 Mr. Leet stated to be clear, that is just CDD property but not the entrance areas. 1781 Ms. Montagna stated that are not CDD property. 1782 Mr. Leet stated as we discussed last month. 1783 Ms. Kramer stated right. At the last code enforcement board meeting, I was reading their 1784 minutes, and the Harmony golf course evidently repaired theirs. How long the repairs will last, I 1785 do not know because they did not replace it all. 1786 Ms. Montagna stated that is also to include to keep what is salvageable, and grinding and 1787 pressure washing will very well fall behind. 1788 Mr. Leet stated understood. I was kind of half joking, but where is it going to be stored? 1789 Ms. Montagna stated I do not know where you are saving the good stuff. I do not know what 1790 storage you even have. 1791 Ms. Kramer asked do we want to look for another garage? 1792 Ms. Montagna asked where are you going to put it in the meantime? Because you cannot put 1793 it back there. 1794 Ms. Snyder asked does it have to be stored inside? 1795 Ms. Kramer stated yes. 1796 Ms. Montagna stated it should be. It is PVC. That is why it is like it is. 1797 Mr. Leet stated I understand. 1798 Ms. Snyder stated I have a two-car driveway next to my garage. Depending on when you are 1799 going to do this, you can have the two-car part. My friends have the one-car part because they are

only be my car. Can we not lay some fencing there until we get things organized?

away on vacation probably until the beginning of September. The two-car driveway, there will

- 1802 Ms. Montagna stated you could cover it with a tarp or something.
- Mr. Castillo stated I have the new ones now covered in tarp.
- 1804 Ms. Snyder stated I have a tarp.
- 1805 Ms. Kramer asked is that exposed to the eyes of the HROA?
- 1806 Ms. Kassel stated you can contact them.
- 1807 Ms. Snyder stated it is in the alley.
- Ms. Kassel stated I am sure that the HOA can exempt that for a month or two.
- 1809 Ms. Phillips stated I mean, we are just talking for a temporary time. Right?
- 1810 Ms. Montagna stated okay, Ms. Kassel, work your magic.
- 1811 Ms. Kramer stated we will leave it to you.

1812 H. Consideration of Trailhead Sign Proposal

- Ms. Kassel stated this is in the agenda package. I cannot find it now. Mr. Dwyer had sent me
- a photograph of the signs they have at Harmony West. The actual signs are little street signs like
- this and this. So we would have the trail name. I talked to Mr. Leet, and he said it would be easy
- 1816 to have a QR code. They have their logo. They have two signs. It is confusing. One says no
- 1817 trespassing.
- Ms. Kramer stated the only thing I see in here is, we said no ATVs or four wheelers. I would
- put no motorized vehicles, as we discussed at the last meeting. Again, you will get somebody
- saying, I am on a UTV, not an ATV.
- 1821 Ms. Montagna stated or a golf cart.
- 1822 Ms. Kramer stated yes.
- Ms. Kassel stated no motorized vehicles. We were talking about having a QR code that people
- can scan that would give them information about the trails.
- 1825 Ms. Kramer stated we could link it.
- Ms. Kassel stated Mr. Leet has been working on a trail map, so we can link it to the trail map.
- Ms. Kramer stated the trail map can have length and difficulty.
- 1828 Ms. Kassel stated yes.
- Ms. Montagna stated the trail name, open dawn to dusk only, use at your own risk, no
- motorized vehicles, uneven terrain, beware of and respect wildlife, carry out what you bring in,
- trail cameras in use, QR code. Not on the sign, but I just made a note, QR code to info on trails
- and maps.
- 1833 Ms. Kassel stated it will be on the sign.
- 1834 Ms. Montagna asked it will? Okay.

- Mr. Leet stated it was not discussed last month, but some people do use, Butterfly specifically,
- to bring kids to school. Are we thinking we would not be allowing that anymore?
- 1837 Ms. Kassel stated with golf carts.
- 1838 Ms. Montagna stated you have no motorized vehicles.
- Ms. Kassel stated remember, first of all, Butterfly Trail, all that land is owned by Harmony
- 1840 West CDD.
- Ms. Montagna stated you would not want to go on it anyway.
- Mr. Leet stated we would not put a sign out there.
- Ms. Kassel stated I had reached out to Mr. Mark Hills because he is the person I was referred
- 1844 to by Harmony West CDD to talk about, "you own the property, we have been maintaining the
- trails, how do you want to do this because now you own the property." I have not heard anything
- back. I actually reached out to him again. I am waiting to hear, but Harmony West CDD owns that
- trail; we do not. Billy's Trail: we own part of the Billy's Trail from Five Oaks to where it joins up
- 1848 with the Forestar property. There is really no reason that once that Forestar property stone gets
- 1849 compacted, there is really no reason why you would not want to drive on that. We have got Billy's
- 1850 Trail. We have got Butterfly Trail. Lily Pond Loop is off of Butterfly Trail, as well as Pine Needle
- Path, but they are still owned by Harmony West CDD.
- 1852 Ms. Kramer asked Mr. Dick Jerman did give all that land to?
- Ms. Kassel stated Mr. Jerman gave all that to Harmony West CDD. I do not think they know
- 1854 what they are doing, but they are still developer controlled. It is right up to, almost to our sidewalk
- that Harmony West CDD now owns.
- Mr. Leet asked how many CDD trails do we even have left? Billy's Trail?
- Ms. Kramer stated Billy's Trail really is not Billy's Trail. We have the path behind the Enclave.
- Ms. Ash-Mower asked what was the one that started at the garden and went out to the lake?
- Ms. Kassel stated Jug Creek Trail. Ms. Kramer asked me about that. A lot of that trail has been
- impacted by the development on Middlebrook and Feathergrass, and probably also Cat Lake here,
- because it went in the woods there behind Feathergrass and Middlebrook and up through the RV
- lot. It started at the garden. It actually started at Town Square.
- 1863 Ms. Kramer stated it is almost 8:30.
- Ms. Kassel stated but this is something we have been talking about for several months. Let us
- just finish with it. Let us give it another five minutes.

- Mr. Chokanis asked can we not just do this with Billy's Trail right now? Instead of all the other
- trails, we are not really concerned about?
- 1868 Ms. Kramer stated right.
- Mr. Chokanis stated because we do not want any motorized vehicles going down that one.
- 1870 Right?
- 1871 Ms. Kramer stated right, no, we do not.
- Ms. Phillips stated I think that is a good decision.
- Mr. Dwyer asked if you are just talking about Five Oaks to Billy's Trail behind the Enclave?
- 1874 Ms. Kramer stated right.
- 1875 Mr. Dwyer stated yes, that is good.
- Ms. Phillips stated I know we are not supposed to do that, but you have so much invested in it.
- Ms. Kramer stated but that is the only property we can post it on.
- Ms. Kassel stated we can post it on CDD property across from Butterfly Trail, just on the verge.
- Ms. Kramer stated we have about that much.
- Mr. Leet stated Billy's Trail actually goes from, we have the edge of our property by the lift
- station over there. The other end by the cul-de-sac, it is the Enclave HOA, and that abuts right up
- 1882 to.
- 1883 Ms. Kassel stated the Four Star Property.
- Mr. Leet stated Harmony Land still right now.
- Ms. Kramer stated we do not have to say when it ends.
- Mr. Leet stated right, we have our little parcel that wraps around. What Mr. Dwyer mentioned
- that little access through the Enclave cul-de-sac does not go onto CDD property at all.
- Ms. Kramer stated I guess what I am saying is, we could put the sign on our trailhead where
- 1889 we start it. We do not want golf carts jetting up and down behind all the Enclave homes, anyway.
- 1890 Mr. Leet stated I agree with that.
- Ms. Kramer stated so we could put this sign there without any problem at all. It controls our
- portion of the trail, and what happens on their portion of the trail, if they want to let the Enclave
- people use the golf carts.
- Ms. Kassel stated then we need two signs because of all the people in the Enclave.
- Ms. Kramer stated but we do not control that. We do not own that.
- Ms. Kassel stated no, no, no. We need a sign at the beginning on the north side of the CDD
- property, so the people in the Enclave do not ride from the north side down to the south side.

- 1898 Ms. Kramer asked down to Five Oaks? Okav. 1899 Ms. Kassel stated we need one at Five Oaks, and we need one at the other end, as well, so 1900 people do not take their carts back. 1901 Ms. Kramer stated and destroy the trail. We would need two signs for Billy's Trail. 1902 Ms. Kassel stated and the QR codes, I guess we can maybe we can have Ms. Cherry Heck 1903 make them on a cricut and we can add them to the signs. We just need enough room on the signs 1904 to add, I do not know, how big do the QR codes have to be? 1905 Mr. Leet stated a couple inches. 1906 Ms. Kassel asked two inches by two inches, or something. Three inches by three inches. So we 1907 would need room on the sign OR code. 1908 Ms. Montagna asked who is doing signs? Do we need to order them? 1909 Ms. Kassel stated yes. 1910 Ms. Montagna stated so here is what you are ordering. It will say Billy's Trail, correct? 1911 Ms. Kassel stated yes. 1912 Ms. Montagna stated okay, Billy's Trail with all those things, and then they will give you a 1913 QR code put on there, as well. Two signs. You want two of those, right? One for each end of 1914 Billy's Trail? 1915 Ms. Kassel stated yes. 1916 Mr. Castillo asked that is 12 by 12? 1917 Ms. Kassel stated I do not know. I think it will need to be a little longer than it is wide, probably. 1918 I do not know who the sign vendors are and what they recommend. 1919 Ms. Kramer stated what size. Like 12 by 16. 1920 Ms. Kassel asked did we ever move to have the field staff remove the fence? 1921 Ms. Kramer stated yes. 1922 Ms. Montagna stated yes, that is done. Now you just need a motion on the two Billy's Trail 1923 signs based on that information, one on each end. 1924 1925 Ms. Kassel made a MOTION to approve two trail signs to be created and installed on the north and south entrances to the CDD 1926 1927 portion of Billy's Trail, as per the agenda package with the revisions made during the meeting. 1928 Mr. Leet seconded the motion. 1929 1930

Mr. Chokanis asked do we need two signs?

1931

1932

Ms. Kassel stated I think we do, one at the north end and one at the south end.

Harmony CDD June 29, 2023, meeting

- 1933 Mr. Chokanis stated okay.
- Ms. Kramer stated yes.
- 1935 Mr. Chokanis stated the other picture, I saw two.
- 1936 Ms. Kassel stated those signs were contradictory.
- 1937 Mr. Chokanis stated okay.

Upon VOICE VOTE, with all in favor, unanimous approval was given to two trail signs to be created and installed on the north and south entrances to the CDD portion of Billy's Trail, as per the agenda package with the revisions made during the meeting.

I. Discussion Regarding Correspondence from Harmony Residential Owners Association ("HROA")

Ms. Montagna stated very quickly, everyone saw the letter that they sent. First of all, I think this letter is, I do not know what I think about it. Anyway, we already sent a letter to every homeowner. It was not our place to say the HOA was going to enforce it. That is not something we do. That should have been, in my opinion, on the HOA to inform them that they are going to enforce it. We cannot tell the residents, by the way, it is your responsibility and the HOA is going to enforce it. That is what they are asking us to do. They want a letter sent to every homeowner again, and basically stating that the CDD Board wishes the HOA to enforce compliance with these owners. At that time, once we show them proof that we sent the letter to every homeowner, then they will consider doing it.

- Ms. Kramer stated I do not think that is our role. We have already sent one letter. The homeowners will find out that the HOA is enforcing when they send the courtesy notice.
- Ms. Kassel stated they will not enforce. What is being talked about on the HOA board is that the enforcement of verge maintenance on those properties was not part of the deal when those homeowners moved in. When the CDD decided to move the responsibility to the homeowner, the CDD did not consult with the HOA. It is not a matter of not consulting, but the HOA does not want to be responsible for trying to enforce something as the homeowners may not have been adequately informed.
- Ms. Kramer stated but they were.
- Ms. Montagna stated they were informed by a letter.
- Ms. Kramer stated and, it is in the HOA bylaws and everything.
- Ms. Montagna stated yes.
- Ms. Kramer stated our legal staff has already researched it.

- Ms. Montagna stated yes, that is what I was going to say. For them to say that it was not the
- 1969 HOA's responsibility, that is where all of this started first, was the first question that was asked is,
- if we turn it over back to them. It is already stated in your HOA documents, that that is the way it
- should have happened. I am not sure on that.
- 1972 Ms. Kassel stated but it did not happen.
- Ms. Kramer stated I talked with some of the people on Cat Brier, and they told me but they
- had gotten letters about the maintenance of that area between the sidewalk and the curb, that you
- 1975 need to do something to make this look better.
- Mr. Leet asked let us say that two years ago, the CDD landscaper had lapsed on verge
- maintenance, would the HOA not have done anything?
- Ms. Kassel stated no.
- Ms. Kramer stated but they did. When I talked to some of the homeowners, they told me they
- did, that they have gotten letters.
- Ms. Kassel stated according to Mr. Hills, who has been the HOA management company for at
- least five years, he said that no, they have not sent out any letters to homeowners about the verge
- on Five Oaks, Schoolhouse, and Cat Brier.
- Ms. Phillips asked if I did not keep up my maintenance on my verge, would I get a letter?
- 1985 Ms. Kramer stated you would.
- Ms. Phillips asked why is the HOA discriminating these people versus these people? That is a
- real problem.
- Ms. Kramer stated they want us to take the heat.
- 1989 Ms. Phillips stated right.
- Ms. Kassel stated no. What the HOA wants is proof that these homeowners have heard from
- the CDD, that they are now responsible to maintain that. I do not think that is unreasonable.
- Ms. Kramer stated we said that.
- Ms. Montagna stated the letters have gone out.
- Ms. Kassel stated they just want proof that you sent it.
- Ms. Montagna stated no. He wants another letter.
- Ms. Kramer stated he may have told you that, but his letter does state that. It basically says,
- send this letter out, give us proof you sent it out, and it just has to tell them that you are no longer
- 1998 going to maintain it and it is their responsibility. Well, we have done that.
- Ms. Montagna stated we have.

- 2000 Ms. Kramer stated send him a copy of the letter that has been sent out.
- Ms. Montagna stated I can do that.
- 2002 Ms. Kramer stated tell him what day it was sent out.
- 2003 Mr. Leet stated a list of addresses, maybe.
- Ms. Montagna stated I can send that, but in his letter, he states he wants another letter sent out.
- Ms. Kramer stated no, he did not.
- Ms. Montagna stated he actually did.
- Ms. Kassel stated his first request is that the CDD writes to each of these homeowners to inform
- them the HOA will be doing this, and requests proof of these letters being sent.
- Ms. Montagna stated right, for us to say that the HOA is going to enforce. We cannot say that.
- Ms. Kramer stated no, we cannot.
- Ms. Montagna stated we cannot.
- 2012 Ms. Kramer stated so tell him we have done what we can legally do.
- 2013 Ms. Kassel stated he wants proof of the letter being sent.
- Ms. Kramer stated give him proof that the letters went out.
- Ms. Montagna stated that is fine. I can send him the letters. That is not a problem, but unless
- 2016 the Board tells me you want us to send another letter stating that you are responsible for this and
- 2017 the HOA is going to enforce it, I do not have the authority to do that.
- Ms. Kramer stated no, we cannot say that.
- Ms. Kassel stated actually, I have made that request several months ago to Ms. Montagna to
- 2020 have another letter sent because people are not maintaining their verges, and I think maybe either
- they did not open the letter or they forgot or they did not look at it or whatever.
- Ms. Kramer stated but we cannot force them to. That is what will happen with the second letter
- that goes out, and it is just a waste.
- Ms. Kassel asked we cannot force what?
- 2025 Ms. Kramer stated for them to actually open their mail.
- Ms. Kassel stated no, just another letter to remind them. I do not think it is that expensive to
- send out a letter to those homeowners.
- Ms. Phillips stated that is not going to fulfill Mr. Hill's requirement.
- Ms. Kassel stated just to say, we have been told, as long as the Board agrees, it can be in the
- letter that the Board has been told that the HOA will enforce this.

- Ms. Kramer stated I think we have done our job. We have done our responsibility. We provide this to Mr. Hills and the HROA Board, and explain to them. They will know the HROA is enforcing it when they get the first letter. It is not like they are going to fine them the first time they send something out.
- Ms. Montagna stated a letter has already been sent. What he is asking is, before the HOA will consider this, he wants the CDD to write each of these individual owners to inform them that the HOA will be doing this, and requests proof. I cannot tell the residents that, by the way, the HOA is going to enforce this. I do not have that authority.
- 2039 Ms. Kramer stated right. What if the HOA decides not to?
- Mr. Chokanis stated I am not on the fence about sending a letter or not, but if we do send a letter, just say that they are responsible for this. Do not say the HOA is going to enforce anything.
- Ms. Montagna stated which is what we did.
- Mr. Chokanis stated okay, then that is perfect. I would send Mr. Hills the letter and say you are not gonna say that the HOA is responsible; that is your responsibility to say if you are going to enforce something.
- Ms. Montagna asked is that what the Board would like me to do, is to send him a copy of all the letters that went out to each homeowner?
- Mr. Leet stated proof that we notified the homeowners.
- Ms. Kramer stated just a copy of the letter, and maybe a list of who it all went out to.
- 2050 Ms. Montagna stated sure, I can do that.
- Mr. Chokanis stated you can say that yourself or the CDD Board is not going to speak for the
- 2052 HOA and tell residents that they are going to enforce something.
- 2053 Ms. Phillips stated right.
- Ms. Kassel stated you can say that the HOA documents require that residents are required to maintain their verges, and this is already under the HOA's purview.
- 2056 Ms. Kramer stated right.
- Ms. Montagna stated so I am going to send the letter and the list of addresses, basically that we have already sent this out.
- 2059 Ms. Kassel stated okay.
- 2060 Ms. Montagna stated I can do that.
- Ms. Kassel stated the letter has the date on it.
- Ms. Montagna stated yes, it has the date and everything. I can absolutely do that.

- 2063 Ms. Snyder asked can we go back just a second? Could you possibly make it known that the
- 2064 CDD is still going to keep the irrigation system going?
- 2065 Ms. Kramer stated I am sorry, Ms. Snyder, this is supposed to be Board time.
- Ms. Snyder stated I am sorry.
- Ms. Kramer stated I think they will probably figure that out when it comes on.
- 2068 Ms. Snyder stated okay, because that is a plus.
- Ms. Kramer stated yes, that is what the HROA needs to realize, is that we are still providing
- 2070 some service there.
- Ms. Snyder stated yes, because that would be some expense. Thank you.
- J. Discussion Regarding Shipping Containers
- Ms. Kassel stated we already discussed this.
- Ms. Kramer stated just briefly, is there anything you need to add on that?
- Ms. Montagna stated no. What would you sell them for if you get to that point of ever wanting
- to sell them? How much would you sell them for?
- Ms. Kassel asked shipping containers? I do not know what the market value is.
- 2078 Ms. Kramer asked what did I send you? I did some research on it, what, about \$2,500?
- Ms. Montagna stated \$2,500. Celebration said they would buy each one of them from you for
- \$2,000 each. That is what they are willing to offer if you get to that point.
- 2081 Ms. Phillips stated they are willing to pick them up and do all that part.
- Ms. Kramer stated yes.
- Ms. Montagna stated yes, they already have a company ready to come pick them up and haul
- them out.
- 2085 Ms. Phillips asked how come they can have shipping containers, and we cannot?
- Ms. Montagna stated because they have a whole facility.
- Ms. Kramer stated yes.
- Ms. Montagna stated and a shipping yard.
- Ms. Kassel stated it is all fenced in.
- Ms. Montagna stated yes, it is all fenced in with security, all that.
- Ms. Phillips stated okay. Since we cannot have it here, I did not know why they could have it.
- 2092 Ms. Kramer stated because their PD allows it, and ours does not.
- Ms. Montagna stated yes.
- Ms. Phillips asked their what?
- Ms. Kramer stated their planned development allows it, and ours does not.

- June 29, 2023, meeting 2096 Ms. Phillips asked ours specifically forbids them? 2097 Ms. Kramer stated specifically. 2098 Ms. Phillips asked so when people have their PODS? 2099 Ms. Kassel stated those are temporary. 2100 Ms. Kramer stated they are temporary. Technically, it would take longer to enforce. 2101 Mr. Chokanis asked you are taking pictures, right, so we can see what is in there and can sort 2102 it out? 2103 Ms. Phillips asked are we in the middle of discussion time? Could we not just get a PODS and 2104 put it on that slab at Buck Lake Park for a while? That would be temporary. 2105 Ms. Kramer stated again, it is only temporary because it takes code enforcement a certain 2106 period of time to enforce against, and we are already being enforced against. If we show up with 2107 a new shipping container somewhere else on the property, I think they will land on us with both 2108 feet. 2109 Mr. Hamstra stated it will easily be six months before you get your maintenance facility up, 2110 minimum. It may be longer. Ms. Kassel asked are we going to sell our shipping containers to Celebration? 2111 2112 Ms. Kramer asked how long will they wait for an answer from us? 2113 Ms. Montagna stated if I am nice to them, as long as you need. 2114 Ms. Kramer stated be nice to them. 2115 Ms. Montagna stated they already rent them, the same as what you guys were doing. All they 2116 are going to do is cancel those and purchase yours. That is it. 2117 Ms. Kramer stated let us give it another month, until we figure out whether or not the garages 2118 are going to work. I would hate to commit to them and then not be able to empty them in time. 2119 **K.** Discussion Regarding Informational Signs 2120 Ms. Kassel stated this has been on the agenda for months and months and months, but it has 2121 not been an urgent thing. However, the signs are looking pretty poor, and I wonder if we can find 2122 out who put those signs up and just go to them and find out what the cost would be. The posts for 2123 the signs are beautiful. The metal background is in good shape. It is just the adhesive that is on
- Ms. Kramer stated it is not even metal; it is acrylic.
- 2126 Ms. Kassel asked is it?

them.

2124

Ms. Kramer stated yes. It is like a really heavy-duty plexiglass. Because we have two of them without signs on them.

- Ms. Kassel asked how about, at least for now, we just remove whatever is on them, if we have a couple. Then we also try to find out who the company is that installed them. Maybe there is something on the signs themselves that gives the name of the company that manufactured them.
- Ms. Kramer stated I think I still have his contact information who used to work with the developer when they put the signs in. I will see if I can contact him.
- 2134 Ms. Kassel stated okay.
- Ms. Kramer stated again, the idea would be, I am hesitant to rip the covering off because then the underlying plexiglass or acrylic could get scarred and nasty. And it will just be clear, which could cause a problem if somebody was walking.
- 2138 Ms. Kassel asked really? Because when I see the stuff peeling up, it looks beige underneath.
- 2139 Ms. Kramer stated there may be two layers. We can check that out and see if it is two layers.
- 2140 And if it will leave a beige covering to protect it, we can just leave it like that. But I would not
- want to peel the whole thing off and leave the exposed acrylic for liability purposes, and it might
- get damaged. I would like to be able to take those pieces down and leave the posts up, but we
- 2143 would need to store them somewhere, and we do not have any storage area. But let us check to see
- 2144 if we can just carefully remove one layer with the printing on it.
- 2145 Mr. Castillo stated okay.
- Mr. Leet stated the issue is, they look really old and decrepit. Is it just the peeling what is off there? That is a good start. Do we want to go any further of looking for costs to get new?
- Ms. Kramer stated I will try to call Brent, who used to be the main guy there, and see if he has a contact. Then we can find out.
- 2150 Ms. Kassel asked Mr. Brock Nicholas?
- Ms. Kramer stated yes, Mr. Nicholas, thank you.
- 2152 Ms. Montagna stated Ms. Kramer is going to call Mr. Nicholas.
- 2153 Ms. Kramer stated unless you know anyone any better.
- Ms. Kassel stated I have not been in touch with him in years and years. We did have some stuff in previous minutes or in previous meetings where we discussed potential content for those signs.
- 2156 Ms. Kramer stated nobody ever really came up with anything.
- Ms. Kassel stated no, you came up with stuff. I came up with stuff. You and I both came up
- with stuff. It is in previous meeting minutes. We can re-pull it out again and discuss it at the next
- 2159 meeting.
- 2160 Ms. Kramer stated okay.

Harmony CDD June 29, 2023, meeting 2161 Ms. Montagna asked pull out what has been presented, and put it in the next one? 2162 Ms. Kassel stated yes. 2163 Ms. Montagna stated okay. Ms. Kramer stated now the other thing we could use them for, which one get rid of the 2164 2165 plexiglass, is to use them for like holiday decorative banners and stuff like that, just the poles. That 2166 is another thought. 2167 Ms. Montagna stated okay. 2168 Ms. Kramer stated maybe we can do a combination of the two and keep costs down. 2169 Mr. Leet stated one more question, while we are discussing signs. I am trying to remember 2170 from a couple of years ago. Between the property between the Harmony Square entrance, do we 2171 own that tower, as well, and the signs on that? 2172 Ms. Kassel stated yes, we discussed that recently, and we said we did. 2173 Ms. Montagna stated we discussed that when you were talking about the fences. 2174 Mr. Leet stated okay. 2175 Ms. Montagna stated because the fences that come in, you do not, but the tower, you do because 2176 that is on District property. 2177 Ms. Kramer stated yes, it is on District property, so we have to look at it. 2178 Mr. Leet stated right, so along with the discussion for next month, those developer signs are 2179 probably five years out of date at this point. What can we do that looks good? 2180 Ms. Montagna stated okay. 2181 Ms. Kramer asked can I ask all the Board members to take a look at the signs on that tower? 2182 Right now, it just says doctor or hairdresser. I mean, they are pretty nebulous, but again, none of

21842185

2186

2188

2183

- SIXTH ORDER OF BUSINESS Staff Reports
- 2187 A. Field Manager
 - i. Field Report and Responses

then we will bring this back next meeting.

The field report is included in the agenda package and available for review on the website or in the District office during normal business hours.

those are there. And what you might think you would want to put on it. If everybody can do that,

- Ms. Kassel asked what is happening with our field area supervisor?
- Ms. Montagna stated Mr. Perez was never attached to this contract. Mr. Perez's position was a director, and he basically ran, under me, our entire field department over the State of Florida. So

- 2194 he was here as a support to his managers and that kind of thing, but he was never attached to any
- 2195 district.
- Ms. Kramer asked are you replacing him?
- Ms. Montagna stated we are. We have someone internally. Mr. Castillo obviously has people
- 2198 he can go to now, which is myself and a few other people, as far as a support. Even when that
- 2199 position is filled, they will not be coming out here like Mr. Perez did. Mr. Perez was doing that
- 2200 more as a gratis, and the fact that of first field manager you had here.
- Ms. Kramer stated we had some trouble with.
- Ms. Montagna stated we are trying to get things acclimated.
- Ms. Kramer stated he was not out here much.
- Ms. Montagna no, but he will not even be attending your meeting.
- Ms. Kramer stated right.
- Ms. Montagna stated the new gentleman will not be.
- Ms. Kramer stated but we have a very competent manager.
- Ms. Montagna stated correct. As needed, if there is something that is going on or a hot topic
- or something that needed that level to come, absolutely. But the replacement would not be coming
- 2210 to the meetings and stuff like Mr. Perez did, unless Mr. Castillo needed him to do that or something
- 2211 like that. Yes, the intent is, we already have someone internally, but we want to make sure it is the
- 2212 right fit.
- 2213 Ms. Kramer stated great.
- Ms. Montagna stated yes.
- 2215 Ms. Kramer asked is there anything special you need to present to us at this point in time?
- Mr. Castillo stated the 24-foot pontoon boat motor is here and installed.
- 2217 Ms. Kramer stated great.
- Ms. Kassel asked the pontoon?
- 2219 Mr. Castillo stated yes, the pontoon.
- Ms. Kassel stated okay, that was one of my questions.
- Ms. Kramer asked so it will be up and running?
- Mr. Castillo stated yes, it is up and running since yesterday.
- Ms. Kramer stated wonderful.
- Mr. Castillo stated but the dates are blocked until the first of July.

- Ms. Kassel asked what about the boulders for the ribbon curbs that we were discussing two
- 2226 months ago?
- Mr. Castillo stated the boulders are out. I will find out. You sent me the name?
- Ms. Kassel stated yes, I sent it to Mr. Perez, and Mr. Perez sent it to you. So there is Evers
- Wood Products here. There is Pebble Junction, or something like that somewhere else. There are
- 2230 two or three places where you can get that stuff.
- 2231 Mr. Castillo stated okay. I will get on it.
- 2232 Ms. Kassel stated it is important to get it sooner than later, before our ribbon curbs get
- destroyed. It has been two months since we discussed that, and I sent the information.
- Ms. Kramer stated okay. The one thing I wanted to say is, there was some discussion of getting
- some of the branches down around the playground at lakefront, but I did not see a picture of the
- branch that is actually scraping the top of the shade screen. We talked about it several times, so if
- you could just get with Benchmark.
- Ms. Montagna stated I saw three emails about trimming.
- Mr. Castillo stated that was at the gazebo.
- Ms. Montagna stated the new shade structure, though, that you all put up.
- Mr. Castillo stated yes.
- Ms. Montagna stated okay.
- 2243 Ms. Kramer stated this is the kiddie part.
- Ms. Montagna asked the green ones?
- Ms. Phillips stated the jungle gym.
- Ms. Kassel stated they are both green, now.
- Ms. Montagna stated that is right. The older green one.
- Ms. Kassel stated yes, the one above the play structures.
- Ms. Montagna stated okay. I am tracking now.
- Ms. Kramer stated yes. Also, at the swim club, I noticed on the bulletin board there is still a
- 2251 notice about our pool heater not working. Is our pool heater up and running?
- 2252 Mr. Castillo stated the company never came out to fix it.
- Ms. Montagna asked the pool heater?
- 2254 Mr. Castillo stated yes.
- Ms. Montagna asked so it is not working?
- 2256 Mr. Castillo stated one of them is.

- Ms. Montagna asked are you talking about the one to replace them both?
- 2258 Mr. Castillo stated no, the one you guys approved to fix it. They never came out.
- Ms. Kramer stated so we approved the work, and they never came out.
- Ms. Montagna asked have they been contacted?
- Mr. Castillo stated yes, you contacted them, but they never responded.
- Ms. Montagna stated okay.
- Ms. Kramer stated if we can follow up on that because we have done all we need to do with it.
- I did not get by to look, the Primrose Willow sidewalks were done. I know there were ADA pads,
- but they were too big, and you were ordering some new ones.
- Ms. Montagna stated Mr. Blanco was. Has he gotten with you?
- Mr. Castillo stated no.
- Ms. Montagna stated I will get with him first thing in the morning. He was coming out to do
- 2269 that just as a courtesy, two of them. I will make sure he gets them out. Yes, he was ordering them
- because the ones we had in stock were a little too big.
- 2271 Ms. Kramer asked anything else?
- Mr. Castillo stated the two new benches arrived.
- Ms. Kramer stated two new benches have gotten here, and one goes down behind Greens over
- there between the conservation area and what I call Long Pond. There is another name for it. The
- other one is here near South Lakes.
- Mr. Castillo stated if you have some time, I can mark them off so I can know exactly where
- 2277 they go.
- 2278 Ms. Kramer stated okay. Any other questions for Mr. Castillo?
- Ms. Montagna stated thank you, Mr. Castillo.
- 2280 **B. District Engineer**
- i. Alley Paying
- Ms. Kassel stated I wonder if we need to put staff reports right after the consent agenda and
- before new business.
- Ms. Montagna stated that is fine. I have already really covered everything of mine, except for
- 2285 the reserve study and the new website, and the minutes. Those are the only three things, and I can
- do those very short and sweet with you.
- Ms. Kassel stated yes, but I am talking about in future meetings, maybe have staff reports at
- 2288 the top.
- Ms. Montagna stated yes, I can do that.

- Mr. Leet stated ordinarily, we do not have that much new business.
- Ms. Kramer stated yes, we just had a lot of new business.
- Ms. Kassel stated yes, and we can do new business after staff reports.
- Ms. Montagna stated I can change your agenda around. That is fine.
- Mr. Hamstra stated we can start with the alleyway to get that behind us.

2295 ii. Location of the Community Maintenance Facility

- Mr. Hamstra stated then the briefing on maintenance is quick, because we emailed Ms. Jane
- Adams and Amy Templeton. I guess Amy was out. Ms. Adams responded quickly. Greg asked for
- just a cursory review, so I can give some direction to the Board. She quickly responded back, refer
- 2299 to chapters 3 and 4. You need to schedule a detailed meeting, so she was of little to no help,
- 2300 unfortunately.
- 2301 Ms. Kramer asked the pre-application meeting, is it still free?
- 2302 Mr. Hamstra stated yes, but it will have every person involved in the process will be there. It
- will be a Teams meeting, not face to face.
- Ms. Kramer stated okay. If on the one at the lakefront, you would just be sure to mark out the
- parking, that it is existing.
- 2306 Mr. Hamstra stated yes, we are going to show them the two options for the new facility and
- one for the lakefront.
- 2308 Ms. Kramer stated great. Ask them one other thing. Ask them, if we do not associate an office
- with it, could it possibly go down in the garden area if it is not a trailer? Because trailers are
- 2310 prohibited in our community. If it is a nice looking metal structure. It is a long shot.
- 2311 Ms. Kassel asked where?
- Ms. Montagna stated where it is now.
- 2313 Ms. Kassel stated but then we have to pave the road.
- Ms. Kramer stated I do not know. That is what I am saying is, let us ask. We have to pave the
- road to have RVs down there and to have an office that human beings occupying it, but what if
- 2316 this is just going to be a community maintenance equipment building.
- 2317 Ms. Phillips stated storage building.
- 2318 Ms. Kramer stated do not say the word, storage. Just say community maintenance.
- 2319 Ms. Montagna stated facility.
- Ms. Kramer stated no, not even facility, community maintenance equipment building.
- 2321 Mr. Hamstra stated okay, to me that is storage.

- Ms. Kramer stated I know, but it is really tricky how they interpret things. Just ask. My guess
- is they will say "no," but it is worth the ask.
- 2324 Mr. Hamstra stated community maintenance equipment building.
- 2325 Ms. Phillips asked so this meeting, we cannot do anything or make a decision until he has this
- 2326 meeting?
- 2327 Ms. Montagna stated correct.
- Ms. Kassel stated the information we need to get from the County as to what they are going to
- require either at Buck Lake or on Five Oaks, trailer wise, or possibly what they are going to make
- us do so that we know what the full responsibility is that we will have to comply with for any site
- that we want to put the community maintenance facility on. We have got to wait. He has to request
- a formal meeting, and they are a couple months out with that.
- 2333 Ms. Kramer stated right.
- Ms. Kassel stated then he will have the meeting, and he will come back to the Board with what
- 2335 they tell him. It may be even longer. They may say, well, we have to speak amongst ourselves and
- 2336 get back to you.
- 2337 Mr. Hamstra stated generate atypical questions.
- 2338 Ms. Montagna stated okay.
- 2339 Mr. Hamstra stated I am not volunteering Garden Road. They are going to have to bring that
- 2340 up.
- Ms. Kramer stated right. Just say these are three different locations we are looking at.
- Mr. Hamstra stated there is the lakefront, the two locations at the new place, and now back at
- the old site. There are four alternatives.
- Ms. Montagna stated lakefront, old site. What was the other?
- 2345 Mr. Hamstra stated the new location across from the dog park.
- 2346 Ms. Kassel stated Five Oaks.
- 2347 Mr. Leet stated across from the dog park.
- 2348 Ms. Kramer stated as I passed the Five Oaks site, the driveway would actually have to be right
- there near the golf maintenance.
- 2350 Ms. Kassel stated yes, but we could get an easement, according to Mr. Eckert.
- 2351 Ms. Kramer stated you need to listen to what he says. It is very expensive.
- Ms. Kassel stated he said that he does not know the expense, but it may involve an expense.

- Ms. Kramer stated okay. I will reiterate what he actually said in the minutes. He said it is expensive. He said it is eminent domain, and all these other things. With the reception that they got for asking to just maybe put a container to store some stuff there, my guess is that we are not going to get add open-arms reception. I am just saying that what we have got is, I thought it was the light pole closest to the driveway, in. Then the storm drain inlet, curb inlet, and then the open space.
- Ms. Kassel stated we do not know yet.
- Ms. Kramer stated I am just telling him so he knows because he has to consider where the driveway can go in.
- 2362 Ms. Montagna stated so you are going to the County with the lakefront, old site, and Five Oaks.
- 2363 Correct, Mr. Hamstra?
- 2364 Mr. Hamstra stated lakefront, old site, and two alternatives to Five Oaks.
- Ms. Montagna stated okay, perfect.
- Ms. Kassel asked two?
- Ms. Montagna stated well, the different entrances.
- Mr. Hamstra stated off of Five Oaks and off the golf maintenance. The only reason I kept the
- other one in there is because, they may not like the one entrance so close to the golf maintenance.
- They like to have a distance between them.
- Ms. Kramer stated explain to them that we may or may not be able to get that entrance off the golf maintenance, because that is an unknown right now, too.

2373 iii. Review of Florida Gas Transmission ("FGT") Company Correspondence

- Mr. Hamstra stated if you want to do the FGT thing really quickly, it sounds like they have some good language in there that if you are unhappy once they restore it, they will gladly come out and make sure that you guys are happy before they move on to the next site. I will defer to Mr.
- Eckert if there is anything legally you are uncomfortable with, but they seem to go out of their way to make sure that we are pleased once the work is done.
- Mr. Leet asked were we able to find out if that is going to impede on the garden fence at all?
- 2380 Ms. Kassel stated yes, it looks like it infringes on the garden.
- Mr. Hamstra stated it nips it, but whether we meet them outside to see if they can somehow avoid the corner.
- Ms. Montagna stated I called and left a message to ask. Never got a response.
- Mr. Hamstra stated okay.
- Ms. Montagna stated because Mr. Leet had sent me an email to inquire about it, and I did.

2417

- 2386 Ms. Kramer stated again, if they nip that corner of the fence, they will restore it. 2387 Mr. Hamstra stated correct. 2388 Mr. Leet asked is it someone's garden lot there? 2389 Ms. Kramer stated not at that very edge of the fence. 2390 Mr. Leet stated I am looking at the easement the way they had it drawn, and again this is 2391 seeing how it looks like on the property appraiser's website with the blue line of the easement, it 2392 cuts the corner. So Ms. Ash-Mower, who has that farthest south and west corner? 2393 Ms. Kassel stated closest to the gate to where we used to go down and feed our horses. 2394 Ms. Ash-Mower asked who owns the lot? 2395 Ms. Kassel asked who owns the garden plot that is closest to that gate? 2396 Mr. Leet stated all the way back in the corner. Ms. Ash-Mower stated there is one that Ms. Nimi Shiro has, and the other one is the Children's 2397 Garden. 2398 2399 Ms. Kassel stated no, that is the other end. I am talking about, that goes down to Harmony 2400 Central. 2401 Ms. Ash-Mower stated yes. 2402 Ms. Kramer stated yes. 2403 Ms. Ash-Mower stated where the gazebo is. 2404 Ms. Kassel stated but closer to the fence line. 2405 Ms. Ash-Mower stated that triangle. 2406 Ms. Kassel stated no, the first plot. 2407 Ms. Ash-Mower stated the first plot behind the fence. 2408 Ms. Kassel stated remember, we used to drive down there for the horses. Right? 2409 Ms. Ash-Mower stated yes. 2410 Ms. Kassel stated I am going straight down here. The corner of the garden next to that road 2411 where I used to go through that gate, who owns the plot right there? 2412 Ms. Ash-Mower stated there are two plots there. One is to plant flowers, and the other one is 2413 the vegetable garden for the Children's Garden, which we have given to the Children's Garden. 2414 Ms. Kassel stated yes. 2415 Ms. Kramer stated now, the work is not going to be done until after September 1. Which
 - Ms. Ash-Mower asked so we are going to lose our fence? We have to move the fence?

means the lease on that garden will have, what, one month left?

- Ms. Kramer stated no. They may have to move the fence temporarily, and then they will restore it.
- Ms. Ash-Mower stated okay.
- Ms. Kramer stated they are just digging there, and they probably will avoid it because they do not want to have to pay to redo it.
- Ms. Montagna stated I was going to say, let them do their thing without raising a bunch of chaos.
- 2425 Ms. Kramer stated exactly.
- 2426 Mr. Leet stated okay.
- 2427 Ms. Ash-Mower stated the other thing in that triangle, these are all fruit trees.
- Mr. Leet stated yes, the work is being done is only this site. That light blue line is their easement.
- Ms. Montagna stated I think we are going to create more chaos than not.
- Mr. Leet stated we want things to go as smoothly as they can.
- 2432 Ms. Kramer stated they will do the maintenance regardless.
- Ms. Ash-Mower stated it is a small garden, only 4 by 8.
- Mr. Leet stated okay, we are just making you aware. We are trying to make sure that we do not raise chaos.
- Ms. Montagna stated I think everything is going to be fine. They are going to restore anything that they messed up, and I do not know that there is a reason to sound the alarms yet.
- Ms. Ash-Mower stated okay. The other thing, though, they are going to run into huge fruit trees.
- Ms. Montagna stated yes, and they will manage whatever they have to do.
- Ms. Ash-Mower stated okay.
- Ms. Kramer stated the only thing I thought is, possibly asking them to put a gate between us and Harmony Central CDD for the time being. We will have to open it up later because that is supposed to be an interconnect. But right now, we have people from outside the neighborhood driving through the neighborhood, going down there and going back behind the garden and doing illegal dumping. I did not know if we can broach that with them. I do not think it should be a
- 2447 condition for them to do their work.
- Ms. Montagna asked Mr. Eckert, is there anything we need to do on our part, legality wise,
- with any sort of response to this?

Harmony CDD June 29, 2023, meeting

2483

2484

2450 Mr. Eckert stated I think that what you have done is good to reach out to them, because the 2451 letter invites if you have any concerns, to reach out to them. I would do that. I would not 2452 recommend waiving the five days, because I think you want that notice so that somebody knows 2453 to go and check. So I would recommend not waiving that. I would just keep talking to them about 2454 your concerns, and hopefully they will be pretty good to work with. 2455 Ms. Montagna stated okay. 2456 Mr. Eckert stated I do not think legally we can object or require that they improve our 2457 property, but we can require that they restore it. 2458 Ms. Montagna stated okay. Thank you. 2459 Ms. Kramer asked do we need a motion? 2460 Ms. Montagna stated no, I do not think so. I mean, it is what it is. Right? Like Mr. Eckert said, 2461 if anyone wants to send me a list of questions and concerns, I am happy to pass that on. We will 2462 not, obviously, waive the five days, as Mr. Eckert stated. 2463 Ms. Kramer stated okay. 2464 Ms. Montagna stated I will ask about the gate, the fence, if the fence has to be removed, which 2465 I think they stated. They said they would restore everything back to the way it was. If you have 2466 anything additional, email it to me, and I will be happy to include that in my ask. 2467 Ms. Kramer stated great. 2468 iv. Alley Paving 2469 Ms. Kramer stated I am not going to belabor this. Everybody knows of my concern. I just want it to be on the record. Again, the cracking is getting horrendous. I will just provide this to 2470 2471 you guys. I would like to have it included in the meeting minutes. 2472 Ms. Montagna asked you want this a part of the minutes? 2473 Ms. Kramer stated I would like it to be part of the minutes. I do not want to sit here and read 2474 it into the minutes, but if you will go ahead and make it part of the minutes. 2475 Ms. Montagna stated okay. 2476 Ms. Kramer stated just so it is on the record. 2477 Ms. Montagna stated okay, I will add it to the June minutes. 2478 Ms. Kramer stated as if I had read it in. (This list follows) 2479 2480 o Failure to mill to depth of 1 inch in center of alleys o Failure to pave to depth of 1 inch in center of alleys 2481 o Failure to use BMPs to protect stormwater drains 2482

o Failure to properly control access to pavement prior to proper hardening

2485 o Major cracking appearing already 2486 o Grass is growing up through asphalt due to not properly clearing and treating 2487 before paving 2488 o Fail-ure to provide appropriate base for ribbon curbs as spec'd in plans resulting 2489 in cracking 2490 o Failure to correct a major ponding issue and created additional ponding 2491 o Attempts to correct ponding have resulted in patches and chasing ponding to new 2492 locations(pgs238-242) 2493 o Three + locations where water flows into the alley and then out, not to a drain, but 2494 into a neighbor's yard o Failure to raise storm drain inlet between Bluestem and Cupseed—dangerously 2495 2496 2497 o Failure to remove spillover asphalt from manhole and concrete surfaces 2498 (driveways, trench drains, handicap ramps) 2499 o Pavement markings are faint and uneven. Will not last. 2500 o Missing 2 of the directional arrows (32 in spec, but only 30) 2501 2502 Ms. Montagna stated yes. 2503 Ms. Kramer asked anything else on the alleyways? Questions? 2504 Ms. Kassel stated yes, at the last meeting we had talked about what about one of the concerns 2505 was the inspector and you were supposed to get reports. We have information in the agenda, but it 2506 is all from the same date, April 18. It is one single date. In the agenda package, if you look at all 2507 of those reports, they are all on one day, which is April 18. All of them are from one single day. 2508 Ms. Kramer stated my concern is, there are no pictures or comments or observations. 2509 Mr. Hamstra stated they are all dated different dates. 2510 Mr. Leet stated this could be an issue with the agenda preparation. When they went in, these 2511 were fields in the PDF file that could have dropped down menus of all the different letter types. I 2512 think what might have happened is that in the process of getting everything into the agenda, that 2513 some of those things that maybe were just drop down menus that would have had separate dates. 2514 Ms. Kramer asked Mr. Hamstra, could we ask you? 2515 Mr. Hamstra stated I will give it to you, but every one has a date at the bottom. 2516 Ms. Kassel stated 04-18-23. 2517 Mr. Hamstra stated I printed mine out, but okay. 2518 Ms. Kramer stated in our agenda package. 2519 Ms. Kassel stated they all are April 18. 2520 Mr. Leet stated remember, this could be my fault. I got a 60 MB agenda package, and I had 2521 to go through a transfer site. 2522 Ms. Kramer stated but this is in the one that was emailed to us individually, not on the website.

- Ms. Montagna stated correct. The way Mr. Hamstra set them over, they are not all dated 04-
- 2524 18. They are not.
- Ms. Kramer asked then can you please scan those in and send them back out to us? Because
- 2526 the ones we got in our agenda package are all dated 04-18.
- Ms. Montagna stated yes.
- 2528 Mr. Hamstra stated I literally dragged everyone individually over and filled up the folder with
- all 15 daily reports.
- 2530 Ms. Montagna stated correct, and that is what was downloaded.
- 2531 Mr. Hamstra stated okay.
- Ms. Montagna stated so they are not all the same date. Even though it is different information
- on here, they are all dated 04-18 down here. That is what she is talking about.
- Ms. Kassel stated it is all the same information on every one. The only thing that is different
- are the photographs.
- Mr. Hamstra stated something got screwed up with the transfer. I will get it to you. If it has
- 2537 to be 15 different emails to keep it clean, that is fine.
- Ms. Montagna stated it is going to have to be.
- 2539 Mr. Hamstra stated all right.
- Ms. Kramer stated also, I did not see any observations or photos of the actual milling and
- paving process. Maybe he was not out there during that week?
- Mr. Hamstra stated I talked to Mr. Jeff Lynch, and he was actually following the
- 2543 milling/resurfacing truck behind it. He assures me, the inspector, that they did the proper. It is
- 2544 Middlesex, who did the work for CCI. Middlesex is who the County uses. He followed the
- equipment and said it varied because the base was not in the best shape, but he assured me that it,
- on average, was the average one-foot depth of asphalt.
- 2547 Ms. Kramer stated one-inch depth.
- Mr. Hamstra stated average. It might be thinner or thicker, but it is the average of what they
- are laying down.
- 2550 Ms. Kramer stated okay. If he has anything, I just did not see anything in his report.
- Mr. Hamstra stated the ones you are going to get, he said on such and such a date, they milled
- and resurfaced alleys and such and such, and on other days he has another alley.
- 2553 Ms. Kramer stated we must be missing all of that.
- 2554 Mr. Hamstra stated yes.

2585

2586

Ms. Montagna stated yes.

Ms. Kassel stated I do not remember seeing them.

Ms. Montagna stated they are very large files.

2555 Ms. Kramer stated I did not see any of that. 2556 Mr. Hamstra stated when he first started, he was observing all the cutting of the pavement for 2557 the trench drains. Each day he went out there, he took pictures of the trench drains. After that was done, they grouted between the ribbon curb and the old asphalt, and he was out there when they 2558 2559 were milling and resurfacing. I will give these to you to send each individually. 2560 Ms. Kramer stated we seem to be missing an awful lot. 2561 Ms. Montagna stated I printed the agenda, and I see exactly what Mr. Hamstra sees. It is all 2562 different information. The only thing in there is, your date box says 04-18, but all pictures are 2563 different. All of the information is different. Everything is different. 2564 Ms. Kramer stated in ours, only the pictures are different. 2565 Ms. Kassel stated yes, that is the only thing that is different, the pictures and the signatures 2566 that accompany the pictures. That is the only thing that is different. The labor numbers, the hours, 2567 the activities observed, it is all the same. 2568 Mr. Hamstra stated those do vary. 2569 Ms. Kassel stated every single one is the same. 2570 Ms. Kramer stated that is why, when I looked at them, I went huh? It made no sense. 2571 Ms. Montagna stated I will email them individually instead of it being a zip file or anything 2572 like that. That way, it comes across clearly. Did the videos come across clearly? 2573 Mr. Hamstra stated those are huge. 2574 Ms. Kassel stated I did not get any videos. 2575 Ms. Kramer stated I did not see any videos. I got some still patches. 2576 Ms. Montagna stated no, these are large videos. 2577 Mr. Hamstra stated those are like 500 MB. 2578 Ms. Montagna stated pre-construction videos. 2579 Mr. Hamstra asked if I give you a flash drive? 2580 Ms. Kramer stated I got those. I do not know if anyone else did. 2581 Ms. Montagna stated I sent them out to the whole Board. 2582 Ms. Kassel asked you sent them? 2583 Mr. Hamstra stated yes.

- 2587 Mr. Hamstra stated and there are two of them.
- Ms. Montagna stated yes.
- Ms. Kramer stated I got them both.
- Ms. Montagna asked you did? Okay.
- Ms. Kassel stated I do not remember seeing those.
- Ms. Montagna stated I will resend those, too. I am going to resend everything, how about
- 2593 that?
- Mr. Hamstra stated they were delivered on June 22, and we had a download link that the
- contractor provided that made it easier than my typical link, because these were too large. These
- 2596 were 2.4G and 2.8G.
- Ms. Kramer stated it was really easy to download.
- Ms. Montagna stated and I did not get a kickback from anybody, so I am not sure. A bounce
- back, I mean.
- 2600 Ms. Phillips asked what was the subject line on the email?
- Mr. Hamstra stated it says "Harmony C-1 C-2 pre-construction videos," June 22 at 1:28 p.m.,
- which I gave to Ms. Montagna, and she pushed them through to you guys.
- Ms. Montagna stated yes, and you should have 15. Right, Mr. Hamstra? Fifteen reports.
- Mr. Hamstra stated yes, there were several on that same day.
- Ms. Montagna stated yes.
- Ms. Kramer stated then we had some photos of the punchlist work.
- Ms. Montagna stated correct.
- Mr. Hamstra stated there were two emails from the contractor: one of the punchlist, and one
- of the final. Those, I know, were in your agenda package. Then there was the stuff I provided to
- Ms. Montagna, as requested by Ms. Kramer, regarding last year's bidding and advertisement and
- who downloaded plans.
- Ms. Kramer stated yes, I wanted to make sure we had all that in the record.
- Mr. Hamstra stated and what led up to the re-advertisement, and all kinds of stuff. There must
- have been, total, five or six emails of all large files.
- Ms. Montagna stated yes.
- Mr. Hamstra stated if it is easier to put them on a flash drive, I can put them all on.
- 2617 Ms. Phillips stated I do not have video emails, either.

2628

2638

2639

2640

2641

2642

2643

2644

- June 29, 2023, meeting 2618 Ms. Montagna stated okay, I will resend it. What I will do is one email. For videos, I will do 2619 WeTransfer, so look for that. Depending on how large these others ones come out individually, I 2620 may WeTransfer all of those. It will just give you a download. You download it, and it comes right 2621 up. 2622 Ms. Phillips stated I tried WeTransfer on the laptop today, and all it does is take me to their website. 2623 2624 Ms. Montagna stated okay. 2625 Ms. Phillips stated I had a problem on my computer, and I went to whoever sent that to us, I 2626 forget her name. Then I noticed, it said this email came from outside of Inframark. When I clicked
- 2629 Ms. Montagna stated all right, I will send everything out individually again to everyone.
- 2630 Mr. Hamstra stated so you do not need a flash drive from me because you have everything.

that I trusted it, then it gave me the link. Before that, it would not. But when I tried it today on my

- 2631 Ms. Montagna stated no, I have everything. We have it downloaded in our system. I should 2632 just be able to pull it over from there.
- 2633 Ms. Kramer stated so the punchlist. Are they finished with the punchlist? They did only one 2634 of all the driveways that were significantly uneven.
- 2635 Mr. Hamstra stated they claim that all of them had the lip already.

laptop, all it did was go to their website.

- 2636 Ms. Kramer stated well they did. Again, when we were going back, I presumed they would 2637 match it up. Right?
 - Mr. Hamstra stated they are going to do it per existing conditions. If there were 35 driveways with a lip, the one I pointed out, they did. But I said look at the other ones. They went back to the pre construction videos and said, many of them were like that. They did not want to change that in case somebody was going to complain about altering the drainage. So they matched existing conditions.
 - Ms. Kramer stated if anything, it would have improved the drainage. I presumed for the money we were paying that we were going to get a full alley restoration.
- 2645 Mr. Hamstra stated on the inlets, I went back to the old videos and photographs. The road is 2646 originally steep on both ends, so there is a driveway here and a driveway there, and it was steep 2647 right across the inlets. They flattened that out, but they made it more pronounced at the inlets, so I 2648 had them shave the corners, but they had to tie in both driveways and tie into the inlets. Instead of

2654

2655

2656

2657

2658

- being this way the entire way, they tried to flatten it out and make it more pronounced there. Six of one; half a dozen of the other. It was a bad, tight squeeze.
- Ms. Kramer asked but we did not ask them to use collars or anything to rectify those problems?
 - Mr. Hamstra stated whatever Greg and I identified in the beginning, you will notice in some places, we had to do complete pavement restoration. The reason we put the slotted drains in there is because there were drainage issues. So all the things we saw when we went out there after a rainstorm was added on top of the milling and resurfacing. When I walked it, I did not notice that, because I walked it and did not drive it to see if it was more pronounced, we would have raised the top of the inlet three inches to flatten that out. That particular one, we did not catch.
- Ms. Kramer stated okay. A little girl was riding her bike down and she went end over end.
- Mr. Hamstra stated yes, I stopped there Sunday, and there was a guy putting in an irrigation system. He came by and asked if everything was okay. I just told him I was doing a punchlist.
- Then I met the guy, where it splits and you can go one way around the park, then a trench drain.
- They asked me if it was going to stay that way. I said it was put there because it was always wet
- 2664 where that park was where it met the pavement. CCI asked if they should take it out, and I said no,
- leave it in. It is not down the middle like everyone else. We are trying to get all this water seeping
- out of the pocket park. It seems to be working well. The grass took really well.
- Ms. Kramer stated yes, there is a problem, kind of up and around where the sprinkler water comes out onto the alley or when it rains, rainwater hitting the alley up in that location and actually flows, not to any of the drains, but to a neighbor's yard.
- Mr. Hamstra stated I went out there Sunday morning, maybe close to 11:00, after we had all the hard rain Thursday, Friday, and Saturday, and I did not see a drop of water. And I was looking carefully.
- Ms. Kramer stated no, it is rolling. It is going into the neighbor's yard. It is draining off the alleyway.
- Mr. Hamstra asked is that the place where the manhole is?
- Ms. Kramer stated no.
- Mr. Hamstra stated okay.
- Ms. Kramer stated we need to make a time where you and I can I walk the alleyways.
- Mr. Hamstra stated I went out purposely on a Sunday after the rain to see what jumped out, and everything was bone dry. Okay.

- Ms. Kramer stated yes, because that birdbath where the alleyway comes in to Cupseed to go across, that is huge and still there. There are a lot of places that still stay wet for extended periods of time.
- Mr. Hamstra stated okay, I am not disagreeing. I walked it two hours after it rained, and almost everything dried up that was not on my punchlist. When it dries up in a couple hours, you call those birdbaths. If they are there for a long period, it is a problem.
- Ms. Kramer stated it rained like at 11 or 12:00 one night. It was dry all through the night. It was 10:00 a.m. before we went, and Olivia wanted to jump in the puddles. That stayed there the whole day.
- 2690 Mr. Hamstra stated okay.

2698

2704

2705

2706

2707

2708

2709

2710

2711

- Ms. Kramer stated it is the one that you spec'd out and told them about. The problem is, there was no survey equipment anywhere to be seen. They did not shoot any elevations.
- Mr. Hamstra stated when they mill and resurface, versus a roadway reconstruction, it is uncontrolled construction, as they call it. They are literally peeling off the asphalt, and putting on new asphalt. When it is roadway construction, you do a complete survey, and you build it like it is a brand new road.
 - Ms. Kramer stated right, but in the areas that you told them about the ponding, I would think that they would have brought that up. You pointed out specific areas for them to address, right?
- Mr. Hamstra stated the ones on the punchlist, they did. We will walk it after a rain.
- Ms. Kramer stated I would ask you all to come down the alleyway behind my house and walk it. The cracking is phenomenal, and the pitting, there are big pits in it. I presume it is from people dry turning, you know how they back out and dry turn, there are these whirled things on the surface, and we are getting more and more.
 - Mr. Hamstra stated I saw a big Ford 250 or 150 who did a hard turn out of the garage. You can hear the wheels turn. Asphalt gets hot in the summer, especially with this heat dome we have got. I will tell you, the cracking is all superficial. It is the ugliness of soil cement, which is the base you guys put out here. Soil cement cracks, and it expresses itself through the asphalt. It is all aesthetics. It does not compromise the strength. If it was lime rock, you would get the disintegration of the lime rock at the water, and then you will see that staining that comes to the pavement. That is actually failing. The soil cement's strength is good for groundwater. Its ugliness is where you get the cracks, the alligator cracks.

- 2712 Ms. Kramer asked so the staining we are seeing, and I will show you when you come out, in 2713 the alleyways, is that a problem? 2714 Mr. Hamstra stated if there is lime rock, there are a few areas where if it has lime rock, lime 2715 rock has a tendency when it starts to dissolve, it kind of comes to the surface and has like a pottery 2716 on the surface. Soil cement does not. Soil cement just cracks.
- 2717 Ms. Kramer asked so will it be over all the puddling areas?
- 2718 Mr. Hamstra stated no, it can be anywhere.
- 2719 Ms. Kramer stated it may be the reclaimed water, irrigation water as it hits the hot pavement 2720 and evaporates.
- 2721 Mr. Hamstra stated it could be.
- 2722 Ms. Kramer stated maybe that is leaving a residue.
- 2723 Mr. Hamstra stated you said you guys all have soil cement out there.
- 2724 Ms. Kramer stated okay.
- 2725 C. District Counsel
- 2726 This item was discussed later in the meeting.
- 2727 D. District Manager
- 2728 i. Update Regarding the Reserve Study Agreement
- 2729 Ms. Montagna stated the reserve study, Mr. Eckert sent over an agreement. They will not sign
- 2730 it. We went back to them and asked what the issues were, and they just will not sign it. So they are
- 2731 not willing to do that work.
- 2732 Ms. Kassel asked the reserve study?
- 2733 Ms. Montagna stated yes.
- 2734 Ms. Kassel asked have they presented us with a price?
- 2735 Ms. Montagna stated yes, and we put it into a CDD contract. There is a certain type of language
- 2736 in there, and Mr. Eckert explained to them why it is in there and what it means, and he will not
- 2737 sign it.
- 2738 Mr. Chokanis asked what is this for?
- 2739 Ms. Montagna stated it is to do an update. You already had your reserve study done, and this
- 2740 was to update it with numbers that have come in, better numbers that we have and that the engineer
- 2741 has gotten and all this stuff. As you go through work, we have established better numbers on certain
- 2742 things, and that is what this was for.
- 2743 Ms. Kramer asked what was the problem there? Do you remember?

- 2744 Mr. Eckert stated yes, one of the issues was that they were trying to get me to give them a legal 2745 opinion as to whether or not they have to comply with E-Verify, which is a State law now. I said, 2746 I am not going to give you an opinion, but we want you to make the representation that, to the 2747 extent that you are required to comply with E-Verify, that you are doing so. That is something that 2748 we have in every District contract. There is other language in terms of cooperating with the State 2749 Auditor and some things of that nature. Really, the E-Verify thing seemed to be the hot button for 2750 them, for some reason. The Board can proceed without the protections I built in, or you can go talk 2751 to somebody else if they can do an update to that past survey.
- 2752 Ms. Kramer stated unbelievable.
- 2753 Ms. Montagna stated yes, it was very odd. I have never had that happen.
- Ms. Kramer stated it would almost have to be the principals because they are just redoing the numbers. They are not coming out here.
- Ms. Kassel stated so if it is just this E-Verify paragraph. Can we just excise that paragraph?
 Will they sign it then?
- Mr. Eckert stated we can, but the District can get in trouble for contracting with people who are not in compliance with E-Verify. That would be the risk. It would probably be a pretty low risk. I think there was another issue. What we had asked the manager to do, which they did, was tell us which specific provisions are still problematic after we sent the last version. Ms. Montagna, if I am wrong, correct me. Sounds like they just said, we are not going to sign anything.
- Ms. Montagna stated that is correct, and we are moving on, is what his sentence was. We are not signing this, and we are moving on. Essentially, do not reach back out to me.
- Ms. Kassel asked did not our agreement with them initially have a clause saying they will update it for this much money?
- 2767 Ms. Kramer stated yes, it did.
- Ms. Montagna stated yes, but that was not part of your initial contract that would be something totally separate. They offered that in there saying if you wanted it updated, there were a couple options. If you want and update with a site visit, it is X amount. If you want an update with no site visit, it is X amount. But they are not bound to do that. It would be a new agreement, or under that current agreement, a work authorization, or whatever, but he just is not willing to do that.
- 2773 Ms. Kassel stated I thought you had reached out to them prior to this.
- Ms. Montagna stated yes, and got a proposal.
- 2775 Ms. Kassel stated and got a proposal.

- 2776 Ms. Montagna stated and brought it to you. You all approved it.
- Ms. Kassel asked and then it was just the agreement?
- Ms. Montagna stated yes. He is not willing to sign the agreement. Like Mr. Eckert said, if we
- take out the E-Verify, that puts you at risk. And his statement to that was, is there anything else
- 2780 that you are having an issue with, and he said, I am not signing this and we are moving on.
- Ms. Kramer asked so he wants us to sign his proposal language agreement?
- Ms. Montagna stated it could be, but I do not know at this point if he is moving on, or if I can
- reapproach him with something. I do not know. I have never seen anything like this. He does a lot
- of reserve studies across the State of Florida in numerous districts. I have never seen anything like
- 2785 this. And I would venture to say that most, if not all, agreements are exactly what Mr. Eckert
- 2786 produced. I am not sure what the issue is or was. I do not know. I have never seen it.
- Mr. Chokanis asked can you ask him?
- Ms. Montagna stated we did and that is what we got.
- Mr. Chokanis stated okay, moving on.
- Ms. Montagna stated we are moving on.
- Ms. Kramer stated he does not want to do business with us.
- Ms. Montagna stated yes. It was very strange. I can reach out to other reserve companies and
- say look, we had a reserve study done, and would you be willing to update it. I can do that and see
- if there are other companies that will do it.
- Ms. Kramer stated yes, just update the costs.
- Ms. Montagna stated yes, and that is all this was supposed to be, just an update.
- Ms. Kramer stated it really upsets me that they did this reserve study, they put in three- or four-
- year-ago prices on it, not up-to-date prices. When we asked them to please make them updated,
- they put the onus back on us to get quotes and stuff.
- Ms. Montagna stated yes.
- Ms. Kramer stated even when we provided that, they would not update it, and they would not
- 2802 give us a finished product. We really never got a finished product from them. Live and learn.
- 2803 ii. Budget Hearing
- Ms. Montagna stated obviously, your public hearing is in July. I know one Board member may
- not be here in July. Is everyone else going to be here? I have to have three people in this room in
- order to have that, and it is very important because that is your public hearing, and we have to get
- the budget adopted.
- 2808 Mr. Chokanis asked what day is that?

- 2809 Ms. Montagna stated July 27.
- Ms. Kramer stated I will not be able to be here. It is the first meeting I will have ever missed,
- but I just cannot be in this room. I may be able to be on Zoom, but I cannot be in this room.
- Ms. Montagna stated I just want some confirmation that we have a quorum, at least three
- people. Again, you can join by zoom, but I need three here present in the room.
- Ms. Kassel stated I am not going anywhere, so I should be able to be here.
- 2815 Ms. Montagna stated okay.
- 2816 Mr. Leet stated I will be here.
- Ms. Montagna stated the second part is, if Ms. Kramer does join via Zoom, Mr. Leet, you are
- 2818 the Vice Chair. Will you be running that meeting? Do you want management to run it? How would
- you like? I know on Zoom, if we cut in and out, it might be a little difficult.
- Ms. Kramer stated no, I do not want to try and run it. I cannot guarantee that I will be on.
- Ms. Montagna stated and I know you have a lot going on trying to do zoom and stuff, so I just
- want to make sure we are prepared going into this, who will run it, who you want to run it.
- Mr. Leet stated I think I will be able to.
- Ms. Montagna stated okay, perfect.
- Ms. Phillips stated and I should be here.
- Ms. Montagna stated okay.
- Ms. Phillips stated I just pulled up my calendar.
- Ms. Montagna stated all right, so it sounds like we have a quorum, and Mr. Leet is okay. If
- something changes in between there or whatever, you can always turn it over in the middle. It does
- 2830 not really matter.
- 2831 Mr. Leet stated okay.
- 2832 iii. Campus Suite
- 2833 Ms. Montagna stated Campus Suite, they have already got your website up. It is not live. Mr.
- Hayes will be sending out a link for everyone to go and view it and look at it. We are still adding
- some stuff and kind of looking at this and providing information to them, but the whole swap over
- of the initial stuff is done. Please remember, when you look at this website, it is going to look
- 2837 different. It will look much cleaner. It will be very easy to read. My recommendation is, when you
- start sending stuff in going, I would love to see this and that, remember what you were getting
- away from. Right? We do not want it to be convoluted again. So just keep that in mind. Again, it
- is your website, whatever you want on it.
- Ms. Phillips asked is there a place for announcements?

2842

2843

2844

2845

2846

2847

2848

2849

2850

2851

2852

2853

2854

2855

2856

Ms. Montagna stated they can do announcements. There is a page on the front. Anytime we want to do an announcement, we just send them what we want. They post it. Remember any links going somewhere else, those need to be ADA compliant, as well. We do not want to put many links up other than to government links and stuff like that. You can obviously put news and stuff like that on there. They do not do any sort of apps, like boat reservations, nothing like that. That is not what they do. That would be something we would have to give them to put on the site. Anything that we send them, you get an automated email. When we send it to them, it is usually posted within 15 or 20 minutes, at best. And it is posted, and it is up there. You get quarterly reports from them. They send out a quarterly report. I will not put that in your agenda, but I will email that out separately to the board because it is a fairly large report that they do. If we need to update it as we go, things change or numbers change or stuff like that, you can absolutely do that, and it is done very quickly. We will be sending that out. Take a look at it. Let us know your input. If you see something that we should have on it that is not on it, this that or the other, let us know, and we will start building that back up with them. Then once it is kind of settled, then it will go live. And the other one will push to that one. If someone goes to the old site, it just pushes.

- 2857 Mr. Leet stated it will be the same name.
- 2858 Ms. Montagna stated it is the same URL, right.
- Mr. Leet stated I did not get the stuff about the conservation area invasive weeds, so I am not sure if that was already pulled over, but we will see.
- Ms. Montagna stated yes, and if it has not and we say we do not want to pull that over but we want to pull these things over, that is fine, too. we will work through it, and when it is ready to go live, you all will let us know, and we will go live.
- Ms. Phillips stated I am excited about that.

2865 E. District Counsel (continued)

- Ms. Kramer stated my apologies to Mr. Eckert. I skipped right over him. Do you have anything to report to us?
- Mr. Eckert stated I do, just one item. I have been following up on that purported transfer from the HOA Tract K900. The HOA recorded a deed that we discovered for a pond that was never supposed to be owned by the CDD. I reached out to the attorney who recorded that deed on May 24. He acknowledged the mistake and was going to fix it. I did not hear anything, and on June 14, I reached out to them again. They said it was a mistake and we are working on a plan to fix it. If I do not have a resolution of that to present to the Board at your next meeting, I will be preparing a resolution formally rejecting that deed and demanding.

- Ms. Kramer stated we lost Mr. Eckert on Zoom.
- F. District Manager (continued)
- Ms. Kassel asked was the \$13,000 ever corrected?
- Ms. Montagna stated yes.
- Ms. Kramer stated I have not seen it.
- Ms. Kassel stated I have not seen it, either.
- Ms. Montagna asked the credit?
- Ms. Kramer stated I have not seen the \$22,000 come over. Now we missed last month. We
- need to find a better way to do that. Putting this whole ledger in here is.
- Ms. Montagna stated I do not know why or where that started.
- Ms. Kramer stated why can she just not give us, we see the invoices and outlay, just give us a
- 2886 list.
- Ms. Montagna stated just a check register. That is all you need.
- Ms. Kramer stated well, either a check register or just give us the income we brought in was
- this refund and this deposit, just a list of them.
- Ms. Montagna stated we have lost Zoom.
- Mr. Leet stated yes.
- Ms. Montagna stated I do not know why you get this. I do not know; I guess it was setup a
- long time ago.
- Ms. Kramer stated no, it was a response for us when we asked, can we see what funds are
- coming in, not necessarily the tax assessments.
- Ms. Montana stated yes.
- Ms. Kramer stated but can we see the other things, like if we get a refund from Mr. Eckert.
- Ms. Montagna stated your other revenue coming in.
- Ms. Kramer stated yes, any revenue coming in, just a list. We do not need to see all this.
- Ms. Montagna stated I agree. She kept telling us where the Toho Water Authority credit was.
- Ms. Kramer stated I never found it. She sent me a copy of the check with a handwritten deposit
- receipt, which proves nothing or tells me nothing about where it went.
- 2903 Ms. Montagna stated it was coded to 2022, but still, it should have carried to 2023.
- Ms. Kramer stated right.
- Ms. Montagna stated so that is the question.
- Ms. Kramer asked and then where did Mr. Eckert's refund go and where do all these other
- refunds go? I am starting to get very concerned.

- Ms. Montagna stated it is just about the revenue, and you cannot discern where it is, because
- 2909 it is not broken out. It is captured under revenue, but it does not tell you what that revenue is.
- 2910 Ms. Kramer stated yes, where is this all coming from.
- Ms. Montagna stated right.
- Ms. Kramer stated give me a list, not a whole ledger or anything else, just give me a list.
- 2913 Ms. Kassel stated yes, the journal.
- Ms. Kramer stated it is not user friendly.
- Ms. Montagna stated no.
- 2916 G. District Counsel (continued)
- 2917 Ms. Kramer stated sorry, Mr. Eckert.
- Mr. Eckert stated no worries. I am not sure where you lost me, but basically, I followed up
- 2919 with the attorney on June 14 about what their solution was to rectify this problem that they admit
- 2920 is a problem, and I heard, we are working on it, but what I was saying is I am going to prepare a
- resolution if there is no resolution by your next meeting, for the Board to formally reject that deed
- and at least protect our rights as much as we can there. But hopefully they will come up with a
- solution. I think it was something that they should not have done, and it has more complications
- because, we have easement rights that arguably, somebody could argue, merged, and we do not
- 2925 have them anymore because they sent this deed. So we have got to make sure we have this
- 2926 corrected the right way. That is all I really have been monitoring. I am happy to answer any
- 2927 questions the Board has.
- Ms. Kramer asked does anyone have any questions or concerns?
- Ms. Kassel stated there was at the last meeting, we were told that Ms. Kate John was going to
- be our new contact. She was going to be working on things, and the contact info would be
- forwarded to the Board. I never got that.
- 2932 Mr. Eckert stated she is not your new attorney. She is somebody who is going to be working
- 2933 with me.
- Ms. Montagna stated right.
- Mr. Eckert stated ultimately at a lower billing rate. As soon as we hang up, I will send that
- contact info to Ms. Montagna, and Ms. Montagna, if you could just distribute it to the Board, that
- would be great.
- Ms. Montagna stated sure.
- Ms. Kramer asked any other questions of our District legal counsel? Mr. Eckert, thank you so
- 2940 much. We appreciate that.

2941 2942 2943	SEVENTH ORDER OF BUSINESS Ms. Kramer stated I have one. We were supposed to include ratification of the turnover of
2944	Tract K street lights on this agenda, and we missed it, if we can make sure it gets on the July
2945	agenda.
2946	Ms. Montagna stated Tract K, and you will also have L by the time the next meeting comes, to
2947	ratify.
2948	Ms. Kramer asked that fast?
2949	Ms. Montagna stated they are, but Mr. Hayes pushed back and said no, I need this, this, and
2950	this before we are doing this.
2951	Ms. Kramer stated that will not be a ratification; that will be an acceptance.
2952	Ms. Montagna stated it will be an acceptance. Again, you need to tell me if you want it to come
2953	before the Board, but typically is now it has been done, once they provide the check showing that
2954	they paid the \$148,000 and change, which is what Tract L was for, \$148,000 and change, they paid
2955	for those, and now they want us to set up the billing, so we would be responsible for the billing
2956	moving forward. That is what was done for Tract K, as well.
2957	Ms. Kramer stated okay. We entered into an agreement on Track K.
2958	Ms. Montagna asked with OUC?
2959	Ms. Kramer stated no, no, with the developer. He wanted our signoff on the plat before he
2960	could do certain development, and I do not know what. So we entered into an agreement that rode
2961	with the plat that spelled out all these specifics, like we were not doing Tract K900 and things like
2962	that. I have seen nothing. Is the plat approved for this for them to be doing all this work?
2963	Ms. Montagna stated all it is, is street lights. That is all we are talking about. This is just street
2964	lights.
2965	Ms. Kramer stated no, but I mean, he is doing more than street lights.
2966	Ms. Montagna stated no, but all we are talking about is street lights.
2967	Ms. Kramer stated right, I know. I know.
2968	Ms. Montagna stated okay.
2969	Ms. Kramer asked but has somebody signed off on their plat for the CDD?
2970	Ms. Montagna stated no, I have not seen anything about anything. The only thing they have
2971	ever reached out since I have been here is Tracts K and L, which is strictly street lights.
2972	Ms. Kramer stated okay.
2973	Ms. Montagna stated that is all it is, and that is all we have done.

- Ms. Kramer stated to accept the rest of Tract K, we are waiting for them to give as-builts to
- 2975 Mr. Hamstra.
- Ms. Montagna stated to irrigation and all that, yes. That is all totally separate. This is strictly
- street lights. That is it.
- Ms. Kramer stated I know what this is, but I am saying, they are doing a lot of work out there.
- Ms. Montagna stated no, nothing has been presented.
- Ms. Kramer stated okay.
- Ms. Montagna stated unless Mr. Hamstra has gotten something, but I have not. Yes, there is a
- whole process.
- Ms. Kramer stated Mr. Hamstra is involved in Tract K negotiations.
- Ms. Montagna stated this K and L is just street lights. They have presented the check that they
- 2985 have paid for the street lights, and now all they are asking is, get the account setup with OUC, and
- you guys need to start paying the monthly bill. That is what this is.
- Mr. Leet stated yes, the property appraiser has us already owning a pond behind L.
- Ms. Montagna stated yes, and I do not know.
- Mr. Hamstra stated the plat has been signed and recorded officially.
- Ms. Montagna asked when was it recorded?
- Ms. Kramer asked so they are not turning anything over to us at all?
- Mr. Leet stated we own the two ponds in there, according to the property appraiser's website.
- Ms. Montagna stated February of 2023. Who signed it?
- Ms. Kramer asked for the CDD?
- Ms. Montagna stated I did not sign it. I was never shown it.
- 2996 Mr. Hamstra stated Mr. Gerhard Van Der Snel.
- Ms. Montagna stated wow.
- Ms. Kramer stated no.
- Mr. Hamstra stated I was kidding. It has the County Clerk, Commissioners, the County
- 3000 Engineer, surveyor Johnstons.
- 3001 Ms. Kramer stated Mr. Eckert, you need to get with the County and ask them why they are
- saying we own the ponds over there when we did not agree to the plat.
- 3003 Ms. Montagna asked when was that handwritten? February. It looks like it says 2003.
- 3004 Mr. Hamstra stated no, 2023.
- 3005 Mr. Leet stated L600 and L700.

- Mr. Eckert stated yes, I got it, and a lot of times, the County will look at a plat and not realize that the dedication to a CDD needs to be done by deed and not on plat.
- 3008 Ms. Montagna stated right.
- Mr. Eckert stated I see where this happens a lot. It does not mean the title transferred to the
- 3010 CDD. It just means the County property appraiser is incorrect.
- Ms. Montagna stated yes because that was never presented to us.
- Mr. Hamstra stated and we never got the as-built plans.
- 3013 Ms. Kramer stated and we need easements.
- Mr. Eckert asked what were those tracts, again?
- 3015 Mr. Leet stated L600 and L700.
- 3016 Ms. Montagna stated dedication of North Lakes.
- 3017 Mr. Eckert stated okay, I will take a look.
- 3018 Mr. Leet stated I think those are the only two. The other tracts are HOA.
- 3019 Ms. Montagna stated just send it to Mr. Eckert.
- 3020 Mr. Hamstra stated Mr. Eckert, I will send it over to you.
- Ms. Montagna stated he is going to send it to you, Mr. Eckert.
- Mr. Eckert stated okay, yes, I am familiar with these issues.
- Ms. Kramer stated have him send it to me, too, so I can see what on the plat is supposed to be
- 3024 there.
- Ms. Montagna stated I have never seen that. Again, this is just street lights, I promise.
- 3026 Ms. Kramer stated I am hesitant to accept and pay for the street lights until the development is
- kind of finished. What if they flip them on and leave them on all the time? Do you see what I am
- 3028 saying?
- Ms. Montagna stated yes, that, I cannot answer. I will tell you if we do not get this changed
- 3030 over, it could get ugly.
- 3031 Ms. Kramer asked why?
- 3032 Ms. Montagna stated because we went through it with Tract K.
- 3033 Ms. Kramer stated okay. I was going to say, we waited until Tract K was pretty much
- 3034 developed out.
- 3035 Ms. Montagna stated and that is what we did. I kept pushing and pushing back and pushing
- 3036 back. They were like, no, they are done, we have paid for them, here is proof we paid for them

- 3037 100-and-whatever thousand dollars, and you guys need to be paying the monthly bill. These are
- 3038 the District's street lights. That is what they are saying for Tract L. I slow-rolled Tract K.
- Ms. Kramer stated but they are not District street lights until we accept them.
- Ms. Montagna stated I do not know how you have accepted them in the past. I do not know.
- Ms. Kramer stated and Mr. Jerman just gave away all the land that we had our trails on, so I
- am not inclined.
- Ms. Montagna stated maybe I will just ask them, is there any paperwork you can send us
- showing that you have turned these over, and the District has accepted them. I am going to tell you
- right now that the answer is "no" because I have not received any of that, unless they are going by
- something like that, the plat or something like that, and saying, no, in the plat it specifically states.
- Ms. Kramer stated unless we accept, unless we sign off on the plat.
- 3048 Ms. Montagna stated we did not sign off on that one.
- Ms. Kramer stated then we are not obliged to take anything.
- 3050 Ms. Montagna stated just letting you know.
- 3051 Ms. Kramer stated work with Mr. Eckert on that.
- 3052 Ms. Montagna stated sure.
- 3053 Ms. Kramer stated I do not want to get us in trouble, in case there is a concern.
- 3054 Ms. Kassel stated we never went over transcription services.
- 3055 Ms. Montagna stated yes, the ones that you got, Ms. Brenda Burgess used a text format. She
- 3056 totally redid them all, which is why she had to redo both of those. That text version was not a very
- 3057 good thing. So we upgraded your Zoom to a, what was it, Mr. Hayes?
- 3058 Mr. Hayes stated it is called close captioned translation.
- Ms. Montagna stated no, we upgraded it to pro.
- 3060 Mr. Hayes stated yes.
- 3061 Mr. Leet stated we had pro already.
- Ms. Montagna stated we updated it to business.
- Mr. Leet stated no, it is \$200 a month if you have ten seats. I do not think we are going to be
- spending \$2,000 a year for a business Zoom.
- 3065 Ms. Montagna stated whatever he did, he put on where Mr. Leet can go on at the beginning.
- 3066 Mr. Leet stated we tried.
- Ms. Montagna asked and it did not work?

- Mr. Leet stated well, we tried but we could not find the setting. I could not find the setting on my phone. I will dig into it some more, but I would not expect anything different for this month's meeting from last time.
- Ms. Kramer stated then I have a question. We do have Teams with our Microsoft stuff.
- Ms. Montagna stated we have been putting in Teams, and no.
- 3073 Ms. Kramer asked have you tried Teams?
- Ms. Montagna stated the problem is, with Teams, you have to record it from Teams. That is why Zoom was the best option because it is already there, and it is on the cloud. Then they just take it and go through it.
- Mr. Leet stated people can dial into Teams meetings, like they can for Zoom.
- 3078 Ms. Kramer stated that is what I was going to say.
- Mr. Leet stated I asked Ms. Burgess, so I do not know if that is something we need to change or upgrade or whatever with our Microsoft account. Or if there is any way we can, on a trial basis versus saying I am going to change all the information on the agenda and all the announcements for our meetings.
- Ms. Kramer asked why do we not do this? Why do we not have you and Mr. Leet have a conference call on Teams, and set it to transcribe. I have it on good authority that you do not have to upgrade or do anything else to Teams. With our basic subscription, we should have all that. If you guys will do that and see how it does before we change Zoom to Teams.
- Mr. Leet stated if you want to schedule you and one or two other people from Inframark.
- 3088 Ms. Kramer stated have several people.
- 3089 Mr. Leet stated it seems worth a try.
- 3090 Ms. Montagna stated yes. that is fine.
- Mr. Leet stated from what I am seeing, it is misleading because it will say audio transsomething.
- Ms. Montagna stated I know another district that uses it, and they followed the directions Ms.

 Burgess gave them, and it worked fine. You still have to go through and add the names and stuff
 and make sure people are not talking over each other and get it done, but it did work. But for her
 to do that, she just tried this text one, and it took her literally pretty much, she put her out-of-office
 on for about a week and a half just to get those two sets of minutes done. It is extremely time
 consuming. Short of you guys getting a court reporter, it really is. That is essentially what you

- want, to have someone go through and clean it up and take out the uhs and the ums that the court reporters put in. But that would probably be the best bet.
- Mr. Chokanis asked did you want to continue to work with Ms. Burgess and see if you can get that to work and cancel the plan?
- Mr. Leet stated before we do that, if Ms. Burgess has something that has worked for somebody else, let me follow up and make sure and hold my hand doing it to figure out what was done wrong to see if we can still do it through Zoom.
- Ms. Montagna stated I am not techie at all, so I am just going by what someone else is telling me.
- Mr. Leet stated Teams sounds like a good backup plan, but again, talk with Ms. Burgess.
- Ms. Montagna stated we can try that, too. I am willing to try anything. They are a bear to get done. I mean, it is very time consuming. Then you also have Ms. Kramer. You do not understand, she spends another, depending on the length of the meeting, six to ten hours going through them,
- 3112 as well, red-lining them.
- 3113 Ms. Kramer stated listening to the recording.
- Ms. Montagna stated she does it matching the recording. There is a lot of hours that go into these minutes, a lot.
- Mr. Leet asked would you believe I have a street light-related Supervisor request? It is a quick question. If a street light gets knocked over, is that where we call OUC or the CDD calls OUC?
- Ms. Montagna stated you call OUC, and you report the pole number that is on there and say if there has been an accident.
- 3120 Mr. Leet asked if there is glass and everything?
- Ms. Montagna stated same difference. Our guys would go and clean up the glass and get it out of the road, obviously.
- Mr. Leet stated there is one on Dark Sky. If it is still there in the morning, a street light is out of order.
- 3125 Ms. Kramer stated you can do it right online on your cell phone.
- Ms. Montagna stated right online. You put in the number, you tell them a generalized location of it, and they will come out and put up a new street light and all that. The same if it is out. If a street light is out, you do the same thing. Same reporting.
- Ms. Kramer stated one went down during the hurricane in South Lakes, and they were right out.

3131	Ms. Phillips stated I do have a question, and I am not sure if I am allowed to say this or ask
3132	this. With our community maintenance facility, and the office is working out okay at Ashley Park
3133	for now, are we prohibited from setting up a metal building and storing the stuff in there until we
3134	figure out what we are going to do?
3135	Ms. Kramer asked putting it up where?
3136	Ms. Phillips stated at Buck Lake Park where the slab is.
3137	Ms. Kramer stated I think we still have to go through the site plan process. Do we not, Mr.
3138	Hamstra?
3139	Mr. Hamstra stated I would think so, yes.
3140	Ms. Kramer stated I guess we could ask if they would just give us a building permit, but I do
3141	not think they would. I think they would want a site plan because that would be a quick way.
3142	Ms. Phillips stated at least we would have a place to keep all the equipment until we get all
3143	this figured out.
3144	Ms. Kramer stated right, and we could always move the building. That is the sweet thing about
3145	a metal building.
3146	Ms. Phillips stated that is what I was thinking, yes.
3147	Ms. Kramer stated it is not that expensive.
3148	Ms. Philips stated we would not even have to put electricity and all that in it right away. I guess
3149	we would for charging the vehicles. Well, those could still go in someone's garage. Anyway, it
3150	was a thought.
3151	Ms. Kramer stated if we get up against a wall, depending on what Ms. Montagna hears, we can
3152	try that.
3153	Ms. Phillips stated the other option is, maybe we can rent a vacant home, or it could be
3154	furnished because we are not going to use the house. We are just going to use the garage, so that
3155	is a possibility, too. That way no individual homeowner is going to have people coming and going.
3156	I am just trying to think of places to store the stuff.
3157	
3158 3159	EIGHTH ORDER OF BUSINESS Adjournment
3160	On MOTION by Mr. Chokanis, seconded by Ms. Kassel, with all in
3161 3162	favor, the meeting was adjourned at 9:51 p.m.
3163	
3164 3165	Secretary/Assistant Secretary Chair/Vice Chair

MEMORANDUM

TO: Board of Supervisors, Harmony CDD FROM: Samantha Smith, Accountant CC: Angel Montagna, District Manager

DATE: July 6, 2023 SUBJECT: June 2023 Financials

Please find the attached June 2023 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 Samantha. Smith@Inframark.com.

General Fund

- Total Revenue through June is approximately 104% of the annual budget. This is typical for this time of year.
 - Non Ad Valorem Assessment collections are currently at 100%
 - Other Miscellaneous Revenues Includes refund from Bowman and Blair Ecology. Also includes reimbursement from Kissimmee Motorsports. Also includes \$2,500 payment for temp easement access from Derrick Simmons. Also includes \$200 payment for a public records request.
 - Insurance Reimbursements Includes reimbursements received from Florida Insurance Alliance.
 - Garden Lot Includes lease payments for garden lot.
- Total Expenditures through June are at 69% of the annual budget.
 - Administrative
 - P/R-Board of Supervisors Includes payroll for meetings through June 2023.
 - ProfServ-Engineering Pegasus Engineering services through May 2023.
 - ProfServ-Legal Services Kutak Rock general counsel through May 2023.
 - ProfServ-Management Consulting Contract with Inframark.
 - ProfServ-Property Appraiser Annual fees charged by Katrina S Scarborough property appraiser's office.
 - ProfServ-Recording Secretary Inframark provides near verbatim minutes.
 - ProfServ-Special Assessment Assessment roll services.
 - Postage and Freight FedEx services, postage reimbursements to Inframark and survey mailing.
 - Rental Meeting Room Includes charges for Zoom, Amazon ethernet switch, Microsoft email, web hosting, and onboarding of ADA compliant website.
 - Insurance-General Liability Egis Insurance Advisors provides auto, general liability, inland marine and property insurance.
 - Legal Advertising Legal and public notices by Sun Publications.
 - Misc-Records Storage Includes charges for records research and monthly records storage.
 - Annual District Filing Fee FY22-23 filing fee paid to the department of economic opportunity.

▶ Field

- ProfServ-Field Management Contract with Inframark.
- Trailer Rental Includes monthly rental of 1 container and 1 office trailer.

► Landscaping Services

- Contracts-Irrigation Contract with Servello and Sons through January 2023.
- Contracts-Trees & Trimming Contract with Servello and Sons through January 2023.
- Contracts-Trash & Debris Removal Contract with Servello and Sons through January 2023.
- Contracts-Landscape Contract with Servello and Sons through January 2023. Includes credit on November 2022 and January 2023 invoices. New vendor as of February 2023 is Benchmark Landscaping.
- Contracts-Shrub/Ground Cover Contract with Servello and Sons through January 2023.
- R&M Irrigation Includes various irrigation supplies and repairs by Servello and Sons through January 2023. New vendor as of February 2023 is Benchmark Landscaping.
- R&M-Trees and Trimming Includes tree trimming and replacement by Servello and Sons, Brightview Landscape Services, and Benchmark Landscaping.

▶ 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-Pools Includes control leases for Ashley Park and splash pad, permits, chemicals. Also includes pool pump by Spies Pool, splash pad fountain repairs by Professional Fountain Services, and pool motor replacement by Florida Aqua Group.
- R&M-User Supported Facility Includes jet clean line at dog park and poolhouse bathroom repairs by Tom Parrish Plumbing.
- R&M-Parks & Facilities Various supplies and repairs, including dog waste bags, field staff supplies, swing repair, bathroom exhaust fan deposit, patio umbrellas, gate, mower tires, electrical panel repairs, signs, and two benches.
- R&M-Invasive Plant Maintenance Includes wetland exotics treatment by Aquatic Weed Management and annual monitoring and reporting by Bowman and Blair Ecology.
- Security Enhancements Includes internet service, access control cards, repair to dock access control unit, and lock replacement.
- Op Supplies-Fuel, Oil Includes fuel purchases.
- Capital Outlay-Vehicles Includes 2022 club car, purchased from Advantage Golf Cars.

► Debt Service

- Principal Expense Principal portion of VC1 debt service assessment transferred from the general fund to the series 2015 debt service fund in March 2023.
- Interest Expense Interest portion of VC1 debt service assessment transferred from the general fund to the series 2015 debt service fund in March 2023.

General Fund Reserves

- ► \$190,913 fund balance = \$1 Million fund balance transferred from General Fund in FY22, minus \$452,994 FY22 expenditures, plus \$300,000 fund balance transferred from General Fund in FY23, minus \$656,093 FY23 expenditures.
 - Reserve-Other Includes storm drain repairs by Atlantic Pipe Services, road grading and stone by Gary's Grading Inc, gazebo awning repairs by Sunshades Awning, and pay apps 1 and 2 towards roadway rehab project by Carr and Collier.

HARMONY

Community Development District

Financial Report

June 30, 2023

Prepared by



Table of Contents

FINANCIAL STATEMENTS		Page #
Balance Sheet - All Funds		1
Statement of Revenues, Expenditures	and Changes in Fund Balances	
General Fund		2 - 4
General Fund Reserves		5
Debt Service Funds		6 - 7
SUPPORTING SCHEDULES		
Non-Ad Valorem Special Assessments	S	8
Cash and Investment Report		9

HARMONY

Community Development District

Financial Statements

(Unaudited)

June 30, 2023

Balance Sheet June 30, 2023

ACCOUNT DESCRIPTION	GEN	IERAL FUND	ERAL FUND	ERIES 2014 BT SERVICE FUND	ERIES 2015 BT SERVICE FUND	TOTAL
<u>ASSETS</u>						
Cash - Checking Account	\$	576,562	\$ -	\$ -	\$ -	\$ 576,562
Accounts Receivable		319	-	-	-	319
Due From Other Funds		-	195,563	-	-	195,563
Investments:						
Money Market Account		1,100,174	-	-	-	1,100,174
Prepayment Account		-	-	-	26,511	26,511
Reserve Fund		-	-	607,313	340,000	947,313
Revenue Fund		-	-	639,712	280,601	920,313
TOTAL ASSETS	\$	1,677,055	\$ 195,563	\$ 1,247,025	\$ 647,112	\$ 3,766,755
<u>LIABILITIES</u>						
Accounts Payable	\$	54,785	\$ 4,650	\$ -	\$ -	\$ 59,435
Accrued Expenses		90,586	-	-	-	90,586
Due To Other Funds		195,563	-	-	-	195,563
TOTAL LIABILITIES		340,934	4,650	-	-	345,584
FUND BALANCES						
Restricted for:						
Debt Service		-	-	1,247,025	647,112	1,894,137
Assigned to:						
Operating Reserves		467,801	-	-	-	467,801
Unassigned:		868,320	190,913	-	-	1,059,233
TOTAL FUND BALANCES	\$	1,336,121	\$ 190,913	\$ 1,247,025	\$ 647,112	\$ 3,421,171
TOTAL LIABILITIES & FUND BALANCES	\$	1,677,055	\$ 195,563	\$ 1,247,025	\$ 647,112	\$ 3,766,755

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	
REVENUES					
Interest - Investments	\$ 3,678	\$ 2,759	\$ 37,451	\$ 34,692	
Interest - Tax Collector	-	-	17,629	17,629	
Special Assmnts- Tax Collector	2,452,225	2,452,225	2,441,779	(10,446)	
Special Assessments-Tax Collector-VC1	(28,737)	(28,737)	-	28,737	
Special Assmnts- Discounts	(98,088)	(98,088)	(78,146)	19,942	
Other Miscellaneous Revenues	· · · · · ·	-	5,498	5,498	
Access Cards	1,200	900	790	(110)	
Insurance Reimbursements	-	-	7,709	7,709	
Facility Revenue	600	450	-	(450)	
User Facility Revenue	15,000	11,250	1,443	(9,807)	
Garden Lot	1,207	909	1,292	383	
TOTAL REVENUES	2,347,085	2,341,668	2,435,445	93,777	
EXPENDITURES					
<u>Administration</u>					
P/R-Board of Supervisors	14,000	10,503	7,200	3,303	
FICA Taxes	1,071	801	551	250	
ProfServ-Arbitrage Rebate	1,200	1,200	600	600	
ProfServ-Dissemination Agent	1,500	1,500	1,500	-	
ProfServ-Engineering	60,000	45,000	68,448	(23,448)	
ProfServ-Legal Services	60,000	45,000	56,360	(11,360)	
ProfServ-Mgmt Consulting	69,250	51,939	51,937	2	
ProfServ-Property Appraiser	392	392	694	(302)	
ProfServ-Recording Secretary	4,200	3,150	3,150	-	
ProfServ-Special Assessment	8,822	8,822	8,822	-	
ProfServ-Trustee Fees	10,160	10,160	5,390	4,770	
Auditing Services	4,400	4,400	4,400	-	
Postage and Freight	1,000	747	438	309	
Rental - Meeting Room	3,000	2,250	3,211	(961)	
Insurance - General Liability	28,000	28,000	18,732	9,268	
Legal Advertising	1,000	747	1,065	(318)	
Misc-Records Storage	1,500	1,125	1,710	(585)	
Misc-Assessment Collection Cost	49,045	49,045	47,445	1,600	
Annual District Filing Fee	175_	175	175		
Total Administration	318,715	264,956	281,828	(16,872)	
<u>Field</u>					
ProfServ-Field Management	338,872	254,151	254,154	(3)	
Trailer Rental	8,500	6,375	5,424	951	
Total Field	347,372	260,526	259,578	948	

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Landecano Sorvicos				
<u>Landscape Services</u> Contracts-Mulch	146,608	109,956		109,956
Contracts-Irrigation	42,822	32,117	14,274	17,843
Contracts-Trigation Contracts-Trees & Trimming	46,909	35,182	15,636	19,546
Contracts-Annuals	12,672	9,504	3,500	6,004
Contracts-Trash & Debris Removal	19,565	14,674	6,522	8,152
Contracts - Landscape	294,685	221,014	361,187	(140,173
Cntrs-Shrub/Grnd Cover Annual Svc	86,074	64,555	28,691	35,864
R&M-Irrigation	30,000	22,500	28,667	
R&M-Trees and Trimming	40,000	29,997	38,510	(6,167 (8,513
Miscellaneous Services			30,310	,
Total Landscape Services	35,000 754,335	<u>26,253</u> 565,752	496,987	26,253 68,765
			,	00,100
<u>Utilities</u>				
Electricity - General	40,700	30,525	27,758	2,767
Electricity - Streetlights	121,000	90,750	94,223	(3,473
Utility - Water & Sewer	198,000	148,500	115,305	33,195
Total Utilities	359,700	269,775	237,286	32,489
Operation & Maintenance				
Utility - Refuse Removal	3,000	2,250	2,684	(434
R&M-Ponds	20,000	15,000	5,400	9,600
R&M-Pools	35,000	26,250	38,764	(12,514
R&M-Roads & Alleyways	2,000	1,503	-	1,503
R&M-Sidewalks	20,000	15,000	-	15,000
R&M-Streetlights	10,000	7,500	-	7,500
R&M-Vehicles	15,000	11,250	550	10,700
R&M-User Supported Facility	5,000	3,750	1,015	2,735
R&M-Equipment Boats	10,000	7,500	3,229	4,271
R&M-Parks & Facilities	25,000	18,747	33,717	(14,970
R&M-Garden Lot	2,000	1,500	171	1,329
R&M-Invasive Plant Maintenance	105,000	78,750	53,550	25,200
Security Enhancements	5,700	4,275	7,198	(2,923
Op Supplies - Fuel, Oil	8,000	6,000	1,529	4,471
Cap Outlay - Vehicles	30,000	30,000	10,961	19,039
Total Operation & Maintenance	295,700	229,275	158,768	70,507
Daha Camilaa				
Debt Service	40.507	40 507	40 507	
Principal Debt Retirement	13,507	13,507	13,507	-
Interest Expense	13,093	13,093	13,093	-
Total Debt Service	26,600	26,600	26,600	
OTAL EXPENDITURES	2,102,422	1,616,884	1,461,047	155,837

ACCOUNT DESCRIPTION	Δ	ANNUAL ADOPTED BUDGET	YE	AR TO DATE BUDGET	YE	AR TO DATE ACTUAL	RIANCE (\$) V(UNFAV)
Excess (deficiency) of revenues							
Over (under) expenditures		244,663		724,784		974,398	249,614
OTHER FINANCING SOURCES (USES)							
Operating Transfers-Out		-		-		(300,000)	(300,000)
Contribution to (Use of) Fund Balance		244,663		-		-	
TOTAL FINANCING SOURCES (USES)		244,663		-		(300,000)	(300,000)
Net change in fund balance		244,663		724,784	\$	674,398	\$ (50,386)
FUND BALANCE, BEGINNING (OCT 1, 2022)		661,723		661,723		661,723	
FUND BALANCE, ENDING	\$	906,386	\$	1,386,507	\$	1,336,121	

ACCOUNT DESCRIPTION		ANNUAL ADOPTED BUDGET	 AR TO DATE BUDGET	YE	AR TO DATE	VARIANCE (\$) FAV(UNFAV)		
EXPENDITURES								
Operation & Maintenance								
Reserve - Other	\$	300,000	\$ 300,000	\$	656,093	\$	(356,093)	
Total Operation & Maintenance		300,000	300,000		656,093		(356,093)	
TOTAL EXPENDITURES		300,000	300,000		656,093		(356,093)	
Excess (deficiency) of revenues								
Over (under) expenditures		(300,000)	 (300,000)		(656,093)		(356,093)	
OTHER FINANCING SOURCES (USES)								
Interfund Transfer - In		_	_		300,000		300,000	
Contribution to (Use of) Fund Balance		(300,000)	-		-		-	
TOTAL FINANCING SOURCES (USES)		(300,000)	-		300,000		300,000	
Net change in fund balance	\$	(300,000)	\$ (300,000)	\$	(356,093)	\$	(56,093)	
FUND BALANCE, BEGINNING (OCT 1, 2022)		547,006	547,006		547,006			
FUND BALANCE, ENDING	\$	247,006	\$ 247,006	\$	190,913			

ACCOUNT DESCRIPTION		ANNUAL ADOPTED BUDGET	YE	AR TO DATE BUDGET	Y	EAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)		
REVENUES									
Interest - Investments	\$	61	\$	45	\$	59	\$	14	
Special Assmnts- Tax Collector		1,217,276		1,217,276		1,224,346		7,070	
Special Assmnts- Discounts		(48,691)		(48,691)		(39,183)		9,508	
TOTAL REVENUES		1,168,646		1,168,630		1,185,222		16,592	
<u>EXPENDITURES</u>									
<u>Administration</u>									
Misc-Assessment Collection Cost		24,345		24,345		23,790		555	
Total Administration		24,345		24,345		23,790		555	
Debt Service									
Principal Debt Retirement		695,000		695,000		695,000		-	
Principal Prepayments		-		-		75,000		(75,000)	
Interest Expense		459,663		459,663		457,844		1,819	
Total Debt Service		1,154,663		1,154,663		1,227,844		(73,181)	
TOTAL EXPENDITURES		1,179,008		1,179,008		1,251,634		(72,626)	
Excess (deficiency) of revenues									
Over (under) expenditures	_	(10,362)		(10,378)		(66,412)		(56,034)	
OTHER FINANCING SOURCES (USES)									
Contribution to (Use of) Fund Balance		(10,362)		-		-			
TOTAL FINANCING SOURCES (USES)		(10,362)		-		-		-	
Net change in fund balance	\$	(10,362)	\$	(10,378)	\$	(66,412)	\$	(56,034)	
FUND BALANCE, BEGINNING (OCT 1, 2022)		1,313,437		1,313,437		1,313,437			
FUND BALANCE, ENDING	\$	1,303,075	\$	1,303,059	\$	1,247,025			

ACCOUNT DESCRIPTION		ANNUAL ADOPTED BUDGET		AR TO DATE BUDGET	YEAR TO DATE ACTUAL		VARIANCE (\$) FAV(UNFAV)	
REVENUES								
Interest - Investments	\$	40	\$	30	\$	58	\$	28
Special Assmnts- Tax Collector		796,597		796,597		642,981		(153,616)
Special Assmnts- Other		26,600		26,600		26,600		-
Special Assmnts- Prepayment		-		-		929,892		929,892
Special Assmnts- Discounts		(31,864)		(31,864)		(20,194)		11,670
TOTAL REVENUES		791,373		791,363		1,579,337		787,974
<u>EXPENDITURES</u>								
<u>Administration</u>								
Misc-Assessment Collection Cost		15,932		15,932		13,499		2,433
Total Administration		15,932		15,932		13,499		2,433
Debt Service								
Principal Debt Retirement		390,000		390,000		390,000		_
Principal Prepayments		· _		-		2,010,000		(2,010,000)
Interest Expense		389,775		389,775		360,269		29,506
Total Debt Service		779,775		779,775		2,760,269		(1,980,494)
TOTAL EXPENDITURES		705 707		705 707		0.770.700		(4.070.004)
TOTAL EXPENDITURES		795,707		795,707		2,773,768		(1,978,061)
Excess (deficiency) of revenues		(4.224)		(4.244)		(4 404 424)		(4.400.087)
Over (under) expenditures	_	(4,334)		(4,344)		(1,194,431)		(1,190,087)
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance		(4,334)		-		-		-
TOTAL FINANCING SOURCES (USES)		(4,334)		-		-		-
Net change in fund balance	\$	(4,334)	\$	(4,344)	\$	(1,194,431)	\$	(1,190,087)
FUND BALANCE, BEGINNING (OCT 1, 2022)		1,841,543		1,841,543		1,841,543		
FUND BALANCE, ENDING	\$	1,837,209	\$	1,837,199	\$	647,112		

HARMONY

Community Development District

Supporting Schedules

June 30, 2023

Non-Ad Valorem Special Assessments Osceola County Tax Collector - Monthly Collection Report For the Fiscal Year Ending September 30, 2023

							А	lloc	ation by Fund	l	
				Discount/		Gross			Series 2014		Series 2015
Date	١	Net Amount		(Penalties)	Collection	Amount	General	[Debt Service	[Debt Service
Received		Received		Amount	Cost	Received	Fund		Fund (1)		Fund ⁽¹⁾
ASSESSMEN	TS	LEVIED FY 20	23			\$ 4,328,217	\$ 2,423,488	\$	1,215,175	\$	689,554
Allocation %						100%	55.99%		28.08%		15.93%
11/17/22	\$	13,410	\$	704	\$ 274	\$ 14,387	\$ 8,056	\$	4,039	\$	2,292
11/22/22	\$	286,879	\$	12,197	\$ 5,855	\$ 304,931	\$ 170,739	\$	85,611	\$	48,580
12/09/22	\$	2,729,319	\$	116,043	\$ 55,700	\$ 2,901,062	\$ 1,624,385	\$	814,492	\$	462,185
12/22/22	\$	213,418	\$	8,631	\$ 4,355	\$ 226,405	\$ 126,771	\$	63,565	\$	36,070
Adjustment (2)	\$	(37,649)	\$	(1,569)	\$ -	\$ (39,217)	\$ -	\$	-	\$	(39,217)
01/10/23	\$	113,868	\$	3,594	\$ 2,324	\$ 119,785	\$ 67,071	\$	33,630	\$	19,084
01/10/23	\$	4,701	\$	148	\$ 96	\$ 4,945	\$ 2,769	\$	1,388	\$	788
02/07/23	\$	2,955	\$	44	\$ 60	\$ 3,059	\$ 1,713	\$	859	\$	487
02/08/23	\$	43,734	\$	982	\$ 893	\$ 45,609	\$ 25,537	\$	12,805	\$	7,266
03/08/23	\$	22,648	\$	233	\$ 462	\$ 23,344	\$ 13,071	\$	6,554	\$	3,719
04/10/23	\$	94,350	\$	(41)	\$ 1,926	\$ 96,235	\$ 53,884	\$	27,018	\$	15,332
04/10/23	\$	5,755	\$	-	\$ 117	\$ 5,873	\$ 3,288	\$	1,649	\$	936
05/09/23	\$	103,058	\$	(2,971)	\$ 2,103	\$ 102,190	\$ 57,219	\$	28,691	\$	16,281
05/09/23	\$	521	\$	-	\$ 11	\$ 531	\$ 297	\$	149	\$	85
Adjustment (2)	\$	(12,088)	\$	(472)	\$ -	\$ (12,559)	\$ -	\$	-	\$	(12,559)
06/09/23	\$	23,359	\$	-	\$ 491	\$ 23,851	\$ 13,355	\$	6,696	\$	3,800
06/09/23	\$	2,187	\$	-	\$ 46	\$ 2,233	\$ 1,250	\$	627	\$	356
06/16/23	\$	476,424	\$	-	\$ 10,021	\$ 486,444	\$ 272,374	\$	136,572	\$	77,498
			_					_			
TOTAL	\$	4,086,849	\$	137,523	\$ 84,734	\$ 4,309,107	\$ 2,441,779	\$	1,224,346	\$	642,981

Collected in % 100%

TOTAL OUTSTANDING	\$	19,110 \$	(18,291) \$	(9,171) \$	46,572
-------------------	----	-----------	-------------	------------	--------

Note (1): Variance between budget and assessment levy is due to prepayments received during the budget process.

Note (2): Adjustments made by the Osceola County Tax Collector.

Cash and Investment Report

June 30, 2023

General Fund

Account Name	Bank Name	Investment Type	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account- Operating	Bank United	Checking Account	n/a	0.00%	\$576,562
Money Market Account	BankUnited	Money Market Account	n/a	5.15%	\$1,100,174
				Subtotal	\$1,676,736

Debt Service and Capital Projects Funds

Account Name	Bank Name	Investment Type	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2014 Reserve Fund	US Bank	US Bank Gcts	n/a	3.80%	\$607,313
Series 2014 Revenue Fund	US Bank	US Bank Gcts	n/a	3.80%	\$639,712
Series 2015 Prepayment Fund	US Bank	US Bank Gcts	n/a	3.80%	\$26,511
Series 2015 Reserve Fund	US Bank	US Bank Gcts	n/a	3.80%	\$340,000
Series 2015 Revenue Fund	US Bank	US Bank Gcts	n/a	3.80%	\$280,601
				Subtotal	\$1,894,137
				Total	\$3,570,873

Invoice Approval Report # 278

JULY 14 2023

Payee	Invoice Number	A= Approval R= Ratification		Invoice Amount
ANNE JOHNSON	AJ71023	R	\$	107.00
ANNE SOTINGON	7107 1020	Vendor Total		107.00
BENCHMARK LANDSCAPING LLC	697	R	\$	130.00
	739	R	\$	55,000.00
		Vendor Total	\$	55,130.00
CHARTER COMMUNICATIONS - ACH	1997518052823	R	\$	119,98
	1997500060623	R	\$	123.98
		Vendor Total	\$	243.96
		D	æ	2 050 11
ELAN FINANCIAL SERVICES		R Vendor Total	\$	3,950.11
		Vendor Total	Ψ	0,000.11
ELCO MOTOR YACHTS LLC	06192023	R	\$	5,174.93
		Vendor Total	\$	5,174.93
		_		
FAST SIGNS	2060-22076	R	\$	416,71
		Vendor Total	_\$	416.71
GREGORY ISBILL	GI071023	R	\$	107.00
		Vendor Total	\$	107.00
HARMONY WEST CDD	022723	R	\$	2,400.00
	061523	R	_\$_	1,800.00
		Vendor Tota	_\$	4,200.00
IIL TAX SOLUTIONS INC	3063	R	\$	600.00
		Vendor Tota	\$	600.00
INFRAMARK	96987	R	\$	45,384.96
		Vendor Tota	\$	45,384.96
JAMES NORWOOD	JN71023	R	\$	42.80
		Vendor Tota	\$	42.80

Invoice Approval Report # 278

JULY 14 2023

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
JAMES SPIEGEL	JS71023	R	\$ 129.00
JAINES SPIEGEL	307 1023	Vendor Total	
KUTAK ROCK LLP	3237425	R	\$ 3,500.00
	3237621	R	\$ 1,245.46
		Vendor Total	\$ 4,745.46
ORLANDO UTILITIES COMMISSION-A(062823-9921	R	\$ 12,494.66
		Vendor Total	\$ 12,494.66
PAUL MALDONADO	PM71023	R	\$ 428.00
I AGE MAEDONADO	, /	Vendor Total	
			ф 16.069.69
PEGASUS ENGINEERING, LLC	226686 226684	R R	\$ 16,968.68 \$ 14,571.71
	220004	Vendor Total	
POOLSURE	101295645157	R	\$ 99.00
. • • • • • • • • • • • • • • • • • • •	101295644144	R	\$ 35.00
	101295644143	R	\$ 60.00
	101295644669	R	\$ 641.25
	101295644684	R	\$ 470.25
		R Vendor Total	\$ 1,305.50
RONALD COLLINS	RC71023	R	\$ 235.84 \$ 235.84
		Vendor Total	\$ 233.64
ROBERT LILLIE	RL71023	R	\$ 160.50
NODEKI ELELE		Vendor Tota	\$ 160.50
	7000	В	\$ 647.24
SUN PUBLICATION DBA OSCEOLA NE		R R	\$ 647.24 \$ 412.16
	9915	Vendor Tota	
ALMANIA DEC AMBINIO CO INO	21440	R	\$ 4,650.00
SUNSHADES AWNING CO INC	21440	Vendor Tota	
		vendor rota	Ψ 1,000,00

Invoice Approval Report # 278

JULY 14 2023

Payee	Invoice Number	A= Approval R= Ratification		
TIM FLOWERS	TF71023	R Vendor Total	\$	256.80 256.80
TOHO WATER AUTHORITY -ACH		R Vendor Total	\$	28,238.01 28,238.01
U.S. BANK	6963534	R Vendor Total	\$	4,770.63 \$4,770.63
WASTE CONNECTIONS OF FL.	1451349W460	R Vendor Total	\$	346.21 346.21
		Total	\$	205,717.87
		Total Invoices	\$.	205,717.87

CHECK REQUEST FORM

Date:	7/10/2023
From:	Lynn Hayes
District Name:	Harmony CDD
Please cut check from Acct. #:	RV Lot Revenues
Please issue a check to:	Anne Johnson
Vendor Name:	
Vendor No.:	
Check amount:	\$107.00
Please code to:	RV Lot Revenues
Check Description/Reason:	Harmony RV Lot pro-rated refund.
	Please send by Fed Ex to Anne Johnson at
Mailing instructions:	this mailing address.
	3408 Sagebrush Street
	Harmony, FL 34773
Manager's Approval:	Lynn Hayes
Date:	7/10/2023

Prepared By: InfraMark. LLC

Report Date: 7/10/2023



4600 Cecile Dr

Kissimmee, FL 34746

Bill To

Angel Montagna Inframark 313 Campus Street Celebration, FL 34747

Invoice # 697

Date	Terms
06/30/23	Net 30

Property Address
Harmony CDD
3500 Harmony Sq Dr W
Harmony, FL 34773

Item	Qty / UOM	Rate	Ext. Price	Amount

Job Completed

Proposal Name: Tree Staking (2) per request

Proposal #: 1078

Proposal Approved Date: 6/15/2023 5:40:43 PM

Enhancement Services - 06/28/2023

\$130.00

Subtotal	\$130.00
Sales Tax	\$0.00
Total	\$130.00
Credits/Payments	(\$0.00)
Balance Due	\$130.00



4600 Cecile Dr Kissimmee, FL 34746

Celebration, FL 34747

Angel Montagna Inframark 313 Campus Street

Invoice #739

Date	Terms
07/03/23	Net 30

Property Address
Harmony CDD
3500 Harmony Sq Dr W
Harmony, FL 34773

Item	Qty / UOM	Rate	Ext. Price	Amount
#241 - Maintenance Services Contract July 2023				\$55,000.00

 Subtotal
 \$55,000.00

 Sales Tax
 \$0.00

 Total
 \$55,000.00

 Credits/Payments
 (\$0.00)

 Balance Due
 \$55,000.00



June 28, 2023

Invoice Number: Account Number: 1997518062823 8337 10 022 1997518

Security Code:

Service At:

7124 HARMONY SQUARE DR S **SAINT CLOUD FL 34773-6057**

Contact Us Visit us at SpectrumBusiness.net Or, call us at 1-866-519-1263

Summary	Service from 06/28/23 through 07/27/23 details on following pages	
D. J. vo Dolov	200	119.98
Previous Balance Payments Received -Thank You!		-119.98
		\$0.00
Remaining Ba	Remaining Balance Spectrum Business™ Internet	
Comment Chin		\$119.98
Total Due by	Auto Pay	\$119.98

Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652 8337 1000 NO RP 28 06302023 NNNNNNNN 01 008718 0031

Harmony Community Development 210 N UNIVERSITY DR STE 702 CORAL SPRINGS FL 33071-7320

դրդում արդեսարդի արդրդերի այբ մի ա

Auto Pay Notice

NEWS AND INFORMATION

NEW! Save big on mobile when you buy one mobile unlimited line and get a second line FREE for a year! Call 1-855-339-9673 to get started.

June 28, 2023

Harmony Community Development

1997518062823 Invoice Number: Account Number: 8337 10 022 1997518

7124 HARMONY SQUARE DR S Service At: SAINT CLOUD FL 34773-6057

Total Due by Auto Pay

\$119.98

CHARTER COMMUNICATIONS PO BOX 7186 PASADENA CA 91109-7186 վրեկկիկիի վերեսիրիկուկիկի երկութեր Invoice Number: Account Number:

1997518062823 8337 10 022 1997518

Security Code:

Charge Details		
Previous Balance		119.98
EFT Payment	06/15	-119.98
Remaining Balance		\$0.00

Payments received after 06/28/23 will appear on your next bill. Service from 06/28/23 through 07/27/23

Spectrum Business™ Internet	-
Spectrum Business	99.99
Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	19.99
	\$119.98
Spectrum Business™ Internet Total	\$119.98
Current Charges	\$119.98
Total Due by Auto Pay	\$119.98

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.



Contact Us Visit us at SpectrumBusiness.net Or, call us at 1-866-519-1263

8337 1000 NO RP 28 06302023 NNNNNNNN 01 008718 0031

Notice - Nonpayment of any portion of your cable television, high speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Authorization to Convert your Check to an Electronic Funds Transfer Debit - If your check is returned, you expressly authorize your bank account to be electronically debited for the amount of the check plus any applicable fees. The use of a check for payment is your acknowledgment and acceptance of this policy and its terms and conditions.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Fallure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support



For questions or concerns, please call 1-866-519-1263.





Page 4 of 4

June 28, 2023

Account Number:

Harmony Community Development 8337 10 022 1997518 **6311**

Security Code:

Spectrum.

Contact Us

Visit us at SpectrumBusiness.net Or, call us at 1-866-519-1263

8337 1000 NO RP 28 08302023 NNNNNNNN 01 008718 0031



June 6, 2023

Invoice Number: Account Number: 1997500060623 8337 10 022 1997500

Security Code:

1519

Service At:

7255 FIVE OAKS DR

SAINT CLOUD FL 34773-6045

NEWS AND INFORMATION

Contact Us

Visit us at SpectrumBusiness.net Or, call us at 1-866-519-1263

	Summary	Service from 06/06/23 through 07/05/23 details on following pages	
	Previous Bala	nce	123.98
	Payments Received -Thank You!		-123.98
-	Remaining Balance		\$0,00
	Spectrum Bus	siness™ Internet	123.98
_	Current Char	ges	\$123.98
	YOUR AUTO	PAY WILL BE PROCESSED 06/23/23	
-	Total Due by	Auto Pay	\$123.98

Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652 8337 1000 NO RP 06 08072023 NNNNNNNN 01 008627 0038

Harmony Community Development 210 N UNIVERSITY DR STE 702 CORAL SPRINGS FL 33071-7320

╻[╇]┇╏┩┇┪┎┸┸┎┸╬┪╏╒┸┎╟╍┸╬╬╁╍┸╂┸╃╒╬┲┸╍┸╌╸

June 6, 2023

Harmony Community Development

Invoice Number:

Service At:

1997500060623 Account Number: 8337 10 022 1997500 7255 FIVE OAKS DR

SAINT CLOUD FL 34773-6045

Total Due by Auto Pay

\$123.98

CHARTER COMMUNICATIONS PO BOX 7186 PASADENA CA 91109-7186 գիւլունիևնակինին գունը ովիսինի մայրինիցի հիրդի կունանակների կ

Auto Pay Notice

Page 2 of 2

June 6, 2023

Harmony Community Development

Involce Number: Account Number: 1997500060623 8337 10 022 1997500

Security Code: 19

1519



Contact Us

Visit us at **SpectrumBusiness.net** Or, call us at **1-866-519-1263**

8337 1000 NO RP 06 06072023 NNNNNNNN 01 008627 0038

Charge Details		
Previous Balance		123.98
EFT Payment	05/23	-123.98
Remaining Balance		\$0.00

Payments received after 08/08/23 will appear on your next bill. Service from 06/06/23 through 07/05/23

Spectrum Business™ Internet	
Modern	4.00
Business Internet	109.99
100Mx10M	
5 Static IP Addresses	9.99
	\$123.98
Spectrum Business™ Internet Total	\$123.98
Current Charges	\$123.98
Total Due by Auto Pay	\$123.98

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service – In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis, Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Authorization to Convert your Check to an Electronic Funds
Transfer Debit - If your check is returned, you expressly authorize your
bank account to be electronically debited for the amount of the check plus
any applicable fees. The use of a check for payment is your
acknowledgment and acceptance of this policy and its terms and
conditions.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modern to a new address. To establish service at your new location or return equipment, please contact your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Visit Spectrum.com/atores for store locations. For questions or concerns, visit Spectrum.net/support



For questions or concerns, please call 1-866-619-1263.







June 2023 Statement

Open Date: 05/25/2023 Closing Date: 06/23/2023

Visa® Community Card

HARMONY CDD (CPN 002252738)

New Bal	ance	utorije.	in the	\$3	590.11
Minimu	112312	ent Du	e	\$3	590.11
GRADIE WAS HARRIOGNESS OF		20.00	7300 00	St. of the latest the	2/2023
Paymen	LUGED	u.c	4		

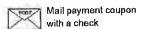
Late Payment Warning; As a reminder, your card is a pay in full product. If we do not receive your payment in full by the date listed above, a fee of either 3.00% of the payment due or \$39.00 minimum, whichever is greater, will apply

Page 1 of 3 Account: 4798 5100 7091 1777

Elan Financial	C	1-866-552-8	855
Services BUS 30 ELN	В	15	

Activity Summary	1	
Previous Balance	+	\$3,032.12
Payments		\$1,521,75CR
Other Credits		\$0.00
Purchases	+	\$1,999.43
Balance Transfers		\$0.00
Advances		\$0.00
Other Debits		\$0.00
Fees Charged	+	\$80.31
Interest Charged		\$0.00
New Balance		\$3,590.11
Past Due		\$1,510.00
Minimum Payment D	ue	\$3,590.11
Credit Line		\$3,500,00
Available Credit		None
Days in Billing Period		30

Payment Options:





Pay by phone 1-866-552-8855

Please detach and send coupon with check payable to: Elan Financial Services

CPN 002252738



00479851007091177770003590110003590113

24-Hour Elan Financial Services: 1-866-552-8855

to pay by phone . . to change your address

000013629 01 SP 000638504492885 P Y

 Account Number
 4798 5100 7091 1777

 Payment Due Date
 7/22/2023

 New Balance
 \$3,590.11

 Minimum Payment Due
 \$3,590.11

Amount Enclosed

Elan Financial Services

P.O. Box 790408 St. Louis, MO 63179-0408

երվրվյլիրոլըերընսիՍԱՍՈՈւթյուրիլիլիերՈՒՈր



June 2023 Statement 05/25/2023 - 06/23/2023 HARMONY CDD (CPN 002252738)

Elan Financial Services

Page 2 of 3 1-866-552-8855



Important Messages

Paying Interest: You have a 24 to 30 day interest-free period for Purchases provided you have paid your previous balance in full by the Payment Due Date shown on your monthly Account statement. In order to avoid additional INTEREST CHARGES on Purchases, you must pay your new balance in full by the Payment Due Date shown on the front of your monthly Account statement.

There is no interest-free period for transactions that post to the Account as Advances or Balance Transfers except as provided in any Offer Materials. Those transactions are subject to interest from the date they post to the Account until the date they are paid in full.

The minimum payment includes a past due amount which is payable immediately upon receipt of this statement. If this amount has already been mailed, please disregard this notice. If you cannot immediately forward this past due amount, please contact our collection department at 1-877-838-4347 to make other suitable arrangements for payment.

Post Date	Trans Date	Ref#	Transaction Description	Amount	Notation
64 64 70	or in a little	in and a j	Purchases and Other Debits	lingueta de la gedicada	91.800 (156°)
06/01	05/30	6460	SUNOCO 0415773100 ST CLOUD FL	\$50.00	
06/02	05/31	1792	THE HOME DEPOT #6350 ST CLOUD FL	\$333,10	
06/02	06/01	6982	AMZN Mktp US*PG2D56TC3 Amzn.com/bill WA	\$63.83	
06/02	06/01	7016	SQ *CAPITAL POWER 877-417-4551 FL	\$195.00	
06/05	06/04	5940	AMZN Mktp US*O031I58L3 Amzn.com/bill WA	\$105,97	
06/05	06/01	0858	SUNOCO 0415773100 ST CLOUD FL	\$173.00	
06/05	06/02	9188	AMZN Mktp US*GX1ZD5S13 Amzn.com/bill WA	\$44.99	
06/06	06/06	9896	AMZN Mktp US*JQ3LH9XQ3 Amzn.com/bill WA	\$121.23	
06/08	06/07	2357	Handyman Hardware and SAINT CLOUD FL	\$14.97	
06/08	06/07	1191	AMZN Mktp US*GQ22M5AK3 Amzn.com/bill WA	\$187.41	
06/09	06/07	5000	THE HOME DEPOT #6350 ST CLOUD FL	\$264,33	-
06/09	06/08	3447	AMZN Mktp US*BI2CB8HA3 Amzn.com/bill WA	\$130.17	
06/12	06/09	7651	ROYS SAFE AND LOCK KISSIMMEE FL	\$21.00	_
06/12	06/11	1537	AMZN Mktp US*P72NX63Q3 Amzn.com/bill WA	\$192.59	-
06/16	06/14	4862	7-ELEVEN 40456 ST CLOUD FL	\$50.00	
06/20	06/19	4381	AMZN Mktp US*Z01B22GY3 Amzn.com/bill WA	\$12.91	-
06/20	06/19	0946	AMAZON.COM*N48J07TY3 A AMZN.COM/BILL WA	\$38,93	-
	, . •		Total for Account 4798 5104 2521 1568	\$1,999.43	

Post Date	Trans Date	Ref#	Transactio	n Description	Amount	Notation
	he line had			Payments and Other Credits		
05/26	05/26		PAYMENT	THANK YOU	\$1,521.75cR	
30110011110 3010003000 1440003000	(100 B) (100 B) S 2 (10 PO O TO SESSEE	THE CONTROL OF STATE		Fees	s pri spapije se popije i si pava priva pri pri pri pri pri pri private i prije. Private i private i	
06/22	06/22		LATE FEE -	PAYMENT DUE ON 06/22	\$45.31	
06/23			OVERLIMIT	FEE	\$35,00	_
			TOTAL FEE	S FOR THIS PERIOD	\$80.31	

SCORPORATE DRIVE, SUITE 208 SCORPORATE DRIVE, SUITE 208 SHELTON, CT 06484 PHONE: 877-411-3526 (ELCO) PHONE: 877-411-3526 (ELCO) PHONE: 877-411-3526 (ELCO) Filip To:	\$5,174.93	TOTAL USD:		
ELCO MOTOR YACHTS, LLC 3 CORPORATE DRIVE, SUITE 208 SHELTON, CT 06484 PHONE: 877-411-3526 (ELCO) PHONE: 877-411-3526 (ELCO		Payment USD:		fee and the order will be cancelled.
ELCO MOTOR VACHTS, LLC 3 CORPORATE DRIVE, SUITE 208 SHELTON, CT 06484 SHELTON, CT 06484 PHONE: 877-411-3526 (ELCO) SHELTON, CT 06484 SHELTON, CT 06	\$5,174.93	Quote USD:		of the order and the required deposit, Elco will retain 15% of the full cost of the order as a cancellation
Castillo				will be cancelled; and (c) in the event that a product order is cancelled more than 5 days after Elco's receipt
Castillo SHELTON, CT 06484 PHONE: 877-411-3526 (ELCO)				receipt of the order and the required deposit, Elco will return the deposit in full and the order
Castillo Sheltron, cT 06484				are non-refundable; (b) in the event that a product order is cancelled within 5 days of Elco's
Castillo S CORPORATE DRIVE, SUITE 208 SHELTON, CT 06484 PHONE: 877-411-3526 (ELCO) PHONE: 877				receipt of an order and the required deposit. As such: (a) product(s) may not be returned and
Castillo SHELTON, CT 06484 PHONE: 877-411-3526 (ELCO) PHONE: 877-4				Elco Motor Yachts, LLC's ("Elco") electric drive systems ("product") are built only upon
Castillo SHELTON, CT 06484 PHONE: 877-411-3526 (ELCO) PHONE: 877-4				No Returns; Order Cancellation Policy:
Castillo	289.93			Shipping estimate to above address:
ELCO MOTOR YACHTS, LLC 3 CORPORATE DRIVE, SUITE 208 SHELTON, CT 06484 PHONE: 877-411-3526 (ELCO) PHONE: 877-411-3526 (ELCO				
Castillo Castillo				
ELCO MOTOR YACHTS, LLC 3 CORPORATE DRIVE, SUITE 208 SHELTON, CT 06484 PHONE: 877-411-3526 (ELCO)	450.00	450.00	1	Battery Charger: NOCO Gen 4
ELCO MOTOR YACHTS, LLC 3 CORPORATE DRIVE, SUITE 208 SHELTON, CT 06484 PHONE: 877-411-3526 (ELCO) PHONE: 877-411-3526 (ELCO	295.00	295.00	1	Battery Monitor: Elco Dash bluetooth/wireless
Castillo	240.00	240.00	1	Battery Connection Kit: 48volt
Castillo Castillo@inframark.com Jeison.castillo@inframark.com Jeison.sastillo@inframark.com Jeison.sastillo@inframar	450.00	450.00	1	Livorsi SIDE Mount Remote Throttle
ELCO MOTOR VACHTS, LLC 3 CORPORATE DRIVE, SUITE 208 SHELTON, CT 06484 PHONE: 877-411-3526 (ELCO) Castillo ks Drive jeison.castillo@inframark.com	3,450.00	3,450.00	1	EP-9.9 Outboard Remote Long Shaft
ks Drive	Amount	Rate	Qty	
Castillo Castillo Rs Drive				-
Castillo ks Drive				Harmony FL 34473
Castillo				7360 Five Oaks Drive
				farmony CDD
				Ship To:
ACCO .				Invoice: Jeison Castillo
ELCO MOTOR YACHTS, LLC 3 CORPORATE DRIVE, SUITE 208 SHELTON, CT 06484 PHONE: 877-411-3526 (ELCO)				6/19/2023
ELCO MOTOR YACHTS, LLC 3 CORPORATE DRIVE, SUITE 208 SHELTON, CT 06484				PHONE: 877-411-3526 (ELCO)
ELCO MOTOR YACHTS, LLC 3 CORPORATE DRIVE, SUITE 208				SHELTON, CT 06484
ELCO MOTOR YACHTS, LLC				3 CORPORATE DRIVE, SUITE 208
				ELCO MOTOR VACHTS, LLC

Payment Terms: Deposit Required Account

Created Date: 6/23/2023

DESCRIPTION: Conservation signs

BIII To: HARMONY COMMUNITY DEVELOPMENT DISTRICT

210 N University District Dr

Ste 702

Coral Spring, FL 33071

US

Pickup At: FASTSIGNS of Kissimmee

210 N University District Dr

Grand Total:

Amount Paid:

BALANCE DUE:

Ste 702

Orlando, FL 33071

US

Ordered By: Jeison Castillo

Email: jeison.castillo@inframark.com

Work Phone: (407) 566-1935 Cell Phone: (407) 861-4460

Tax ID: 59-8017611462-4

Salesperson: Teresa Oliva

Email: fastsigns.2060@fastsigns.com

Work Phone: 407-287-6840

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	12"W x 12"H Reflective (EGP) Aluminum 0.08 with UV Printing -SS - Production time 3-5 Business Days	10	\$38.171	\$0.00	\$381.71
1.1	Aluminum .080 -				
1.2	UV Printing -				
2	Design Fee (Standard)- ONLY 3 CHANGES ARE ALLOWED	1	\$35.00	\$0.00	\$35.00
2.1	Design Services -				
			Su	btotal:	\$416.71
*This	*This estimate is valid for 30 days.		Taxable Ar	nount:	\$0.00
*Pleas	e sign Estimate and include today's day. A 50% deposit is requ	uired to		Taxes:	\$0.00

^{*}Please sign Estimate and include today's day. A 50% deposit is required to begin working on the project when is more than \$250.00 total cost. If it is less full payment is required to proceed.

CUSTOMER NOTICE

Prices listed, quoted, & advertised reflect our cash price.

\$416.7

\$416.71

\$0.00

^{*}Three Revisions and/or changes per Artwork per project. After the third change, a \$15.00 Fee will be added to the order per Artwork change.

^{*}Artwork and Set-up Fee does not release a digital copy of the artwork to customers (\$180 for Release of Artwork).

^{*}Customer will provide primary electrical service within 5 feet of sign electrical connection.

^{*}City or County Fees are not included in the estimate.

^{*}ANY ORDERS THAT ARE RUSH ORDERS, ORDERS WITH INSTALLATION, AND ORDERS THAT NEED TO BE DELIVERED NEED TO BE PAID IN FULL BEFORE PRODUCTION.

^{*}When ordering card on file is required to proceed with the order. Once production is completed we will charge the remaining balance automatically *All RUSH ORDER must be approved before 2:00 pm. After 2:01 pm the order will be ready for the next day.

CHECK REQUEST FORM

Date:	7/10/2023
From:	Lynn Hayes
District Name:	Harmony CDD
Please cut check from Acct. #: Invoice #:	RV Lot Revenues
Please issue a check to:	Gregory Isbill
Vendor Name:	
Vendor No.:	
Check amount:	\$107.00
Please code to:	RV Lot Revenues
Check Description/Reason:	Harmony RV Lot pro-rated refund.
Mailing instructions:	Please send by Fed Ex to Gregory Isbill at
Maning instructions.	this mailing address. 3334 Sagebrush Street
	Harmony, FL 34773
Manager's Approval:	Lynn Hayes
Date:	7/10/2023

Prepared By: InfraMark. LLC

Report Date: 7/10/2023

Harmony West CDD



2300 Glades Road, Suite 410W Boca Raton, FL 33431 Phone 561.571.0010 Fax 561.571.0013 DATE:

27-Feb-2023

INVOICE#

022723

FOR:

Buck Lake Cost Shared Expenses

Bill To:

Harmony CDD 3500 Harmony Square Drive W. Harmony, FL 34773

	DESCRIPTION		AMOUNT
Aquatic Maintenance	DESCRIPTION		\$ 2,400.00
		TOTAL	\$ 2,400.00

Harmony West CDD

INVOICE

2300 Glades Road, Suite 410W Boca Raton, FL 33431 Phone 561.571.0010 Fax 561.571.0013 DATE:

15-Jun-2023

INVOICE #

061523

FOR:

Buck Lake Cost Shared Expenses

Bill To:

Harmony CDD 3500 Harmony Square Drive W. Harmony, FL 34773

DESCRIPTION	AMOUNT
Aquatic Management Consulting	\$ 1,800.00
TOTAL	\$ 1,800.00

LLS Tax Solutions Inc.

2172 W Nine Mile Rd., #352 Pensacola, FL 32534 850-754-0311 liscott@llstax.com

Tax Solutions Inc. Tax - Exempt Bond Services

INVOICE

BILL TO

Harmony Community
Development District
c/o Inframark
Infrastructure Mgmt.
Services
210 N. University Drive,
Suite 702
Coral Springs, FL 33071

DATE 06/15/2023

DUE DATE 07/15/2023

TERMS Net 30

DESCRIPTION

Total Billing for Arbitrage Services in connection with the \$13,530,000 Harmony Community Development District (Osceola County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2015 – Rebatable Arbitrage Calculation for the period ended April 27, 2023.

AMOUNT

600.00

BALANCE DUE

\$600.00



INVOICE

2002 West Grand Parkway North Suite 100 Katy, TX 77449

BILL TO

Harmony CDD 210 N University Dr, Suite 702 Coral Springs FL 33071 United States

Services provided for the Month of: June 2023

INVOICE# #96987 CUSTOMER ID C1238 PO# DATE
6/28/2023

NET TERMS
Net 30

DUE DATE
7/28/2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Management Services for the Month of: June 2023					
Administrative Fees 001-531027-51201-5000	1	Ea	5,770.83		5,770.83
Postage 001-541006-51301-5000	1	Ea	23.00		23.00
Field Operations 001-531016-53901-5000	1	Ea	28,239.33		28,239.33
Recording Fees 001-531036-51301-5000	1	Ea	350.00		350.00
Brett Perez- Amazon.com Charges \$3,964.01; The Home Depot Charges \$422.17/Refund of \$203.91= \$218.26; IN *FLORIDA FENCE WHOL: Fence Materials \$5,806.80; TOHO MARINE OUTDOORS: Marine motor repair \$979.08; DNH*GODADDY.COM: Website Domain Renewal \$12.17; AUTOZONE: Battery Fluid \$21.48	4	Ea	11,001.80		11,001.80
Subtotal					45,384.96

\$45,384.96	Subtotal
\$0.00	Тах
\$45,384.96	Total Due

Remit To: Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below: Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196 Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

CHECK REQUEST FORM

Date:	7/10/2023
From:	Lynn Hayes
District Name:	Harmony CDD
Please cut check from Acct. #: Invoice #:	RV Lot Revenues
Please issue a check to:	James Norwood
Vendor Name:	
Vendor No.:	
Check amount:	\$42.80
Please code to:	RV Lot Revenues
Check Description/Reason:	Harmony RV Lot pro-rated refund.
	Please send by Fed Ex to James Norwood at
Mailing instructions:	this mailing address.
	6863 Sundrop Street
	Harmony, FL 34773
Manager's Approval:	Lynn Hayes
Date:	7/10/2023

Prepared By: InfraMark. LLC

Report Date: 7/10/2023

CHECK REQUEST FORM

Date:	7/10/2023
From:	Lynn Hayes
District Name:	Harmony CDD
Please cut check from Acct. #:	RV Lot Revenues
Invoice #:	
Please issue a check to:	James Spiegel
Vendor Name:	
Vendor No.:	
Check amount:	\$129.00
Please code to:	RV Lot Revenues
Check Description/Reason:	Harmony RV Lot pro-rated refund.
	•
Mailing instructions:	Please send by Fed Ex to James Spiegel at this mailing address.
	7134 Indiangrass Road
	Harmony, FL 34773
Manager's Approval:	Lynn Hayes
Date:	7/10/2023

Prepared By: InfraMark. LLC

Report Date: 7/10/2023

TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

June 18, 2023

Check Remit To: Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016 First National Bank of Omaha Kutak Rock LLP A/C # 24690470

Reference: Invoice No. 3237425 Client Matter No. 28423-2

Notification Email: eftgroup@kutakrock.com

Harmony CDD InfraMark, IMS 313 Campus Street Celebration, FL 64747

Invoice No. 3237425

28423-2

Re: Monthly Meeting

For Professional Legal Services Rendered

05/09/23	M. Eckert	Review draft agenda
05/10/23	M. Eckert	Confer with Kramer; confer with Perez; confer with Montagna
05/10/23	K. Haber	Prepare mutual aid agreement and approving resolution
05/10/23	K. John	Prepare continuing services agreement with Professional Fountain Services
05/12/23	D. Wilbourn	Prepare agreement for continuing fountain repair services
05/13/23	M. Eckert	Review Shiro email controversy per Montagna request; confer with Montagna
05/13/23	M. Eckert	Review and revise master agreement with PFS; review minutes sections cited by Kramer
05/15/23	M. Eckert	Confer with Kramer; revise agreement
05/15/23	D. Wilbourn	Revise and disseminate master fountain repair agreement; prepare master form of continuing services agreement
05/16/23	M. Eckert	Confer with Montagna regarding potential

Harmony CDD June 18, 2023 Client Matter No. 28423-2 Invoice No. 3237425 Page 2

TOTAL CURRENT AMOUNT DUE

		irrigation issue
05/18/23	M. Eckert	Prepare for board meeting; review agenda
		package; confer with Montagna
05/19/23	M. Eckert	Confer with Lanham from Jones Walker; confer
		with Montagna and Kramer; prepare for board
		meeting; review minutes
05/21/23	M. Eckert	Confer with Lanham regarding records request
05/22/23	M. Eckert	Review Hamstra report regarding alley project;
		prepare for and attend agenda call
05/24/23	K. Haber	Revise mutual aid resolution; correspond with
		Montagna regarding resolution and mutual aid
		agreement
05/24/23	K. John	Review agenda; prepare board meeting materials
		and confer with Cole
05/25/23	M. Eckert	Prepare for, travel to and attend board meeting;
		return travel; meeting follow up
05/26/23	M. Eckert	Follow up from board meeting; review budget and
		assessment documents for FY 2023-2024
05/26/23	D. Wilbourn	Board meeting follow-up; prepare fiscal year
		budget documents; prepare website services
		agreement
05/30/23	D. Wilbourn	Revise and disseminate fiscal year budget
	3.5 T. 1	documents
05/31/23	M. Eckert	Confer with Perez; revise PFS agreement and
		draft work authorization #1
TOTAL FO	R SERVICES RENDERED	\$3,500.00
TOTAL FO.	K SEK VICES KENDEKED	\$3,300.00

\$3,500.00

TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

June 18, 2023

Check Remit To: Kutak Rock LLP

PO Box 30057 Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016 First National Bank of Omaha Kutak Rock LLP A/C # 24690470

Reference: Invoice No. 3237621

Client Matter No. 28423-1

Notification Email: eftgroup@kutakrock.com

Harmony CDD InfraMark, IMS 313 Campus Street Celebration, FL 64747

Invoice No. 3237621

28423-1

Re: Gener	ral Counsel			
For Profession	nal Legal Services	Rendered		
05/12/23	M. Eckert	0.30	118.50	Review McCord Notice of Claim; confer with Montagna and Burgess; forward Notice of Claim to defense counsel
05/19/23	M. Eckert	0.80	316.00	Review Straightline fence contract; confer with Montagna and Kramer
05/23/23	M. Eckert	0.60	237.00	Research deeds to Enclave tracts; confer with Kramer and Montagna
05/24/23	M. Eckert	1.10	434.50	Review issues with Enclave; confer with Kramer; confer with attorney for Enclave
TOTAL HO	URS	2.80		

Harmony CDD June 18, 2023 Client Matter No. 28423-1 Invoice No. 3237621 Page 2

TOTAL FOR SERVICES RENDERED

\$1,106.00

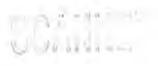
DISBURSEMENTS

Meals12.98Travel Expenses126.48

TOTAL DISBURSEMENTS 139.46

TOTAL CURRENT AMOUNT DUE \$1,245.46

ARMONY CDD		THEOD #14		
RLANDO UTILITI	LO OOMINI	/ENDOR #31 062823-9921 ACH		1
VOICE NUMBER		08/08/23		
ALE.				
			06	/08/23
		No. of Parts Additional	05/09-00	
recount #	III DIVI	Service Address 8917 BEAR GRASS RD	\$	19.47
899239921	001104010	3300 BLOCK EVEN SCHOOL HOUSE RD	\$	19.47
899239921			\$	18.93
899239921		6900 BLOCK ODD FIVE OAKS DR	\$	19.33
899239921		3200 BLOCK ODD SCHOOL HOUSE RD	\$	20.39
899239921	00110011	9319 BRACKEN FERN DR	\$	19.47
899239921		3338 BRACKEN FERN DR	\$	20.39
898239921	5CR95104	7014 BUTTON BUSH LP	\$	19.33
899239921	5CR94329	7034 BUTTON BUSH LP	\$	19.87
899239921	0011011111	3340 CAT BRIER TRL PETPK	\$	19.73
9899239921	BCD24560	34001 FEATHERGRASS CT	\$	997.03
9899239921	1ZR15702	7255 FIVE OAKS DRIVE SWIM		66.31
9899239921	5XD08429	7350 FIVE OAKS DR(new meter 08/20/19)	\$	
9899239921	5ZR21669	7600 FIVE OAKS DR IRG	\$	27.56 19.60
9899239921	6CD46493	75501 Five Oaks Dr	\$	
9899239921	5CR88761	7124 HARMONY SQ DRIVE S POOL	\$	532.60
9899239921	5CD97805	6900 E IRLO BRONSON MEMORIAL HWY ODD	\$	35.38
9899239921	5ZR21255	7000 E. IRLO BRONSON MEM. HWY UPL	\$	54.89
	5CR49707	7252 E. IRLO BRONSON MEM, HWY PK	\$	19.20
9899239921	5CD97826	7255 E. IRLO BRONSON MEM. HWY ENTL	\$	56.61
9898239921	5CR49720	7255 E. IRLO BRONSON MEM. HWY TCTR	\$	21.32
9899239921		3300 POND PINE RD	\$	18.67
9899239921	5CR95090	3306 PRIMROSE WILLOW DR	\$	18.67
9899239921	5CR98422	3317 PRIMROSE WILLOW DR	\$	20.26
9899239921	5CR97294	3300 SCHOOL HOUSE RD E1	\$	19.33
9899239921	5CR94090	3300 SCHOOL HOUSE RD E2	\$	34.46
9899239921	5CR94089	3300 SCHOOL HOUSE RD E3	\$	35.52
9899239921	5CR94091		\$	2,173.79
N		TOTAL	\$	1,744.53
9899239921	MAINTENANCE	Neighborhood 01		V
9899239921	MAINTENANCE	Neighborhood J		
9899239921	MAINTENANCE	Neighborhood I	3 1	
9899239921	MAINTENANCE	Neighborhood H2	\$	484.83
9899239921	MAINTENANCE	Harmony Track k	\$	2,229.36
		TOTAL	\$	569.51
9899239921	MAINTENANCE	Phase 2 Roadway	\$	210.91
9899239921	MAINTENANCE	Phase D1	\$	928.10
9899239921	MAINTENANCE	Neighborhood G	\$	386.00
9899239921	MAINTENANCE	Neighborhood H1	\$	641.23
9899239921	MAINTENANCE	Phase A-1	\$	364.60
9899239921	MAINTENANCE	Town Center		856.38
9899239921	MAINTENANCE	Phase 3 Roadway	\$	
9899239921	MAINTENANCE	Original 243	\$	2,495.67
9899239921	MAINTENANCE	Neighborhood D2 & E	\$	784.66
9899239921	MAINTENANCE	Phase C2	\$	597.81
9899239921	MAINTENANCE	Neighborhood F	\$	256.64
ROAATOAAT!	THE STATE SHEET OF THE STATE OF	TOTAL	\$	8,091.51
-				
	pending New service	0 Oxbow Ct		
-	hermand Lines, ser Arce			A
-	001.543008-53903-5000	TOTAL METERS	\$	2,173.79
-			\$	10,320.87
	001,543013-53903-5000	TOTAL INVOICE	\$	2,494.66





BILL DATE 06/08/23 ACCOUNT NUMBER

9899239921

PAGE 1 OF 33

PIN#: 1046777480

HARMONY COMMUNITY DEV DISTRICT

MASTER BILL SUMMARY

OPENING BALANCE \$13,753.38

PAYMENTS \$13,753.38 BALANCE FORWARD \$0.00 CURRENT CHARGES \$12,494.66 DUE DATE

06/28/23

TOTAL AMOUNT DUE \$12.494.66

CUSTOMER SERVICE

280

Online www.ouc.com



Telephone 407-423-9018



Payments PO Box 31329 Tempa FL 33631-3329

MESSAGE CENTER



ACCOUNT NUMBER

9899239921

DO NOT PAY

DUE DATE 08/28/23 TOTAL AMOUNT DUE \$12,494.66

Pay by the due date to avoid a 1.5% late charge or minimum \$5 charge.

Your bank account will be drafted on June 27, 2023

 CURRENT CHARGES SUMMARY
 \$12,494.66*

 Commercial Non-Demand Electric Rate
 \$1,147.35

 OUConvenient Lighting
 10,193.18

 GSD Secondary Demand Electric Rate
 972.12

 Osceola County Tax
 3.70

 Gross Receipts Tax
 143.86

 Florida Sales Tax
 27.75

 Discretionary Sales Surtax
 6.70

* A detailed description of current charges is categorized by service address on each of the following pages.





PAGE 2 OF 33

HARMONY COMMUNITY DEV DISTRICT

WAYS TO PAY

	Online	AutoPay	Pay By Phone	Pay by Mail	Payment Locations
Payment Type Accepted	Checking Account; Credit or Debit Card	Automatic withdrawal	Checking Account; Credit or Debit Card	Check or Money Order; Never mall cash	Check, Cash or Money Order
Cost	FREE for eCheck; Convenience Feet Using Credit/Debit	FREE	FREE for eCheck; Convenience Fee* Using Credit/Debit	Postage	Convenience Fee*
Source (How To)	Register using www.ouc.com	Register using www.ouc.com	407-423-9018	Payments with bili stubs: OUC, PO Box 31329, Tampa, FL 33631-3329	More than 400 locations, including participating Amscot, CVS, ACE Cash Express, Walmart, Publix and more. For a complete list, visit www.ouc.com

^{*}All Convenience Fees are collected by third-party vendors. OUC receives no portion of these convenience fees. Please visit www.cuc.com/pay-my-bill for more information about fees,

WAYS TO CONTACT US

		MALIO IO OCILIAO.		
	Residential Customer Service	Business Customer Service	Reporting an Electric or Water Problem or Utility Theft	Reporting a Streetlight Problem
Phone	407-423-9018 or 800-848-7445	407-423-9018 or 800-848-7445	407-423-9018 or 800-848-7445	407-423-9018 or 600-648-7445
Availability	Monday - Friday 7 a.m 6 p.m.	Monday - Friday; 7:30 a.m 5:30 p.m. at 100 W. Anderson St., Orlando, FL 32801	2417	24/7
Online	customerservice@ouc.com	commercialsvcs@ouc.com	Register at www.ouc.com to report a problem	streetlightservice@ouc.com

General Correspondence: Mell to Orlando Utilities Commission, PO Box 3193, Orlando, FL 32802 or call 407-423-9100. Never mail payments or cash to this address.

HELPFUL PHONE NUMBERS

Home Warranty Protection Programs www.awrusa.com/ouc To file a claim, call 877-320-4624 Call Before You Dig Sunshine 811 8-1-1 or 800-432-4770 www.sunshine811.com

2-1-1 Community Resources and Elder Helpline for Orange or Osceola Residents 2-1-1 or 407-839-HELP (4357) City of Orlando Solid Waste: 407-246-2314 Wastewater: 407-246-2213

City of St. Cloud Solid Waste: 407-957-7289 Orange County Wastewater: 407-836-5515

St. Cloud Utilities 407-957-7344

USEFUL INFORMATION

Service Charge: A fixed monthly charge to cover basic costs of providing billing, metering and meter reading services.

kWh: A unit of measure for energy consumption equal to 1,000 watt hours.

KGAL: A unit of measure for water consumption equal to 1,000 gallons.

Other Agencies' Charges: Your OUC statement may contain certain fees and taxes charged by the City of Orlando, Orange County, and other state and local government agencies, Please contact these agencies for information about their charges. The Gross Receipts Tax applies to electric charges only.

06/08/23

ACCOUNT NUMBER

9899239921

PAGE 3 OF 33

SERVICE ADDRESS: 6917 BEARGRASS RD

HARMONY COMMUNITY DEV DISTRICT

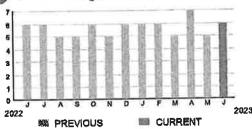
Subtotal)

\$19.47

CURRENT CHARGES

OUC Electric Service	\$18.98
Meter #: 5CR94075 - Service Charge	\$ 18.20
Commercial Non-Demand Electric Rate (05/09/23 - 06/08/	23)
6 kWh @ \$0.06956 (Non-Fuel)	0.42
6 kWh @ \$0,05982 (Fuel)	0.36
(\$0.32 of your Fuel Cost is exempt from Municipal Tax)	ŀ
State of Florida Charges	\$0.49
Gross Receipts Tay	\$ 0.49





Motor Data

METER #: 5CR94075

CURRENT:

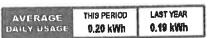
315 on 06/08/23 309 on 05/09/23

PREVIOUS: TOTAL USAGE:

6 kWh

DAYS OF SERVICE:

30





BILL DATE 06/08/23 ACCOUNT NUMBER

9899239921

SERVICE ADDRESS; 3300 BLOCK EVEN SCHOOL HOUSE RD

PAGE 4 OF 33

HARMONY COMMUNITY DEV DISTRICT

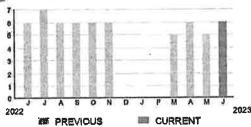
Subtotal)

\$19.47

CURRENT CHARGES

OUC Electric Service	\$18.98
Meter #: 5CR94331 - Service Charge	\$ 18.20
Commercial Non-Demand Electric Rate (05/09/23 - 06/08/	23)
6 kWh @ \$0.06956 (Non-Fuel)	0.42
6 kWh @ \$0.05982 (Fuel)	0.36
(\$0.32 of your Fuel Cost is exempt from Municipal Tax)	
State of Fiorida Charges	\$0.49
Gross Receipts Tax	\$ 0.49





Meter Data

METER #: 5CR94331

CURRENT:

658 on 06/08/23

PREVIOUS:

852 on 05/09/23

TOTAL USAGE:

6 kWh

DAYS OF SERVICE:

30

AVERAGE DAILY USAGE THIS PERIOD LAST YEAR 0.19 kWh 0.20 kWh

9899239921

SERVICE ADDRESS: 6900 BLOCK ODD FIVE OAKS DR

HARMONY COMMUNITY DEV DISTRICT

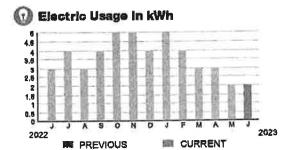
Subtotal)

\$18.93

PAGE 5 OF 33

CURRENT CHARGES

OUC Electric Service	\$18.46
Meter #: 5CR49717 - Service Charge	\$ 18.20
Commercial Non-Demand Electric Rate (05/09/23 - 06/08	/23)
2 kWh @ \$0.06956 (Non-Fuel)	0.14
2 kWh @ \$0.05982 (Fuel)	0.12
(\$0.11 of your Fuel Cost is exempt from Municipal Tax)
State of Florida Charges	\$0.47
Gross Receipts Tax	\$ 0.47



Meter Data

5CR49717 METER #:

519 on 06/08/23 **CURRENT:** PREVIOUS: 517 on 05/09/23

2 kWh TOTAL USAGE: DAYS OF SERVICE:

AVERAGE LAST YEAR THIS PERIOD 0.10 kWh 9.07 kWh



06/08/23

ACCOUNT NUMBER

9899239921

PAGE 6 OF 33

SERVICE ADDRESS: 3200 BLOCK ODD SCHOOL HOUSE RD

HARMONY COMMUNITY DEV DISTRICT

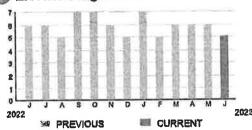
Subtotal >

\$19.33

CURRENT CHARGES

OUC Electric Service	\$18.85
Meter #: 5CR94088 - Service Charge	\$ 18.20
Commercial Non-Demand Electric Rate (05/09/23 - 06/08	/23)
5 kWh @ \$0.06956 (Non-Fuel)	0.35
5 kWh @ \$0.05982 (Fuel)	0.30
(\$0.27 of your Fuel Cost is exempt from Municipal Tex	
State of Florida Charges	\$0.48
Gross Receipts Tax	\$ 0.48





Meter Data

METER #: 5CR94088

CURRENT:

733 on 06/08/23

PREVIOUS: TOTAL USAGE: 728 on 05/09/23 5 kWh

DAYS OF SERVICE: 30

AVERAGE THIS PERIOD DAILY USAGE 0.17 kWh

LAST YEAR 0.19 kWh

06/08/23

ACCOUNT NUMBER

9899239921

PAGE 7 OF 33

SERVICE ADDRESS: 3319 BRACKEN FERN DR

HARMONY COMMUNITY DEV DISTRICT

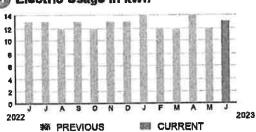
Subtotal)

\$20.39

CURRENT CHARGES

OUC Electric Service	\$19.88
Meter #: 5CR96198 - Service Charge	\$ 18.20
Commercial Non-Demand Electric Rate (05/09/23 - 06/08	(23)
13 kWh @ \$0.06956 (Non-Fuel)	0,90
13 kWh @ \$0.05982 (Fuel)	0.78
(\$0.69 of your Fuel Cost is exempt from Municipal Tax)
State of Florida Charges	\$0.51
Gross Receipts Tax	\$ 0.51





Motor Data

5CR96198 METER #:

1,726 on 08/08/23 CURRENT: PREVIOUS: 1,713 on 05/09/23

13 kWh TOTAL USAGE: DAYS OF SERVICE: 30

THIS PERIOD LAST YEAR AVERAGE DAILY USAGE 0.43 kWh 0,42 kWh





BILL DATE 06/08/23 ACCOUNT NUMBER

9899239921

PAGE 8 OF 33

SERVICE ADDRESS: 3338 BRACKEN FERN DR

HARMONY COMMUNITY DEV DISTRICT

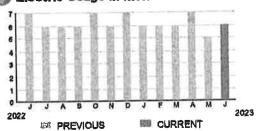
Subtotal)

\$19.47

CURRENT CHARGES

OUC Electric Service	\$18.98
Meter #: 5CR94288 - Service Charge	\$ 18.20
Commercial Non-Demand Electric Rate (05/09/23 - 06/08	(23)
6 kWh @ \$0.06956 (Non-Fuel)	0.42
6 kWh @ \$0.05982 (Fuel),	0.36
(\$0.32 of your Fuel Cost is exempt from Municipal Tax)
State of Florida Charges	\$0.49
Gross Receipts Tax	\$ 0.49





Meter Data

METER #: 5CR94288

CURRENT: 680 on 06/08/23

PREVIOUS: 674 on 05/09/23

TOTAL USAGE: 6 KWh

DAYS OF SERVICE: 30

AVERAGE THIS PERIOD LAST YEAR DAILY USAGE 0.20 kWh 0.23 kWh

06/08/23

ACCOUNT NUMBER

9899239921

PAGE 9 OF 33

SERVICE ADDRESS: 7014 BUTTON BUSH LOOP

HARMONY COMMUNITY DEV DISTRICT

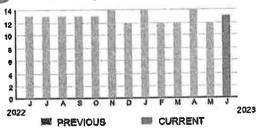
Subtotal)

\$20.39

CURRENT CHARGES

OUC Electric Service	\$19.88
Meter #: 5CR95104 - Service Charge	\$ 18.20
Commercial Non-Demand Electric Rate (05/09/23 - 06/08	/23)
13 kWh @ \$0.06956 (Non-Fuel)	0,90
13 kWh @ \$0.05982 (Fuel)	0.78
(\$0.69 of your Fuel Cost is exempt from Municipal Tax,)
State of Florida Charges	\$0.51
Gross Receipts Tax	\$ 0.51





Meter Data

METER #: 5CR95104

CURRENT: 1,465 on 06/08/23

PREVIOUS: 1,452 on 05/09/23

TOTAL USAGE: 13 kWh

DAYS OF SERVICE: 30





06/08/23

ACCOUNT NUMBER

9899239921

PAGE 10 OF 33

SERVICE ADDRESS: 7034 BUTTON BUSH LOOP

HARMONY COMMUNITY DEV DISTRICT

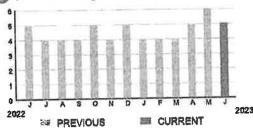
Subtotal)

\$19.33

CURRENT CHARGES

OUC Electric Service	\$18.85
Meter #: 5CR94329 - Service Charge	\$ 18.20
Commercial Non-Demand Electric Rate (05/09/23 - 06/08	/23)
5 kWh @ \$0.06956 (Non-Fuel)	
5 kWh @ \$0.05982 (Fuel)	0.30
(\$0.27 of your Fuel Cost is exempt from Municipal Tax)
State of Florida Charges	\$0.48
Gross Receipts Tax	\$ 0.48

Electric Usage in kWh



Meter Data

METER #: 5CR94329 CURRENT: 661 on 06/08/23 PREVIOUS: 656 on 05/09/23 TOTAL USAGE: 5 kWh

DAYS OF SERVICE: 30

AVERAGE THIS PERIOD LAST YEAR 0.10 kWh

06/08/23

ACCOUNT NUMBER

9899239921

PAGE 11 OF 33

SERVICE ADDRESS: 3340 CAT BRIER TRL PETPK

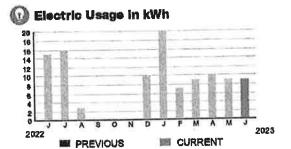
HARMONY COMMUNITY DEV DISTRICT

Subtotal)

\$19.87

CURRENT CHARGES

OUC Electric Service	\$19.37	
Meter #: 5CR98446 - Service Charge	\$ 18.20	
Commercial Non-Demand Electric Rate (05/09/23 - 06/08/	23)	
9 kWh @ \$0.06956 (Non-Fuel)	0.63	
9 kWh @ \$0.05982 (Fuel)	0.54	
(\$0.48 of your Fuel Cost is exempt from Municipal Tax)		
State of Florida Charges	\$0.50	
Gross Receipts Tax	\$ 0.50	



Motor Data

METER #: 5CR98446

CURRENT: 2,665 on 06/08/23 PREVIOUS: 2,656 on 05/09/23

TOTAL USAGE: 9 kWh

DAYS OF SERVICE: 30

AVERAGE THIS PERIOD LAST YEAR DAILY USAGE 0.30 kWh 0.48 kWh



BILL DATE 06/08/23 ACCOUNT NUMBER

9899239921

PAGE 12 OF 33

SERVICE ADDRESS: 0 CRISPIN CIR

HARMONY COMMUNITY DEV DISTRICT

Subtotal)

\$1,744.53

CURRENT CHARGES

OUC Electric Service \$1,	727.25
Customer Ref: Neighborhood O1	
OUConvenient Lighting (05/09/23 - 06/08/23)	
Maintenance - Convenient 22 @ \$8.08	\$ 177.76
1,254,00 kWh @ \$0.03418 (Non-Fuel)	42.86
1,254.00 kWh @ \$0.05545 (Fuel)	69,53
(\$61.53 of your Fuel Cost is exempt from Municipal Ta	x)
Customer Ref: Neightborhood J 602869	
OUConvenient Lighting (05/09/23 - 06/08/23)	
Maintenance - Convenient 38 @ \$7.72	293,36
2.166,00 kWh @ \$0.03418 (Non-Fuel)	74.03
2,166.00 kWh @ \$0.05545 (Fuel)	120.10
(\$106.29 of your Fuel Cost is exempt from Municipal 1	ex)
Customer Ref: Neighborhood I	
OUConvenient Lighting (05/09/23 - 06/08/23)	
Maintenance - Convenient 54 @ \$8.08	436.32
3,078.00 kWh @ \$0.03418 (Non-Fuel)	105.21
3,078.00 kWh @ \$0.05545 (Fuel)	170.68
(\$151.04 of your Fuel Cost is exempt from Municipal	Tax)
Customer Ref: Neighborhood H2	- 70
OUConvenient Lighting (05/09/23 - 06/08/23)	
Maintenance - Convenient 18 @ \$8.08	145.44
1,026.00 kWh @ \$0.03418 (Non-Fuel)	35.07
1,026.00 kWh @ \$0.05545 (Fuel)	
(\$50.35 of your Fuel Cost is exempt from Municipal T	ex)
State of Florida Charges	\$17.28
Gross Receipts Tex	, \$17.28

06/08/23

ACCOUNT NUMBER

9899239921

PAGE 13 OF 33

SERVICE ADDRESS: 34001 FEATHERGRASS CT

HARMONY COMMUNITY DEV DISTRICT

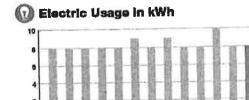
Subtotal

\$19.73

CURRENT CHARGES

OUC Electric Service	\$19.24	
Meter #: 6CD24560 - Service Charge	\$ 18.20	
Commercial Non-Demand Electric Rate (05/09/23 - 06/08/8 kWh @ \$0.06956 (Non-Fuel)	(23) 0.56	
8 kWh @ \$0.05982 (Fuel)	0.48	
(\$0.43 of your Fuel Cost is exempt from Municipal Tax,)	
State of Florida Charges	\$0.49	
Gross Receipts Tax	\$ 0.49	

E CURRENT



PREVIOUS

Meter Data

METER#: 6CD24560

CURRENT:

670 on 06/08/23

PREVIOUS:

662 on 05/09/23

TOTAL USAGE:

8 kWh

DAYS OF SERVICE: 30

AVERAGE THIS PERIOD LAST YEAR DAILY USAGE 0.27 kWh 0.28 kWh



2022

SERVICE ADDRESS: 7255 FIVE OAKS DR SWIM

HARMONY COMMUNITY DEV DISTRICT

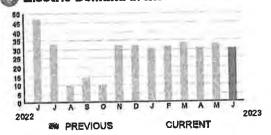
Subtotal)

\$997.03

CURRENT CHARGES

OUC Electric Service	5972.12
Meter #: 1ZR15702 - Service Charge	\$ 36.40
GSD Secondary Demand Electric Rate (05/09/23 - 06/	
Demand Charge 29.800 kW @ \$11.44	
7,120 kWh @ \$0.02372 (Non-Fuel)	
7,120 kWh @ \$0.05982 (Fuel)	
(\$380.49 of your Fuel Cost is exempt from Municipal	al Tax)
State of Florida Charges	\$24.91
Gross Receipts Tax	\$ 24.91

🔞 Electric Demand in kW



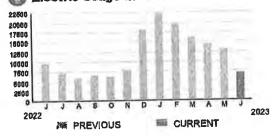
Meter Date

METER #: 1ZR15702

CURRENT: 0.745 on 05/10/23

MULTIPLIER: x40
TOTAL DEMAND: 29.8 kW
DAYS OF SERVICE: 30

🔞 Electric Usage in kWh



Meter Data

METER #: 1ZR15702

CURRENT: 43,910 on 06/08/23 PREVIOUS: 43,732 on 05/09/23

DIFFERENCE: 178 kWh
MULTIPLIER: x40
TOTAL USAGE: 7,120 kWh
DAYS OF SERVICE: 30

AVERAGE THIS PERIOD LAST YEAR 237.33 kWh 310.13 kWh

06/08/23

ACCOUNT NUMBER

9899239921

PAGE 15 OF 33

SERVICE ADDRESS: 7350 FIVE OAKS DR

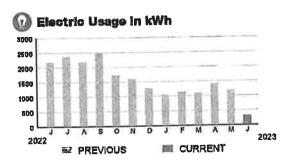
HARMONY COMMUNITY DEV DISTRICT

Subtotal)

\$66.31

CURRENT CHARGES

OUC Electric Service	\$64.65
Meter #: 5XD08429 - Service Charge	\$ 18.20
Commercial Non-Demand Electric Rate (05/09/23 - 06/08	
359 kWh @ \$0.06956 (Non-Fuel)	
359 kWh @ \$0.05982 (Fuel)	
(\$19.18 of your Fuel Cost is exempt from Municipal To	ax)
State of Florida Charges	\$1.66
Gross Receipts Tay	\$ 1,66



Meter Data

METER #: 5XD08429 CURRENT: 86,630 on 06/08/23

PREVIOUS: 86,271 on 05/09/23

TOTAL USAGE: 359 kWh DAYS OF SERVICE: 30







BILL DATE 06/08/23 **ACCOUNT NUMBER**

9899239921

SERVICE ADDRESS: 7600 FIVE OAKS DR IRG

PAGE 18 OF 33

HARMONY COMMUNITY DEV DISTRICT

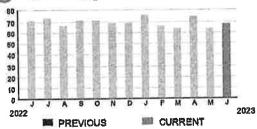
Subtotal)

\$27.58

CURRENT CHARGES

OUC Electric Service	\$26.87
Meter #: 5ZR21669 - Service Charge	\$ 18.20
Commercial Non-Demand Electric Rate (05/09/23 - 06/08/	23)
67 kWh @ \$0.06956 (Non-Fuel)	4.66
67 kWh @ \$0.05982 (Fuel)	4.01
(\$3.58 of your Fuel Cost is exempt from Municipal Tax)	
State of Florida Charges	\$0.69
Gross Receipts Tax	\$ 0.69





Meter Data

5ZR21669 METER #:

7,853 on 06/08/23 CURRENT:

7,786 on 05/09/23 PREVIOUS:

67 kWh TOTAL USAGE:

DAYS OF SERVICE: 30

AVERAGE DAILY USAGE LAST YEAR THIS PERIOD 2.23 kWh 2.29 kWh

06/08/23

ACCOUNT NUMBER

9899239921

PAGE 17 OF 33

SERVICE ADDRESS: 75501 FIVE OAKS DR

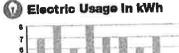
HARMONY COMMUNITY DEV DISTRICT

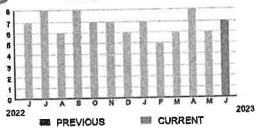
Subtotal)

\$19.60

CURRENT CHARGES

OUC Electric Service	\$19.11
Meter #: 6CD46493 - Service Charge	\$ 18.20 23)
7 kWh @ \$0.06956 (Non-Fuel)	0.49 0.42
State of Florida Charges	\$0.49
Gross Receipts Tax	\$ 0.49





Meter Data

BCD46493 METER #:

CURRENT:

511 on 06/08/23

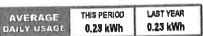
PREVIOUS:

504 on 05/09/23

TOTAL USAGE:

7 kWh

DAYS OF SERVICE:







06/08/23

ACCOUNT NUMBER

9899239921

PAGE 18 OF 33

SERVICE ADDRESS: 7124 HARMONY SQUARE DRIVE S POOL

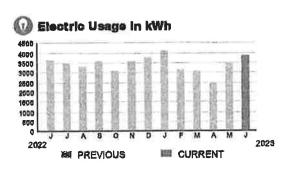
HARMONY COMMUNITY DEV DISTRICT

Subtotal

\$532.60

CURRENT CHARGES

OUC Electric Service	\$519.29
Meter #: 5CR88761 - Service Charge	\$ 18.20
Commercial Non-Demand Electric Rate (05/09/23 - 06/0	8/23)
3,873 kWh @ \$0.06956 (Non-Fuel)	. 269.41
3,873 kWh @ \$0.05982 (Fuel)	
(\$206.97 of your Fuel Cost is exempt from Municipal	Tax)
State of Florida Charges	\$13.31
Gross Receipts Tax	. \$ 13.31



Meter Data

METER #: 5CR88761

CURRENT: 42,733 on 06/08/23 PREVIOUS: 38,860 on 05/09/23

TOTAL USAGE: 3,873 kWh

DAYS OF SERVICE: 30

AVERAGE THIS PERIOD LAST YEAR 129.10 KWh 117.20 kWh

BILL DATE 06/08/23 ACCOUNT NUMBER

9899239921

SERVICE ADDRESS: 6900 E IRLO BRONSON MEMORIAL HWY ODD

PAGE 19 OF 33

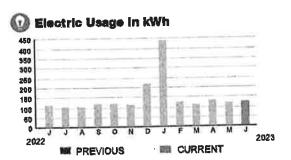
HARMONY COMMUNITY DEV DISTRICT

Subtotal)

\$35.38

CURRENT CHARGES

OUC Electric Service	\$34.50
Meter #: 5CD97805 - Service Charge	\$ 18,20
Commercial Non-Demand Electric Rate (05/09/23 - 06/08	/23)
126 kWh @ \$0.06956 (Non-Fuel)	8.76
126 kWh @ \$0.05982 (Fuel)	7.54
(\$6.73 of your Fuel Cost is exempt from Municipal Tex	
State of Florida Charges	\$0.88
Gross Receipts Tax	\$ 0.88



Motor Data

METER#:

5CD97805

CURRENT:

20,726 on 06/08/23

PREVIOUS: TOTAL USAGE: 20,600 on 05/09/23

DAYS OF SERVICE: 30

126 kWh

THIS PERIOD LAST YEAR AVERAGE DAILY USAGE 3,71 kWh 4.20 kWh





BILL DATE 06/08/23 ACCOUNT NUMBER

9899239921

SERVICE ADDRESS: 7000 E IRLO BRONSON MEMORIAL HWY UPL

PAGE 20 OF 33

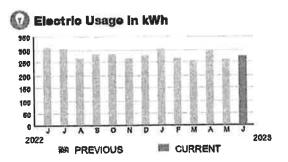
HARMONY COMMUNITY DEV DISTRICT

Subtotal)

\$54.89

CURRENT CHARGES

OUC Electric Service	\$53.52
Meter #: 5ZR21255 - Service Charge	\$ 18.20
Commercial Non-Demand Electric Rate (05/09/23 - 06/08	/23)
273 kWh @ \$0,06956 (Non-Fuel)	18.99
273 kWh @ \$0.05982 (Fuel)	16.33
(\$14.59 of your Fuel Cost is exempt from Municipal Te	x)
State of Florida Charges	\$1.37
Gross Receipts Tex	\$ 1.37



Motor Data

5ZR21255 METER #:

32,538 on 06/08/23 CURRENT:

32,265 on 05/09/23 PREVIOUS:

273 kWh TOTAL USAGE:

DAYS OF SERVICE: 30

AVERAGE DAILY USAGE THIS PERIOD LAST YEAR 9.10 kWh 10.06 kWh

9899239921

SERVICE ADDRESS: 7252 E IRLO BRONSON MEMORIAL HWY PK

HARMONY COMMUNITY DEV DISTRICT

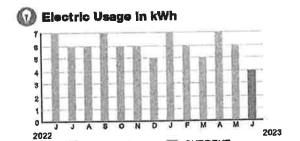
Subtotal

\$19.20

PAGE 21 OF 33

CURRENT CHARGES

OUC Electric Service	\$18.72
Meter #: 5CR49707 - Service Charge	\$ 18.20
Commercial Non-Demand Electric Rate (05/09/23 - 06/08/	23)
4 kWh @ \$0.06956 (Non-Fuel)	0.28
4 kWh @ \$0.05982 (Fuel)	0.24
(\$0.21 of your Fuel Cost is exempt from Municipal Tax)	ı
State of Florida Charges	\$0.48
Gross Receipts Tax	\$ 0.48



PREVIOUS

CURRENT

Motor Data

METER #: 5CR49707

675 on 06/08/23 CURRENT:

671 on 05/09/23 PREVIOUS:

4 kWh TOTAL USAGE:

DAYS OF SERVICE:

AVERAGE DAILY USAGE THIS PERIOD LAST YEAR 0.13 kWh 0.23 kWh



SERVICE ADDRESS: 7255 E IRLO BRONSON MEMORIAL HWY VL

HARMONY COMMUNITY DEV DISTRICT

Subtotal **\$7,834.87**

CURRENT CHARGES

OUC Electric Service	\$7,767.06
Customer Ref: Phase 2 Roadway	
OUConvenient Lighting (05/09/23 - 06/08/23)	
Maintenance - Convenient 55 @ \$6.75	\$ 371.25
2,145.00 kWh @ \$0.03418 (Non-Fuel)	
2,145,00 kWh @ \$0,05545 (Fuel)	
(\$105.26 of your Fuel Cost is exempt from Muni	
Customer Ref: Phase D1	
OUConvenient Lighting (05/09/23 - 06/08/23)	
Maintenance - Convenient 20 @ \$6.75	135.00
780.00 kWh @ \$0.03418 (Non-Fuel)	26.66
780.00 kWh @ \$0.05545 (Fuel)	
(\$38.27 of your Fuel Cost is exempt from Munic	ipal Tax)
Customer Ref: Neighborhood G	
OUConvenient Lighting (05/09/23 - 06/08/23)	
Maintenance - Convenient 90 @ \$6.75	607.50
3,510.00 kWh @ \$0.03418 (Non-Fuel)	
3,510.00 kWh @ \$0.05545 (Fuel)	194.63
(\$172.24 of your Fuel Cost is exempt from Mun	icipal Tax)
Customer Ref; Neighborhood H1	
OUConvenient Lighting (05/09/23 - 06/08/23)	
Maintenance - Convenient 36 @ \$7.06	254.16
1,404.00 kWh @ \$0.03418 (Non-Fuel)	
1,404,00 kWh @ \$0.05545 (Fuel)	77.85
(\$68.89 of your Fuel Cost is exempt from Munic	cipal Tax)
Customer Ref: Phase A-1	
OUConvenient Lighting (05/09/23 - 06/08/23)	
Maintenance - Convenient 62 @ \$6.75	418.50
2,418.00 kWh @ \$0.03418 (Non-Fuel)	82.65
2,418.00 kWh @ \$0.05545 (Fuel)	134.08
(\$118.65 of your Fuel Cost is exempt from Mur	nicipal Tax)
Customer Ref: Phase Town Center	
OUConvenient Lighting (05/09/23 - 06/08/23)	
Maintenance - Convenient 35 @ \$6.75	236.25
1,365.00 kWh @ \$0.03418 (Non-Fuel)	46.66
1,365.00 kWh @ \$0,05545 (Fuel)	75.69
(\$66.98 of your Fuel Cost is exempt from Mun	icipal Tax)
Customer Ref: Phase 3 Roadway	
OUConvenient Lighting (05/09/23 - 06/08/23)	*** **
Maintenance - Convenient 83 @ \$6.75	560.25
3,237,00 kWh @ \$0.03418 (Non-Fuel)	110.64
3,237.00 kWh @ \$0.05545 (Fuel)	179.49
(\$158.84 of your Fuel Cost is exempt from Mu	inicipai (ax)

PAGE 23 OF 33



SERVICE ADDRESS: 7255 E IRLO BRONSON MEMORIAL HWY VL

HARMONY COMMUNITY DEV DISTRICT

OUC Electric Service	(Continued)
Customer Ref: Original 243	
OUConvenient Lighting (05/09/23 - 06/08/23))
Maintenance - Convenient 243 @ \$6.75	
9,477.00 kWh @ \$0.03418 (Non-Fuel)	
9,477.00 kWh @ \$0.05545 (Fuel)	525.50
(\$465,04 of your Fuel Cost is exempt from	Municipal Tax)
Customer Ref: Neighborhood D2 & E	
OUConvenient Lighting (05/09/23 - 06/08/23	١
Maintenance - Convenient 76 @ \$6.75	,
2,964.00 kWh @ \$0.03418 (Non-Fuel)	
2,964.00 kWh @ \$0.05545 (Fuel)	
(\$145.44 of your Fuel Cost is exempt from	n Municipal Lux)
Customer Ref: Phase C2	
OUConvenient Lighting (05/09/23 - 06/08/23))
Maintenance - Convenient 57 @ \$6.75	
2,223.00 kWh @ \$0.03418 (Non-Fuel)	75.98
2,223,00 kWh @ \$0.05545 (Fuel)	123.27
(\$109.08 of your Fuel Cost is exempt from	m Municipal Tax)
State of Florida Charges	\$67.81
Gross Receipts Tax	\$ 67.81



BILL DATE **06/08/23**

ACCOUNT NUMBER

9899239921

PAGE 24 OF 33

SERVICE ADDRESS: 7255 E IRLO BRONSON MEMORIAL HWY ENTL

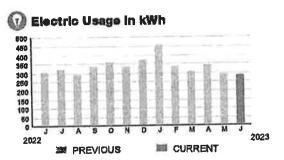
HARMONY COMMUNITY DEV DISTRICT

Subtotal)

\$56.61

CURRENT CHARGES

OUC Electric Service	\$55.20
Meter #: 5CD97826 - Service Charge	\$ 18.20
Commercial Non-Demand Electric Rate (05/09/23 - 06/08	/23)
286 kWh @ \$0.06956 (Non-Fuel)	19.89
286 kWh @ \$0.05982 (Fuel)	17.11
(\$15.28 of your Fuel Cost is exempt from Municipal Ta	x)
State of Florida Charges	\$1.41
Gross Receipts Tax	\$ 1.41



Meter Data

METER #: 5CD97828

CURRENT: 41,838 on 06/08/23

PREVIOUS: 41,552 on 05/09/23 TOTAL USAGE: 286 kWh

DAYS OF SERVICE: 30

AVERAGE THIS PERIOD LAST YEAR DAILY USAGE 9,53 kWh 9.94 kWh

BILL DATE **06/08/23**

ACCOUNT NUMBER

9899239921

SERVICE ADDRESS: 7255 E IRLO BRONSON MEMORIAL HWY TCTR

HARMONY COMMUNITY DEV DISTRICT

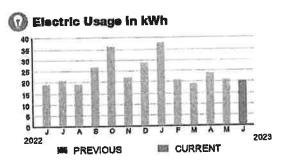
Subtotal)

\$21.32

PAGE 25 OF 33

CURRENT CHARGES

OUC Electric Service	\$20.79
Meter #: 5CR49720 - Service Charge	\$ 18.20
Commercial Non-Demand Electric Rate (05/09/23 - 06/08/	23)
20 kWh @ \$0.06956 (Non-Fuel)	1.39
20 kWh @ \$0.05982 (Fuel)	1.20
(\$1.07 of your Fuel Cost is exempt from Municipal Tex)	
State of Florida Charges	\$0.53
Gross Receipts Tax	\$ 0.53



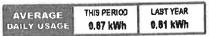
Meter Data

METER #: 5CR49720

CURRENT: 3,951 on 06/08/23

PREVIOUS: 3,931 on 05/09/23 TOTAL USAGE: 20 kWh

DAYS OF SERVICE: 30





SERVICE ADDRESS: 0 OXBOW CT

BILL DATE 06/08/23 ACCOUNT NUMBER

9899239921

PAGE 26 OF 33

HARMONY COMMUNITY DEV DISTRICT

Subtotal >

\$484.83

CURRENT CHARGES

OUC Electric Service	\$444.20
Customer Ref: WO 755832 Harmony Track K	
OUConvenient Lighting (05/09/23 - 06/08/23)	
Maintenance - Convenient 45 @ \$7.72	\$ 347.40
1,080,00 kWh @ \$0.03418 (Non-Fuel)	
1,080.00 kWh @ \$0.05545 (Fuel)	
(\$53,00 of your Fuel Cost is exempt from Municipal	
(\$00.00 of Aort t dot oper is everyby trout manifement	· uny
Osceola County Charges	\$3.70
	\$3.70
Osceola County Charges	\$3.70
Osceola County Charges Municipal Taxes	\$3.70 \$3.70 \$36.93
Osceola County Charges Municipal Taxes	\$3.70 \$3.70 \$36.93 \$2.48

BILL DATE

06/08/23

ACCOUNT NUMBER

9899239921

PAGE 27 OF 33

SERVICE ADDRESS: 3300 POND PINE RD

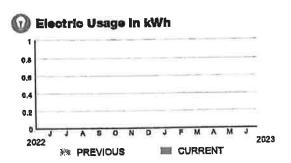
HARMONY COMMUNITY DEV DISTRICT

Subtotal)

\$18.67

CURRENT CHARGES

OUC Electric Service	\$18.20
Meter #: 5CR95090 - Service Charge	\$ 18.20
Commercial Non-Demand Electric Rate (05/09/23 - 06/08/	(23)
0 kWh @ \$0.06956 (Non-Fuel)	0.00
0 kWh @ \$0.05982 (Fuel)	0.00
State of Florida Charges	\$0.47
Gross Receipts Tax	\$ 0.47



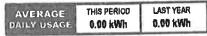
Meter Data

METER #: 5CR95090

CURRENT: 402 on 06/08/23 PREVIOUS: 402 on 05/09/23

TOTAL USAGE: 0 kWh

DAYS OF SERVICE: 30





BILL DATE 06/08/23 ACCOUNT NUMBER

9899239921

SERVICE ADDRESS: 3306 PRIMROSE WILLOW DR

PAGE 28 OF 33

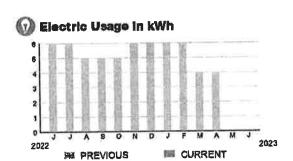
HARMONY COMMUNITY DEV DISTRICT

Subtotal)

\$18.67

CURRENT CHARGES

OUC Electric Service	\$18.20
Meter #: 5CR98422 - Service Charge	\$ 18.20 23)
0 kWh @ \$0.06956 (Non-Fuel)	0.00 0.00
State of Florida Charges	\$0.47
Gree Receipts Tay	\$ 0.47



Meter Data

5CR98422 METER #:

CURRENT: 645 on 08/08/23

645 on 05/09/23 PREVIOUS:

TOTAL USAGE:

0 kWh

DAYS OF SERVICE: 30

THIS PERIOD LAST YEAR AVERAGE DAILY USAGE 0.00 kWh 0.19 kWh

BILL DATE

06/08/23

ACCOUNT NUMBER

9899239921

PAGE 29 OF 33

SERVICE ADDRESS: 3317 PRIMROSE WILLOW DR

HARMONY COMMUNITY DEV DISTRICT

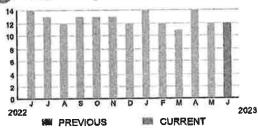
Subtotal >

\$20.26

CURRENT CHARGES

OUC Electric Service	\$19.75
Meter #: 5CR97294 - Service Charge	\$ 18.20
Commercial Non-Demand Electric Rate (05/09/23 - 06/08	3/23)
12 kWh @ \$0.06956 (Non-Fuel)	
12 kWh @ \$0,05982 (Fuel)	
(\$0.64 of your Fuel Cost is exempt from Municipal Tex	
State of Florida Charges	\$0.51
Gross Renaints Tay	\$ 0.51





Meter Data

METER #: 5CR97294

CURRENT: 1,767 on 06/08/23 PREVIOUS: 1,755 on 05/09/23

TOTAL USAGE: 12 kWh DAYS OF SERVICE: 30

AVERAGE THIS PERIOD LAST YEAR DAILY USAGE 0,45 kWh 0.45 kWh



SERVICE ADDRESS: 0 SCHOOLHOUSE RD

BILL DATE **06/08/23**

ACCOUNT NUMBER

9899239921

PAGE 30 OF 33

HARMONY COMMUNITY DEV DISTRICT

Subtotal >

\$256.64

CURRENT CHARGES

OUC Electric Service \$	\$254.67	
Customer Ref: Neighborhood F		
OUConvenient Lighting (05/09/23 - 06/08/23)		
Maintenance - Convenient 22 @ \$8.08	\$ 177.76	
858.00 kWh @ \$0.03418 (Non-Fuel)	29.33	
858,00 kWh @ \$0.05545 (Fuel)	47.58	
(\$42.10 of your Fuel Cost is exempt from Municipal Tax	()	
State of Florida Charges	\$1.97	
Gross Receipts Tay	\$ 1.97	

BILL DATE

06/08/23

ACCOUNT NUMBER

9899239921

PAGE 31 OF 33

SERVICE ADDRESS: 3300 SCHOOL HOUSE RD E1

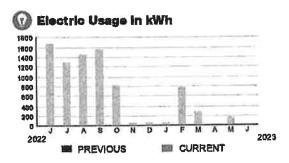
HARMONY COMMUNITY DEV DISTRICT

Subtotal

\$19.33

CURRENT CHARGES

OUC Electric Service	\$18.85
Meter #: 5CR94090 - Service Charge	\$ 18.20
Commercial Non-Demand Electric Rate (05/09/23 - 06/08/	(23)
5 kWh @ \$0.06956 (Non-Fuel)	0.35
5 kWh @ \$0.05982 (Fuel)	0.30
(\$0.27 of your Fuel Cost is exempt from Municipal Tax))
State of Florida Charges	\$0,48
Gross Receipts Tax	\$ 0.48



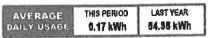
Moter Data

METER #: 5CR94090

CURRENT: 17,685 on 06/08/23 PREVIOUS: 17,680 on 05/09/23

TOTAL USAGE: 5 kWh

DAYS OF SERVICE: 30





BILL DATE 06/08/23 **ACCOUNT NUMBER**

9899239921

SERVICE ADDRESS: 3300 SCHOOL HOUSE RD E2

PAGE 32 OF 33

HARMONY COMMUNITY DEV DISTRICT

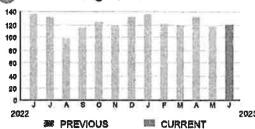
Subtotal)

\$34.46

CURRENT CHARGES

OUC Electric Service	\$33.60
Meter #: 5CR94089 - Service Charge	\$ 18.20
Commercial Non-Demand Electric Rate (05/09/23 - 06/08	/23)
119 kWh @ \$0.06956 (Non-Fuel)	8.28
119 kWh @ \$0.05982 (Fuel)	7.12
(\$6.36 of your Fuel Cost is exempt from Municipal Tax)
State of Florida Charges	\$0.86
Gross Receipts Tax.	\$ 0.86





Meter Data

METER #:

5CR94089

CURRENT:

9,490 on 06/08/23 9,371 on 05/09/23

PREVIOUS: TOTAL USAGE:

119 kWh

DAYS OF SERVICE: 30

AVERAGE DAILY USAGE THIS PERIOD LAST YEAR 3.97 kWh 4.42 kWh

BILL DATE

06/08/23

ACCOUNT NUMBER

9899239921

PAGE 33 OF 33

SERVICE ADDRESS: 3300 SCHOOL HOUSE RD E3

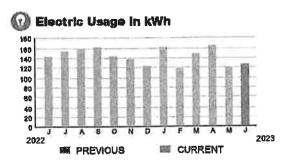
HARMONY COMMUNITY DEV DISTRICT

Subtotal)

\$35.52

CURRENT CHARGES

OUC Electric Service	\$34.63
Meter #: 5CR94091 - Service Charge	\$ 18.20
Commercial Non-Demand Electric Rate (05/09/23 - 06/08	/23)
127 kWh @ \$0.06956 (Non-Fuel)	8.83
127 kWh @ \$0.05982 (Fuel)	7.60
(\$6.79 of your Fuel Cost is exempt from Municipal Tax,)
State of Florida Charges	\$0.89
Grove Pagainte Tay	\$ 0.89



Meter Data

METER #: 5CR94091

CURRENT: 15,530 on 06/08/23 PREVIOUS: 15,403 on 05/09/23

TOTAL USAGE: 127 kWh

DAYS OF SERVICE: 30





CHECK REQUEST FORM

Date:	7/10/2023
From:	Lynn Hayes
District Name:	Harmony CDD
Please cut check from Acct. #: Invoice #:	RV Lot Revenues
Please issue a check to:	Paul Maldonado
Vendor Name:	
Vendor No.:	
Check amount:	\$428.00
Please code to:	RV Lot Revenues
Check Description/Reason:	Harmony RV Lot pro-rated refund.
Mailing instructions:	Please send by Fed Ex to Paul Maldonado at
	this mailing address. 7500 Castlewood Court
	Saint Cloud, FL 34773
Manager's Approval:	Lynn Hayes
Date:	7/10/2023

Prepared By: InfraMark. LLC

Report Date: 7/10/2023



"Practical Engineering Solutions"

Pegasus Engineering, LLC 301 West State Road 434, Suite 309 Winter Springs, Florida 32708 Phone 407-992-9160

TO:

Harmony Community Development District Inframark 210 North University Drive, Suite 702 Coral Springs, Florida 33071

INVOICE

Email invoices to: inframark@avidbill.com

INVOICE DATE: June 20, 202

INVOICE NO.: 226686

BILLING NO.: 1

FOR:

Harmony Community Development District Neighborhood C-1 and C-2 Milling and Resurfacing Project

Project No.: MSC-22055

Period of Service: thru 05/20/23

Authorization:		Construction Engineering and Inspection	(CEI)) Services
----------------	--	---	-------	------------

☐ Approved by the Community Development District on March 30, 2023

(Not-to-Exceed \$25,000.00).

Scope of Work: • During this billing period, CDM Smith performed construction engineering and inspection

services.

SUBCONSULTANT COSTS

CDM Smith

(Invoice No. 90179711, dated 06/02/23)

\$16,968.68

Sub-Total Subconsultant Costs

(Total Subconsultant Costs to Date \$16,968.68)

\$16,968.68

Amount Due This Invoice

\$ 16,968.68

Total Authorization

\$ 25,000.00

Total Amount Billed to Date

16,968.68

Balance Remaining

8,031.32



INVOICE

Please Remit To: CDM Smith Inc. PO Box 100902 Atlanta GA 30384-0902

2100 Riveredge Pkwy Sulte 1250 Atlanta GA 30328 Tel:+1404-720-1400

Pegasus 301 West State Road 434 Suite 309 Winter Springs FL 32708 Account Number:

000200418081

Wire Routing: Invoice Number:

011000138 90179711

Invoice Date:

90179711 02-JUN-2023

Project Number:

Number: 284296

Amount Due: \$16,968.68

Services from 4-17-2023 to 5-27-2023

For Professional Services Related to Harmony Community Development District CEI Neighborhoods C-1 and C-2 Roadway Rehabilitation

284296 - HARMONY COMMUNITY DEVELOPMENT

Description	Amount
Direct Labor	\$16,968.68
Other Direct Costs	\$0.00
Outside Professionals	\$0.00
Fee	\$0.00
Events	\$0.00
Retainage	\$0.00
Total Due	\$16,968.68

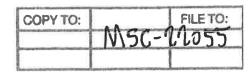
Description	Amount
Previously Invoiced	\$0.00
Invoiced ITD	\$16,968.68
Fee ITD	\$0.00
Total Contract Amount	\$24,994.91
Balance Remaining	\$8,026.23
Percent Complete	67.89%
Retainage to Date	\$0.00

Aging Sum		Outstanding	Current	1 to 30 Days	31 to 60 Days	61 to 90 Days	Over 90 Days
Invoice #	Inv Date	Outstanding					#0.00
90179711	02-JUN-2023	\$16,968.68	\$16,968.68	\$0.00	\$0.00	\$0.00	\$0.00
30110111		The first the case of the first		40.00	60.00	\$0.00	\$0.00
	Total Due	\$16, 968 .68	\$16,968.68	\$0.00	\$0.00	\$0.00	φυ.υ



JHN 0 2 2023

PEGASUS ENGINEERING, LLC





301 West State Road 434

Winter Springs FL 32708

2100 Riveredge Pkwy Suite 1250 Atlanta GA 30328 Tel:+1404-720-1400

Pegasus

Suite 309

INVOICE

Please Remit To: CDM Smith Inc. PO Box 100902 Atlanta GA 30384-0902

Account Number:

000200418081

Wire Routing: Invoice Number: 011000138 90179711

Project Number:

Invoice Date: 02-JUN-2023 284296

Amount Due: \$16,968.68

Services from 4-17-2023 to 5-27-2023

For Professional Services Related to Harmony Community Development District CEI Neighborhoods C-1 and C-2 Roadway Rehabilitation

284296 - HARMONY COMMUNITY DEVELOPMENT

Employee	Billing Title	Hours	Rate	Total Cost
Jeffrey Lynch	SR. INSPECTOR	134.00	\$104.35	\$13,982.90
Michael Herrera	PROJECT ADMINISTRATOR	21.00	\$142.18	\$2,985.78
Subtotal Direct Labor		155.00		\$16,968.68
Total Direct Labor		10.000000000000000000000000000000000000		\$16,968.68

\$16,968.68 Total

Amount Due \$16,968.68

1		OF MEETING
2	HARMONY COMMUNIT	Y DEVELOPMENT DISTRICT
3 4	The regular meeting of the Board o	f Supervisors of the Harmony Community
5	Development District was held Thursday, M	farch 30, 2023, at 6:00 p.m. at the Jones Model
6	Home, 3285 Songbird Circle, Saint Cloud, I	FL 34773.
7		
8	Present and constituting a quorum were:	
9	Teresa Kramer	Chair
10	Kerul Kassel	Assistant Secretary
11	Mr. Leet	Supervisor
12 13	Joellyn Phillips	Supervisor
14	Also present, either in person or via Zoom V	Video Communications, were:
15	Angel Montagna	District Manager: Inframark
16	Wesley Haber	District Attorney: Kutak Rock (Zoom)
17	David Hamstra	District Engineer: Pegasus Engineering
18	Brett Perez	Director of Area Field Services: Inframark
19	Mr. Castillo	Field Manager: Inframark
20 21	Residents and Members of the Public	
22	This is not a certified or verhatim tran	script but rather represents the context of the
23	meeting. The full meeting recording is availa	able in audio format upon request. Contact the
24	District Office for any related costs for an a	
25		
26		O-U.A- O-d-word Boll O-U
27	FIRST ORDER OF BUSINESS Ms. Kramer called the meeting to order	Call to Order and Roll Call
28	_	
29	Ms. Kramer called the roll and indicated	I a quorum was present for the meeting.
30 31 32	SECOND ORDER OF BUSINESS The next item on our agenda is audien	Audience Comments ce comments and this is a chance for anyone
33		tes of comments to the Board. It is not a back
34	•	Soard of your comments, concerns or ideas. So,
35	we will now open that up to anyone here in	
36	·	ve, just information, a few times I have called
37		1 18 wheelers being parked on the streets of
38	• •	ls. One time the officer came, and he knew the
39	rules, he wrote a citation, I guess. The other	er time, the second time, the officer called me
40	and wanted to ask me what he should do abo	out it. I explained to him what the County code
41		id look it up and said you learn something new
42	every day, thank you for the information. H	le said one thing that would help maybe is our

Harmony CDD March 30, 2023, meeting

1692

1693

1694

1695

16961697

1698

1699

17011702

1703

1704

1705 1706

1707 1708 1709

1710

17111712

1713

1714

1715

1716

1717

1718

1719

1720

1721

1722

1723

1724

1725

1726

Mr. Leet stated do we just arbitrarily say three months is where we are going to decide or can it just be, since it is a six-month project, maybe see if at the end of two months see if there is an opportunity or if we can go another month.

Mr. Hamstra stated it is going to be like our contract, you get notified when we get close to running out and do a change order. If the inspector comes back and said these guys are doing a great job, you know we will see if we can ratchet it down. But I cannot have their inspectors just on a whim because they have to budget the time to do other inspections.

- Ms. Kramer stated ok, so we are talking \$25,000.00 do I hear a second?
- 1700 Ms. Phillips stated I will second.
 - Ms. Kramer have a motion in a second any further discussion?

Ms. Kassel made a MOTION to approve a not to exceed amount of \$25,000.00 for an inspector to oversee the paving project.

Ms. Phillips seconded the motion.

Motion passed unanimously.

C. District Counsel Report

i. Attorney Charge Review

Mr. Haber stated so there is a memo included in the agenda package. I do not want to spend a lot of time essentially reading the memo. It looks like it is from February, so I am assuming the Board has had an opportunity to review and we are certainly well aware of the Board's concerns with respect to attorney's fees. To the extent that I have anything to add to the memo, one I wanted to just point out quickly and this was already addressed at the top of the meeting but there was an error in that one invoice that the two were sent and got paid, obviously that was entirely a mistake and have refunded the amounts, the higher amounts. The intent was, we reviewed the invoice and lowered it by I think by about approximately \$1,000.00. So, just wanted to make clear that there was certainly never any intent to double bill the District for the same work, we would never do that. As I mentioned, we share the same concern with respect to the fees, we realize that the District is paying a lot and and we by no means want the District to be blowing through the attorney fee line item in the budget. While we want to make sure that your legal issues are being handled appropriately, we want to do it as economically as possible. We know that you had prior legal counsel that you were not fully satisfied with and reviewing your records it looked like there were a number of issues that needed to be addressed and a number of time



Pegasus Engineering, LLC 301 West State Road 434, Suite 309 Winter Springs, Florida 32708 Phone 407-992-9160

TO:

Harmony Community Development District Inframark 210 North University Drive, Suite 702 Coral Springs, Florida 33071

INVOICE

Email invoices to: inframark@avidbill.com

INVOICE DATE: June 20, 2023

INVOICE NO.: 226684

BILLING NO.: 7

FOR:

Harmony Community Development District FY 2022 / 2023 District Engineer Services

Project No.: MSC-22055

Period of Service: 04/23/23 – 05/20/23

Authorization: Letter Proposal dated September 9, 2022 (Hourly Not-to-Exceed \$60,000.00).

Approved by the Community Development District on October 6, 2022.

Scope of Work:

- The week of April 23, 2023, Pegasus Engineering (David Hamstra) coordinated with CCI and Greg Teague regarding responses to the C-1 and C-2 allegations; prepared for and attended the CDD Meeting on 04/27/23; and coordinated with Greg Teague on 04/28/23 regarding Billy's Trail, the Community Maintenance Facility, and C-1 & C-2 project. [10.0 hrs]
- The week of April 23, 2023, Pegasus Engineering (Greg Teague) Neighborhoods C-1 and C-2 Road Rehabilitation => revised and transmitted a response to Request for Information (RFI) #1 (trench drain); prepared a response addressing the construction concerns related to the concrete ribbon curb; coordinated with CCI (Jeff Sendelbach and Joel Saslo) regarding the current construction schedule; and transmitted review comments for Pay Application #1. [7.0 hrs]
- The week of April 23, 2023, Pegasus Engineering (Beth Whikehart) researched historical permit data for "cleaner" versions of the conservation area maps. [1.5 hrs]
- The week of April 30, 2023, Pegasus Engineering (Greg Teague) Neighborhoods C-1 and C-2 Road Rehabilitation => reviewed the revised Pay Application #1 and submitted for payment; coordinated with David Hamstra and CCI (Jeff Sendelbach) regarding the asphalt cross-slope criteria; coordinated with CCI (Jeff Sendelbach) regarding the asphalt driving restrictions; Billy's Trail => prepared Survey Request #1 for David Hamstra's review; Community Maintenance Facility => coordinated with Inframark (Brett Perez) regarding the site plan requirements; and began reviewing the Osceola County Land Development Code and determining the site plan criteria. [8.0 hrs]
- The week of April 30, 2023, Pegasus Engineering (David hamstra) coordinated with Greg Teague regarding the C-1 and C-2 project, Billy's Trail, and the Community Maintenance Facility; and coordinated with Inframark regarding Pay Request #1 for CCI. [2.0 hrs]
- The week of April 30, 2023, Pegasus Engineering (Priscilla Villanueva) requested a Design Ticket. [2.0 hrs]

- The week of May 7, 2023, Pegasus Engineering (David Hamstra) continued to coordinate
 with Inframark, CDM Smith, CCI, and Greg Teague regarding the C-1 and C-2 project; and
 participated in a Teams Meeting with Greg Teague on 05/11/23 regarding the Preliminary
 Site Plan associated with the Community Maintenance Facility and Survey Request #1 for
 Billy's Trail. [2.5 hrs]
- The week of May 7, 2023, Pegasus Engineering (Greg Teague) Neighborhoods C-1 and C-2
 Road Rehabilitation => coordinated with David Hamstra regarding the post-construction
 photographs of the water ponding areas; Billy's Trail => finalized and transmitted Survey
 Request #1 to Johnston's Surveying; and Community Maintenance Facility => prepared a
 preliminary Paving, Grading and Drainage Plan for Alternative #1. [27.5 hrs]
- The week of May 14, 2023, Pegasus Engineering (David Hamstra) coordinated with Linnie
 Hunt to revise and resubmit the Subconsultant Agreement to CDM Smith on 05/17/23;
 prepared and issued an email to CCI, CDM Smith, and Inframark regarding the Substantial
 Completion Punch-List for the Neighborhood C-1 and C-2 on-site meeting; and prepared
 for and attended the Neighborhood C-1 and C-2 Substantial Completion Meeting on
 05/19/23. [6.0 hrs]
- The week of May 14, 2023, Pegasus Engineering (Greg Teague) Neighborhoods C-1 and C-2 => coordinated with CCI (Jeff Sendelbach) and David Hamstra regarding the substantial completion inspection; Community Maintenance Facility => began preparing a second preliminary Paving, Grading and Drainage plan with access from Five Oaks Drive. [11.5 hrs]

LABOR COSTS

Sr. Project Manager, Hamstra, P.E. Sr. Project Engineer, Teague, P.E. Project Engineer, Whikehart, P.E. Word Processor/Clerical, Villanueva	20.5 hrs 54.0 hrs 1.5 hrs 4.0 hrs 80.0 hrs	@ @ @	\$ \$ \$	195.00/hr 180.00/hr 150.00/hr 80.00/hr	= = =	\$ \$ \$	3,997.50 9,720.00 225.00 320.00
Sub-Total Labor Costs (Total Labor Costs to Dat	:e \$49,200.00)					\$	14,262.50
OTHER DIRECT COSTS							
In-house plots, prints, and copies Travel expenses						\$ \$	229.70 79.51
Sub-Total Other Direct Co (Total Other Direct Costs		J.55)				\$	309.21

Invoice No. 226684/Billing No. 7 June 20, 2023 Page 3 Project No. MSC-22055

SUBCONSULTANT COSTS

None this billing period \$ 0.00

Sub-Total Subconsultant Costs \$ 0.00 (Total Subconsultant Costs to Date \$794.50)

Amount Due This Invoice \$ 14,571.71

Total Authorization \$ 60,000.00

Total Amount Billed to Date \$ 51,479.05

Balance Remaining \$ 8,520.95



Invoice

Date Invoice #

7/13/2023 101295645157

1707 Townhurst Dr Houston TX 77043 800-858-POOL (7665) www.poolsure.com

Bill To Harmony Com Development District 210 North University Dr. Pompano Beach FL 33071

Terms	Net 20
Due Date	8/2/2023
PO #	
Job Date	7/10/2023
Job Location	Harmony Splash Pad IWF -Site
FL License #	CPC1458768
Customer#	10HAR152
Quote #	
Ship To	3300 Schoolhouse Rd St Cloud FL 34773

Regulated by The Florida Department of Business & Professional Regulation- 2601 N Blair Stone Rd, Tallahassee, FL 32399 - 850-487-1395 website: www.myfloridalicense.com

LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees.C: 00804308 W: 00485946

Item ID Description Quantity Units Rate And Poolsure Tech Call Poolsure Tech Call - Repaired hole in bleach feed line. Not enough back pressure to 1 ea 99.00	00.00
Poolsure Tech Call Poolsure Tech Call - Repaired hole in bleach feed line. Not enough back pressure to backfeed. Bleach is aged from the splash pad being down. Recommendation: Empty bleach tank, then call for delivery.	99.00

Subtotal 99.00 0.00 Shipping Cost (FEDEX GROUND) Total 99.00

\$99.00 **Amount Due**

Remittance Slip

Customer 10HAR152 Invoice # 101295645157 **Amount Due**

\$99.00

Amount Paid

Make Checks Payable To





1707 Townhurst Dr. Houston TX 77043 (800) 858-POOL (7665) www.poolsure.com

Invoice

Date

7/1/2023

Invoice #

101295644144

Terms	Net 20	
Due Date	7/21/2023	
PO#		

Bill To	Ship To	
Harmony CDD 210 North University Dr. Pompano Beach FL 33071	Harmony Splash Pad IWF 3300 Schoolhouse Rd St Cloud FL 34773	

item ID	Description	Qty	Units	Amount
WM-CONTROLLER LEASE	Water Management Controller Lease	1	ea	35.00

Total 35.00 Amount Due \$35.00

Remittance Slip

Customer 10HAR152 **Invoice #** 101295644144 Amount Due

\$35.00

Amount Paid

Make Checks Payable To





1707 Townhurst Dr. Houston TX 77043 (800) 858-POOL (7665) www.poolsure.com

Invoice

Date

7/1/2023

Invoice #

101295644143

Terms	Net 20	
Due Date	7/21/2023	
PO #		

Bill To	Ship To	
Harmony Com Development District 210 North University Drive Pompano Beach FL 33071	Harmony Ashley Park 7124 S Harmony Square Drive Harmony FL 34773	

Item ID	Description	Qty	Units	Amount
WM-CONTROLLER LEASE	Water Management Controller Lease	1	ea	35.00
WM-XPC Upgrade	XPC System Upgrade	1	ea	25.00
WM-Wireless Communication Charge	XPC Communication Fee	1	ea	0.00

Total 60.00 Amount Due \$60.00

Remittance Slip

Customer 10HAR151 **Invoice #** 101295644143 Amount Due

\$60.00

Amount Paid

Make Checks Payable To





Invoice

Date Invoice # 6/27/2023 101295644669

1707 Townhurst Dr Houston TX 77043 ar@poolsure.com 800-858-POOL (7665) www.poolsure.com

Bill To

Harmony Com Development District 210 North University Drive Pompano Beach FL 33071

Terms	Net 20
Due Date	7/17/2023
PO#	
Delivery Ticket #	Sales Order #1081575
Delivery Date	6/26/2023
Delivery Location	Ashley Park - Pool
Customer#	10HAR151
AZ License #	#331721

Ship To

Harmony Ashley Park 7124 S Harmony Square Drive Harmony FL 34773

LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees.

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	225	gal	2.85	641.25

Shipping Cost (FEDEX GROUND) 0.00 641.25 Total 641.25

Amount Due \$641.25

Remittance Slip

Customer 10HAR151 **Invoice #** 101295644669 **Amount Due**

\$641.25

Amount Paid

Make Checks Payable To





Invoice

Date Invoice # 6/27/2023 101295644684

1707 Townhurst Dr Houston TX 77043 ar@poolsure.com 800-858-POOL (7665) www.poolsure.com

Harmony CDD 210 North University Drive Coral Springs FL 33071

Terms	Net 20
Due Date	7/17/2023
PO #	
Delivery Ticket #	Sales Order #1081573
Delivery Date	6/26/2023
Delivery Location	Harmony Swim Club - Main Pool
Customer #	10HAR150
AZ License #	#331721

Ship To Swim Club Harmony CDD 7255 Five Oaks Drive

LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees.

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	160	gal	2.85	456.00
115-300	Bleach Minibulk Delivered	5	gal	2.85	14.25
	0				
	- 1				

Shipping Cost (FEDEX GROUND) 0.00 Total 470.25

Amount Due \$470.25

Remittance Slip

Customer 10HAR150 Invoice # 101295644684 Amount Due Amount Paid \$470.25

Amount Faid

Make Checks Payable To



CHECK REQUEST FORM

Date:	7/10/2023	
From:	Lynn Hayes	
District Name:	Harmony CDD	
Please cut check from Acct. #: Invoice #:	RV Lot Revenues	
Please issue a check to:	Ronald Collins	
Vendor Name:		
Vendor No.:		
Check amount:	\$235.84	
Please code to:	RV Lot Revenues	
Check Description/Reason:	Harmony RV Lot pro-rated refund.	
Mailing instructions:	Please send by Fed Ex to Ronald Collins at this mailing address.	
	3416 Middlebrook Place	
	Harmony, FL 34773	
Manager's Approval:	Lynn Hayes	
Date:	7/10/2023	

Prepared By: InfraMark. LLC

Report Date: 7/10/2023

CHECK REQUEST FORM

Date:	7/10/2023
From:	Lynn Hayes
District Name:	Harmony CDD
Please cut check from Acct. #: Invoice #:	RV Lot Revenues
Please issue a check to:	Robert Lillie
Vendor Name:	
Vendor No.:	
Check amount:	\$160.50
Please code to:	RV Lot Revenues
Check Description/Reason:	Harmony RV Lot pro-rated refund.
Mailing instructions:	Please send by Fed Ex to Robert Lillie at this mailing address. 3241 Songbird Circle
	Harmony, FL 34773
Manager's Approval:	Lynn Hayes
Date:	7/10/2023

Prepared By: InfraMark. LLC

Report Date: 7/10/2023



Advertising Proposal

Customer ID: 9915 Contract #: 7326

Contract Date: 6/19/2023

ADVERTISER

Christine Gargaro-Fissell HARMONY CDD Inframark Management 210 N UNIVERSITY DR # 702 CORAL SPRINGS, FL 33071 954-753-5841 christine.gargaro@inframark.com

AD AGENCY

PUBLISHER

Osceola News Gazette 222 Church Street Kissimmee, FL 34741 Office: 407-846-7600

Rep: Osceola House

Rep Ph:

Rep Eml: abc@gmail.com

Publication	Issue	Year	Ad Size	Net
Osceola News Gazette	06/29/2023	2023	Ad	\$647.24

Total:			\$647.24

Thank you for your business!

Authorized Signature for HARMONY CDD

Date



Customer ID: 9915

BILL TO:

Christine Gargaro-Fissell HARMONY CDD Inframark Management 210 N UNIVERSITY DR # 702 CORAL SPRINGS, FL 33071

aroundosceola.com

Balance Due	Amount Enclosed
\$412,16	

Date	Transaction		Amount	Balance
Date		1 V 2003 2004 Buh (Occools Nous	\$412,16	\$412.16
6/29/2023	INV #2023-20706	Ad Notes: Public Hearing for budget for Fiscal Yr 2023-2024 Pub.; Osceola News Gazette issue: 06/29/2023 Year: 2023 Ad Size: Ad Color: Gross: \$412.16 Net: \$412.16 Amount: \$412.16		

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	91-120 Days Past Due	120 Days Past Due	Open Invoices
\$412.16	\$0.00	\$0,00	\$0,00	\$0.00	\$0.00	\$412.16

PLEASE MAKE NOTE OF OUR NEW ADDRESS

Question about your bill or account? Please email accounting@osceolanewsgazette.com or call 407-846-7600.

Please make check payable to: Osceola News Gazette

REMIT TO: Osceola News Gazette 222 Church Street Kissimmee, Florida 34741

Sunshades Awning Co Inc

2893 Blg Sky Blvd Kissimmee, FL 34744 (407) 935-9115 diana@sunshadesofcentralflorida.com www.sunshadesofcentraiflorida.com



INVOICE

BILL TO Harmony CDD 210 North Universty Drive Suite 702 Coral Springs, FL 33071

SHIP TO 3366 Schoolhouse Rd. Saint Cloud - Harmony INVOICE DATE **TERMS**

21440 05/11/2023 Due on receipt

SALES REP Aaron Hagemeister

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Recover	Recover existing gazebo Strip and dispose of existing material Custom fabricated Serge Ferrari vinyl cover in Tennis Green Bottom: 6 panels - 15' x 84" Top: 6 panels at 9' x 8'		7,750.00	7,750.00
		Quote includes cost of material, labor for fabrication, installation and tax			
		Balance due upon completion			
Contact Sunshade	es Awning Co Inc to pay.	PAYMENT			3,100.00

2.5 % surcharge on all credit card transactions Electrical work NOT included

BALANCE DUE

\$4,650.00

CHECK REQUEST FORM

Date:	7/10/2023
From:	Lynn Hayes
District Name:	Harmony CDD
Please cut check from Acct. #: Invoice #:	RV Lot Revenues
Please issue a check to:	Tim Flowers
Vendor Name:	
Vendor No.:	
Check amount:	\$256.80
Please code to:	RV Lot Revenues
Check Description/Reason:	Harmony RV Lot pro-rated refund.
Mailing instructions:	Please send by Fed Ex to Tim Flowers at this mailing address.
	3317 Bracken Fern Drive
	Harmony, FL 34773
Manager's Approval:	Lynn Hayes
Date:	7/10/2023

Prepared By: InfraMark. LLC

Report Date: 7/10/2023

ARMONY CDD				1.1
OHO WATER AUTHORITY	VENDOR # 58			
ATE	07/18/23			
VOICE NUMBER	071823-8389 ACH	1 3 3		
			05/19/2	23-06/19/23
			ACH	07/18/23
	TOHO	Service Type		
ccount Number	SERVICE ADDRESS	Reclaimed	\$	3,096.86
01525420-000948250	7500 five Oaks Drive Rolm - 06/06/21-METER switch ou	Reclaimed	\$	1,635.64
01525420-000948380	0 Bracken Fern Drive Park	Reclaimed	\$	141.86
01525420-000774910	7124 S. Harmony Square Drive PoolCbna	water/waste/reclaimed	\$	1,004.57
001525420-000944380	0 Five Oaks Drive RM	Reclaimed	\$	2,442.52
001525420-000784380		Reclaimed	\$	311.09
01525420-001125108	3200 Schoolhouse Road Rm Evn Blk	Reclaimed	\$	2,193.38
001525420-000903760	6900 E. Irio Bronson Mem Hwy	water/waste	\$	118.72
001525420-000790300	7255 Five Oaks Drive Caban	Reclaimed	\$	133.78
001525420-000774960	0 Alley Neighborhood ParkC	Reclaimed	\$	129.12
001525420-000774950	0 Pond Pine Road Park	Reclaimed	\$	181.97
001525420-000774940	7036 Button Bush Loop ParkB	Reclaimed	\$	228.89
001525420-000790680	7255 Five Oaks Dr. Reclm	Reclaimed	\$	378.92
001525420-000784410	0 Cat Brier Trail Park		\$	959.90
001525420-000855740	0 Schoolhouse & Cupseed Road	Reclaimed	\$	882.20
001525420-000933910	6900 Five Oaks Drive Blk Odd	Reclaimed	\$	3,388.84
001525420-000784440	0 Harmony Square Drive Ent W	Reclaimed	\$	83.18
001525420-000785210	0 Five Oaks Drive RM	Reclaimed	\$	1,403.35
001525420-000933920	3300 Schoolhouse Road Rclm Blk	Reclaimed	\$	1,495.26
001525420-000784430	0 Harmony Square Drive West	Reclaimed	\$	15.18
001525420-000790670	7255 Five Oaks Drive Showr	water	\$	157.98
001525420-000790660	7255 Five Oaks Drive Pool	water	\$	1,363.79
001525420-001262780	6900 E. Irlo Bronson Mem Hwy Blk Odd	Reclaimed	\$	126.66
001525420-000774980	0 Primrose Willow Drive Park	Reclaimed	\$	15.96
001525420-000774990	7014 Button Bush Loop Park	Reclaimed	\$	13.42
001525420-000774920	0 button Bush Loop ParkB	Reclaimed	\$	788.0
001525420-000775000	0 Catbrier & Bracken Fern	water/waste/reclaimed	\$	-
001525420-000784420	0 Harmony Square Drive West	Reclaimed	\$	1,006.8
001525420-000812210	3300 Schoolhouse Road Rm	Reclaimed	\$	137.0
001525420-000819280	3300 Schoolhouse Road Park	water/waste	\$	45.8
001525420-000846710	0 Harmony Sq Dr & 192	Reclaimed	\$	1,165.5
001525420-000784390	0 Schoolhouse Road Park	Reclaimed	\$	1,650.3
001525420-033035419	7500 A Even Five Oaks Drive	Reclaimed	\$	
001525420-033058389	3400 Feather Drive Blk Even	Reclaimed	\$	1,541.3
001525420-033141279	3100 Songbird Circle Odd Block	Reclaimed	\$	28,238.0
001,543021.53903.5000	001.543021.53903.5000		-	



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

HARMONY COMM DEV DISTRICT

Service Address: 7300 FIVE OAKS DRIVE RCLM Account Number: Past Due Amount:

Current Charges:

001525420-000948250

\$1,595.35

\$1,501.51 \$3,096.86 Total Amount Due:

Customer Service: (8am - 5pm) 407-944-5000

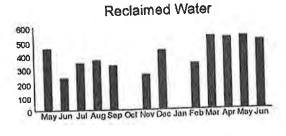
1	7	•
	i	ī
ы	ľ	

Meter	Number	Previous Mete	er Reading	Current Mete	er Reading	Water
Number Days	Date	Reading	Date	Reading	Usag€	
61099658	31	05/19/2023	77316	06/19/2023	77815	499

\$1,595.35 Previous Balance \$1,595.35 Balance Forward

Current Transaction(s) \$1,479.84 Reclaimed Usage \$21.67 Reclaimed Base Charge \$1,501.51 **Current Transaction Total**

\$3,096.86 **Total Amount Due**



Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

Account Number 001525420-000948250 Past due balances are subject to immediate interruption of service.

	Current	Charges	Total Amount
Past Due Due Now	Amount Due by 07/18/23	Late Charge after 07/18/23	Due
\$1,595.35	\$1,501.51	\$75.08	\$3,096.86

Please Remit to

TOHO WATER AUTHORITY PO BOX 30527 TAMPA, FL 33630-3527

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 317 1 MB 0.528

արկելվովուիցներաիվիկիկոսցներիկրեսկու



HARMONY COMM DEV DISTRICT 210 N UNIVERSITY DR STE 702 CORAL SPRINGS FL 33071-7320





HARMONY COMM DEV DISTRICT

Service Address: 7500 FIVE OAKS DRIVE RCLM Account Number: Past Due Amount:

Current Charges:

Total Amount Due:

001525420-000948380

\$774.81 \$860.83

\$860.83 \$1,635.64

Customer Service: (8am - 5pm) 407-944-5000

184	4
-	-
æ	=
800	j,
×	×
:2	-

Meter Number		Previous Meter Reading		Current Mete	Water	
Number	of Days	Date	Reading	Date	Reading	Usage
21008656	31	05/19/2023	6915	06/19/2023	7196	281

Previous Balance \$774.81

Balance Forward \$774.81

Current Transaction(s)

Reclaimed Usage

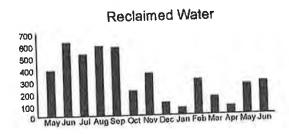
Reclaimed Base Charge

Current Transaction Total

\$839.16
\$21.67
\$860.83

Total Amount Due

\$1,635.64



Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 318 1 MB 0.528

ուրգըա<u>լի բանականի արև ար</u>արուրի իր



HARMONY COMM DEV DISTRICT 210 N UNIVERSITY DR STE 702 CORAL SPRINGS FL 33071-7320 Account Number 001525420-000948380

Past due balances are subject to immediate interruption of service.

	Current	Charges	Total Amount
Past Due Due Now	Amount Due by 07/18/23	Late Charge after 07/18/23	Due
\$774.81	\$860.83	\$43.04	\$1,635.64

Please Remit to





HARMONY COMM DEV DISTRICT

Service Address: O BRACKEN FERN DRIVE PARK Account Number: Past Due Amount: **Current Charges:**

Total Amount Due:

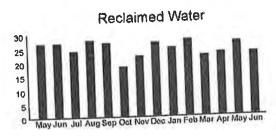
001525420-000774910

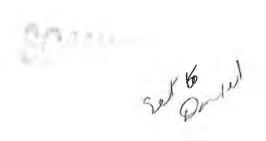
\$77.30 \$64.56 \$141.86

Customer Service: (8am - 5pm) 407-944-5000

i	á	
	Э	ı
1		ä
ě	ż	
ě	4	ı,

Motor	Meter Number Previous Meter Reading		Current Mete	Current Meter Reading		
Namper	of Days	Date	Reading	Date	Reading	Usage
14035860	31	05/19/2023	1690	06/19/2023	1713	23
	vieus Pol	ance			\$77.30	
	vious Bal I ance Fo i				\$77.30	
	Reclaime	nsaction(s) ed Usage ed Base Charge		-	\$56.58 \$7.98 \$64.56	
	Reclaime	d Usage		-	\$7.98	





Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

Amount **Past Due** Due **Amount Due** Late Charge after 07/18/23 by 07/18/23 **Due Now** \$141.86 \$5.00 \$64.56 \$77.30 Please Remit to

Account Number 001525420-000774910

Past due balances are subject to immediate

interruption of service.

Current Charges

TOHO WATER AUTHORITY

PO BOX 30527 TAMPA, FL 33630-3527 արդարանական արարարարի արդարարություն

****AUTO**MIXED AADC 300 T:2 / P:1 / S: 291 1 MB 0,528

<u> Կիրի Որդովիր փիրի հիսկեր հիսկության արև իրի հի</u>



HARMONY COMM DEV DISTRICT 210 N UNIVERSITY DR STE 702 CORAL SPRINGS FL 33071-7320

Total



HARMONY COMM DEV DISTRICT

Account Number:
Past Due Amount:
Current Charges:
Total Amount Due:

001525420-000944380

\$310.96 \$693.61 \$1,004.57

Service Address: 7124 S HARMONY SQUARE DRIVE POOLCBNA

MADIAY I		Number Previous Meter Reading		Current Mete	Water	
Number	of Days	Date	Reading	Date	Reading	Usage
72940814	31	05/19/2023	1343	06/19/2023	1394	51
18010172	31	05/19/2023	2765	06/19/2023	2812	47

Previous Balance	\$310.96
Balance Forward	\$310.96

Current Transaction(s)	
Water Base Charge	\$12.28
Water Usage	\$107.10
Reclaimed Usage	\$156.93
Reclaimed Base Charge	\$21.67
Wastewater Base Charge	\$36.59
Wastewater Usage	\$359.04
Current Transaction Total	\$693.61

Total Amount Due \$1,004.57

1		100					
	III II						
	11 19	W 18		ter III	111 -	. tot .	_ 0
	10 H		10	N N	11 1		9 1
	18 18		- 0	10.10	-11-1	I W I	N N
	10 10	祖居	H	v Dec Ja	B 0		9.4

Customer Service: (8am - 5pm) 407-944-5000

Water

60
80
40
30
20
10
May Jun Jul Aug Sep Oct Nov Doc Jan Feb Mar Apr May Jun

Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com Account Number 001525420-000944380

Past due balances are subject to immediate interruption of service.

D 4 D	Current	Charges	Total Amount
Past Due Due Now	Amount Due by 07/18/23	Late Charge after 07/18/23	Due
\$310.96	\$693.61	\$34.68	\$1,004.57

Please Remit to

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 316 1 MB 0.528

ելիոլինիայինիսվեցիիիինիայինիայինինի







HARMONY COMM DEV DISTRICT

Service Address: 0 FIVE OAKS DRIVE RM Account Number:
Past Due Amount:

Current Charges:

Total Amount Due:

001525420-000784380 e4 450 88

\$1,150.88 \$1,291.64

\$1,291.64 \$2,442.52

Customer Service: (8am - 5pm) 407-944-5000

-
7:
N.

Meter Number		Previous Meter Reading		Current Meter Reading		Water
Number	of Days	Date	Reading	Date	Reading	Usage
62723517	31	05/19/2023	3632	06/19/2023	4037	405
	vious Bal lance Fo			_	1,150.88 1,150.88	

Current Transaction(s)

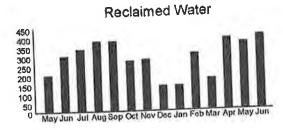
Reclaimed Usage
Reclaimed Base Charge

Current Transaction Total

\$1,250.05
\$41.59
\$41.59

Total Amount Due

\$2,442.52



Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

****AUTO**MIXED AADC 300 T:2 / P:1 / S: 299 1 MB 0.528

վՍավելոյենորկյեններույլ(Գիլերիըկըննիկթել)



HARMONY COMM DEV DISTRICT 210 N UNIVERSITY DR STE 702 CORAL SPRINGS FL 33071-7320 Account Number 001525420-000784380

Past due balances are subject to immediate interruption of service.

	Mediahaha		
	Current	Total Amount	
Past Due Due Now	Amount Due by 07/18/23	Late Charge after 07/18/23	Due
\$1,150.88	\$1,291.64	\$64.58	\$2,442.52

Please Remit to

TOHO WATER AUTHORITY PO BOX 30527 TAMPA, FL 33630-3527 որկորդիրիիիիիի արևարկութիրիիիի







Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

HARMONY COMM DEV DISTRICT

Account Number: Past Due Amount: 001525420-001125108

\$286.96 \$24.13

Current Charges: \$311.09

Service Address: **Total Amount Due:**

3200 SCHOOLHOUSE ROAD RM EVN

Meter	Number of	Previous Mete	er Reading	Current Mete	er Reading	Water
Number	Days	Date	Reading	Date	Reading	Usage
18006897	31	05/19/2023	20468	06/19/2023	20469	1

\$286.96 Previous Balance \$286.96 **Balance Forward**

Current Transaction(s) \$2.46 Reclaimed Usage \$21.67 Reclaimed Base Charge \$24.13 **Current Transaction Total**

\$311.09 **Total Amount Due**

Reclaimed Water 900 800 700 600 500 400 300 200 100 May Jun Jul Aug Sop Oct Nov Dec Jan Feb Mar Apr May Jun

Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

Account Number 001525420-001125108 Past due balances are subject to immediate interruption of service.

	Current	Charges	Total Amount
Past Due Due Now	Amount Due by 07/18/23	Late Charge after 07/18/23	Due
\$286.96	\$24.13	\$5.00	\$311.09

Please Remit to

TOHO WATER AUTHORITY PO BOX 30527 TAMPA, FL 33630-3527 - փիկի-ԱգոփՈւկանարականին փիկ

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 322 1 MB 0.528

թիս[[եկոդելի[ժով]]]]]]]իիրըըկկիցոյեկիլիլութե









HARMONY COMM DEV DISTRICT

Service Address: 6900 E IRLO BRONSON MEM HWY Account Number: Past Due Amount:

Current Charges:

Total Amount Due:

001525420-000903760

\$1,032.73

\$1,160.65 \$2,193.38

Customer Service: (8am - 5pm) 407-944-5000

	•	ú	٩	-	
v	P.	w	ı.		
A	и	9	v	8	
ж	м	9	п	=	
		-	υ	С	

Meter	Number	Previous Meter Reading		Current Mete	urrent Meter Reading	
Number	Days	Date	Reading	Date	Reading	Usage
65150354	31	05/19/2023	39205	06/19/2023	39668	463

Previous Balance	\$1,032.73
Balance Forward	\$1,032.73

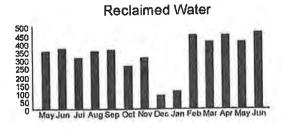
Current Transaction(s)

Reclaimed Usage \$1,138.98

Reclaimed Base Charge \$21.67

Current Transaction Total \$1,160.65

Total Amount Due \$2,193.38



Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

Past due balances are subject to immediate interruption of service.

Account Number 001525420-000903760

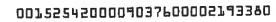
	Current	Current Charges		
Past Due Due Now	Amount Due by 07/18/23	Late Charge after 07/18/23	Amount Due	
\$1,032.73	\$1,160.65	\$58.03	\$2,193.38	

Please Remit to

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 313 1 MB 0.528

նիուկիլիկիսիությիլիկիսինուրկիսիկիկիկիկի









HARMONY COMM DEV DISTRICT

Service Address: 7255 FIVE OAKS DRIVE CABAN Account Number: Past Due Amount:

Current Charges:

Total Amount Due:

001525420-000790300 \$31.94

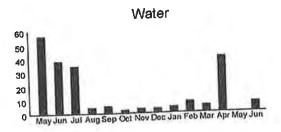
\$31.94 \$86.78

\$86.78 \$118.72

Customer Service; (8am - 5pm) 407-944-5000

۹	×	ı	٠
d	N	١	Ē
Ç	ď	u	Ė
i	ř	ď	ä
ı	в	۵	c

Meter	Number	Previous Mete	er Reading	Current Mete	er Reading	Water
Number	of Days	Date	Reading	Date	Reading	Usage
17006879	31	05/19/2023	370	06/19/2023	377	7
Para	vious Bal	2200			\$31.94	
	lance Fo				\$31.94	
Cu	Water Ba Water Us Wastewa	nsaction(s) ase Charge sage ater Base Charg ater Usage	je		\$6.54 \$14.70 \$16.26 \$49.28	
Cı		insaction Tota	I		\$86.78	



Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 305 1 MB 0.528

կիկվիկիվոկվիկիկիկիկիկորոկուկուկիրիկիկով



HARMONY COMM DEV DISTRICT 210 N UNIVERSITY DR STE 702 CORAL SPRINGS FL 33071-7320 Account Number 001525420-000790300

Past due balances are subject to immediate Interruption of service.

	Current	Total	
Past Due Due Now	Amount Due by 07/18/23	Late Charge after 07/18/23	Amount Due
\$31.94	\$86.78	\$5.00	\$118.72

Please Remit to





HARMONY COMM DEV DISTRICT

Service Address: 0 ALLEY NEIGHBORHOOD PARKC Account Number: Past Due Amount:

Current Charges: Total Amount Due: 001525420-000774960

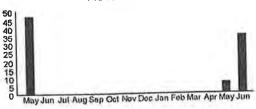
\$25.20 \$108.58 \$133.78

Customer Service: (8am - 5pm) 407-944-5000

W	*
w	10
200	=
25	Æ
44	œ
200	×

Meter	Number	Previous Mete	er Reading	Current Mete	er Reading	Water
Number	of Days	Date	Reading	Date	Reading	Usage
14035850	31	05/19/2023	1969	06/19/2023	2004	35
Pre	vious Bali	ance			\$25.20	
	ance For				\$25.20	
Cu		nsaction(s)			\$100.60	
	Reclaime	d Usage d Base Charge			\$7.98	
Cu		nsaction Total			\$108.58	
	otal Amoi				133.78	





Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

*****AUTO**MIXED AADO 300 T:2 / P:1 / S: 295 1 MB 0.528

տվերևիկութիկնիկիրիիրիկութվակին



HARMONY COMM DEV DISTRICT 210 N UNIVERSITY DR STE 702 CORAL SPRINGS FL 33071-7320 Account Number 001525420-000774960

Past due balances are subject to immediate interruption of service.

5 4Bus	Current	Charges	Total Amount
Past Due Due Now	Amount Due by 07/18/23	Late Charge after 07/18/23	Due
\$25.20	\$108.58	\$5.43	\$133.78

Please Remit to





HARMONY COMM DEV DISTRICT

Service Address: 0 POND PINE ROAD PARK Account Number:

Past Due Amount: Current Charges: Total Amount Due: 001525420-000774950

\$67.02 \$62.10

\$62.10 \$129.12

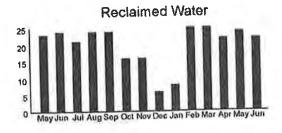
Customer Service: (8am - 5pm) 407-944-5000 Meter Numbe

Meter	Number	Previous Mete	er Reading	Current Mete	er Reading	Water
Number	of Days	Date	Reading	Date	Reading	Usage
51858298	31	05/19/2023	3353	06/19/2023	3375	22

Previous Balance	\$67.02
Balance Forward	\$67.02

Current Transaction(s) Reclaimed Usage Reclaimed Base Charge	\$54.12 \$7.98
Current Transaction Total	\$62.10

Total Amount Due \$129.12



Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com Account Number 001525420-000774950

Past due balances are subject to immediate interruption of service.

	Current Charges Total		Total
Past Due Due Now	Amount Due by 07/18/23	Late Charge after 07/18/23	Due
\$67.02	\$62.10	\$5.00	\$129.12

Please Remit to

TOHO WATER AUTHORITY PO BOX 30527 TAMPA, FL 33630-3527 որրրովիրի իրիկի իրունարին իրիկի

****AUTO**MIXED AADC 300 T:2 / P:1 / S: 294 1 MB 0.528

որը իրկարգորություն և հրանակություն հրանակո



HARMONY COMM DEV DISTRICT 210 N UNIVERSITY DR STE 702 CORAL SPRINGS FL 33071-7320

001525420000774950000012912&





HARMONY COMM DEV DISTRICT

Service Address: 7036 BUTTON BUSH LOOP PARKB **Account Number:**

Past Due Amount: **Current Charges:** Total Amount Due: 001525420-000774940

\$89.03 \$92.94

\$181.97

Customer Service: (8am - 5pm) 407-944-5000

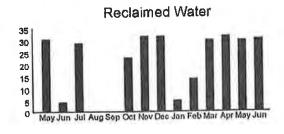
Plant.	
V 4	
2.00	

Meter	Number of	Previous Mete	er Reading	Current Mete	er Reading	Water
Number	Days	Date	Reading	Date	Reading	Usage
51991853	31	05/19/2023	5311	06/19/2023	5342	31

Previous Balance	\$89.03
Balance Forward	\$89.03
Current Transaction(s)	

Current Transaction(s)	
Reclaimed Usage	\$84.96
Reclaimed Base Charge	\$7.98
Current Transaction Total	\$92.94

\$181.97 **Total Amount Due**



Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

Account Number 001525420-000774940 Past due balances are subject to immediate interruption of service.

D A D	Current	Charges	Total Amount
Past Due Due Now	Amount Due by 07/18/23	Late Charge after 07/18/23	Due
\$89.03	\$92.94	\$5.00	\$181.97

Please Remit to

TOHO WATER AUTHORITY PO BOX 30527 TAMPA, FL 33630-3527

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 293 1 MB 0.528

դիովըիկինիունիինունինությունինումիկիրիներ







HARMONY COMM DEV DISTRICT

Service Address: 7255 FIVE OAKS DRIVE RECLM Account Number:

001525420-000790680 \$124.22

Past Due Amount: \$104.67 **Current Charges:** \$228.89 Total Amount Due:

Customer Service: (8am - 5pm) 407-944-5000

N.	i	Э	٧.
-	٩	١.	
	7		ж.

Meter	Number	Previous Mete	er Reading	Current Mete	er Reading	Water
Number	of Days	Date	Reading	Date	Reading	Usage
52168456	31	05/19/2023	6063	06/19/2023	6097	34

\$124.22 Previous Balance \$124.22 Balance Forward

Current Transaction(s) \$96.69 Reclaimed Usage \$7.98 Reclaimed Base Charge \$104.67 **Current Transaction Total**

\$228.89 **Total Amount Due**

Reclaimed Water 60 70 60 50 40 30 20 10

Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

Account Number 001525420-000790680 Past due balances are subject to immediate interruption of service.

	Total Amount		
Past Due Due Now	Amount Due by 07/18/23	Late Charge after 07/18/23	Due
\$124.22	\$104.67	\$5.23	\$228.89

Please Remit to

TOHO WATER AUTHORITY PO BOX 30527 TAMPA, FL 33630-3527 - արդի-իրիական արգրարին արդիրական հարարական արդարական արդարական արդարական արդարան արդարան արդարան արդարան արդա

*****AUTO**MIXED AADC 300 T2 / P:1 / 5; 308 1 MB 0.528

եղելեկինիիյեւվյլնիիիեւիլկննիրուեւկրեկիի







HARMONY COMM DEV DISTRICT

Service Address: 0 CAT BRIER PARK Account Number:

Past Due Amount: Current Charges: Total Amount Due: 001525420-000784410

\$105.82 \$273.10 \$378.92

Customer Service: (8am - 5pm) 407-944-5000

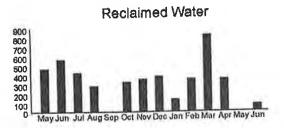
ħ.	œ
	ыс
r	
Е	_

Meter	Number	Previous Mete	Reading Current Mete		er Reading	Water
Number	of Days	Date	Reading	Date	Reading	Usage
62751435	31	05/19/2023	94092	06/19/2023	94177	85

Previous Balance	\$105.82
Balance Forward	\$105.82

Current Transaction(s)
Reclaimed Usage \$209.10
Reclaimed Base Charge \$64.00
Current Transaction Total \$273.10

Total Amount Due \$378.92



Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com Account Number 001525420-000784410

Past due balances are subject to immediate interruption of service.

	Current	Total Amount	
Past Due Due Now	Amount Due by 07/18/23	Late Charge after 07/18/23	Due
\$105.82	\$273.10	\$13.66	\$378.92

Please Remit to

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 301 1 MB 0.528







Customer Service: (8am - 5pm) 407-944-5000

HARMONY COMM DEV DISTRICT

Account Number: Past Due Amount:

001525420-000855740 \$415.05

\$959.90

\$544.85

Current Charges: Service Address:

Total Amount Due: 0 SCHOOLHOUSE & CUPSEED ROAD

Meter	Number of	Previous Mete	Previous Meter Reading Current Meter Rea		er Reading		
Number	Days	Date	Reading	Date	Reading	Usage	
68934780	31	05/19/2023	24420	06/19/2023	24555	135	

\$415.05 **Previous Balance** \$415.05 **Balance Forward**

Current Transaction(s) \$523.18 Reclaimed Usage \$21.67 Reclaimed Base Charge **Current Transaction Total** \$544.85

\$959.90 **Total Amount Due**

Reclaimed Water 200 160 160 140 120 100 80 60 40 20 May Jun Jul Aug Sep Oct Nov Dec Jan

Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

Account Number 001525420-000855740 Past due balances are subject to immediate interruption of service.

	Current	Current Charges	
Past Due Due Now	Amount Due by 07/18/23	Late Charge after 07/18/23	Amount Due
\$415.05	\$544.85	\$27.24	\$959.90

Please Remit to

TOHO WATER AUTHORITY PO BOX 30527 TAMPA, FL 33630-3527 արկար հանակարարակարի հետևիրի հանակարարության և

****AUTO**MIXED AADC 300 T:2 / P:1 / S: 312 1 MB 0.528

լկոյիրերոյլնենիիկնրակննոյիցնինորոն









Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

HARMONY COMM DEV DISTRICT

Service Address:

Meter

Number

60720859

Account Number:

Past Due Amount:

001525420-000933910

27305

\$417.73 \$464.47 \$882.20

180

6900 FIVE OAKS DRIVE RM

Number

of

Days

31

Current Charges:
Total Amount Due:

27125

Previous Me	eter Reading	Current Me	eter Reading	Water
Date	Reading	Date	Reading	Usage

06/19/2023

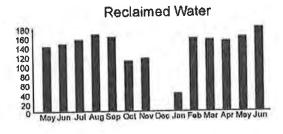
\$417.73 Previous Balance \$417.73 **Balance Forward**

Current Transaction(s)

05/19/2023

\$442.80 Reclaimed Usage \$21.67 Reclaimed Base Charge \$464.47 **Current Transaction Total**

\$882.20 **Total Amount Due**



Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

Account Number 001525420-000933910 Past due balances are subject to immediate interruption of service.

David David	Current	Current Charges		
Past Due Due Now	Amount Due by 07/18/23	Late Charge after 07/18/23	Amount Due	
\$417.73	\$464.47	\$23,22	\$882.20	

Please Remit to

TOHO WATER AUTHORITY PO BOX 30527 TAMPA, FL 33630-3527

*****AUTO**MIXED AADC 300 T;2 / P;1 / S; 314 1 MB 0.528



HARMONY COMM DEV DISTRICT 210 N UNIVERSITY DR STE 702 CORAL SPRINGS FL 33071-7320





Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

HARMONY COMM DEV DISTRICT

Service Address: **0 HARMONY SQUARE DRIVE W** Account Number:

Past Due Amount: **Current Charges:**

Total Amount Due:

001525420-000784440

\$2,011,13

\$1,377.71 \$3,388.84

Meter	Number	Previous Meter Reading		Current Meter Reading		Water
Number	Days	Date	Reading	Date	Reading	Usage
19420047	31	05/19/2023	7108	06/19/2023	7599	491

Previous Balance \$2,011.13 **Balance Forward** \$2,011.13

Current Transaction(s)

Reclaimed Usage \$1,313.71 Reclaimed Base Charge \$64.00 **Current Transaction Total** \$1,377.71

Total Amount Due \$3,388.84

Reclaimed Water 700 600 500 400 300 200 100 May Jun Jul Aug Sup Oct Nov Doc Jan Feb Mar Apr May Jun

Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527

Tampa, Florida, 33630-3527 www.tohowater.com

Account Number 001525420-000784440 Past due balances are subject to immediate Interruption of service.

Past Due	Current	Current Charges		
Due Now	Amount Due by 07/18/23	Late Charge after 07/18/23	Amount Due	
\$2,011.13	\$1,377.71	\$68.89	\$3,388.84	

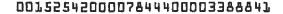
Please Remit to

TOHO WATER AUTHORITY PO BOX 30527 TAMPA, FL 33630-3527

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 303 1 MB 0.528

արվելիորդի կանակին անկին անհանգին անակություն









HARMONY COMM DEV DISTRICT

Service Address: O FIVE OAKS DRIVE RM Account Number:

Current Charges:

Total Amount Due:

Past Due Amount:

001525420-000785210

\$41.59

\$41.59 \$83.18

Customer Ser	vice: (8am -	5pm) 407-944-5000	

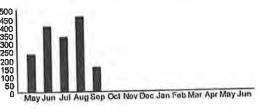
Meter	Number of			Current Mete	er Reading	Water
Number	Days	Date	Reading	Date	Reading	Usage
62644053	31	05/19/2023	4000	06/19/2023	4000	0

\$41.59 Previous Balance \$41.59 **Balance Forward**

Current Transaction(s) \$41.59 Reclaimed Base Charge \$41.59 **Current Transaction Total**

\$83.18 **Total Amount Due**

Reclaimed Water



Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

Account Number 001525420-000785210 Past due balances are subject to immediate interruption of service.

D 4500	Current	Current Charges			
Past Due Due Now	Amount Due by 07/18/23	Late Charge after 07/18/23	Amount Due		
\$41.59	\$41.59	\$5.00	\$83.18		

Please Remit to

TOHO WATER AUTHORITY PO BOX 30527 TAMPA, FL 33630-3527

*****AUTO**MIXED AADC 300 T:2 / P:1 / 8; 304 1 MB 0.528









Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com HARMONY COMM DEV DISTRICT

Account Number:

Past Due Amount: Current Charges: Total Amount Due: 001525420-000933920

\$668.44 \$734.91

\$734.91 \$1,403.35

527 Service Address: 3300 SCHOOLHOUSE ROAD RCLM BLK

Meter	Number of	Previous Mete	er Reading	Current Mete	er Reading	Water
Number	Days	Date	Reading	Date	Reading	Usage
18001587	31	05/19/2023	4081	06/19/2023	4345	264

Previous Balance	\$668.44
Balance Forward	\$668.44

Current Transaction(s)

Reclaimed Usage \$713.24
Reclaimed Base Charge \$21.67

Current Transaction Total \$734.91

Total Amount Due \$1,403.35

Reclaimed Water

Reclaimed Water

May Jun Jul Aug Sop Oct Nov Dec Jen Feb Mar Apr May Jun

Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com Account Number 001525420-000933920
Past due balances are subject to immediate interruption of service.

Dood Due	Current	Total Amount	
Past Due Due Now	Amount Due by 07/18/23	Late Charge after 07/18/23	Due
\$668.44	\$734.91	\$36.75	\$1,403.35

Please Remit to

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 315 1 MB 0.528

հղալիեցարնելիկարնեւկարներից կարթարկարի անկանակ









Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com HARMONY COMM DEV DISTRICT

Service Address: 0 HARMONY SQUARE DRIVE W Account Number:
Past Due Amount:

Current Charges:

Total Amount Due:

001525420-000784430

\$1,091.78

\$403.48 \$1,495.26

Number **Current Meter Reading** Previous Meter Reading Water Meter of Usage Number Days Reading Date Reading Date 05/19/2023 49436 06/19/2023 49574 138 62751434 31

Previous Balance \$1,091.78

Balance Forward \$1,091.78

Current Transaction(s)

Reclaimed Usage \$339.48

Reclaimed Base Charge \$64.00

Current Transaction Total \$403.48

Total Amount Due \$1,495.26

Reclaimed Water

5000
4500
4500
35500
3000
2500
1500
1500
May Jun Jul Aug Sop Oct Nov Dac Jan Feb Mar Apr May Jun

Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 302 1 MB 0.528

ւթյամի<u>ըընթիրիի</u> անհետերանի ինդականի հայարա

襚

HARMONY COMM DEV DISTRICT 210 N UNIVERSITY DR STE 702 CORAL SPRINGS FL 33071-7320 Account Number 001525420-000784430

Past due balances are subject to immediate interruption of service.

	Current	Charges	Total
Past Due Due Now	Amount Due by 07/18/23	Late Charge after 07/18/23	Amount Due
\$1,091.78	\$403.48	\$20.17	\$1,495.26

Please Remit to

TOHO WATER AUTHORITY PO BOX 30527 TAMPA, FL 33630-3527 օփիկի վերի վերի կերևերի անդանական հերի և





HARMONY COMM DEV DISTRICT

Service Address: 7255 FIVE OAKS DRIVE SHOWR Account Number: Past Due Amount:

Current Charges:

Total Amount Due:

001525420-000790670

\$6.54

\$8.64 \$15.18

Customer Service: (8am - 5pm) 407-944-5000

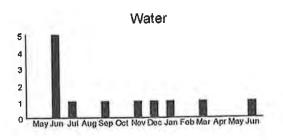
ï	М	٧	٧	۰	
١	ü		۲.	:	
ď	v	ľ	ı	=	
b	6	ú	ø	G	
ī,	×		c.	×	
в	×	,,,	ч	×	
н	ч	•	•		

Meter	Number of	Previous Mete	er Reading	Current Mete	er Reading	Water
Number	Days	Date	Reading	Date	Reading	Usage
21017675	31	05/19/2023	5	06/19/2023	6	1

Previous Balance	\$6.54
Balance Forward	\$6.54

Current Transaction(s) \$6.54 Water Base Charge \$2.10 Water Usage **Current Transaction Total** \$8.64

\$15.18 **Total Amount Due**



Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

Account Number 001525420-000790670 Past due balances are subject to immediate Interruption of service.

Dank Dan	Current	Charges	Total Amount
Past Due Due Now	Amount Due by 07/18/23	Late Charge after 07/18/23	Due
\$6.54	\$8.64	\$5.00	\$15.18

Please Remit to

TOHO WATER AUTHORITY PO BOX 30527 TAMPA, FL 33630-3527

****AUTO**MIXED AADC 300 T:2 / P:1 / S: 307 1 MB 0.528

<u> Արդիրաինին Արկինին Արկինինին անքինին</u>







HARMONY COMM DEV DISTRICT

Service Address: 7255 FIVE OAKS DRIVE POOL Account Number:

001525420-000790660 Past Due Amount:

\$157.98

\$67.44

\$90.54 \$157.98

Current Charges: Total Amount Due:

Customer Service: (8am - 5pm) 407-944-5000

44
3
8
c

Meter	Number of	Previous Mete	er Reading	Current Mete	er Reading	Water
Number	Days	Date	Reading	Date	Reading	Usage
19001670	31	05/19/2023	1543	06/19/2023	1583	40

Previous Balance	\$67.44
Balance Forward	\$67.44
Current Transaction(s)	
Water Base Charge	\$6.54

\$84.00 Water Usage \$90.54 **Current Transaction Total**

Total Amount Due

Water

Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 306 1 MB 0.528

#ԷԱԿԻՄՖԻՄՈՎԻՐ|[գցյալութ||դերԱւյլ|||ՄՈՍՈՐ||ԻՐ||

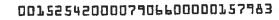
HARMONY COMM DEV DISTRICT 210 N UNIVERSITY DR STE 702 CORAL SPRINGS FL 33071-7320

Account Number 001525420-000790660 Past due balances are subject to immediate interruption of service.

Past Due Due Now	Current	Charges	Total
	Amount Due by 07/18/23	Late Charge after 07/18/23	Amount Due
\$67.44	\$90.54	\$5.00	\$157.98

Please Remit to

TOHO WATER AUTHORITY PO BOX 30527 TAMPA, FL 33630-3527







HARMONY COMM DEV DISTRICT

Service Address: 6900 E IRLO BRONSON MEM HWY **BLK ODD**

Account Number: Past Due Amount: **Current Charges:**

Total Amount Due:

001525420-001262780

\$631.75 \$732.04

\$1,363.79

Customer Service: (8am - 5pm) 407-944-5000

- 2
-
ж,

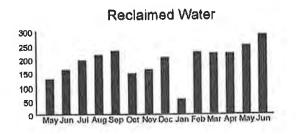
Meter	Number	Previous Mete	er Reading	Current Mete	er Reading	Water
Number	Days	Date	Reading	Date	Reading	Usage
21008654	31	05/19/2023	3795	06/19/2023	4082	287

Previous Balance	<u>\$631.75</u>
Balance Forward	\$631.75

Current Transaction(s)

Reclaimed Usage \$710.37 \$21.67 Reclaimed Base Charge **Current Transaction Total** \$732.04

\$1,363.79 **Total Amount Due**



Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

Account Number 001525420-001262780 Past due balances are subject to immediate interruption of service.

D 4 D	Current	Charges	Total Amount
Past Due Due Now	Amount Due by 07/18/23	Late Charge after 07/18/23	Due
\$631.75	\$732.04	\$36.60	\$1,363.79

Please Remit to

TOHO WATER AUTHORITY PO BOX 30527 TAMPA, FL 33630-3527

*****AUTO**MIXED AADC 300 T:2 / P:1 / S; 323 1 MB 0.528

- Ռուդյիսցի «Ալելիցըինի հղիոգովունիրըին դմիի վախինը









HARMONY COMM DEV DISTRICT

Service Address: **O PRIMROSE WILLOW DRIVE PARK** Account Number:

Past Due Amount: **Current Charges:**

Total Amount Due:

001525420-000774980

\$67.02

\$59.64 \$126.66

Customer Service: (8am - 5pm) 407-944-5000

	N	12
ō	υŘ	Е
35	L.	-83
59	Э	۲.
3	4	×

Meter Number	Previous Meter Reading		Current Meter Reading		Water	
Number	Days	Date	Reading	Date	Reading	Usage
15000757	27	05/23/2023	1622	06/19/2023	1643	21

\$67.02 Previous Balance \$67.02 **Balance Forward**

Current Transaction(s)

\$51.66 Reclaimed Usage \$7.98 Reclaimed Base Charge **Current Transaction Total** \$59.84

\$126.66 **Total Amount Due**

Reclaimed Water 120 100 80 60 40 20

Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

Account Number 001525420-000774980 Past due balances are subject to immediate interruption of service.

D4 Dra	Current	Current Charges		
Past Due Due Now	Amount Due by 07/18/23	Late Charge after 07/18/23	Amount Due	
\$67.02	\$59.64	\$5.00	\$126.66	

Please Remit to

TOHO WATER AUTHORITY

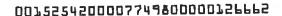
PO BOX 30527 TAMPA, FL 33630-3527

- արդուլության արդարարության արդուլության ա

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 296 1 MB 0.528

րել[[իմբորկ]երԱկ][ԱՈՒ]եկիդիԱԱկիրըիդկիրև









HARMONY COMM DEV DISTRICT

Service Address: 7014 BUTTON BUSH LOOP PARK Account Number: Past Due Amount: 001525420-000774990

\$7.98

\$7.98 **Current Charges:** \$15.96 Total Amount Due:

Customer Service: (8am - 5pm) 407-944-5000

Meter	Number of	Previous Mete	er Reading	Current Mete	er Reading	Water
Number	Days	Date	Reading	Date	Reading	Usage
52059774	31	05/19/2023	4339	06/19/2023	4339	0

\$7.98 Previous Balance \$7.98 **Balance Forward**

Current Transaction(s) \$7.98 Reclaimed Base Charge \$7.98 **Current Transaction Total**

\$15.96 **Total Amount Due**

Reclaimed Water

May Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May Jun

Toho Water

Please return this portion with your payment - Do not send cash through the mail.

Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

Account Number 001525420-000774990 Past due balances are subject to immediate interruption of service.

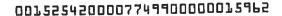
	Current	Charges	Total Amount
Past Due Due Now	Amount Due by 07/18/23	Late Charge after 07/18/23	Due
\$7.98	\$7.98	\$5.00	\$15.96

Please Remit to

TOHO WATER AUTHORITY PO BOX 30527 TAMPA, FL 33630-3527

*****AUTO**MIXED AADC 300 T;2 / P;1 / S; 297 1 MB 0.528

իդիննորկերիթիկին արևութինինիկիրիկիրիանի







HARMONY COMM DEV DISTRICT

Service Address: 0 BUTTON BUSH LOOP PARKB Account Number: Past Due Amount:

Current Charges:

Total Amount Due:

001525420-000//4920

\$13.42

\$6.71 \$6.71

\$13.42

Customer Service: (8am - 5pm) 407-944-5000

				L
		١	h	č
		9	j	Ľ
î	ì	5	į	Š
ı	H	а	ч	b

N		Number	Previous Meter Reading		Current Meter Reading		Water
	Meter Number	of Days	Date	Reading	Date	Reading	Usage
	15006579	31	05/19/2023	2549	06/19/2023	2550	1
						\$6.71	
		vious Bal lance Fo				\$6.71	
	Cu	rrent Tra	nsaction(s)			\$2,46	
		Reclaim	ed Usage	•		\$4.25	
	Cı		ed Base Charge Insaction Tota			\$6.71	

Reclaimed Water May Jun Jul Aug Sop Oct Nov Doc Jan Feb Mar Apr May Jun

Please return this portion with your payment - Do not send cash through the mail.

Total Amount Due



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

****AUTO**MIXED AADC 300 T:2 / P:1 / S: 292 1 MB 0.528

երթրեկիլութերդեկորժվումներիկարկվաբրվեր



HARMONY COMM DEV DISTRICT 210 N UNIVERSITY DR STE 702 CORAL SPRINGS FL 33071-7320

Account Number 001525420-000774920 Past due balances are subject to immediate interruption of service.

	Current	Total Amount	
Past Due Due Now	Amount Due by 07/18/23	Late Charge after 07/18/23	Due
\$6.71	\$6.71	\$5.00	\$13.42

Please Remit to

TOHO WATER AUTHORITY

PO BOX 30527

TAMPA, FL 33630-3527

ւվիկին-իրիկինիկինիկինինինինինինինի





HARMONY COMM DEV DISTRICT

Service Address: **0 CATBRIER & BRACKEN FERN** DRIVE PPARK

Account Number: Past Due Amount:

Current Charges:

Total Amount Due:

001525420-000775000 \$401.41

\$386.65 \$788.06

Meter Number		Previous Meter Reading		Current Mete	Water	
Number	Days	Date	Reading	Date	Reading	Usage
19001817	31	05/19/2023	125	06/19/2023	127	2
18006894	31	05/19/2023	9653	06/19/2023	9797	144

Previous Balance	\$401.41
Balance Forward	\$401.41

Current Transaction(s)

Water Base Charge	\$6.54
Water Usage	\$4.20
Reclaimed Usage	\$354.24
Reclaimed Base Charge	\$21.67
Current Transaction Total	\$386,65

Total Amount Due \$788.06

350		Reclair	V ben	Vater	
300 250 200 150 100 50	Jun Jul Aug	Sep Oct No	iv Dac Ja	in Feb Ma	r Apr May Jun
		٧	Vater		
6 5 4		1		Ñ	1
3		W.		- 10	M

Customer Service: (8am - 5pm) 407-944-5000

Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

Account Number 001525420-000775000 Past due balances are subject to immediate interruption of service.

Do-A Dua	Current	Total Amount	
Past Due Due Now	Amount Due by 07/18/23	Late Charge after 07/18/23	Due
\$401.41	\$386.65	\$19.33	\$788.06

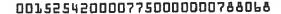
Please Remit to

TOHO WATER AUTHORITY PO BOX 30527 TAMPA, FL 33630-3527

****AUTO**MIXED AADC 300 T:2 / P:1 / S: 298 1 MB 0.528

[[-ԽեսգլովՈհյ14][[-ի[--իլդիդ]ուիՈիլոհվ16-իկթ4լ[հ]]),









HARMONY COMM DEV DISTRICT

Service Address: 3300 SCHOOLHOUSE ROAD RM Account Number:
Past Due Amount:
Current Charges:

001525420-000812210

\$240.61 \$766.19 \$1,006.80

Current Charges: Total Amount Due:

Number Previous Meter Reading Current Met

Customer Service: (8am - 5pm) 407-944-5000

Meter	Number	Previous Met	er Reading	Current Mete	er Reading	Water
Number I	Days	Date	Reading	Date	Reading	Usage
63309511	31	05/19/2023	36407	06/19/2023	36679	272

Previous Balance	\$240.61
Balance Forward	\$240.61

Current Transaction(s)

Reclaimed Usage \$744.52

Reclaimed Base Charge \$21.67

Current Transaction Total \$766.19

Total Amount Due \$1,006.80

Reclaimed Water

500
450
300
205
200
150
100
50
May Jun Jul Aug Sap Oct Nov Dec Jan Feb Mar Apr May Jun

Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com Account Number 001525420-000812210

Past due balances are subject to immediate interruption of service.

David David	Current	Total	
Past Due Due Now	Amount Due by 07/18/23	Late Charge after 07/18/23	Amount Due
\$240.61	\$766.19	\$38.31	\$1,006.80

Please Remit to

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 309 1 MB 0.528

ուլիսիկիկաիսիկիակարկարկարկարկական



HARMONY COMM DEV DISTRICT 210 N UNIVERSITY DR STE 702 CORAL SPRINGS FL 33071-7320





HARMONY COMM DEV DISTRICT

Service Address: 3300 SCHOOLHOUSE ROAD PARK

Previous Balance

Account Number:
Past Due Amount:
Current Charges:
Total Amount Due:

001525420-000819280 \$68.50

\$68.50 \$68.50 \$137.00

Customer Service: (8am - 5pm) 407-944-5000

٠.	м	ч	ľ	٠,
7	w	3	h	e
٠	~	ş	S	
л	ı,	×i.	9	ı,
t	•	7	١	ť
а	L	ú	Ω	c

Meter	Number of	Previous Mete	er Reading	Current Meter Reading		Water	
Number	Days	Date	Reading	Date	Reading	Usage	
19001667	31	05/19/2023	642	06/19/2023	647	5	

Balance Forward	\$68.50
Current Transaction(s)	
Water Base Charge	\$6.54
Water Usage	\$10.50
Wastewater Base Charge	\$16.26
Wastewater Usage	\$35.20
Current Transaction Total	\$68.50

Total Amount Due

\$137.00

\$68.50



Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com Account Number 001525420-000819280

Past due balances are subject to immediate interruption of service.

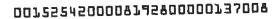
D 4 D	Current	Current Charges		
Past Due Due Now	Amount Due by 07/18/23	Late Charge after 07/18/23	Amount Due	
\$68.50	\$68.50	\$5.00	\$137.00	

Please Remit to

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 310 1 MB 0.528

)Կմոսի-ՈւկեմիիՈրմումուՄբիդիուկուկերիՈւ









Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

HARMONY COMM DEV DISTRICT

Service Address: 0 HARMONY SQ DR & 192 Account Number:

Current Charges:

Total Amount Due:

Past Due Amount:

001525420-000846710

\$21.67 \$24.13 \$45.80

Meter	Number of	Previous Mete	er Reading	Current Meter Reading		Water	
Number	Days	Date	Reading	Date	Reading	Usage	
79251773	31	05/19/2023	991	06/19/2023	992	1	

\$21.67 Previous Balance \$21.67 **Balance Forward**

Current Transaction(s) \$2.46 Reclaimed Usage \$21.67 Reclaimed Base Charge \$24.13 **Current Transaction Total**

\$45.80 **Total Amount Due**

Reclaimed Water 25 20 15 10 May Jun Jul Aug Sep Oct Nov Occ Jan Feb Mar Apr May Jun ø

Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

Account Number 001525420-000846710 Past due balances are subject to immediate interruption of service.

	Current	Current Charges		
Past Due Due Now	Amount Due by 07/18/23	Late Charge after 07/18/23	Amount Due	
\$21.67	\$24.13	\$5.00	\$45.80	

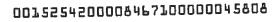
Please Remit to

TOHO WATER AUTHORITY PO BOX 30527 TAMPA, FL 33630-3527

****AUTO**MIXED AADC 300 T:2 / P:1 / S: 311 1 MB 0.528

<u>թժարկիսիիկիրը թիկանիկինիկություն</u>









HARMONY COMM DEV DISTRICT

Service Address: 0 SCHOOLHOUSE ROAD LSH02 Account Number:

Current Charges:

Total Amount Due:

Past Due Amount:

001525420-000784390

\$531.13 \$634.45

\$1,165.58

Customer Service: (8am - 5pm) 407-944-5000

ľ	-	
ľ	2	c
П		£
1	P.	-
ı	_	×

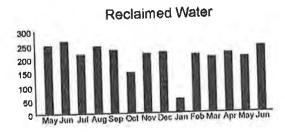
Meter	Number	Previous Mete	Meter Reading Current Mete		r Reading	Water	
Number	of Days	Date	Reading	Date	Reading	Usage	
60910380	31	05/19/2023	27307	06/19/2023	27548	241	

\$531.13 Previous Balance \$531.13 **Balance Forward**

Current Transaction(s) \$592.86 Reclaimed Usage \$41.59 Reclaimed Base Charge \$634.45 **Current Transaction Total**

Total Amount Due

\$1,165.58



Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

****AUTO**MIXED AADC 300 T:2 / P:1 / 8: 300 1 MB 0.528

վիրիկայիարժվանքիրիկիարկարկան

HARMONY COMM DEV DISTRICT 210 N UNIVERSITY DR STE 702 CORAL SPRINGS FL 33071-7320

Account Number 001525420-000784390 Past due balances are subject to immediate interruption of service.

	Current	Current Charges			
Past Due Due Now	Amount Due by 07/18/23	Late Charge after 07/18/23	Amount Due		
\$531.13	\$634.45	\$31.72	\$1,165.58		

Please Remit to

TOHO WATER AUTHORITY PO BOX 30527 TAMPA, FL 33630-3527 արդրիաներդականի թահարկանների և արդրական հուրա



HARMONY COMM DEV DISTRICT

Service Address: 7500 A EVEN FIVE OAKS DRIVE Account Number: Past Due Amount: 001525420-033035419

\$1,019.89 \$630.49

Current Charges: Total Amount Due: \$1,650.38

Custor

omer Service: (8am - 5pm) 407-944-5000	Meter	Number of	Previous Mete	er Reading	Current Met	er Reading	Water
,	Number	Days	Date	Reading	Date	Reading	Usage
	79643233	31	05/19/2023	12827	06/19/2023	13021	194

\$1,019.89 Previous Balance \$1,019.89 **Balance Forward**

Current Transaction(s) Reclaimed Usage

\$608.82 \$21.67 Reclaimed Base Charge \$630.49 **Current Transaction Total**

\$1,650.38 **Total Amount Due**

Reclaimed Water 300 250 200 150 100 50 May Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May Jun

Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

Account Number 001525420-033035419 Past due balances are subject to immediate Interruption of service.

D 4 D	Current	Charges	Total Amount
Past Due Due Now	Amount Due by 07/18/23	Late Charge after 07/18/23	Due
\$1,019.89	\$630.49	\$31.52	\$1,650.38

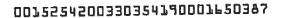
Please Remit to

TOHO WATER AUTHORITY PO BOX 30527 TAMPA, FL 33630-3527

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 320 1 MB 0.528

արավարդորիիիիիիիիիներուներուներե









Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

HARMONY COMM DEV DISTRICT

Account Number:

Past Due Amount: Current Charges: Total Amount Due: \$378.78 \$1,162.57

\$1,541.35

Service Address: 3100 SONGBIRD CIRCLE ODD BLOCK

Meter	Number	Previous Mete	r Reading Current Met		er Reading	Water	
Number	of Days	Date	Reading	Date	Reading	Usage	
18006898	31	05/19/2023	11404	06/19/2023	11671	267	

Previous Balance \$378.78

Balance Forward \$378.78

Current Transaction(s)
Reclaimed Usage
Reclaimed Base Charge

Current Transaction Total

\$1,140.90
\$21.67
\$1,162.57

Total Amount Due \$1,541.35

Reclaimed Water

300
250
200
150
100
50
May Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May Jun

Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com Account Number 001525420-033141279

Past due balances are subject to immediate Interruption of service.

	Current	Current Charges		
Past Due Due Now	Amount Due by 07/18/23	Late Charge after 07/18/23	Amount Due	
\$378.78	\$1,162.57	\$58.13	\$1,541.35	

Please Remit to

*****AUTO**MIXED AADC 300 T;2 / P;1 / S; 321 1 MB 0.528

իկետիկոնկերութիկիերդակերութիվ



HARMONY COMM DEV DISTRICT 210 N UNIVERSITY DR STE 702 CORAL SPRINGS FL 33071-7320





Corporate Trust Services EP-MN-WN3L 60 Livingston Ave. St. Paul, MN 55107

Invoice Number: Account Number: Invoice Date: Direct Inquiries To: Phone:

6963534 210169000 06/23/2023 LEANNE DUFFY 407-835-3807

HARMONY CDD ATTN ACCOUNTS PAYABLE 210 N UNIVERSITY DR STE 702 CORAL SPRINGS FL 33071

HARMONY CDD SERIES 2014

The following is a statement of transactions pertaining to your account. For further information, please review the attached

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,770.63

All involces are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

HARMONY CDD SERIES 2014

Invoice Number: **Account Number:** Current Due:

6963534 210169000 \$4,770.63

Direct Inquiries To:

LEANNE DUFFY 407-835-3807

Phone:

Wire Instructions:

U.S. Bank ABA # 091000022 Acct # 1-801-5013-5135 Trust Acct # 210169000 Invoice # 6963534 Attn: Fee Dept St. Paul

Please mail payments to: U.S. Bank CM-9690 PO BOX 70870 St. Paul, MN 55170-9690





Corporate Trust Services EP-MN-WN3L 60 Livingston Ave. St. Paul, MN 55107

Invoice Number: Invoice Date: Account Number: Direct Inquiries To:

Phone:

6963534 06/23/2023 210169000 LEANNE DUFFY 407-835-3807

HARMONY CDD SERIES 2014

Accounts Included 210169000

210169001

210169002

210169003

210169004

In This Relationship:

CURRENT CHA	Volume	Rate	Portion of Year	Total Fees
	1.00	4,427.50	100.00%	\$4,427.50
04280 Administration Subtotal Administration Fees - In Advanc				\$4,427.50
	4,427.50	0.0775		\$343.1 3
Incidental Expenses 06/01/2023 to 05/31/2024	,			60.40.43
Subtotal Incidental Expenses				\$343.13
TOTAL AMOUNT DUE				\$4,770.6





WASTE CONNECTIONS OF FLORIDA ORLANDO HAULING 1099 MILLER DRIVE ALTAMONTE SPRINGS, FL 32701-2069 DISTRICT NO. 6460

ACCOUNT NO. INVOICE NO. STATEMENT DATE DUE DATE BILLING PERIOD 6460-126957 1451349W460 06/25/23 07/01/23

PAGE

HARMONY COMMUNITY DEVELOPMENT 210 N UNIVERSITY DR STE# 702 CORAL SPRINGS, FL 33071 FOR ASSISTANCE CALL Customer Service One Time Payments

(407) 261-5000 (800) 457-1379

INVOICE STATEMENT

Date	Description		Amount
	Contract No: 00644706 Service Location Acct #126957-0001	HARMONY COMMUNITY DEVELOPMENT DI 7300 FIVE OAKS DR HARMONY, FL	
7/1/	BASIC SERVICE CHARGE	1.00 8,00YD	\$ 346.21
	7/1/2023-7/31/2023 Invoice Total		\$ 346.21
	Account Balance		\$ 346.21

This invoice is scheduled for automatic payment according to your instructions on our online bill pay portal at myaccount.wcicustomer.com.

****To avoid late fees, payment must be posted to your account within 30 days of your invoice date.****
Bank returned checks will be electronically re-presented to your bank and you may be responsible for a resulting processing fee.

Please remit to the address below and return your remit stub with your payment,

NNNNNNNNNN



WASTE CONNECTIONS OF FLORIDA ORLANDO HAULING 1099 MILLER DRIVE ALTAMONTE SPRINGS, FL 32701-2069 ACCOUNT NO.
INVOICE NO.
STATEMENT DATE
DUE DATE

6460-126957 1451349W460 06/25/23 07/01/23

PAY THIS AMOUNT

346.21

WRITE AMOUNT PAID

\$

HARMONY COMMUNITY DEVELOPMENT DISTRICT 210 N UNIVERSITY DR STE# 702 CORAL SPRINGS, FL 33071 MAIL PAYMENT TO: WASTE CONNECTIONS OF FLORIDA ORLANDO HAULING 1099 MILLER DRIVE ALTAMONTE SPRINGS, FL 32701-2069

FIELD SERVICE INSPECTION 7/12/23, 1:26 PM

Wednesday, July 12, 2023

34 Items Identified



Item 1
Assigned To Benchmark
Needs trimming. In the Estates.



Item 2
Assigned To Benchmark
Needs attention. On Southern Pine
rd.



Item 3
Assigned To Field Service Inframark
Pressure wash



Item 4
Assigned To Benchmark
Needs trimming. Needlegrass pocket
Park.



Item 5
Assigned To Benchmark
Need trimmed. Needlegrass Pocket
Park.



Item 6
Assigned To Benchmark
Needs attention. Buck lake
roundabout.



Item 7
Assigned To Benchmark
Needs trimming. Buck lake
playground.



Item 8
Assigned To Benchmark
Branch hanging low. Next to Buck
lake playground.



Item 9
Assigned To Field Service Inframark
Pressure wash. Soccer field.



Item 10
Assigned To Field Service Inframark
Pressure wash. Get new net.



Item 11
Assigned To Field Service Inframark
Replace pads



Item 12
Assigned To Benchmark
Branches hanging low by splash pad.



Item 13
Assigned To Benchmark
Tree needs attention.



Item 14
Assigned To Field Service Inframark
Pressure wash



Item 15
Assigned To Field Service Inframark
Pressure wash



Item 16
Assigned To Benchmark
Branches hanging low. Buck In pocket park.



Item 17
Assigned To Benchmark
Branches hanging low. Big dog park
off Cat Brier.



Item 18
Assigned To Benchmark
Needs trimming along fence.



Item 19
Assigned To Benchmark
Branches hanging low. Dog park on cat brier.



Item 20
Assigned To Benchmark
Fronds hanging low. Dog park Cat
Brier.



Item 21Assigned To Benchmark
Fronds needs attention.



Item 22
Assigned To Benchmark
Branches hanging low on five oaks
west entrance.



Item 23
Assigned To Benchmark
Branches hanging low by roundabout west entrance five oaks.



Item 24
Assigned To Field Service Inframark
Pressure wash and paint.



Item 25
Assigned To Benchmark
Branches hanging low on Clay brick
rd.



Item 26
Assigned To Field Service Inframark
Pressure wash



Item 27
Assigned To Benchmark
Needs trimming. Ashley Park pool.



Item 28
Assigned To Benchmark
Needs trimming. Ashley Park pool



Item 29
Assigned To Benchmark
Needs trimming. Ashley Park pool.



Item 30
Assigned To Benchmark
Multiple fronds needs attention at
swing club pool.



Item 31Assigned To BenchmarkNeeds trimming. Swing club pool.



Item 32
Assigned To Field Service Inframark
Replace dog trash can.



Item 33
Assigned To Field Service Inframark
Paint and replace chains on swings.



Item 34
Assigned To Benchmark
Needs trimming. Swing club pool.



Pressure Washing:

- 1. All Playgrounds Pending.
- 2. Ashley Pool Sidewalks –Pending.
- 3. Town square Sidewalks In-Progress.
- 4. Town Square Benches In-Progress.
- 5. Pocket Parks In Progress 7 done.

Sidewalks Grinding:

- 1. 6931-6941 Cupseed- Done
- 2. Ashley Pool Sidewalks Pending.
- 3. Big Dog Park Sidewalks- Pending.
- 4. Pocket Parks Sidewalks- Pending
- 5. Buck lake Sidewalks Pending
- 6. 3301-3339 Schoolhouse rd. In progress

• Tasks Completed:

- 1. Replaced nine restroom air freshener dispensers.
- 2. Repaired shower chain at Swing Club pool.
- 3. CDD truck tire Fixed.
- 4. Fix breaker on 20' Patoon boat.
- 5. Replace 3 Dog stations sign.
- 6. RV lot refund have started.
- 7. Amenities Cleaning: Swim Club, Ashley Pool, and Buck Lakeshore Pavilion Restrooms.
- 8. Pocket Parks in Beargrass, Dahoon Holly, Gopher Apple Way, Buck Ln and Needlegrass Ln were cleaned up with the air leaf blower.
- 9. Replaced two trash can.
- 10. Repaired a pipe and valve in Ashley Pool Equipment.
- 11. Painted four Grills and four trash Cans.
- 12. 20' Patoon New radio was installed.
- 13. Two new benches arrived.
- 14. New Seat covers for the Patoon were ordered and installed.
- 15. Bass boat seat covers were installed.
- 16. Installed one new umbrella at Swing Club.

MINFRAMARK

Harmony CDD Meeting Field Report – July 2023

- 17. Repaired one toilet.
- 18. Two new pads for the basketball hoop were ordered.
- 19. Both Pools Filters cleaned twice a week.
- 20. Received three quotes for Garden sheds.
- 21. Billy's trail sign was ordered.
- 22. Conservation signs were ordered.
- 23. Both pools get vacuumed three times a week.
- 24. Pool furniture pressure washed.
- 25. New steps lights installed at Townsquare.
- 26. 20' Patoon motor installed.

Notes:

- 1. 50 ID Access cards worked on Replace/Reprogrammed/New.
- 2. Emails Received and managed was 150.
- 3. Calls Received and managed more than 120, including weekends.
- 4. Text messages received and managed 90, including weekends.

• Procedures:

- 1. Began the removal of US-192 Fence.
- 2. Ordered the floor crates for the splash pads.
- 3. Polaris parts were ordered. Will take 6-8 weeks to be repaired.
- 4. Repairing rescue boat motor.
- 5. Follow Up with Professional Fountain on the splashpad.
- 6. Search for vendors to inspect all boardwalks.
- 7. Search for Estimates for the pool furniture.
- 8. Replacing all damaged/old swings for all the Playgrounds.
- 9. Ordering new trash cans.
- 10. Waiting on Spies for the warranty on swing club surfaces repair.
- 11. Will be ordering new batteries for the 16' Patoon Boat.