HARMONY COMMUNITY DEVELOPMENT DISTRICT

AGENDA PACKAGE

Thursday, August 24, 2023

Remote Participation:

Zoom: https://zoom.us/j/4276669233

--or--

Call in (audio only) 929-205-6099, ID 4276669233



Harmony Community Development District

Board Members:

Staff:

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

Revised Meeting Agenda Thursday, August 24, 2023 - 6:00 pm

1.	Call to Order and Roll Call
2.	Audience Comments Three- (3) Minute Time Limit
3.	Contractor Reports
4.	Old Business
	A. Location of Community Maintenance Facility
5.	New Business
	A. Presentation of FY 24 Budget Page 3
	B. Public Hearing on FY 24 Budget
	1. Consideration of Resolution 2023-11, Adopting FY 24 Budget Page 24
	C. Public Hearing on Levying O&M Assessments
	1. Consideration of Resolution 2023-12, Levying O&M Assessments Page 27
	D. Consideration of FY 24 Meeting SchedulePage 30
	E. Consideration of Reserve Study ProposalPage 31
	F. Discussion regarding Swim TeamPage 53
6.	Consent Agenda
	A. Consideration of Minutes from the Regular Meeting on July 27, 2023 Page 55
	B. Review of July 2023 Financial Statements Page 168
	C. Review of July 2023 Invoices and Check Register
7.	Staff Reports
	A. Field Manager
	1. Field Report and Responses
	2. Consideration of Garden Shed Proposal Page 348
	3. Discussion regarding Frontage Fence
	B. District Engineer
	C. District Counsel
	D. District Manager
-	1. Discussion regarding verbatim minutes
8.	Supervisor Requests
9.	Adjournment

The next meeting is scheduled for Thursday, September 28, 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:



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Harmony

Community Development District

Operating Budget Fiscal Year 2024

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2024 Modified Tentative Budget

			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
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		9,200 704					
	1,031 1,200		1,071	551 600	520 600	1,071 1,200	1,071
ProfServ-Arbitrage Rebate		1,200	1,200		800		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
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
	505,540			200,070	00,430	340,030	373,010

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Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2024 Modified Tentative Budget

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
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	-	14,274	-
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
Operation & Maintenance							
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	-
R&M-Vehicles/Equipment	6,574	4,816	15,000	550	3,750	4,300	15,000
R&M-RV Storage Lot	7,570	7,553	5,000	1,015	-	1,015	-
R&M-Equipment Boats	3,536	4,831	10,000	3,229	2,500	5,729	10,000
R&M-Parks & Facilities	22,776	40,443	25,000	33,717	11,239	44,956	45,000
R&M-Garden Lot	-	1,273	2,000	171	1,829	2,000	2,000
R&M- Invasive Plant Maintenance	-	-	105,000	53,550	51,450	105,000	105,000
R&M- Light Poles	-	-	10,000	-	2,500	2,500	10,000
Miscellaneous Services	129	1,350	-	-	-	-	-
Misc-Contingency	9,736	10,218	-	-	-	-	-
Security Enhancements	3,107	10,978	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	-	-	-	-	-	-
Cap Outlay - Vehicles	11,145	-	30,000	10,961	19,039	30,000	15,000
Reserve - Renewal&Replacement	46,945	-	-	-	-	-	-
Reserve - Sidewalks & Alleyways	21,724	-	-	-	-	-	-
Reserve - Other	-	-	300,000	-	-	-	450,000
Total Operation & Maintenance	196,036	121,047	595,700	158,768	117,808	276,576	746,200

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2024 Modified Tentative Budget

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
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

	<u>A</u>	<u>mount</u>
Beginning Fund Balance - Fiscal Year 2024	\$	676,454
Net Change in Fund Balance - Fiscal Year 2024		(59,773)
Reserves - Fiscal Year 2024 Additions		-
Total Funds Available (Estimated) - 9/30/2024		616,681

ALLOCATION OF AVAILABLE FUNDS

	569,201
Subtotal	569,201
	319,201
	250,000
	Subtotal

Total Unassigned (undesignated) Fund Balance

<u>Notes</u>

(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.

47,479.67

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

Administrative

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.

<u>Field</u>

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

<u>Utilities</u>

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.

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2024 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAI FY 202	-	-	ACTUAL FY 2022	E	ADOPTED BUDGET FY 2023	 ACTUAL THRU JUN-2023	1	PROJECTED 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

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2024 Modified Tentative Budget

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

HARMONY Community Development District

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

AMORTIZATION SCHEDULE

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2024 Modified Tentative Budget

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	\$ 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							
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	463,384	426,544	389,775	360,269	-	360,269	269,100
Total Debt Service	1,303,384	1,256,544	779,775	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
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	Interest	Annual Debt	
Ending	Balance	Balance Principal Special Call Rate				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

					0& M			20	14 Debt Servi	ce		2	015	Debt Servic	e			Tota	I				
	Lot	Lot				% Change (Decrease)/				% Change (Decrease)/	L				% Change (Decrease)/					% Change (Decrease)/			FY 2024 Par Balance Per
Neighborhood	Туре	Width		FY 2024	FY 2023	Increase	FY 2	24	FY 2023	Increase		FY 2024		FY 2023	Increase		FY 2024	FY 202	3	Increase	Units	Acres	Unit/Acre
A-1	MF	n/a	\$	685.99 \$	594.25	15.4%	s	605.71	\$ 605.71	0.0%	s		s		N/A	s	1.291.70	5 1 1	99.96	7.6%	186	19.77	\$ 3,700
в	SF	80	\$	2.168.64 \$	1.878.60	15.4%		914.87		0.0%	ŝ	-	ŝ	-	N/A	ŝ	4.083.51		93.47	7.6%	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	5 3,0	32.19	7.6%	25		\$ 9,500
	SF	52	\$	1,409.61 \$	1,221.09	15.4%	\$ 1	244.66	\$ 1,244.66	0.0%	\$	-	\$	-	N/A	\$	2,654.27	5 2,4	35.75	7.6%	35		\$ 7,600
	SF	42	\$	1,138.54 \$	986.26	15.4%	\$ 1	005.31	\$ 1,005.31	0.0%	\$	-	\$	-	N/A	\$	2,143.85	5 1,9	91.57	7.6%	22		\$ 6,200
	SF	35	\$	948.78 \$	821.89	15.4%	\$	837.75	\$ 837.75	0.0%	\$	-	\$	-	N/A	\$	1,786.53	5 1,6	59.64	7.6%	15		\$ 5,200
C-1	SF	80	\$	2,133.01 \$	1,847.73	15.4%	\$ 1	883.40	\$ 1,883.40	0.0%	\$	-	\$	-	N/A	\$	4,016.41 \$	\$ 3,7	31.13	7.6%	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	\$ 3,0	31.54	7.6%	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	5 2,4	25.23	7.6%	35		\$ 7,500
	SF	42	\$	1,119.83 \$	970.06	15.4%	\$	988.78	\$ 988.78	0.0%	\$	-	\$	-	N/A	\$	2,108.61	5 1,9	58.84	7.6%	30		\$ 6,100
	SF	35	\$	933.19 \$		15.4%		823.98		0.0%	\$	-	\$	-	N/A	\$	1,757.17 \$		32.36	7.6%	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	\$ 3,8	79.84	7.6%	4	17.54	\$ 12,000
	SF	65	\$	1,802.14 \$	1,561.12	15.4%		591.26		0.0%	\$	-	\$	-	N/A	\$	3,393.40		52.38	7.6%	14		\$ 9,800
	SF	52	\$	1,441.71 \$	1,248.89	15.4%		273.01		0.0%	\$	-	\$	-	N/A	\$	2,714.72		21.90	7.6%	13		\$ 7,800
	SF	42	\$	1,164.46 \$	1,008.72	15.4%		028.20		0.0%	\$	-	\$	-	N/A	\$	2,192.66		36.92	7.6%	31		\$ 6,300
	SF	35	\$	970.38 \$	840.60	15.4%		856.83		0.0%	\$	-	\$	-	N/A	\$	1,827.21		97.43	7.6%	25		\$ 5,300
D-1	SF	80	\$	2,291.54 \$	1,985.06	15.4%		023.39		0.0%	\$	-	\$	-	N/A	\$	4,314.93		08.45	7.6%	9	10.35	\$ 12,400
	SF	65	\$	1,861.88 \$	1,612.86	15.4%		644.00 \$		0.0%	\$	-	\$	-	N/A	\$	3,505.88		56.86	7.6%	20		\$ 10,100
	SF	52	\$	1,489.50 \$	1,290.29	15.4%		315.20		0.0%	\$	-	\$	-	N/A	\$	2,804.70		05.49	7.6%	6		\$ 8,100
D-2	SF	n/a	\$	1,361.20 \$	1,179.15	15.4%		201.91		0.0%	\$	-	\$	-	N/A	\$	2,563.11		31.06	7.6%	11	2.32	\$ 7,400
E	SF	n/a	\$	3,631.93 \$	3,146.18	15.4%		206.92	,	0.0%	\$	-	\$	-	N/A	\$	6,838.85		53.10	7.6%	51	28.70	\$ 19,600
G	SF	52	\$	1,639.57 \$		15.4%		447.71		0.0%	\$	-	\$	-	N/A	\$	3,087.28		58.00	7.6%	62	39.86	\$ 8,900
	SF SF	42	\$	1,324.27 \$		15.4%		169.30		0.0%	\$	-	\$	-	N/A	\$	2,493.57		16.45	7.6%	85		\$ 7,200
	SF	35	\$ \$	1,103.56 \$		15.4%		974.41		0.0%	\$ \$	-	\$	-	N/A	\$ \$	2,077.97		30.37	7.6% 7.7%	39		\$ 6,000
H-1	SF	35	\$ \$	1,233.44 \$	1,068.48	15.4% 15.4%	÷ .	073.54		0.0%	s S	-	\$	-	N/A N/A		2,306.98		42.02	7.5%	39 14	20.34	\$ 6,600
	SF	40	\$ \$	1,409.65 \$ 1.762.06 \$	1,221.12	15.4%		288.25 594.98		0.0% 0.0%	s S	-	\$ \$	-	N/A N/A	\$ \$	2,697.90 \$ 3.357.04 \$		09.37	7.5%	14		\$ 7,900
	SF	50 25	э \$	881.03 \$	1,526.39 763.20	15.4%				0.0%	ə S	-	ə S	-	N/A	э \$	1,647.85		21.37 30.02	7.7%	46		\$ 9,800 \$ 4,700
H-2/F/A-2/M	SF	25 50	ֆ Տ	1,792.94 \$	1,553.14	15.4%		766.82 \$ 592.89 \$		0.0%	ə S	-	ə S	-	N/A	э \$	3,385.83		46.03	7.6%	164	45.56	\$ 4,700 \$ 9,800
I/J/L/O	SF	40	э \$	1,779.55 \$	1,541.54	15.4%	s i	J92.09 4	a 1,092.09	N/A	ŝ		э S	- 1,534.73	0.0%	э \$	3,314.28		+0.03 76.27	7.7%	176	158.20	\$ 12,600
#J/L/O	SF	40 50	s S	2.224.43 \$	1,926.93	15.4%	s S	- 4	- ç	N/A	ŝ	1,918.41	-	1,918.41	0.0%	э S	4,142.84		45.34	7.7%	189	156.20	\$ 12,000
	SF	60	\$	2,669.32 \$	2,312.31	15.4%	ŝ		\$ - \$ _	N/A	ŝ			2,302.10	0.0%	ŝ	4,971.42		14.41	7.7%	45		\$ 18,800
к	SF	40	ŝ	1.779.55 \$	1.541.54	15.4%	ŝ	_ <	φ - ε _	N/A	ŝ	1.432.69		1,432.69	0.0%	ŝ	3.212.24		74.23	8.0%	38		\$ 11,700
<u> </u>	SF	40 50	ŝ	2,224.43 \$	1,926.93	15.4%	ŝ	- 9	ς ε _	N/A	ŝ	,	ŝ	1,790.86	0.0%	ŝ	4,015.29		17.79	8.0%	28		\$ 14,700
	SF	60	\$	2.669.32 \$		15.4%	ŝ	- 9	ş -	N/A	ŝ		-	2,149.03	0.0%	ŝ	4.818.35		51.34	8.0%	14		\$ 17.600
Office	Office	00	ŝ	6,453.95 \$		15.4%	ŝ	- 5	ş -	N/A	ŝ	5,505.44		5,505.44	0.0%	ŝ	11.959.39	· ·		7.8%		0.28	\$ 45,000
GC	Golf Course		\$	6,453.95 \$		N/A	ŝ	- 3	S -	N/A	Š	52,624.28		52,624.28	0.0%	ŝ	59,078.23		24.28	12.3%		4.20	\$ 422,200
Comm	Comm		\$	6,453.95 \$	5,590.77	15.4%	ŝ	- 9	S -	N/A	ŝ		ŝ	5,505.44	0.0%	\$	11,959.39			7.8%		7.58	\$ 45,000
GA	TBD		· ·	6,453.95 \$	5,590.77	N/A	ŝ	- 9	s -	N/A	ŝ	-	ŝ	_	N/A	\$	6,453.95		90.77	N/A		2.13	\$ -
Cat Lake Access	TBD		\$	6,453.95 \$	5,590.77	N/A	\$	- 9	\$ -	N/A	\$	-	\$	-	N/A	\$	6,453.95		90.77	N/A		2.61	\$-
TC/M*	SF	50	\$	1,860.58 \$	1,611.74	15.4%	\$	- 5	\$-	N/A	\$	1,234.92	\$	1,234.92	0.0%	\$	3,095.51	5 2,8	46.66	8.7%	35	10.09	\$ 10,100
тс	TC 1 and TC 2		\$	6,453.95 \$	5,590.77	15.4%	\$	- 5	\$-	N/A	\$		\$	5,505.44	0.0%	\$	11,959.39			7.8%		12.45	\$ 45,000
TC*	TC 3 and TC 4		\$	6,453.95 \$	5,590.77	15.4%	\$	- 5	\$-	N/A	\$	4,283.68	\$	4,283.68	0.0%	\$	10,737.63	9,8	74.45	8.7%		7.43	\$ 35,000
											1										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 2023-11

THE ANNUAL APPROPRIATION RESOLUTION OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors ("Board") of the Harmony Community Development District ("District") proposed budget(s) ("Proposed Budget") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Harmony Community Development District for the Fiscal Year Ending September 30, 2023."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$______ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$
DEBT SERVICE FUND (SERIES 2014)	\$
DEBT SERVICE FUND (SERIES 2015)	\$
TOTAL ALL FUNDS	\$

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if

the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 24th DAY OF AUGUST 2023.

ATTEST:

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2023/2024 Budget

RESOLUTION 2023-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; 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 pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Osceola County, Florida ("County"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("Board") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("Adopted Budget") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"), attached hereto as Exhibit "A" and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes,* provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Harmony Community Development District ("Assessment Roll") attached to this Resolution as **Exhibit "B"** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in Exhibit "A" confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in Exhibits "A" and "B," is hereby found to be fair and reasonable.

SECTION 2. Assessment IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on Exhibits "A" and "B." The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. Assessment ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. 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 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 24th day of August 2023.

ATTEST:

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A:BudgetExhibit B:Assessment Roll

NOTICE OF FISCAL YEAR 2024 MEETING SCHEDULE HARMONY COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Harmony Community Development District will hold their meetings for Fiscal Year 2024 at 3285 Songbird Circle, St. Cloud, Florida 34773, on the last Thursday of each month at 6:00 p.m., with the exception as noted below:

October 26, 2023 November 16, 2023 (Third Thursday) December 21, 2023 (Third Thursday) January 25, 2024 February 29, 2024 March 28, 2024 April 25, 2024 – Workshop 4:30 p.m. April 25, 2024 – Regular Meeting 6:00 p.m. May 30, 2024 June 27, 2024 June 27, 2024 August 29, 2024 September 26, 2024

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time and location to be specified on the record at the meetings.

There may be occasions when one or more Supervisors will participate via telephone. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Management Company, Inframark at (954) 603-0033 at least two (2) calendar days prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1-800-955-8771 (TTY)/1-800-955-8770 (Voice), for aid in contacting the District Management Company at least two (2) days prior to the date of the meetings.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that person will need a record of the proceedings and accordingly, the person may need to ensure a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Angel Montagna District Manager

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)

> Independent Works, LLC. Margery Shultz Reserve Specialist

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

> Independent Works, LLC. Margery Shultz Reserve Specialist

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 $\underline{90 \text{ Days}}$ 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
- \$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 #

Independent Works, LLC. Margery Shultz Reserve Specialist

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



C community advisors, LLC Reserve Study Professionals





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,

CRShapparl

Charles R. Sheppard *RS PRA CCI* President & Reserve Analyst



Community Advisors, LLC - 10459 Hunters Creek Court - Jacksonville Florida 32256 - (904) 303-3275

- 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.

ulting services is accepted this date:	
un site visit \$7,500.00	
Title:	
Date:	
	Deposit Required: \$3,000.00 ith site visit \$4,300.00 Title:

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





RESERVE STUDY PROPOSAL Harmony CDD

Prepared for: Ms. Lynn Hayes, District Manager c/o INFRAMARK

July 21, 2023



Prepared by: **Reserve Advisors, LLC** 201 E. Kennedy Boulevard, Suite 1150 Tampa, FL 33602 (800) 980-9881 www.reserveadvisors.com



July 21, 2023

Dear Ms. Lynn Hayes,

Thank you for the opportunity to present Harmony CDD with this reserve study proposal.

As a fiduciary, your Board of Directors has been entrusted to represent and protect the best interests of their community. Our expert reserve study will be the guide that you and your board rely on for maintaining sufficient reserve funds and prioritizing long-term capital planning.

While our industry-leading team of consultants have conducted over 26,000 reserve studies, they will approach your study with the firm understanding that your community's needs are truly unique. That's why we guarantee:



FULL ENGAGEMENT

It's our job to understand your specific concerns and to discuss your priorities in order to ensure your reserve study experience exceeds your expectations.

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DETAILED UNDERSTANDING

We will do whatever it takes to ensure Harmony CDD has complete confidence in interpreting and putting into practice our findings and recommendations.



ONGOING SUPPORT

This will not be a one-and-done report. Unlike other firms, we provide your current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery.

At Reserve Advisors, we take great pride in helping communities thrive. By applying industry leading expertise, we deliver unbiased guidance that supports the Harmony CDD Board with maintaining their community's long-term physical and financial health.

Please sign and return the Confirmation of Services page to get started.

Sincerely,

Nick Brenneman, Southeast Regional Account Manager (800) 980-9881



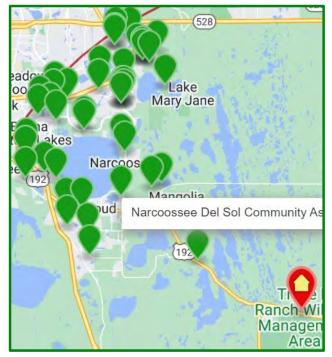


	Multi-disciplined Expert Engineers With more than 40 engineers,	Dedicated Support During and After the Reserve Study
	we match our expertise with your community rather than a "one size fits all" engineer	 Industry leading support by our team of multi-disciplined engineers ensures your complete satisfaction
~	Comprehensive Reports to Solve Problems Before They Escalate	Knowledge of Local Replacement Costs
۰	Thorough condition assessments that prioritize your near-term projects	 Our proprietary cost database comprises actual client project costs
•	Best practices and technical illustrations to better understand project scope and compare contractor bids	and is the basis for adequate — not excessive — reserve budgets
~	Unbiased Recommendations With Your Best Interests in Mind	 Exclusive and Unique Easy-to-use Expenditures Table
•	We do not provide design or project management services	 View all of your community's reserve components in one place
•	We do not profit from your capital projects	 See all of your prioritized capital projects for the next 30 years



CLIENTS SERVED NEAR YOU

Red represents your property, Green represents our clients. References available upon request.



Name

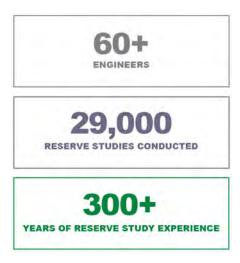
Name	City
Ashley Park Condominium Association, Inc.	Harmony
Shelter Cove Resort Condominium, Inc.	St. Cloud
Lakeshore at Narcoossee Homeowners Association, Inc.	Saint Cloud
Narcoossee Del Sol Community Association, Inc.	St. Cloud
Oak Ridge Townhome Owners Association, Inc.	St. Cloud
Indian Lakes Homeowners' Association, Inc.	St Cloud
East Lake Park Homeowners Association, Inc.	St. Cloud
Sanctuary at South Town Homeowners' Association, Inc.	Saint Cloud
Blackstone Homeowners Association, Inc.	St. Cloud
Heritage Isle District Association, Inc.	Viera
Heritage Isle District Association, Inc. (Club)	Viera
Village Green Townhouses at St. Cloud Homeowner's Association, Inc.	St. Cloud
Tavistock District Association, Inc.	Viera
Palamar Oaks Village Homeowners' Association, Inc.	Saint Cloud
Moss Park Reserve Homeowners Association, Inc.	Orlando
Homeowners Association of Eagle Creek, Inc Common	Orlando
Homeowners Association of Eagle Creek, Inc Village 7 E Curzon	Orlando
Homeowners Association of Eagle Creek, Inc Village K	Orlando
Homeowners Association of Eagle Creek, Inc Village K Single Family Homes	Orlando



QUALIFICATIONS

SPECIALIZING IN RESERVE STUDIES SINCE 1991

Reserve Advisors is an engineering firm that specializes in reserve study consulting services for common-interest communities. We've partnered with more than 29,000 clients, providing communities across the United States the peace of mind that comes from long-term planning and proactive asset management. Our full-time staff of engineers conduct life and valuation analyses for building, mechanical system, site and recreational components and utilizes its breadth of experience to deliver the most realistic capital planning solutions in the industry.



A LEADERSHIP TEAM LIKE NO OTHER

Reserve Advisors' leadership team comprises 6 licensed professional engineers with a combined 90 years of reserve study experience. What sets our leadership team apart is the around-the-clock collaboration they demonstrate to share field intelligence, market trends and to discover new products, materials, and best practices. The intelligence they gather is constantly enhancing our recommendations for the good of your community, and keeps Reserve Advisors a step ahead.

Nick Brenneman REGIONAL ACCOUNT MANAGER 12 Years of Experience



Since joining Reserve Advisors in 2010, Nick has partnered with more than 3,500 clients to deliver comprehensive reserve study solutions that guide community association boards in fulfilling their fiduciary responsibilities for the maintenance, operation and longevity of their properties.

Matt Kuisle REGIONAL EXECUTIVE DIRECTOR 23 Years of Experience 275+ Studies Conducted



PROFESSIONAL ENGINEER (FL) Reserve Specialist Professional Reserve Analyst

Nancy Daniel REGIONAL ENGINEERING MANAGER 9 Years of Experience 400+ Studies Conducted



PROFESSIONAL ENGINEER (TX) Reserve Specialist Licensed Community Association Manager (FL)

Colin Niemeyer REGIONAL ENGINEERING MANAGER 6 Years of Experience 500+ Studies Conducted



PROFESSIONAL ENGINEER (FL, NC) Reserve Specialist



SCOPE OF WORK

FOR CONFIDENCE IN ALL DECISIONS

Reserve Advisors will perform a Full Reserve Study (Level I) in accordance with Community Associations Institute (CAI) National Reserve Study Standards. The reserve study includes both a physical analysis and financial analysis of your association's common property. Your reserve study comprises the following activities:

Physical Analysis: The reserve study consultant develops a detailed list of reserve components, also known as a component inventory, and related quantities for each. A condition assessment or physical evaluation is completed for each reserve component and the current condition of each is documented with photographs. Life and valuation estimates are performed to determine estimated useful lives, remaining useful lives and current cost of repair or replacement.

Financial Analysis: The reserve study consultant identifies the current reserve fund status in terms of cash value. A funding plan is then prepared. The funding plan outlines recommended annual reserve contributions to offset the future cost of capital projects over the next 30 years.

Harmony CDD comprises 1,500 units in Harmony. We've identified and will include the following reserve components in your Full Reserve Study:

Site Components

- Pools including Fence, Deck, Mechanicals & Furniture (2)
- Splash Pad
- Basketball Court
- Shuffleboard Courts
- Playground
- Streets & Curbs
- Post or Pole Lights
- Irrigation System
- Storm Water Management Systems
- Landscaping

- Fences
- Ponds
- Water and Wastewater Plants
- Piers
- Docks
- Boats
- Dog Park
- Gazebos
- Benches, and Other Site Furniture
- Parks
- Paved Alley Ways

Scope of work includes all property owned-in-common as defined in your association's declaration and other property specifically identified that you'd like us to include.



KEY ELEMENTS OF YOUR RESERVE ADVISORS RESERVE STUDY

INDUSTRY LEADING SUPPORT

- ✓ Your reserve study experience is tailored to your specific needs, ensuring your community's concerns are thoroughly addressed and its priorities are met
- ✓ We provide current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery

TABLES AND GRAPHS EXCLUSIVE TO RESERVE ADVISORS

 Reserve Expenditures - View your community's entire schedule of prioritized expenditures for the next 30-years; on one spreadsheet

RESERVE EXPENDITURES

Reserve Component Inventory	Estimated 1st Year of Event	RUL = 0 FY2021	1 2022	2 2023	3 2024	4 2025	5 2026
Exterior Building Elements							
Roofs, Asphalt Shingles, Phased	2025					228,696	234,414
Roofs, Flat, Phased	2025					71,748	73,542
Walls, Stucco, Paint Finishes and Capital Repairs	2022		38,438	39,398	40,383		
Walls, Trim, Soffits and Fascia, Paint Finishes	2022		12,812	13,133	13,461		
Property Site Elements		1	DOWNLO	DAD EXA	MPLE		
Asphalt Pavement, Mill and Overlay, Phased	2025	L				108,643	111,359
Pavers, Masonry	2025					22,518	
Retaining Walls, Timber (Replace with Masonry)	2024				76,998	78,923	
Anticipated Expenditures, By Year		0	51,250	52,531	130,842	510,528	419,315

 Funding Plan - Establishes adequate, not excessive recommended annual reserve contributions to meet your future project needs

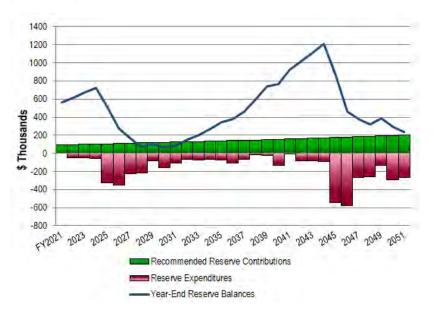
RESERVE FUNDING PLAN

	Individual Reserve Budgets & Cash Flows for the Next 30 Years) Years	
	FY2021	2022	2023	2024	2025	2026
Reserves at Beginning of Year	567,289	666,648	1		1	357,432
Total Recommended Reserve Contributions	92,000	95,500	.↓. DO	WNLOAD E	XAMPLE	109,500
Estimated Interest Earned, During Year	7,359	8,265				2,430
Anticipated Expenditures, By Year	0	(51,250)	(52,531)	(130,842)	(510,528)	(419,315)
Anticipated Reserves at Year End	<u>\$666,648</u>	<u>\$719,163</u>	<u>\$774,541</u>	<u>\$755,323</u>	<u>\$357,432</u>	<u>\$50,047</u>



KEY ELEMENTS OF YOUR RESERVE ADVISORS RESERVE STUDY

Reserve Funding Graph highlights your community's financial health and provides visibility to your projected 30-year cash flow



COMPREHENSIVE REPORTS

Reserve Advisors delivers insights that enhance your ability to make informed decisions. Our reports:

- Include detailed photos that document the condition of your property
- Provide project-specific best practices and diagrams to help you understand the scope of future projects
- Recommend preventative maintenance activities to maximize component useful lives



EXCEL SPREADSHEETS

Make more informed financial decisions using the industry's most advanced Excel spreadsheets with formulas and funding calculator.

- Evaluate the financial implications of adjusting expenditures and/or annual funding levels
- Create and compare various reserve funding schedules to help guide your budget process
- Address the unexpected Make adjustments to take into account unanticipated expenses
- ✓ Keep your reserve expenditures and funding schedules current between studies

Download Our Report Overview



It is more than just a reserve study. It's added value and peace of mind with unconditional support.

CONFIRMATION OF SERVICES FOR HARMONY CDD

Full Reserve Study (Level I) for a total investment of **\$12,700** (includes all expenses). You'll receive:



• Electronic PDF Report with 30-year Reserve Expenditure and Funding Plan tables



- Excel file of Reserve Expenditures and Funding Plan tables with formulas for creating alternate expenditure and funding schedules (includes the component method)
- We tailor your experience to your specific needs and ensure your priorities are addressed
- Meeting with our engineer on the day of our visual property inspection
- We are available to answer questions and to provide guidance well beyond report delivery

OPTIONAL SERVICES

One (1) Bound Report hard copy (no charge); Additional copies at \$75 ea. – indicate quantity:

To authorize the reserve study:					
Nick@	nd email agreement to reserveadvisors.com.	2. Send \$6,350 retainer to: Reserve Advisors, LLC 735 N. Water Street, Suite 175			
Signature:		Milwaukee, WI 53202			
(Print Name):		*Retainer invoice will be emailed to you and is due upon authorization			
Title:		and prior to inspection. The balance is due net 30 days from report shipment. Following receipt of balance due, you may request one set			
Date:		of complimentary changes within six months of report shipment.			
For:	Harmony CDD (211054)	Agreement is subject to our Professional Services Conditions.			

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, signed above by Reserve Advisors, LLC and dated July 21, 2023, is valid for 45 days, and may be executed and delivered by facsimile, portable document format (.pdf) or other electronic signature pages, and in any number of counterparts, which taken together shall be deemed one and the same instrument.



PROFESSIONAL SERVICE CONDITIONS

Our Services - Reserve Advisors, LLC ("RA" or "us" or "we") performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan, to create reserves for anticipated future replacement expenditures of the subject property. The purpose of our energy benchmarking services is to track, collect and summarize the subject property's energy consumption over time for your use in comparison with other buildings of similar size and establishing a performance baseline for your planning of long-term energy efficiency goals.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. The reserve report and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the "Report") are based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the property's conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not provide invasive testing on any mechanical systems that provide energy to the property, nor can RA opine on any system components that are not easily accessible during the inspection. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report contains opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA's willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an "RA Party") harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys' fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction or to whom you provided the Report. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA'S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.



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Your Obligations - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. Additionally, you agree to provide historical replacement schedules, utility bills and historical energy usage files that RA requests and deems necessary to complete the energy benchmarking services, and you agree to provide any utility release(s) reasonably requested by RA permitting RA to obtain any such data and/or information from any utility representative or other third party. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

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RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates and Interest Charges - If reserve study and energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and prior to the inspection by RA, and any balance is due net 30 days from the Report shipment date. If only energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and any balance is due net 30 days from the Report shipment date. In any case, any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law.

Miscellaneous – Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim brought by or on behalf of the parties hereto with respect to any matter related to this agreement.

From: Emma Archibald <<u>emmmaarchibald@gmail.com</u>>
Sent: Monday, July 31, 2023 9:30 AM
To: Montagna, Angel <<u>Angel.Montagna@inframark.com</u>>
Subject: Re: Harmony swim team

Hi, yes harmony west doesn't have a pool we could use. I am asking about the pool at harmony with lap lanes. And that makes sense swim team has a cost. Thanks Emma

On Mon, Jul 31, 2023 at 8:13 AM Montagna, Angel <<u>Angel.Montagna@inframark.com</u>> wrote:

Hello – Thank you for reaching out. I am the District Manager for Harmony CDD. You would need to reach out to Harmony West CDD to make this request being you are a resident of Harmony West. If you are requesting use of Harmony CDD facilities to do this, that would need to go before the Board. There is also a non-resident user fee to use the facilities.

Please let me know if you need further assistance or I misunderstood.

Thank you – Angel

PLEASE DO NOT REPLY ALL IN ORDER TO AVOID A POSSIBLE SUNSHINE VIOLATION

Angel Montagna, LCAM | Central Regional Manager

<image001.png>

313 Campus Street | Celebration, FL 34747

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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 e-mail communications may therefore be subject to public disclosure. Please do not reply "to all".

Go Green: Please do not print this e-mail unless you really need to!

From: Emma Archibald <<u>emmmaarchibald@gmail.com</u>>
Sent: Sunday, July 30, 2023 5:18 PM
To: Montagna, Angel <<u>Angel.Montagna@inframark.com</u>>
Subject: Harmony swim team

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

Hi, I am a harmony west resident and I wash just hoping to contact someone I could talk to about getting a swim team started in Harmony. I know harmony west has a few lanes, but I'd love to offer and start a team to the kids in the area. I Swam all growing up and am super into triathlons, so I am still swimming a lot and love the sport. My daughter is 5 and ready for a team but we have nothing super close to us in the area. I just think it's a great idea, let me know your thoughts. Thanks

Emma

1 2 3		IUTES OF MEETING IUNITY DEVELOPMENT DISTRICT		
4	The regular meeting of the Board of Supervisors of the Harmony Community Development			
5	District was held Thursday, July 27, 2023, at 6:02 p.m. at the Jones Model Home, 3285 Songbird			
6	Circle, Saint Cloud, FL 34773.			
7				
8 9	Present and constituting a quorum were	5. 2.		
10 11	Teresa Kramer	Chair (via zaam)		
11	Daniel Leet	(via zoom) Vice Chair		
13	Kerul Kassel	Assistant Secretary		
14	Joellyn Phillips	Assistant Secretary		
15 16	Lucas Chokanis	Assistant Secretary		
17 18	Also present, either in person or via Zoo	om Video Communications, were:		
19	Angel Montagna	District Manager: Inframark		
20	Brett Perez	Benchmark		
21	Nick Lomasney	Benchmark		
22	David Hamstra	District Engineer, Pegasus		
23	Mike Eckert	District Counsel, Kutak Rock		
24				
25	Residents and Members of the Publ	lic		
26				
27 28 20	This is not a certified or verbatim trans full meeting recording is available in a	script but rather represents the context of the meeting. The udio format upon request.		
29 30 31	FIRST ORDER OF BUSINESS	Call to Order and Roll Call		
32	Mr. Chokanis, I'd like to call to ord	ler this meeting of the Harmony Community Development		
33	Districts.			
34				
35	Ms. Montagna, today is?			
36				
37	Mr. Chokanis, oh, yeah. Okay. Than	nk you, everybody. This is my first time chairing a meeting,		
38		v is July the 27th. It is 6:02- 6:00 PM, and I will start with		
39	roll call. Supervisor Kassel.			
40	a			
41	Supervisor Kassel, present.			
42				

43 Supervisor Chokanis, here.

44

45 Supervisor Phillips, present.

46 Mr. Chokanis, Supervisor Leet is here and is-- Supervisor Kramer is possibly joining on
47 Zoom but is away, so, either way, we do have a quorum.

- 48 Ms. Montagna, Is she not here yet then?
- 49 Mr. Chokanis, she's not on Zoom right now.
- 50 Ms. Montagna, when you see her, just announce it, please.
- 51 Mr. Chokanis, Okay.
- 52 Ms. Montagna, Thank you.

53 Mr. Chokanis, all right, so we do have a quorum. I will pull up my copy of the agenda here.

54 First, item after roll call is audience comments. Anyone that's here in the audience or on 55 Zoom, you can have up to three minutes to address the Board. Let us know of your concerns. We 56 might be able to address some of those items later in the meeting as they come up in the agenda, 57 but either way, this is your chance to address the board as a whole. So, do we have, uh, any 58 audience comments tonight?

Audience Comments on Agenda Items

59 Ms. Montagna, wow.

- 61 SECOND ORDER OF BUSINESS62
- 63 Finisia Boskey, okay, I have one. Oh, right up here.
- 64 Mr. Chokanis, if you'd like to.
- 65 Ms. Montagna, there's a chair right there, Dan.
- 66 Mr. Chokanis, okay, yes.
- 67 Ms. Montagna, if you come right up here to the microphone.
- 68
- 69 Mr. Chokanis, there is a.
- 70 Ms. Montagna, that way we can hear you for the record.
- 71 Ms. Boskey, oh, my voice is loud. You'll be able to hear me.

72	Ms. Kassel, no, it has to go into the microphone.
73 74 75 76 77	Ms. Boskey, oh, okay. Ms. Kassel, we can hear you, but the microphone has to be used. You need to state your name and your address.
78	Ms. Boskey, okay.
79 80	Ms. Kassel: And then you.
81	Ms. Boskey, 6805 Sundrop Street.
82	Ms. Montagna, Vivian?
83	Ms. Boskey, no, Finisia. F as in Frank. I-N-I-S-I-A.
84	Ms. Montagna, Okay.
85	Ms. Boskey, last name, Boskey, B as in boy, O-S-K-E Y.
86	Ms. Kassel: Address?
87 88	Ms. Boskey, 6805 Sundrop Street. Owner.
89	Mr. Chokanis, mm-hmm.
90	Ms. Montagna, okay.
91	Ms. Boskey, isn't that important?
92	Ms. Montagna, it could be.
93	Ms. Boskey, but this is basically for owners.
94 95	Ms. Montagna, this is for anyone who lives in the District.
93 96	Ms. Montagna, renters, and there's a map.
97	Ms. Boskey, right, those that pay for the CDD, they're the owners, correct?
98 99	Ms. Montana, exactly, yeah.

100 Ms. Kassel, well, the renters may pay through their rent, but this is also open to the public, 101 so anyone.

102 Ms. Boskey, yes, that's fine, open to the public, but basically has to do with the owners that 103 are actually paying the CDD.

- 104 Angel: Okay.
- 105
- 106 Ms. Boskey, okay, Thank you.
- 107
- 108 Ms. Montagna, sure.
- 109 Ms. Boskey, okay, this is the first meeting I've attended even though I've been living here for 110 about seven years.
- 111 Mr. Chokanis, well, thank you for coming.

112 Ms. Boskey, yeah, [laughs] I usually read the minutes that are, you know, posted later. My 113 question is just exactly what is this CDD that we are paying? Who started it?

114 Ms. Montagna, can I address that?

115 Mr. Chokanis, okay, well, you have up to three minutes. Is there anything else you wanted 116 to-- I mean, this-this-- it doesn't really work as a back and forth. Those can be stretched, and we 117 got a bunch of people, a bunch of items.

118 Ms. Montagna, okay, basically, that's what I really wanna know. Who started the CDD, and 119 why are we paying for it?

- 120 Ms. Kassel: sure, and it was I think in the minutes from last the meeting.
- 122 Ms. Boskey, mm-hmm.
- 123
- 124 Ms. Kassel, we discussed that, right?
- 125

121

126 Ms. Montagna, yeah.

Ms. Kassel, so just in case anybody else has the same concern after we get all the questionsand comments, I'll address that.

129 Mr. Chokanis, okay, all right. So, yeah, we've known that. Supervisor Kassel will give a 130 synopsis of that. Were there any other comments you'd like to have or any other comments from 131 any other.

132 133 134	Ms. Boskey, no. I'm sure there will probably be more, but that was the basic question we wanted to know about.
135	Mr. Chokanis, okay.
136 137	Ms. Kassel, just so you know, this is audience comments, so we don't take comments during the rest of the meeting.
138 139	Ms. Boskey, right.
140 141	Ms. Kassel, this is the time.
142 143	Ms. Boskey, I understand.
144 145	Ms. Kassel, okay.
146	Ms. Boskey, yeah, so I'll have to keep attending meetings if I want to make more comments.
147 148	Ms. Montagna, well, you can always call any of us.
149 150	Mr. Chokanis, yeah, any of us.
151	Ms. Montagna, you can call or email any of us at any time.
152 153 154	Mr. Chokanis, right. What's special about this, once a month, we have these public meetings, so anyone can address the entire Board, Staff, and everything else at once. Your lines of communication are always open to us. Email will be the best.
155	Ms. Boskey, well, I've seen the lines of communication on Facebook. You know, and.
156	Ms. Montagna, I wouldn't go by that.
157 158	Ms. Boskey, they're really not all that good. Well, it's fine.
159	Mr. Chokanis, yeah. Facebook.
160 161	Ms. Kassel, Facebook is a private group.
162	Ms. Boskey, yeah.

163	Ms. Kassel: run by one individual, and it's not official for the CDD.
164 165	Ms. Bsokey, Yeah. Well, I see what goes back and forth, which is not good.
166	Mr. Chokanis Right. Okay. Well, that.
167	Ms. Montagna, interesting, at best.
168	Ms. Boskey, okay, you can use that.
169	Participant 6, I'm not a member of that group, so I don't even see what is said.
170	Ms. Boskey, Well, it's the Harmony.
171 172	Mr. Chokanis, Oh.
173 174 175	Ms. Boskey, Residents Forum.
176	Mr. Chokanis, right.
177	Participant 6: I know, but you have to apply for membership.
178 179	Mr. Chokanis, well, we're talking. Do you get a quick synopsis of what the CDD is right now?
180	Ms. Kassel, I can.
181 182	Mr. Chokanis, I think we have a pretty short agenda.
183 184 185 186 187	Ms. Kassel, so the CDD, the concept of the CDD, Community Development District, is formed when developers want to approach the legislature, the state legislature to be able to pass off the cost of building roads and sewers and bringing electric in and all of that kind of thing. They wanted to pass the costs of, really, alleyways and things that they were big expenses for them.
188 189	Ms. Boskey, mm-hmm.
190 191 192	Ms. Kassel, to the owners, but not in the price of the house, through a bond that when you bought the house, you were obligated to pay. And those bonds carried interest.
193	Ms. Boskey, mm-hmm. I know.

194 195 Ms. Kassel: It was a way for the developer to kinda FOB the cost of development onto the 196 homeowners through debt service. You know, some people could think of it as underhanded 197 because most people don't really understand what it is. So fine. However, what the CDD Board 198 does is make sure that our physical infrastructure, we have lots of facilities in the Community. 199 We have two pools. We have boats. We have lakes and ponds we have to maintain. We have lots 200 of landscaping. We have streetlights, and a lot of that irrigation has to be irrigated. We have lots 201 of costs associated with all of these facilities. We also have to manage the policies for access to 202 those facilities. This body maintains the physical and fiscal, the financial infrastructure that we 203 were sort of handed over to us from the developer. Does that make sense? 204 205 Ms. Boskey, it does make sense. Yes. 206 207 Ms. Kassel, mm-hmm. Okay. 208 Ms. Montagna, okay. 209 Mr. Luken, So can I ask a follow-up question on that? 210 Ms. Montagna, Um, no. Not. 211 212 Mr. Chokanish, well, yeah. Well, so it was. Thank you. 213 Ms. Boskey, thank you. 214 Participant 4: Finisia. 215 Ms. Kassel, thank you, Finisia. 216 Ms. Kassel, we need this chair up here by the table. Do you mind putting it up by the table? 217 218 Mr. Chokanis, yeah. 219 220 Ms. Kassel: Do you mind putting it up? 221 222 Mr. Chokanis, yeah, so back there, you had your hand come forward. 223 Ms. Kassel: There are Gentlemen, there are some more chairs in the second door in the

garage, the second door on the left. If you want to bring out some more chairs, you can even set up behind us if you'd like. If you could state your name and your address, please.

- Mr. Lukens, 3317 Schoolhouse Road. If you pay off your bond, are there still additional dues and fees that you are and what are those?
- 228 Ms. Kassel, those are operations and maintenance.
- 230 Mr. Lukens, correct. Yes.
- Participant 4, right?
- 233 Mr. Lukens, so I think.
- 235 Ms. Kassel: So there is the debt service portion.
- 236

234

229

231

- 237 Mr. Lukens, yep.
- 238

Ms. Kassel, and then the bet service portion has a fixed interest on it, and eventually, it'll go away, and either. We have one bond, that's going to go away in 2032, and the other one's 2036.

- 241 Mr. Lukens, they're individual bonds, right, so you can pay off your own individual bonds?
- 242 Ms. Montagna, yes.243
- 244 Mr. Lukens, yeah.
- 245 Ms. Kassel, yes.
- 246 Mr. Luken, okay.
- 247 Ms. Kassel, and then you're saving the interest you would be paying off.
- 249 Mr. Lukens, right.
- 250

248

- 251 Ms. Kassel, through all those years?
- 252 Mr. Lukens, yep, yep, understood.
- 253 Ms. Kassel, but the operations and maintenance for- is for the regular upkeep.
- 254 Mr. Lukens, and what are those- what are those fixed costs in, monthly?

255 Ms. Kassel, oh my goodness. They include everything from all the landscaping, the 256 irrigation, the streetlights.

- 257 Mr. Lukens, no, what's the actual cost in dollars?
- 259 Ms. Kassel, that's maintenance in dollars.
- 260 Ms. Montagna, they can change every.
- 261 Mr. Lukens, does it change annually, or does it change every month?
- 262 Ms. Montagna, no, no, it would be annual.
- 263 Mr. Lukens, yep.
- 264 265 Ms. Montagna, once we set the budget.
- 266 Mr. Lukens, yep.
- 267

258

- 268 Ms. Montagna, but that budget can change every year during the budget cycle.
- 269 Mr. Lukens, sure, yeah, absolutely.
- 270 Ms. Montagna, no, once it's fixed, they're going to adopt their budget next month. Once that 271 budget is set, that's what it is.
- 272 Mr. Lukens, and what are they this year, monthly?
- 273 Ms. Montagna, I don't know. I'd have to look at your.
- 274 275 Mr. Chokanis, yeah, there's actually an entire chart. It varies by the.
- 276 277 Ms. Montagna, mm-hmm.
- 278
- 279 Mr. Chokanis, mostly by property size, and it's actually broken down to what the 280 ongoing, operations and maintenance is compared to the bond service.
- Mr. Lukens, and where can we find that? 281
- 282
- 283 Mr. Chokanis, uh, it's.

284 285 286	Ms. Montagna, the Agenda.
287	Mr. Chokanis, yeah.
288 289	Ms. Kassel, it's in the agenda.
290 291	Mr. Lukens, okay.
292	Ms. Kassel, okay.
293 294	Mr. Chokanis, all right, you can have this copy. That was the last eight years that we.
295 296	Ms. Montagna, but that's not.
297 298	Ms. Kassel, that's not.
299	Mr. Chokanis, okay, but the.
300 301 302 303	Ms. Montagna, yeah. What you can do is you can. It's hard to differentiate on the sheet that's in the budget. So, what you can do is you can email me or call our office. The Assessment Department will get your address. They'll look it up, and they'll tell you exactly what you are paying for your debt.
304 305	Mr. Lukens, mm-hmm.
306 307	Ms. Montagna, and then they'll tell you what the operation and maintenance is.
308	Mr. Lukens, awesome.
309 310	Ms. Kassel, yeah. Do you even know? Do you have any idea of what your neighborhood is? Like, you know, there is like A1, B.
311	Mr. Lukens, Schoolhouse Road.
312	Ms. Kassel, I think you're in C1. Do you know your lot width? 80 feet?
313	Mr. Lukens, I'm not sure off the top of my head, no.

- Ms. Kassel, so your operations and maintenance was \$1,847, and it's going to be, well, if we pass the budget, \$2,133.
- 316 Mr. Lukens, for the year?

317

318 Mr. Chokanis, yes.

319 Ms. Montagna, that's annual. It's all annual, and it's collected on your tax bill.

Mr. Lukens, okay. The only other follow-up question I had is what is the standard form of communication? We mentioned that the Facebook group is not official, but I'm not getting at least, and maybe it's 'cause I'm not signed up for something, but, like, in the instance of the-the road paving, for example, like, we didn't get any notifications about what dates were, things were happening, and when we need to be prepared and.

- 325 Ms. Montagna, CDDs are public.
- 326
- 327 Mr. Lukens, uh-huh.
- 328

Ms. Montagna, so we don't have any residential information on any resident. That's more of an HOA because they're private because you're then subject to public records laws. Anything that we put out would be on the CDD website. As far as the alleyway paving, the residents that were on those specific alleyways got notifications.

- 333 Mr. Lukens, how?
- 334
- 335 Ms. Montagna, but the rest, I think what they do, put them in their mailboxes and.
- 336
- 337 Mr. Chokanis, they were supposed to have. Um, we understand that there were some.
- 338 Ms. Montagna, there were some people who did not get them, but.
- 339340 Mr. Luken, yeah.
- 341
- 342 Ms. Montagna, that's how it should have gone.
- 343 Homeowner 5: It's illegal to put notifications in a mailbox.
- 344
- 345 Ms. Kassel: Well.

346	Ms. Montagna, in their mailbox.
347	Ms. Kassel, unless it's mailed.
348	Ms. Montagna, correct.
349 350	Mr. Chokanis, all right. It was supposed to be on the door.
351	Ms. Kassel, it was supposed to go on the door.
352 353	Ms. Montagna, and the door.
354	Mr. Chokanis, door hangers.
355 356	Ms. Boskey, yeah, that's I think what we. Yeah.
357 358	Ms. Kassel, unfortunately, the whole process and this is just my personal opinion. It's not the opinion of the Board, that I don't feel was handled very well.
359 360 361	Mr. Lukens, that's not consequential for me. It was just an example. I'm just trying to figure out how can I get better informed about whether it's through email or through mail or whatever.
362 363	Ms. Montagna, the CDD website.
364	Ms. Kassel, Harmonycdd.org.
365 366	Mr. Lukens, only the website.
367 368	Ms. Kassel, we do not send out emails.
369 370	Mr. Lukens, so there's no proactive communication. That's only.
371	Ms. Kassel, we can't.
372 373 374 375	Mr. Chokanis, well, there are notices like the issue that we're going to be addressing later with the budget adoption, was originally going to be tonight. And just the official notification for that is through the US Postal Service.

is through the US Postal Service. 375

376 Ms. Montagna, correct.

377

378 Mr. Chokanis, so you'd be getting that official notification of, "Here's where the budget is. 379 Public meeting, 6:00 PM. Here's where to show up." Since there were issues with that getting to 380 everybody, we're now needing to delay it to the 24th of August. So as far as, you know, official 381 communication, there are those mailers that go out for, the budget announcements. There are 382 also notifications in, I believe, the Osceola News Gazette as, you know, a public newspaper that 383 we put, you know, announcements for each monthly meeting. 384 Mr. Lukens, could email be a possibility? I mean, could you do a list search? 385 386 Ms. Kassel, so, you can- you can email any of us, and you can email the district manager, 387 Angel. 388 389 Mr. Lukens, yup. 390 391 Ms. Kassel, we only respond to you individually. We can copy Angel, but we can't copy all 392 because we are bound by Sunshine Laws, so we can't meet in private, which that's what it would 393 constitute. 394 395 Mr. Lukens, okay. 396 397 Ms. Kassel, so there is no. And we have a brand-new website, which has a lot of wrinkles, to 398 start with, but hopefully, we'll be able to post some notifications. 399 400 Ms. Montagna, mm-hmm. 401 402 Ms. Kassel, and then hopefully, one board member or another can post something 403 somewhere. Unfortunately, not everybody's on Facebook, so just something to let people need to 404 go. 405 406 Mr. Lukens, yeah, I'm not on Facebook. 407 Ms. Kassel, to the harmonycdd.org. 408 409 Mr. Lukens, yup.

410 411	Ms. Kassel, the website because there's some news or whatever.
412 413	Mr. Lukens, mm-hmm.
414 415 416	Ms. Kassel, but we have gone over this a hundred times through our attorney, with the district manager, about being able to communicate.
417 418 419	Participant 9, so I would also recommend the meeting minutes are, like, really short and sweet. So, if you're able to log onto the.
420 421	Ms. Montagma, really?
422 423	Ms. Kassel, what?
424 425	Ms. Montagna, which ones are you looking at?
426 427 428	Participant 9, I mean, well, I mean, they're easy to kind of filter through and look for your one.
429 430	Ms. Montagna, mm-hmm.
431 432 433 434	Participant 9, like, you know, there's the roading, the paving. So, if you saw that, you'd be like maybe reach out to Angel and say, "Hey, when's this going on because I'm in an alley." Right?
435	Mr. Lukens, okay.
436 437 438 439 440	Participant 9, so I would just recommend that. I try to post stuff on Facebook, but I get a little bash on there, but I try to inform people of what's going on because I know not everyone comes to this meeting and not everyone gets on Zoom. And so, it's a little wishy-washy, but we're trying to do.
441 442	Mr. Lukens, thank you.
443	Mr. Chokanis, the best we can.

444 Ms. Montagna, of course.

445

446 Mr. Chokanis, do we have any other comments from the audience here? I see some other 447 people join on Zoom, so we're still in the audience comments portion. Maybe back there with.

- 448 Ms. Sledz, Can I just speak from here and yell?
- 449
- 450 Mr. Chokanis, I will be really, yeah.
- 451 Ms. Kassel, people will make room to get you there.
- 452 Ms. Sledz, all of you have heard it, but I really do want it official on the record, because I sent 453 it to all of you.
- 454 Ms. Montagna, what's your name?

455 Ms. Sledz, Mary Jane Sledz, 3181 Songbird Circle. I guess I've been doing budgets a long 456 time, and the budget that was sent out doesn't have any explanation as to all these increases four 457 times as much, three double on some lines. And because there's no communication being able to 458 be discussed, how are you going to communicate that to people who are interested? With.

459 Ms. Kassel: It's been in the minutes, so we had. I'm sorry.

460 Mr. Chokanis, what else? You have three minutes. Go ahead and, um.

- 461 Ms. Sledz, I was here at the last meeting for maybe half the meeting and like I said, I didn't 462 get it, the letter originally. Multiple people in their community at 55-plus didn't get it.
- 463 Ms. Montagna, we're going to address that. It's on the agenda. We're going to address that.

Ms. Sledz, okay. And you also need to make sure that the 55-plus community, if you're at
putting stuff out on Facebook, like this information today about the August 24th, I didn't know
about it.

- 467 Ms. Montagna, it's on the website.
- 468 Participant 4, it's on your Facebook page.
- 469 Ms. Sledz, no, but that's what I'm saying. There's got to be if we're CDD paying.

470 Ms. Montagna, all the meetings are posted on the website, the whole annual meetings.

471 Ms. Sledz, no, no, no. I know that, but there was a notice today about the change of the 472 budget.

473 Ms. Kassel: It just happened this week.

- 474 Ms. Sledz, I know, but we didn't know that. Um.
- 475 Ms. Kassel: It was posted on Facebook.

476 Ms. Sledz: That's how I found out, was because my husband called me to tell me it was on 477 Facebook. So, if we're going to communicate that way, the 55-plus people need whether I'll be volunteering to post what you want me to post on it so that people in our community can get that 478 479 because like I said, they didn't get a lot of the letters. But my concern is the multiple line items 480 where like landscaping, and no offense to the landscaper, but the irrigation, the continuous 481 upping of additional bids and not sending the entire irrigation system out for bid instead of this 482 piecemealing that we're doing, is very frustrating to many of the people in our-our community in the 55-plus 'cause a lot of people here live on fixed incomes. So, I just want to make my point 483 484 that I did send it to all of the members, the supervisors, about the double, the triple, and the quadruple line items that are on here, and they need explanation. 485

- 486 Ms. Kassel, and I did respond twice.
- 487 Ms. Sledz, you did?
- 488 Ms. Kassel, I did. And you.
- 489 Participant 4, I responded.
- 490 Ms. Kassel, did respond to me once, and I sent you a link to set up a meeting.
- 491 Ms. Sledz, no. I can show you my email. The only person I got it was from Kerul.
- 492 Ms. Kassel, that's me.
- 493 Ms. Sledz, oh, I'm sorry. I didn't know that. Yes.
- 494 Ms. Montagna, and I responded.
- 495 Ms. Sledz, and I sent you a response. I responded that we'll set up a time because there are 496 other people in our community who would like to do that.
- 497 Ms. Kassel, and I sent you a calendar link so that you can interface with all your people, and 498 you can choose a date and a time.
- 499 Ms. Sledz, Okay. There aren't many in August, but there are a few. Perfect.

Participant 7, the other thing I was going to point out because I was looking at your things too
so that I could explain them if you answered my email, is I think you were picking up the
projected line to the 2024 budget rather than the 2023 budget.

- 503 Ms. Sledz, yeah, 2023 versus the 2024.
- 504 Participant 7, the budget?

506 Participant 7, the one you said.

507 Ms. Sledz, well, the projected. The projected 2023.

Participant 7, On some of them, what happened in brief, I'll just tell you this, some of them,
we didn't spend the money in 2023 'cause other things happened, so it's back on the budget for
2024.

- 511 Ms. Sledz, okay, so the only person I got an email from is you and you.
- 512 Participant 7, And I emailed you.
- 513 Ms. Sledz, I don't have it.
- 514 Participant 7, well, I'm sorry 'cause I did email you back.

515 Ms. Sledz, I will send you some dates because I know there's a bunch of us that are here from 516 the group that wanted to participate.

- 517 Ms. Kassel, and if there's no dates, you know can you just send me some proposed dates?
- 518 Ms. Sledz, okay.

519

520 Ms. Kassel, I'm away from the 18th to the 28th of August, but I'm available after that.

- 521 Ms. Sledz, so the first couple weeks in August?
- 522 Ms. Kassel, Yeah.

523 Ms. Sledz, okay.

524

Ms. Kassel, Um, but I did respond without the landscaping because we had to go through bid process. We were required by a state statute, and we hired our old landscaper who had increased his price because he was promising that he'd be better, but he wasn't better. So, we had to go back to bid again, and then we got Benchmark, and Benchmark's bid was much higher, but they were still pretty much the lowest bid. So that's why our landscaping is higher. And then the irrigation thing is because our irrigation system was mostly turned off and because lots of things were broken.

532 Ms. Sledz, right.

533

534 Ms. Kassel, and so over the last, you know, 10 years, instead of repairing, areas were just 535 turned off.

536 537	Mr. Chokanis, but maybe.
538 539 540	Ms. Kassel, now they're responsible for maintaining our landscaping, and unless they are responsible for fixing and maintaining the irrigation, they will not guarantee our landscaping.
541 542 543	Mr. Chokanis, yeah.
544	Ms. Kassel, so we're kind of in a bind.
545 546 547 548 549 550 551	Participant 9, I'll say that was an intentional choice of the Board because in years past, having the irrigation done separately or even managed by field services could be a potential source of conflict and actually did lead to legal action between the landscaper and the CDD who had been, at the time, responsible for irrigation. So based on that factors, it was a conscious choice of this Board to, kind of when we're doing this bidding, include the irrigation with that, and that, you know, removes a potential pain point of having a conflict between, you know, landscapers and irrigation providers.
552 553	Ms. Sledz, I understand. It just seems like every time I look at the minutes or I come to a meeting, it's 20,000. It's 65,000. It's 40,000.
554	Ms. Montagna, it's like a 20-plus-year-old irrigation system.
555 556	Ms. Sledz, no, I get it.
557	Ms. Montagna, yeah.
558 559	Ms. Sledz, but then there should be a process.
560 561 562	Ms. Kassel, Finally fixed.
563	Ms. Sledz, to.
564 565	Mr. Lukens, okay, well.
566 567	Ms. Sledz, slowly go and fix it over so many years. It just seems like it's all being

568 piecemealed.

- Participant 7, well, we're- well, we're having Hugo because when there's a pipe brokenunderground, all that water's pouring out.
- 571
- 572 Ms. Sledz, mm-hmm.
- 573
- 574 Participant 7, and so he has to fix it.
- 575
- 576 Ms. Sledz, yeah.

577 Participant 7, but if he fixes that one but not the next one, the water's just going to pour out of 578 the ground there, and they're finding it as they go along. It's not something that we knew all of it 579 in the beginning.

- 580 Ms. Kassel, and we can't do a little this year and a little next year because it's all broken 581 because it's 20 years old. It's like.
- 582 Participant 7, but our water.
- 583 Ms. Kassel, and then we replace this.
- 584 Participant 7, unless we're done.
- 585 Ms. Sledz, sorry.

586 Mr. Chokanis let's end on that note. Thank you. Anyone else would like to, uh, address the 587 Board?

- 588 Mr. Cresham, yes, please.
- 589 Ms. Kassel, please come.
- 590 Ms. Kassel, we have a microphone.

591 Mr. Cresham, yep. I got it. Mike Cresham, over in Enclaves at 7417 Wingspan Way. Mainly 592 just maintenance questions. So, on your way in the neighborhood, I'm sure everybody that lives 593 back here knows the two drainage inlets just west of Feather Grass have been clogged for like six 594 months. Every time it rains.

- 595 Ms. Montagna, West of where? I'm sorry.
- 596 Mr. Cresham, Feather Grass Drive.
- 597 Participant 4, On 5 Oaks?
- 598 Mr. Cresham, in between Feather Grass and the driveway to the turf maintenance facility.

599 Participant 4, is this the one you fixed today? 600 Ms. Montagna, it's Feather Grass and the golf maintenance. 601 602 Mr. Chokanis, well, yeah. Please, you know, I have your three minutes, so is that your only concern or it's what it was? 603 604 Mr. Cresham, no, I've got more, but I don't think it's been addressed. I didn't see anybody out there working on it today, and it comes up every time it rains. 605 606 Ms. Montagna, we can't hear you. 607 Mr. Cresham, the two drainage inlets as you're on your way in right up here west of Feather Grass Road, they never drain, so there's only a lake on the road whenever it rains. 608 609 Homeowner 5, One of them cleared backwards so it doesn't work. Mr. Cresham, so that's one thing. The other question that maybe we can answer when we get 610 into the agenda is what's going on with Billy's Trail and north of it? I see that there's a contractor 611 612 that tapped into our water main. I'm not sure if that's Toho, if that's a future development that's part of Harmony up there, which if it is, cool, um, if not. 613 614 Ms. Kassel, It is. 615 Mr. Cresham, is the Billy's Trail an easement? Why was it called Billy's Trail? Is it owned by 616 Harmony? 617 Ms. Kassel, reach out to us because we can't answer all those questions tonight, but reach out 618 to any of us. Our emails are on harmonycdd.org. 619 620 Mr. Cresham, mm-hmm. 621 622 Ms. Kassel, I'll give you my. 623 Mr. Cresham, so can I get everybody's emails before we leave today, or is it going to be in the 624 agenda or in the minute? 625 Ms. Montagna, they're all on the website. If you just go under Contacts. 626 Ms. Kassel, here. You can take a picture of this. 627 Ms. Montagna, them and then here's mine. 628 Ms. Kassel, they're right here.

- 629 Mr. Cresham, oh, perfect. Thank you.
- 630 Ms. Montagna, yeah. And here's my card. I don't know if you have it or not.
- 631 Supervisor Kassel, this is on my CDD address, but.

632

- 633 Mr. Cresham, okay.
- 634 Participant 4, Kerul is the expert on that. She knows that trail back and forth.
- Mr. Cresham, oh, I was just walking in. I'm wondering, I'm like, "Is this an easement? Who'spaying for all this?"

637

638 Ms. Montagna, yeah.

639

Mr. Cresham, we've got thousands of feet of water main that are going up there. Anyways,
while we're on pipe, I know we mentioned irrigation. It's 20 years old. It's broken. This, that, and
the other thing is whoever installed it on a warranty, if it's 20 years old, then, you know, I
understand we're the ones that are here now, but we're all paying for it when everybody else 20
years prior didn't do their due diligence.

- 645
- 646 Participant 4, right.

647

648 Mr. Cresham, so, um.

649

650 Participant 4, developer.

651

652 Mr. Cresham, that would be my question. Is it really on the homeowners to be liable for 653 paying for broken pieces of pipe?

Ms. Montagna, unfortunately, yes. And just so, which we'll get into it later. The Board was just notified today. I sent the email out. You know, the Board just paid to have some clocks and stuff installed. On the 20th, they were all installed. On the 27th, they were vandalized. So now, we've got that subject that's going to come up today too.

- Ms. Kassel, rain sensors or clocks? Just the rain sensors.
- 659
- 660 Ms. Montagna, it was.
- 661 Mr. Cresham, I'm unaware of that.

662	Ms. Montagna, oh, I have it. I'll pull it up. Go ahead.
663 664	Mr. Chokanis, I saw the pictures.
665	Ms. Montagna, yeah.
666	Ms. Kassel, we have just got the mail of.
667 668 669	Ms. Montagna, so we just found that out today. Again, I don't know how much it cost. I found out on our way here, and I emailed it to everyone. So that again too, when stuff's put in and stuff's been vandalized, this isn't the first time either, when new stuff has been put in.
670	Mr. Cresham, so when we go to put stuff in like clocks.
671 672 673	Ms. Montagna, mm-hmm.
674 675 676	Mr. Cresham, or the fence replacement, how does that go about? Is that brought to forum, and we decide, or is it just, "Hey, we got we want some clocks, so we're gonna spend the money?"
677	Ms. Kassel, no.
678 679 680	Ms. Montagna, no. It is brought here, explained. You know, you don't want vegetation to die, right? Because then, you look around, and you've got all this dead turf and everything. So, the only thing that is done immediately off the cuff without coming to the board.
681	Mr. Cresham, you mean timers for irrigation?
682 683	Mr. Chokanis, yeah.
684	Ms. Montagna, correct.
685	Mr. Cresham, okay. I thought you were talking about clock towers.
686	Ms. Montagna, oh, no, no, no, no, no.
687	Mr. Chokanis, so that's a good point anyway.
688	Ms. Montagna, no, no.
689	Mr. Chokanis, it's being ingrained with all of us. Yeah.
690	Mr. Cresham, sorry, you mean timers. I thought.

691	Mr. Chokanis, yeah.
692	Ms. Montagna, sorry.
693 694 695	Mr. Cresham, the other thing, I noticed there's a couple of double bollards around the sidewalks around here. Did anybody check if those are compliant 'cause you can't fit a double-wide stroller between those bollards?
696	Ms. Kassel, what bollards? Where?
697	Ms. Montagna, which ones are they?
698	Mr. Cresham, the post mounted.
699 700 701	Ms. Montagna, mm-hmm. They are.
702 703	Mr. Cresham, they just put them in around here. They're the black poles that you put in a sidewalk.
704	Mr. Chokanis, you can't drive your car.
705	Ms. Montagna, oh, your golf cart.
706	Ms. Kassel, I don't know who installed them. We didn't do it.
707	Ms. Montagna, on the boardwalks?
708 709	Participant 4, we have no idea who installed them.
710 711 712	Mr. Cresham, presumably, it's for golf carts, but you could achieve the same thing with one bollard.
713	Ms. Montagna, where?
714	Ms. Kassel, where are these?
715	Mr. Cresham, sidewalks, here and on the sidewalk.
716	Ms. Kassel, that's your HOA, is my guess because we didn't do it.
717 718	Mr. Cresham, okay, thank you. Um, am I okay on time?
719	Mr. Chokanis, okay. Well.

720

721 Mr. Cresham, I have real issues and stuff.

Mr. Chokanis, right, and I understand. The only reason we try and, you know, limit the back and forth is 'cause just I have respect for everyone's time, but, you know, please continue.

Mr. Cresham; yep. So, the status of the main pool, bathrooms, and locker rooms up there, they are terrible. I think it's probably already been a topic of discussion, so we don't need to harp on it, but every time I go up there, it smells like pee. All the bathrooms and the toilets are clogged in both the men's and women's.

- 728 Ms. Montagna, in which pool?
- 729 Mr. Cresham, the main pool. So, I live in Enclaves.

730 Ms. Montagna, Ashley Park?

- Mr. Cresham, which brings me to my next point. But, yes, this pool right here up at the entrance, by the golf floor shop.
- 733734 Ms. Montagna, wwim club.
- 735 Ms. Kassel, yeah. Swim club.
- 737 Ms. Montagna, okay.
- 738

736

739 Mr. Cresham, Um.

740

744

745 Ms. Kassel, no. We don't.

- 746 Ms. Montagna, that money's been coming in.
- 747 Ms. Kassel, we don't get more money from a new community, unfortunately.
- 748 Ms. Montagna, yeah. No. It's always been coming from day one.
- Ms. Kassel, the developer was paying for it before you homeowners were paying for it, so we're not getting any extra money, unfortunately.

<sup>Homeowner 4, Well, and along with the enclaves, with us paying to be able to use that pool as
well, can't we remodel those, if we have more money from a whole brand new community going
towards that?</sup>

751	Homeowner 4, so where's the money been going?
752	Ms. Kassel, same place it's been going, to all our expenses.
753 754	Ms. Montagna, so swim club bathrooms.
755	Mr. Cresham, yes.
756 757	Ms. Montagna, okay. Got that.
758	Ms. Kassel, That's a great idea.
759	Mr. Cresham, uh.
760 761	Ms. Kassel, yeah. Except it's another expense.
762	Participant 4, well, yes, but we can start saving money for it.
763 764 765	Mr. Cresham, so we mentioned lakes, sidewalks, roads, all that stuff. That's why I was harping on the drainage, the sidewalks on the trail, which is a lovely trail. Is the lake lookout being demolished, or we gonna upkeep that, or what's the status of that area back there?
766	Ms. Kassel: I'm happy to discuss that with you because this really isn't a back-and-forth.
767 768	Mr. Cresham, okay. Yep. You don't have to respond. I'm just putting questions out there. That's fine.
769 770	Ms. Kassel: My card is right there for you if you'd like it.
771	Mr. Cresham, um.
772	Ms. Montagna, so lake Lookout?
773 774	Mr. Cresham, yes, ma'am.
775 776	Ms. Montagna, okay.
777	Mr. Cresham, sidewalks pool, Billy Trail.
778	Homeowner 5, do you have a gym in there? You don't have a gym in there?
779	Ms. Montagna, we don't manage the gym.

780	Ms. Kassel, it's not us.
781	Homeowner 5, you don't. Who manages the gym?
782	Ms. Kassel, the owner of the gym, which is the owner of the clubhouse, I believe.
783 784	Mr. Chokanis, and the golf course, I believe.
785	Ms. Montagna, that's where you go to get your access, is the golf-golf course or clubhouse.
786	Homeowner 5, maybe the ones that ask.
787 788	Ms. Kassel, they approach them.
789	Mr. Cresham, so that.
790 791 792	Mr. Chokanis, Mike. The gym is owned and operated by an individual.
793	Mr. Cresham, okay.
794 795	Mr. Chokanis, he lives here in the community.
796	Ms. Kassel, oh, Jamie Abel.
797	Ms. Montagna, Jamie Abel.
798	Ms. Kassel, but that's not us.
799 800	Lucas, he's the one you go to. We will help you and we'll direct you to him from the golf club.
801 802	Mr. Cresham, okay.
803	Mr. Chokanis, it's not us.
804 805 806	Mr. Cresham, thank you for clarifying.
807	Mr. Chokanis, okay. Mr. Cresham, do you have any other?

808 Mr. Cresham, no, sir. I believe that was everything unless my wife has any, oh, the only 809 comment I want to make is, thank you for sharing your card with me. I'll go on the website.

810 Ms. Kassel, of course.

811 Ms. Montagna, my card is right here.

812 Mr. Cresham, oh, thank you. We're all saying Facebook's not our line of communication, so at 813 least everybody in this room that's here and you guys, let's not use it as our line of

- 814 communication then.
- 815

816 Ms. Montagna, yeah, please.

817

818 Mr. Cresham, and that's why I want to get on the website, get everybody's emails, because 819 that's the best form of communication instead of the back and forth over the crap on Facebook.

Ms. Montagna, it is, and also, if I can just let everyone know, we have just, developed a new website, the old one points to the new one, but we're still adding stuff to that website. The Board's gonna have input of what they want on there. You'll see a lot more Community news or things of that nature. Just what you see on there now, you may not see any news, per se, on there, but it will be put on there.

825 Mr. Lukens, this is a public situation and he's emailing you separately about some of the 826 issues that we've discussed here. How will I know about those issues and if they get resolved, 827 how will that be communicated to everyone here in this room?

Ms. Kassel, pretty much, everything that has been brought up, has been discussed at the May meeting, about the budget at the June meeting.

- 830 Mr. Lukens, but going forward, though. That's fine.
- 831 Ms. Montagna, it'll be in the minutes. It's on the recording. It'll be in the minutes.
- 832 Ms. Kassel, I think he means if he.
- 833 Mr. Lukens, no, but I mean, if he emails you, how do I know about what your response is to 834 him?
- 835 Homeowner 5, yes, because he has a lot of good questions. Back to us.

836 Ms. Montagna okay. Everybody, we have to talk one at a time because the recording can't 837 pick up everybody talking at one time, and we have to be able to do the minutes. There is not a 838 mechanism for me to provide all of his answers to you, to you.

Mr. Lukens, we need a forum for that. So, Facebook isn't good because it becomes this, you
know, evil thing that everyone gets on. And I don't.

841 Ms. Montagna, it's not evil. You can communicate on Facebook all you'd like. The problem842 is.

- 843 Mr. Lukens, it's not official. We need something official.
- 844 Ms. Montagna, no. It's not official. That's what the minutes are for on the website.
- 845 Ms. Kassel, you need an official page that doesn't allow comments?

Mr. Chokanis, so, I'll speak to that. Part of the issue, again, is Sunshine Law. The only forum
where us, as a Board, can discuss anything at the same time is in a publicly announced meeting.
So, everyone that wants to can come and hear about that.

- 849 Mr. Cresham, but you can talk separately with individuals.
- 850 Ms. Montagna, mm-hmm.
- 851 Mr. Chokanis, yes. As much as you want.
- 852
- 853 Ms. Montagna, yeah.

Ms. Kassel, we cannot, like Lucas had some, he did a lot of work on going over the last budget numbers for the last several years. He's not supposed to send that to me. He sent that to Angel, who then forwarded it to me to put on the computer to show during the meeting once.

857

- 858 Ms. Montagna, correct.
- Mr. Chokanis, we got to that point. The Sunshine Law, if you, that's a rabbit hole you can go down. There are some horror stories of people going to jail.

861

862 Ms. Montagna, oh yeah.

863

- 864 Mr. Chokanis, because they talked about something that was, um, district business, whatever 865 government entity they were a part of. So, it's something that is taken very seriously.
- 866 Ms. Montagna, it's crappy.
- 867 Mr. Cresham, yes, as residents, we have to find our own method.

868

- 869 Ms. Boskey, oh, I was just going to say that email.
- 870 Ms. Montagna, it is. You're right.

- 871 Mr. Chokanis, the meetings here are where we'd be held accountable. So, if you're emailing 872 us and we're not answering you, know, your, uh, recourse is you can come to the meeting and 873 call us out on it.
- 874
- 875 Mr. Cresham, mm-hmm.
- 876
- 877 Mr. Chokanis, and it's on the public record for everyone here if, you know, we've been 878 ignoring you or not.
- 879 Mr. Cresham, it shouldn't be this hard. To be a resident, it should not be this hard.
- 880 Homeowner 5, is there a way to create a CDD Facebook comments?
- 881 Ms. Montagna, okay. One at a time. One at a time.
- 882 Mr. Chokanis, okay.
- 883 Ms. Boskey, and we are the audience comments?
- 884 Mr. Cresham, I have one more comment.
- 885 Ms. Montagna, okay.

886 Mr. Cresham, I have one more comment. Thank you, so this the issue from Mr. Lukens 887 earlier, the comment of, you know, not being able to have, people commenting on it is that's a 888 key part of it. So maybe as we're, you know, refining the new website, there is a good way that 889 we can. If there is something that's, you know I was single-handedly updating this website 890 before, and I'd be putting, as best as I could, updates on the paving project on the front page. 891 There are definitely, you know, more, you know, cleaner ways of doing that. And if it is 892 something like, you know, "Hey, we're going to have a budget workshop this coming May. If 893 you want a rundown of what all the proposed budget changes are, item by item, this is the 894 meeting you should come to and, you know, be able to take, you know, part in that."

- Ms. Montagna, everything's public record. Everything here is public record. So, let's say I
 answered his questions, right? You can email me and go, "Hey, did you answer his 15 questions?
 Can I please have those answers?" Absolutely. And I can send them to you.
- 898

900

- 899 Mr. Cresham, no, I totally understand.
- 901 Ms. Montagna, yeah.
- 902

Mr. Cresham. it's what happens outside of this room that is more challenging to me, and, youknow, I'm saying.

905	Ms. Montagna, understood.
906 907	Ms. Boskey, to us too. You know, I was as frustrated as you.
908	Mr. Cresham, yeah.
909	Ms. Montagna, they can only meet every 30 days.
910 911 912	Mr. Cresham, sure.
913 914 915 916 917	Ms. Montagna, and can't do anything in between. So, again, it's also the process too, why it takes a little bit to get stuff done and all of that because we, as the management company and legal and engineer, we work for the Board. We don't have the authority to make any decisions outside of meetings because we work for the Board, which, in turn, you know, works for the residents. So, um, it's a trickle-trickle-down effect.
918 919 920 921 922 923	David, yeah. And I will say I'm the Facebook guy, but I know it's not official, but there's still good information out there, whether or not you have to deal with, you know, the people that are disgruntled and don't like things around here and don't want to come to the meeting. So, I do try to post things to inform folks of what's going on. Uh, it's definitely not official like, you know, like Angel said, but there are some good things that you can get out of it and get aware of.
924	Ms. Boskey, did you know when you post something, you can turn off commenting?
925	David, oh, really?
926 927	Ms. Kassel, we have thoughts?
928	Ms. Montagna, you're doing great. Just turn off the comments.
929 930	David, all right. I'll do that next time.
931 932	Mr. Chokanis, okay, Mr. Cresham, you said you had one more.
933 934	Mr. Cresham, just one more comment, um, and I stay off of Facebook. I don't do social media.
935	Homeowner 5: Neither do I.
936 937	Mr. Cresham, but about the fence, so I work in construction. I measured it. I know what the

938 939 940 941 942 943 944 945	exact linear footage is. The ballpark number of 200k to remove and replace is pretty accurate. I got a quote from a guy that already does work for me, doing commercial and right away working, doing exactly this stuff and remove and replace. His cost was 170,000. Now, if the maintenance facility crew can remove it at Harmony's cost, which is paid for, he said he could come in and do an installation for less than 100,000. So that does cut the cost in half. Do we still want to spend that money? That's up for everybody to decide whether we want the fence or not. Just to clear the air because everybody was questioning. I'm hearing word of mouth.
946 947	Mr. Chokanis, yeah.
948	Mr. Cresham, on the numbers and stuff, it was pretty close.
949	Mr. Chokanis, yeah.
950	Ms. Montagna, and by the way, Harmony field staff is removing it at obviously.
951	Mr. Chokanis, byy cost.
952	Ms. Montagna, the district's cost by payroll.
953 954	Mr. Cresham, the correspondence was from the county.
955	Ms. Montagna, of?
956	Mr. Chokanis, the violation.
957	Ms. Montagna, oh, the violation, yes.
958 959	Mr. Cresham, what? Who? From whom?
960 961	Ms. Kassel, the county code enforcement.
962	Ms. Montagna, the county code enforcement.
963	Homeowner 5, Code enforcement.
964	Ms. Boskey, what was the violation?
965	Ms. Montagna, someone called Code Enforcement.
966 967	Ms. Kassel, it was falling apart and dirty.

968	Ms. Montagna, yeah, and not only the CDD fence, I think they hit the golf course.
969 970	Mr. Chokanis, HOA.
971 972	Mr. Cresham, but we have the right to stand our ground. I mean, can we, it's not the whole length of the fence. It's like some small sections that I feel we wouldn't have to remove it all.
973 974	Ms. Montagna, but the problem that we have, again, going into a back and forth, but the problem that you have is that fence is.
975	Mr. Chokanis, 20 years.
976 977	Ms. Montagna, 20-something years old. Have you ever gone out and, like, looked at it up close?
978 979	Mr. Cresham, oh yeah.
980	Ms. Montagna, it's super chalky.
981 982	Mr. Cresham, I walked all of it. Yes.
983	Ms. Montagna, if you try and pressure wash it, it just.
984 985	Mr. Cresham, mm-hmm.
986 987 988	Ms. Montagna, disintegrates. So, we can't even piecemeal because that was the first option of the board, was.
989 990	Mr. Chokanis, it's been done in the past.
991	Homeowner 5, we can do a few.
992 993 994 995	Ms. Montagna, "Hey, let's go and put just the sections that need to be repaired." Well, if we did that, now this section's fallen apart, and then it was just a chain of effect. Besides going out there and hand washing it very lightly is the only way. The rest it's been out there so long. It's just I don't want to say that out loud.
996 997	Mr. Chokanis, to answer that question, there Angel brought it up. There are portions that are on golf course property.
998 999 1000	Ms. Montagna, mm-hmm.

Mr. Chokanis, there are portions that are on private developers' property. Like, I believe the part that runs up along Harmony Square Drive is owned by that, property owner. It's the part along the highway that's large part owned by the CDD. And for now, the East Entrance field staff will be removing that. It's not required. We did look into that. We could rebuild it in the future if there's, you know, widespread, you know, outreach and money in the budget to do that, but it's not a hard requirement. So, we are taking it out for now to be in compliance with code enforcement would've had to come down anyways for a new fence to go in.

1009 Mr. Cresham, right.

1010 Mr. Chokanis, so we're doing the interim step now to not incur fees from the county, and we 1011 can rebuild it later if we, you know.

10121013 Mr. Cresham, it's coming down?

- 1014 Mr. Chokanis, on the east side of the.
- 1015 1016 Ms. Montagna, yes.

1017 Mr. Chokanis, the west side is that's more was built more recently. There's maybe a couple 1018 sections that, you know, still need upkeep, but the-the whole thing by the west entrance as 1019 needed.

1020 1021 Mr. Cresham: Is that?

- 10221023 Mr. Chokanis, doesn't need to come down.
- 10241025 Mr. Cresham, is that Code Enforcement Community Development?
- 1026 1027 Ms. Kassel, North County.
- 1028 Mr. Chokanis, North County.

1029

1030 Mr. Cresham, I know. That's what I'm saying. They have community development and1031 they've got transportation road and bridge.

1032

1033 Ms. Montagna, but this is. Yeah.

1034

1035	Mr. Cresham: They both maintain.
1036	Ms. Montagna, yes. This is just code enforcement.
1037 1038	Mr. Cresham, Code enforcement.
1039 1040	Ms. Montagna, if somebody called on your house, it would be the same, it would be the same code enforcement that would come out and violate you if you had whatever in your house.
1041 1042	Ms. Kassel, like if you had a fence that was too tall around your yard, it'd be Code Enforcement that would come.
1043	Ms. Montagna, right, same Code Enforcement.
1044	Ms. Kassel, same with ours.
1045	Mr. Chokanis, okay, anything else, Mr. Cresham?
1046 1047	Mr. Cresham, was there any correspondence back from us to Code Enforcement?
1048	Ms. Montagna, yes.
1049 1050 1051	Ms. Kassel, oh, yes.
1052	Mr. Cresham, we did?
1053	Angel, yes. We always have a deadline.
1054 1055 1056	Mr. Cresham, that's all I needed to hear.
1057	Angel, yeah, we always have a deadline to respond by. Their next inspection is.
1058	Mr. Chokanis, September.
1059	Ms. Montagna, September 19th.
1060	Mr. Chokanis, yeah.
1061 1062	Ms. Montagna, they're coming out to make sure what they violated us on is complete. If not,

1063 we'll start being fined \$200 a day until it is complete.

1064 1065	
1066	Mr. Chokanis, had you wanted to address the Board? Anyone else? Three minutes.
1067	Ms. Kassel, if you want to address the board, you have to come up this way.
1068	Ms. Rodriguez: You have to come up this way. Good evening. How are you?
1069	Mr. Chokanis, oh, sorry. I didn't realize.
1070	Ms. Rodrigues, I don't like to be the center of attention, so I'm going to stand here.
1071	Mr. Chokanis, Kimberly, come on.
1072	Ms. Boskey, Seriously.
1073 1074	
1075	Ms. Rodrigues, I've lived here 10 years. Never did this.
1076	Homeowner 5, okay. Oh, welcome.
1077	Ms. Rodriguez, you said my name.
1078 1079	
1080	Ms. Rodriguez, this is awkward as hell. Kimberly Rodriguez, 3200 Bayflower Avenue.
1081	Ms. Kassel, thank you.
1082 1083 1084	brought to you. They are the hideous-looking, ugliest, oldest, rustiest ass signs all throughout
1085 1086	
1087 1088 1089	could take it, kill it, eat it, have a liable lawsuit. They're really, really bad. I sent many pictures.
1090 1091 1092	Mr. Chokanis, thank you. Thank you, Kim. Thanks, Kim. It was mentioned in the previous

35

- 1093 Homeowner 5, Ms. Rodriguez went out and got all the pictures that I sent you, so.
- 1094

1095 Mr. Chokanis, all right. Any other. We saw some people on Zoom. Yes, step right up.

- Mr. Henley, how you doing? Terry Henley, 7040 Buttonbush, Loop. Good evening, fellowresidents.
- 1098 Mr. Chokanis, Good evening.

1099 Mr. Henley, Board Supervisors, and our district manager. Thank you for your public service. 1100 I'm a new resident as of, May. I'm very happy to choose Harmony amongst a number of community development districts or cities. My family chose Harmony because it's beautiful, and 1101 1102 it's close to work. Thank you. I have three items I want to discuss tonight. The first is the reserve, 1103 the contingency, the fiscal slack that we have or don't have. The second is the capital 1104 improvement fund. The third is some suggestions. A reserve, it is the fund balance. It's the 1105 liabilities, less assets. So, looking at the financial statements from last year, which I looked at 1106 prior to moving here to see what the financial condition of the community development district 1107 was, I saw \$1.2 million. \$1.2 million for approximately a \$2 million budget is more than 50% in 1108 reserve. That's a healthy financial condition. The Government Finance Officers Association 1109 recommends that at a minimum, you have 17%, at the very minimum. So more than 50%, that's 1110 at least six-six months out of the year. Those financial statements were up to 2022. December 31st, 2022. Fast forward, we, we're seven months later, okay? And we're proposing a budget for 1111 1112 2024. I look at the reserve and I see \$250,000. Okay? There's different slices of fund balance. 1113 The reserve or the assigned fund balance, that is only for the operations of \$250,000 is equivalent 1114 to one month. Let's say calamity strikes in our country of 250 years, a recession or a downturn 1115 occurs approximately every five years. That's 50 in the last 250 years. You can expect a 1116 recession. It happens, so what happens in recessions, you look at your contingency, your reserve, your fiscal slack. What's our buffer? We have one month of buffer, and now I'm gathering that 1117 1118 and this board has a very tough job because what I'm gathering is that there is a lot of years 1119 where taxes or assessments didn't go up.

1120

1121 Ms. Kassel, right. Correct.

1122 Mr. Henley, okay. Maintenance was neglected, and now all these things are surfacing, which 1123 brings me to my second point. There needs to be a capital improvement fund, and when you put money. When money like \$450,000 is suggested to go into reserve, it needs to have a name. Is it 1124 1125 for the contingency for recessions, or is it for capital? Or is it for what? Or is it for whatever we 1126 think at the moment? It needs a name. It needs an assignment. Okay? To have a capital 1127 improvement fund, I suggest five years and all the items that were mentioned here tonight should 1128 go on that list and a prioritization with the estimated cost, which can fluctuate. And we have 1129 professionals here that know how to put costs together.

- 1130
- 1131 Ms. Kassel, may I interrupt you for just a second?
- 1132

1133	Mr. Henley, uh-huh.
1134 1135	Ms. Kassel: In our agenda tonight, we have a reserve study set of.
1136 1137	Ms. Montagna, and we've already.
1138 1139	Mr. Henley, I'm going to talk about that.
1140 1141 1142 1143	Ms. Montagna, and we've already had our reserve study. This would just be an update to that. Great. I'm going to talk about that.
1144	Mr. Cresham, mm-hmm.
1145 1146	Ms. Kassel, you have three minutes.
1147 1148 1149 1150 1151 1152 1153 1154 1155 1156 1157 1158 1159	Mr. Henley, I have one more item, so I suggest for the second item, a capital improvement fund and it not be co-mingled with the reserve. The third is just some suggestions from improvement. The financial statements do a great job of providing variances where there's where there's a discussion of why this is different from last year. However, the budget does not include that and to address the very first resident that came up and said, "Why is this different?" My suggestion is that when proposing the budget, just have one line, "Okay, this went up \$20,000." And I thought the budget was very reasonable, by the way, given the constraints, the administrative costs lien, the irrigation, everything makes- it made sense to me because I'm knowledgeable about those things. However, I really suggest for communication purposes, that we have a variance line, the variance being the difference between this year and last year. Real simple. "It went up because of this." I like this budget message that I got, but I was surprised to get it in a newsletter and not, like, on the website. So, Teresa Kramer, thank you for everything.
1160	Ms. Kassel: She's.
1161	Ms. Montagna, here tonight. Thank you.
1162 1163 1164 1165	Mr. Henley, that was helpful, so I suggest an executive letter from our manager for our-our head of our Board. So those are my suggestions. Take it for what it's worth, but I'm very happy to see the turnout, and I'm happy that my family and I, that we moved here.
1166 1167	Mr. Chokanis, all right. Thank you very much. Appreciate it.
1168	Ms. Kassel, thank you very much. Next.

1169	Ms. Montagna, thank you for your due diligence.
1170 1171 1172	Mr. Chokanis, really-really appreciate the participation. Do we have anyone else on Zoom or here in person that would like to address the board? Okay.
1173 1174	Ms. Kassel, you on now?
1175 1176	Mr. Chokanis, absolutely.
1177 1178	Ms. Kassel, we're happy to have it.
1179	Ms. Montagna, can I just get your name and your address?
1180	Ms. Spencer, it's Beatrice Spencer, 7011 Beargrass Road.
1181	Ms. Montagna, I don't. What was the name?
1182	Ms. Spencer, we are here for a little over four years.
1183	Ms. Kassel: Beatrice Spencer, right?
1184	Ms. Montagna, what?
1185 1186	Ms. Spencer, 7011 Beargrass.
1187	Ms. Montagna, got it.
1188 1189	Ms. Spencer, you got it.
1190	Ms. Kassel, moved here four years.
1191 1192	Ms. Spencer, so.
1193	Ms. Montagna, yeah.
1194	Ms. Spencer, sorry for the accent. I'm working with it.
1195 1196 1197	Mr. Chokanis, no, it's okay.

1198 Ms. Montagna, no, it's been wonderful.

1199 Ms. Spencer, I thought you can understand a French accent. Ugh. Sorry. At first, I wanted to 1200 thank you for what you're doing 'cause you have very hard work here. It's a very tough job what 1201 you guys are doing, but I was looking at, uh.

1202

1203 Ms. Montagna, budget?

Ms. Spencer, budget more like a business. I consider the CDD more like a business, and as a shareholder or as a business owner, no matter from what side I am looking, I'm quite a little frightened because of, I can agree with the gentleman before who, we don't have enough preserve, act of God, and we are cooked. We are for a closure. You know, it's happening. People can go foreclosure like it happened a couple of years ago. CDD doesn't get paid. There is not enough money to pay. And we don't want to go there, so I have a big problem with the roads, actually.

- 1211 1212 Ms. Kassel, the roads.
- 1213 Ms. Spencer, the roads, the alley.

1214

1215 Ms. Kassel, the roads are not.

Ms. Spencer, Alley paving, so what is done, what is done is done, and they didn't do a good job. If you guys call in an independent engineer or someone between us is engineer or knows something and checks out the road, he gonna most probably agree with me. I can scratch or the aspect of with my nails, and I got the sun on there, the dirt in the middle of the alleyway. I can just scratch with my nails.

1221

1222 Ms. Montagna, okay,

1223 Ms. Spencer, so it's kind of crazy. So, I heard there is two more of this schedule, so it's more, 1224 like, another.

- 1225 1226 Ms. Kassel, no.
- 1227 Ms. Montagna, no.

1228

- 1229 Ms. Kassel, we know. It's not.
- 1230 Ms. Spencer, other alleyways too.

1231 1232	Ms. Kassel, eventually, in the future.
1233	Ms. Spencer, not with this company. Not right now.
1234 1235	Ms. Kassel, not right now.
1236 1237	Ms. Montagna, it'll be in the future. We're done with paving currently.
1238 1239 1240 1241 1242	Ms. Spencer, okay. Okay. Yeah. Because it's crazy money. If I can suggest, don't pay. If you didn't pay this contractor, yeah, don't pay them. And if you call independent engineers, people who know they're going to come for it. It's my job. And the second point I wanted to say is the maintenance building. Again, to save some money, the maintenance building where we were talking by the lake on the.
1243 1244	Ms. Montagna, mm-hmm.
1245	Ms. Spencer, existing concrete.
1246	Ms. Montagna, down the little hill. Mm-hmm.
1247 1248 1249 1250 1251 1252	Ms. Spencer, yeah. If we do a nice landscaping around, it can be actually very nice for \$100,000, \$120,000. It can be done, a nice beautiful storage unit. There is no kids. I never seen. I read the minutes. I never seen kids playing there. I'm working there four years, at least twice a day. I never seen kids there. I never seen people. It's only people who coming from outside, park their car. They walk the dogs in Harmony.
1253	Mr. Chokanis, mm-hmm.
1254 1255	Ms. Spencer, and they take their car, so we don't really have to keep this account, but we would save also another \$200,000. Lots of time.
1256 1257	Mr. Chokains, potentially. Yes.
1258 1259	Ms. Spencer, and we could make it pretty-
1260	Ms. Montagna, mm-hmm.
1261	Ms. Spencer, with a little planning for not more expensive. That's all.
1262 1263	Ms. Montagna, thank you.

1264 1265	Mr. Chokanis, thank you, Spencer. Thank you very much.
1266 1267	Ms. Spencer, thank you for listening.
1268 1269	Mr. Chokanis, absolutely. And, we can take notes. Do we have anyone else in the audience that would like to speak to the Board?
1270 1271	Homeowner 5, twice, three times, sorry.
1272	Mr. Chokanis, okay.
1273 1274	Ms. Montagna, Zoom.
1275	Ms. Kassel, on Zoom?
1276 1277 1278 1279 1280	Mr. Chokanis, yep. Several people have joined. No one's indicating that they'd like to speak if that's correct. All right, thank you, everybody. All right. Getting back to the agenda. All right, first, we have contractor reports. So I got the, I apologize, so remind me your name from Benchmark.
1281	Mr. Lomasney, Nick.
1282 1283	Mr. Chokanis, Nick.
1284	Mr. Lomasney, yes.
1285 1286 1287 1288 1289	Ms. Kassel, can I just say right before Mr. Lomasney starts, I apologize. There were some statements made about how much we have in the current agenda balance sheet. It's on the current agenda. The balance sheet shows that our operating reserves are \$467,801 operating reserves, and our unassigned fund balance is \$868,320.
1290 1291 1292	Ms. Montagna, and yes, and the full alleyway paving has not come out of that yet, which was \$600,000-plus.
1293 1294	Ms. Kassel, and that it hasn't, it's not reflected in here. None of it?
1295 1296	Ms. Montagna, some of it is.

1297 1298 1299	Ms. Kassel, how much of it is?
1300	Ms. Montagna, I'd have to look, Kerul.
1301	Mr. Chokanis, those are broken into 300-300?
1302 1303 1304	Ms. Montagna, yeah. I think two of the payments have been made, and we still have a retainage.
1305 1306	Ms. Kassel, I think about \$450,000.
1307 1308	Ms. Montagna, we still have a retainage left. I can get that for you if you keep going.
1309 1310 1311	Ms. Kassel, but we still have about \$800,000 between operating reserves and on the balance, I believe.
1312 1313	Ms. Montagna, correct.
1314 1315	Ms. Kassel, so we're not in a bad place.
1316 1317	Mr. Cresham, wait, didn't you say it's over \$600k that is about to come out?
1318 1319	Ms. Montagna, some of it already has.
1320 1321	Mr. Cresham, oh, we just don't know what it is.
1322 1323	Ms. Montagna, no, we do. I do.
1324 1325	Mr. Cresham, that's for all the recent construction.
1326 1327	Ms. Montagna, the alleyway paving?
1328 1329	Mr. Cresham, that's for all of them.

1330 1331	Ms. Montagna, yes. We've, It set up to where it's on draws. I'm sure you're aware.
1332 1333	Mr. Cresham, right.
1334 1335 1336	Ms. Montagna, so we've paid two payments, and we still have a retainage fee until everything.
1337 1338	Mr. Cresham, that's all you can do, is hold the retainage fee.
1339	Ms. Montagna, that's right.
1340 1341 1342	Mr. Cresham, they have to pay.
1343 1344	Ms. Montagna, yes.
1345	Mr. Cresham, they put it down, so they got to pay.
1346	Ms. Montagna, correct.
1347 1348	Mr. Cresham, they can hold 10% and that's it.
1349 1350	Ms. Montagna, that's right.
1351 1352	Mr. Cresham, okay.
1353	Ms. Montagna, and that's what we're doing until an engineer.
1354	Mr. Henley, that's a big chunk of change. That's \$60,000 if it's \$600,000.
1355	
1356 1357	Mr. Chokanis, we've had a punch list. the District Engineer is on the Zoom call. It's on the agenda to discuss everything.
1358	Lukens, is the grass punching through the asphalt on that punch list?
1359 1360 1361	Ms. Kassel, yes.

1362	Ms. Montagna, I don't.
1363	Mr. Henley, there's a lot on our street, there's a whole.
1364	Ms. Montagna, we'll get to that on the agenda.
1365 1366 1367 1368	Mr. Chokanis, and I will say for everyone's benefit any kind of issues like that, if it's an issue with CDD property, the email address is cddmaintenance@inframark.com, which should be a bit more prominent on the new website. But.
1369 1370 1371	Ms. Montagna, mm-hmm.
1372 1373	Mr. Chokanis, any kind of concerns that you have, that's the best place to send it to because it gets spammed to everyone basically at Inframark.
1374 1375 1376	Ms. Montagna, yeah. There's about 15 of us that monitor that email address, so it doesn't have to be a maintenance issue, it can be anything that you want comes through there, and you're going to get a response.
1377 1378 1379	Ms. Boskey, they respond very quickly.
1380	Ms. Montagna, yes.
1381	Ms. Sledz, water leak, when you see a water leak and.
1382 1383	Mr. Chokanis, yes. Perfect, all right, Nick. Thank you.
1384 1385 1386 1387 1388	THIRD ORDER OF BUSINESS Contractor Reports A. Benchmark Landscaping ("Benchmark")
1389 1390 1391	Mr. Lomasney, all right, I'm Nick with Benchmark Landscaping. Just wanted to touch base. The timers, they are obviously being installed or all the way installed. As far as that vandalism, I will find out as soon as I leave here.
1392	Ms. Montagna, it's right here. So, we received a report today from the irrigation team that

- some of the newly installed rain sensors located on Clock Two, Harmony Square Drive, were
 damaged by vandals. They attached photos of the rain sensors that were installed on 7/20, and
- they found the damage today, which also attached pictures showing the damage. And obviously,

- 1396 that's something the board's going to have to determine today what you want to do because 1397 obviously, we need those rain sensors.
- 1398 Ms. Kassel, yeah, so we'll address that after you've done your report.

Mr. Lomasney, absolutely. After they are all installed, we are going to start tracing the lines. You know where paper we were discussing last month, no cable, so areas that aren't getting water, we'll be able to hook them up and make those repairs and keep, the broken lines, broken heads, tying in, making sure that the sod's all covered and things like that. The maintenance is going routine. We're in our peak rain season, but we're still managing at 4 inches, the at 3 inches. We're not falling behind in any areas. There's a couple of areas, um, by the lake that have to sit until they're dry, but other than that, it's not got out of hand so far this year.

1407 Mr. Cresham, mm-hmm.

1408 Ms. Kassel, you have my contact information. I'd like to meet with you sometime in the next 1409 few weeks, and just go over a few areas that need attention.

- 1410 Mr. Lomasney, absolutely. We can set up a meeting, email me.
- 1411 Ms. Montagna, are there proposals? Do you have any proposals?
- 1412 Mr. Lomasney, I don't have any proposals this month. We're still working on irrigation, and 1413 that's where our focus is at.
- 1414 Ms. Montagna, okay.
- 1415 Ms. Kassel, so the vandalism was, I don't know if you guys saw, essentially the rain sensor, 1416 it's a pole sticking up, right?
- 1417 Mr. Lomasney, ,m-hmm.
- 1418
- 1419 Ms. Kassel, and some vandal just bent them over, so they are, the photos I.
- 1420
- 1421 Mr. Chokanis, Dan, can you throw the pictures up on the screen? I also emailed it right before 1422 the meeting.
- 1423 Ms. Montagna, yeah, and I have it up if you need me to email it again.
- 1424 Brett, thank you all very much for your hard work.
- 1425 Ms. Montagna, thank you. Thanks for coming.
- 1426 Brett, yeah.

1427 1428	Ms. Boskey, are there any cameras near where they were vandalized?
1429 1430 1431	Mr. Chokanis, I haven't seen, should I ask them if they can send it through, we can put a game camera in that location.
1432	Ms. Kassel, in that location, but there's how many other locations?
1433	Mr. Chokanis, 29, 30.
1434 1435	Ms. Kassel, it's like my first thought was, "Oh, let's put a camera," but if we had to put cameras up.
1436 1437	Mr. Chokanis, I think there's a spot in the road, right?
1438 1439	Mr. Eckert, If I could, this is Mike Eckert. We should, try to refrain from speaking about cameras, camera locations as.
1440 1441 1442	Mr. Chokanis, agreed. Again, public meeting, so this will all be on public record and everything. That is something we can discuss with the district management. But I'm showing the pictures we have now.
1443 1444	Ms. Kassel, that was straight up, now it's bent over? That was straight up?
1445	Mr. Henley, yeah, that's not being bent over by wind?
1446	Mr. Lomasney, no, that was.
1447 1448 1449 1450	Mr. Chokanis, now I don't know on the case of those if it's just the conduit could be replaced, or if the sensor, or anything, control boards, or anything, are, in fact, missing. We will have it, I mean, Angel at least want to pull that discussion up to now, or what's the best way to do this?
1451 1452 1453	Ms. Montagna, yes, we're talking about landscape. He's going through his report. Now will be the time, what the Board wants. I mean, obviously, you know what the obvious solution is. You've got to replace them.
1454	Mr. Lomasney, I mean, can we get authorities involved? I mean, I know the.
1455	Ms. Montagna, well, yeah.
1456	Ms. Kassel, we should report it to the police.

1457 1458 1459	Ms. Montagna, yeah, we definitely and I will send this to the Sheriff's Department and make an official police report. But in the meantime, yeah, the Board will need to give Benchmark authorization to replace those, get them fixed.
1460 1461	Ms. Kassel, well, probably the sensors themselves are fine. It's just the conduit.
1462	Ms. Montagna, yeah, I know.
1463 1464	Mr. Cresham, destroy.
1465	Ms. Montagna, Brett, do you know that?
1466 1467 1468 1469	Mr. Lomasney, we're about to do an investigation as to what's good, what's not. And I would know next week what our plan of action. I mean, what is currently vandalized, what's needed, what we can keep.
1470	Ms. Kassel, okay. Can you put.
1471 1472	Mr. Chokanis, I saw Benchmark was on the call earlier. Was that you, Brett, or?
1473 1474	Mr. Perez, yep, I am here.
1475	Mr. Chokanis, okay.
1476 1477	Ms. Sledz looks good.
1478	Ms. Montagna, so are the rain sensors salvageable or not?
1479 1480 1481 1482	Mr. Perez, yeah, they should be. I believe it's just the wires that are inside. We'll have to check those, but it's the metal conduit that the rain sensors sit on top of that were bent. The clock should still be in place. Those boxes lock, so they shouldn't be able to get in there, but it's the conduit. That metal conduit running up the side was. They just decided to hang on them.
1483 1484	Mr. Chokanis, yes. Well, we do have one of the pictures. I don't know if that's whoever took the pictures opened up the box, or we. Okay. Okay.
1485	Mr. Perez, yes, that's us doing our inspection after they were put in.
1486	Mr. Chokanis, okay. Okay. Okay, good.
1487 1488	Ms. Kassel, so the sensor itself, which is on the end of the conduit should be fine, and the wire inside the conduit should be fine. Just replace the conduit, which is pretty cheap, so I think

we can authorize, I don't know, not to exceed \$100. I mean, with labor, I mean, it's a lot less
expensive. The conduit's cheap, but it's the labor.

- 1491 Mr. Chokanis, well, Nick or Brett, what would your thoughts be?
- 1492 Mr. Lomasney, I think that we should just go over, you know, and look at it, and take 1493 inventory.

1494 Mr. Chokanis, okay, and then in keeping with our procurement policy. Angel might be able to 1495 just you know, if the amount's low enough, you would be able to authorize? Okay.

1496 Mr. Lomasney, I will get how many pieces we would need in time to fix what's currently 1497 destroyed. It does only look like the conduit, the wiring, and the sensors, and the timer looks to 1498 be fine. Every box gets locked.

1499

1500 Mr. Chokanis, right.

- 1501 Mr. Lomasney, once it's closed by us every time. So.
- 1502 1503 Mr. Chokanis, okay.
- 1504 Mr. Lomasney, they don't have access to.
- 1505

1506 Mr. Chokanis, right.

- 1507 Mr. Lomasney, the significant.
- 1508 Ms. Montagna, okay, did you guys turn in a proposal for the 6850 Sundrop?
- 1509 Mr. Lomasney, yes, that was sent this morning.

1510 Ms. Montagna, oh, so no? Okay. Um, that will be on your next agenda.

- 1511 Mr. Lomasney, yep.
- 1512

1513 Ms. Montagna, to do that. What's the status of the irrigation, with what you guys done so far?

Mr. Lomasney, okay, so now that the timers are in place and the sensors are in place, we'll do our inspections. And then like I said, we'll continue tracing the lines, reactivating lines that have been dormant for years, and re-hooking that up. And we'll do that with each timer. You know, some aren't fully functioning right now. Every zone and everything's working fine. And so we'll go right on down the line, and make those repairs as we come up to them. So we'll immediately, um, jump from the timers to repairs.

1520	Ms. Montagna, it's in progress, but it's moving on.
1521 1522	Mr. Lomasney, correct, yes, all of this month. All of July.
1523	Ms. Montagna, mm-hmm.
1524 1525	Mr. Lomasney, that was our priority, and it's going to continue to be our priority until it's complete.
1526	Ms. Kassel, and how much of the.
1527	Ms. Montagna, not to exceed?
1528	Ms. Kassel, not to exceed have you gone through so far?
1529 1530	Mr. Lomasney, right now we're on the timers. That starts immediately after. We're getting them all.
1531	Ms. Kassel, but the timers were not part of the not to exceed of the repair.
1532 1533	Mr. Lomasney, exactly. Right, so we haven't started on the repairs yet. We're doing the timers and sensors first.
1534 1535	Ms. Kassel, I see. We still have all of that not to exceed that hasn't been used yet?
1536 1537	Mr. Lomasney, right.
1538	Ms. Montagna, okay.
1539 1540	Mr. Lomasney, yes, so we're not, we haven't got into that, so we're only finishing the timers up.
1541	Ms. Montagna, okay.
1542 1543	Mr. Perez, all right.
1544	Mr. Perez, Kerul.
1545 1546	Ms. Montagna, okay.

1547 Mr. Perez, could I add that too, if I may? So, some of the repairs we made, to the lay-on 1548 marker, for example, they're in the asphalt alleyways. They lay-on mark had some was down, a 1549 clock that wasn't functioning. So, some of the not to exceed \$20,000 work was done prior if that

1550 makes sense. So, we went ahead and made the repairs to that clock in those to get them up and going so that could have functioning water, so when we laid the sod in the lay-down area. 1551 1552 Everything was working. Those charges would be lumped into that NTE of \$20,000. What 1553 Nick's getting at, we're putting a new clock in, or the new blocks in, and we're hooking the wires up, and we're putting zones on. If we went into a zone where it was not firing, part of that NTE 1554 1555 would be us tracking. I know there was- there was some questions like, "Okay, what's your 1556 timeframe? What's your schedule on completing this?" That's very hard to put a timeframe on 1557 tracking a wire, especially, you know, out there, I mean, with all the, with all the work that's 1558 gone on in the past. So, we may, you know, some wires have maybe one knick in it, and we're 1559 able to splice it and make that repair right there and move on. Others, we make, you know, make 1560 that repair to that first knick in the wire, and then run the ohms on it again, and it's still not firing. 1561 We have to then trace again from that point on. So, it could take a little bit time, but that's where 1562 that \$20,000 of MT is going to dump into it, and our goal is to hopefully come in under that.

1563 Mr. Chokanis, okay.

1564 Ms. Montagna, okay, so let's see. I'm just trying to follow up here on this stuff that is still 1565 outstanding. The board tabled summer annuals for June and July install, is that something you 1566 want to move forward with now or do we need to continue to wait?

1567 Ms. Kassel, they look pretty awful right now-

1568 Ms. Montagna, so want to.

1569 Ms. Kassel, but it is also going to be hard to put something in that's going to do well for two 1570 months until September.

1571 Speaker, right. Right.

Ms. Kassel, however, I will say that there's a bunch of dead annuals that need replacement,
right? Because your contract requires that if the annuals die, they're replaced prior to the next
contract.

1575 Mr. Lomasney, I'll have to help with Jacob on that and then we can follow up in our meeting.

- 1576 Ms. Montagna, yeah, we tabled the proposal for.
- 1577 Mr. Leets, are these still the spring annuals?
- 1578 Ms. Kassel, yes.
- 1579 Mr. Leets, yes, we would be into the summer annual rotation so that would be like those 1580 spring annuals would die.
- 1581 Ms. Kassel, those spring annuals were installed pretty late.
- 1582 Mr. Leets, well, that was due to irrigation concerns, though.

1583 Ms. Kassel, yes, but they're not that old. They haven't been sitting in there forever so it's not 1584 like.

1585 Mr. Leets, right, the spring- the spring annuals like cooler weather too. So, I mean, we could 1586 go into this now and be pretty solid, but.

1587 Mr. Lomasney, yes, it would be a concern putting and do it from there.

Mr. Leets, we can work on that, but yes, I mean the annuals for spring went in late because the irrigation wasn't functioning. I'm not sure how we would be responsible for replacing annuals under the contract requirements due to the fact that the cooler season annuals had to go through hotter temperatures and not survive.

1592 Ms. Kassel, well, then, they shouldn't have been put in when they were put in. Those annuals 1593 should not have been selected to be put in at that time.

- 1594 Ms. Montagna, okay, so do you want him to remove the ones that are dead?
- 1595 Ms. Kassel, yes. I'm not asking for a full replacement of everything, just the ones that are 1596 dead.

1597 Ms. Montagna, yeah. Just what's dead, and then instead of doing the summary annuals that we 1598 tabled for 3,500, we'll just do the.

- 1599 Ms. Kassel, wait until the Fall.
- 1600 Mr. Leets, Fall.
- 1601 Ms. Montagna, Fall.
- 1602 Ms. Kassel, yes. We'll talk about them next month. I won't be here, but we can talk about 1603 them next month. We can approve that contract next month and they can go in in September.
- 1604 Ms. Montagna, correct. Okay. The next thing is the board table, the removal and replacement 1605 of St. Augustine, Georgia, and needle grass.
- 1606 Ms. Kassel, the needle grass?
- 1607 Ms. Montagna, at the pocket park.
- 1608 Mr. Lomasney, I looked into that.
- 1609 Ms. Montagna, you know Grass Lane Pocket Park?

1610 Mr. Lomasney, right. You remember the last meeting when we were discussing it and you

1611 thought we were being proactive.

1612 Ms. Montagna, mm-hmm.

- 1613 Mr. Lomasney, that particular location showed up on that inspection.
- 1614 Ms. Montagna, mm-hmm.
- 1615 Mr. Lomasney, and it was said to be addressed, so it was brought to our attention.
- 1616 Ms. Montagna, mm-hmm.
- 1617 Mr. Lomasney, and then we had discussed putting it when the.
- 1618 Ms. Montagna, we didn't finish.
- 1619 Mr. Lomasney, okay.
- 1620 Ms. Montagna, the Board won't table it until September, so I just want to make sure you're 1621 still okay with waiting until September. It wasn't anything important.
- 1622 Mr. Leets, oh, okay.
- 1623 Ms. Kassel, yeah. No. We talked about tabling it until September, because to put in new sod 1624 right now, and that.
- 1625 Speaker, September time.
- 1626 Mr. Leets, we're on the same page with that.
- Ms. Montagna, mm-hmm. Okay, so we're still good with September for that. Okay, so that'llbe September.
- 1629 Ms. Kassel: I had a list and I forgot to bring it.
- Ms. Montagna, Harmony Benchmark replaced, timer controller for SAT 23, Proposal 1077-975.
- 1632 Mr. Leets, Satellite 23.
- 1633 Ms. Montagna, okay.
- 1634 Ms. Kassel, I thought that was included in the.
- 1635 Ms. Montagna, it was. Just wanted to make sure from Nick if it's accurate or if it needs to 1636 have another proposal added on to that.
- 1637 Mr. Leets, no.
- 1638 Ms. Montagna, no, we're good?
- 1639 Mr. Leets, yeah.

1640 Ms. Montagna, that was just from the last meeting.

1641 Mr. Leets, right.

- 1642 Ms. Montgana, if the 975 covered the whole thing because there was a question. So, we're 1643 good on that?
- 1644 Mr. Leets, we're good on that.

1645 Ms. Montagna, all right. That's all I have as far as follow-up, um, items that we have for you.

Ms. Kassel, I'll just say as a report because those bulbs, you know, there were bulbs that residents have donated to the CDD and they got installed a couple of weeks ago and some of them have already started flowering. They were sitting in a garage for several months, two garages for several months, and they are installed and they're doing beautifully. We hope to get some more donations of bulbs or whatever, because we have some other areas that need to be filled, so just a happy update for once.

- 1652 Ms. Montagna, all right.
- 1653 Mr. Lomasney, that's all I have.

1654 Ms. Montagna, yes, just shoot me an email about what's going on with the rain sensor so we can get that knocked out. Okay?

- 1656 Mr. Lomasney, right, okay. Absolutely.
- 1657 Ms. Montagna, all right, perfect.
- 1658 Mr. Lomasney, I will get in touch with you this week. We'll have them.
- 1659 Speaker, Thank you.
- 1660 Ms. Kassel, thank you, Nick.
- 1661 Mr. Leets, all right. You guys have a great day.
- 1662 Ms. Montagna, thanks. Thank you, you too.
- 1663 Ms. Kassel: Is that your phone?
- 1664 Mr. Lomasney, no.
- 1665 Ms. Montagna, no, that's my recording.

1666

1667

1668

FOURTH ORDER OF BUSINESS New Business A. Discussion regarding FY 24 Budget

1672

1673 Mr. Leets, next under new business, Angel, we have a discussion regarding the FY 24 budget.

1674 Ms. Montagna, okay, so I'm going to give a recap to everyone that is here, that where we are 1675 and what we're doing and kind of all that good stuff. So, tonight was initially going to be the 1676 budget hearing which was the adoption of the 2024 budget and also for the Board to go through 1677 it if there were any more cuts that they wanted to make to the current budget that I'm sure all of 1678 you have seen that has been out there. So what ended up happening is after they, we approved 1679 their proposed budget, we sent it off to the County, like we're supposed to do, and all of that and 1680 it came back with them saying, and we had sent out the letters because we had, it's by statute we 1681 have to send out letters to every parcel owner if there is an increase, right? We started getting 1682 when Leah sent it in, the County said, oh, wait a minute, you can't parcel L.

1683 Mr. Leets, L. Yes.

1684 Ms. Montagna, is not within the boundaries of the District, which is why the 55 and up 1685 community never received an assessment letter. Well, they've been on the County, we've been 1686 assessing tract L for however long, so Leah went back and said, "No, there's a mistake on your 1687 part. We've been assessing them. They are well within the boundaries of the district." Well, 1688 they're like, "No, no, no, it's not. It's not." We got together with our documentation that we had, 1689 got with the engineer, David Hamstra, got everything to prove that, no, it is in the district, and 1690 then all of a sudden the County and we have a whole email chain with the county. The Board has 1691 seen it, Counsel has also seen it as well, where they, oh, yeah, you're right, we have the 1692 information. Then it was rectified, but the problem is now we had to move the budget hearing 1693 back to August because not every resident got their assessment letter. So now, you're all going to 1694 get the assessment letter again, same information's going to be on it. However, now the missing 1695 lots and resident owners that did not get one will now get one. We couldn't come tonight and 1696 have a budget hearing and where some that didn't get their letters wouldn't be able to participate 1697 in that conversation in the budget hearing and we have to open it up to, obviously, public 1698 comments. Well, they wouldn't have their letter. Some of you do, but that section didn't, so, therefore, we had to push it back to August. So tonight, we have the budget discussion again just 1699 1700 for the Board. I don't know that there was any intent to make any changes or do anything tonight. 1701 I think they're still all contemplating this stuff and see if there's things that can be cut out of it for 1702 the August 11th meeting, which we can do in real-time, and on.

1703 Mr. Leets, I mean, what?

1704 Ms. Montagna, I mean August, I'm sorry not 11th, the 24th and make any changes because 1705 that will be the final budget. Okay? Right now, it's just the proposed budget, still have time to 1706 make changes. We can't go any higher than what your letter stated the proposed budget is, but 1707 they can bring it down. We put it on the agenda for a budget discussion so I could let that 1708 knowledge be out there and the Chairman asked us to put a cup, a specific public comment 1709 period on the budget, which some of you already spoke about it, but now we will open it up to 1710 anybody who wants to speak specifically on the budget. Again, you're more than willing to do 1711 that. You'll still have the three minutes again, but it will be specific to the budget and that, that's

- all. Board members, unless you have any comments, you're more than, before we open it up tothe public.
- 1714 Ms. Kassel, go ahead.
- 1715 Speaker, I was going to say, speaking for Lucas, but does it sound like a good time to.
- 1716 Ms. Montagna, that would be a good time for this.

1717 Mr. Chokanis, if you want to pull it up? I did some historic, well, not historical, but went back 1718 to about 2015 and reviewed the revenue versus the expenditures for each fiscal year.

- 1719 Mr. Leets, I might need a moment to fix that. Sorry. I don't have.
- 1720 Mr. Chokanis, cell.
- 1721 Mr. Leets, right.
- 1722 Mr. Chokanis, you can probably take a snapshot of it.
- 1723 Mr. Leets, yes. Give me.
- 1724 Ms. Montagna, do you want me to send it to you again?
- 1725 Mr. Leets, I have it, I just need to get it in a.
- 1726 Ms. Montagna, the cue?
- 1727 Mr. Leets, text form or something that.
- 1728 Ms. Montagna, yeah. Oh, I don't have that.
- 1729 Mr. Leets, well, hold on a second. I might have.
- 1730 Ms. Kassel, just an FYI, I think Andrew knows I will not be here on the 24th. I will be here 1731 on the 31st, but obviously that's not an option now.
- Ms. Montagna, I'll make a note of that. So, while Dan's doing that, being that Kerul will not be here, we need to make sure that we have quorum because we cannot push this budget hearing out any further than that date or we will miss the deadline. I know Theresa will be here, but if there's anyone else that's not going to be here, please let me know prior to, prior to.
- 1736 Ms. Kassel, Dan is working on it.
- 1737 Mr. Leets, yes.

1738 Ms. Kassel, I will say, Angel, while he's getting that up, a concern that Mary Jane had about 1739 the budget was about the meeting room cost.

- 1740 Ms. Montagna, mm-hmm.
- 1741 Ms. Kassel, but I think that should be restated because that's for transcription cost, it's not for 1742 meeting room, right?

1743 Ms. Montagna, it's for a combination of things. It is essentially and I believe did Theresa sent 1744 you a very lengthy, I have it, I was copied on it, Theresa Kramer sent, the Chairman, sent you a 1745 lengthy answer to all of your questions. Her.

- 1746 Ms. Sledz, the only one I got was Ms. Kerul.
- 1747 Ms. Montagna, oh.
- 1748 Ms. Kassel, that's it.

1749 Ms. Montagna, I have Theresa's, but that explains it in there, but anyways, if you find it 1750 maybe in your junk or something, but so the meeting cost, the reason for that, we don't pay 1751 meeting cost for this room, they were nice enough to let us use this for free.

1752 Ms. Kassel, for now?

Ms. Montagna, for now. Obviously, it's a model home, so eventually it's going to go away, right? They're going to sell it. And so we would have to then pay for meeting cost. So, the money was left in there, because eventually that is coming, and also this Board does verbatim minutes, which is literally.

- 1757 Speaker, yeah.
- 1758 Ms. Montagna, you've seen them, they're 90 pages plus long.
- 1759 Mr. Leets, can you forward that email to?

Ms. Montagna, yes. That is why that's in there, to cover minute cost, because we may get a service to do those verbatim minutes so they get done a lot quicker because right now, those minutes are taking roughly about 24 hours to do. Then the Chair reviews them and then other Board members review them and send back their revisions. It's just a very lengthy process and to ensure that we get them done on time so they're in the agenda so all of you are able to see them, we are looking into third parties to do those. That is why that cost is in there. Yes, I can resend that, Dan.

- 1767 Mr. Leets, no, I got it.
- 1768 Ms. Montagna, oh, okay.
- 1769 Mr. Chokanis, no, I just did a screenshot.
- 1770 Mr. Leets, well, I need to apologize to everybody.

- 1771 Mr. Chokanis, it should be in your email now. It's just a screenshot so you can just click on 1772 the picture.
- 1773 Mr. Leets, right.
- 1774 Angel, yeah.
- 1775 Ms. Montgana, you can just start going over it.
- 1776 Mr. Chokanis, yeah.
- 1777 Ms. Montagna, Lucas, and when he shows up the picture it'll make sense.

Mr. Chokanis, there's years on the top columns. The rows are revenue, which is basically our fiscal budget that we agreed on. The expenditures are what we paid for, whether you ran, over ran, and then there's another line item beneath that says over or under, and it highlights if the Board ran over, under. There's another row underneath that is called rate increase. That tells you from year to year if there was a rate increase, but it's technically not the rate increase that we do here. It's basically if there was reserves pulled from that year to cover extra expenses. That's where if you look into the budgets, it says adopted budget. Am I correct?

1785 Mr. Leets, correct.

1786 Ms. Montagna, that is correct. What essentially you're saying is your assessments may not 1787 have increased, but the budget increased

1788 Mr. Chokanis, right.

1789 Ms. Montagna, and reserves were used to cover that increase in your budget. Therefore, you didn't see it in your assessments. That's essentially what you're saying.

1791 Mr. Chokanis, right. You essentially paid for it because well, someone paid for it, either it's 1792 coming from the reserves or it's coming from our general fund.

1793 Ms. Montagana, mm-hmm.

Mr. Chokanis, but these are the actual true numbers that really tell you the real rate increases,

1795 um, from year to year. So once Dan pulls it up, I'll be able to, kind of, give you, uh, some

information. There's a plot on basically our revenue that we get from every buddy each year forthe O&M and, uh, there's also inflation rates for.

1798 Ms. Montagna, mm-hmm.

1799 Ms. Spencer, I'll do the next. Oh, there they are. Never mind. Scroll up.

1800 Ms. Montagna, yeah so he went from 2015, he went back to 2015 to current year, 2024. There 1801 we are.

- 1802 Ms. Spencer, actually, I had started to do this myself.
- 1803 Ms. Kassel, so did you email this to us because I don't see it?
- 1804 Ms. Montagna, no.
- 1805 Mr. Chokanis, I emailed it to her right before.
- 1806 Ms. Spencer, I just took a picture on my phone.

1807 Mr. Chokanis, I posted it on Facebook. All right. So yeah. So like I said, the top rows the first 1808 row is the fiscal year, you go on to the revenue, which is basically the money we collect from the 1809 community each year. The expenditures are what we actually paid for that year and the over and 1810 under is basically showing you if you ran over or you saved money. Going to the rate increase, 1811 that really calculates if what was the next fiscal years' bump from, say, 2016, 2017 tells you the 1812 rate increase. The Chairman, I just capture that because Ruby was giving me a hard time. So then 1813 inflation rates, I pulled from the US inflation rate website, but like I was saying before, if the 1814 revenue, if we have a revenue of say the first column and we overrun, that year we didn't 1815 increase rates from you guys, we had to pull from reserves to pay for all those expenditures. 1816 Technically, no one saw rate increase that year, but we pulled from our reserves, and that took 1817 away from our overall funds. Basically, that rate is the real rate that we incur year to year, 1818 whether it's a plus or a minus, but at the end of this table, you can see, it's at the end of the table, 1819 it's 43, 420. That's the total over, under that we've had in the last, I guess, eight years.

1820 Ms. Montagna, that's the average.

1821 Mr. Chokanis, average, but that doesn't include all the money we took out from our reserves.

1822 Ms. Montagna, correct. What this also says is, and these things, anything you see in the red, 1823 that has to be done by a budget amendment every year, because that means we overran the 1824 budget, right? So, then we do a budget amendment at the end of the year and we have to cover 1825 that expenses, because the auditor is going to be looking at that. There's a third-party auditor, an 1826 independent audit company that the district does an RFP and they hire, and they do an 1827 independent audit of not only the district's financials, but they also make sure Inframark or the 1828 management company is doing what they're supposed to be doing as well. So that's, kind of, the 1829 gist of what you're seeing. And I didn't go back all the way. I don't know if you did, as far as 1830 when assessments have increased. Kerul, you're probably know better than anybody. No?

- 1831 Mr. Leets, before last year.
- 1832 Ms. Montagna, yes, before last year.
- 1833 Mr. Leets, I guess there have been a streetlight small increase for a couple of years that was 1834 then.
- 1835 Ms. Montagna, okay.
- 1836 Mr. Leets, but before that, I want to say it was close to 10.

- 1837 Ms. Montagna, before, there was no increase.
- 1838 Mr. Leets, right.
- 1839 Mr. Chokanis, so I really would like to point out, though, from 2015 to 2020, we did not raise 1840 rates at all.
- 1841 Ms. Kassel, that's right.
- 1842 Ms. Montagna, right.

1843 Mr. Chokanis, no rates. So, everyone's now like, "Why are we raising rates so much?" It's 1844 because we had almost a 2% inflation every year of costs and expenditures. Now, we're you 1845 know, we hit the 20-year mark and all these things are falling apart and we're way behind the 1846 curve and we don't have, you know, funds and reserves, so that's why we need to cover our 1847 expenses and have a little extra money just in case, you know, things break down.

- 1848 Mr. Chokanis, sorry?
- 1849 Speaker, can we get a copy?
- 1850 Mr. Chokanis, you can have this one.
- 1851 Speaker, oh, fantastic. Thank you so much.

1852 Ms. Montagna, I can make sure that this chart is attached to the minutes, but once the board 1853 approves the minutes tonight, I'll make sure this chart is put in there.

- 1854 Mr. Leets, then it can go as an attachment to the meeting as well as on the website.
- 1855 Ms. Montagna, correct. Mm-hmm. Yep.

1856 Mr. Leets, again, something Angel brought up earlier, when we accepted the proposed budget 1857 back in May, we cannot add to that. So we had to think of whatever the, you know, worst-case 1858 eventuality might be, which, again, speaking about a maintenance facility, whether we do the 1859 cheaper or the more expensive option, we could have, you know, potentially, proposed a smaller 1860 budget increase, want to say it was maybe like a 6% or something like that, but, really, would 1861 have that would have limited our, you know, we would have had no choice but to put the 1862 managing facility at the, you know, on that existing foundation at the park, which not to cut David off, I know he has some discussion on that tonight. There's maybe some question of are all 1863 1864 of the potential costs to that being reflected? So that's why we had to you know, we had to shoot high with the proposed budget, and again, depending on what we discuss tonight and at that next 1865 1866 month's adoption meeting, it could back down from that.

1867 Ms. Montagna, it could, potentially, you know, whichever way the Board decides to go with 1868 that. At this time, unless the Board has any more discussion, I would open it up to audience and 1869 then three minutes and then we can move on through the rest of the agenda.

1870 i. Public Comments on FY Budget 1871 Mr. Chokanis, does anybody have any questions with the charter? 1872 Mr. Cresham: I do, and it's just because I'm new to the. 1873 Ms. Kassel, just state your name again. 1874 Mr. Cresham, oh. My name is Mike Cresham, 7417 Wingspan Way, just because I'm new to 1875 the community, so obviously, we got slammed between the past year because we've been putting 1876 stuff off. And you look at the revenue and you got, you know, three new communities added, so 1877 you went up over 500,000 in your revenue, but your expenditures obviously went up almost, you know, a million bucks. I'm not questioning the dollar amount, just what was it? 1878 1879 Mr. Chokanis, so the three communities, that doesn't increase revenue. 1880 Ms. Montagna, mm-mm. 1881 Ms. Spencer, our revenue. 1882 Mr. Cresham, I feel like the revenue is pretty flat even though they're. 1883 Mr. Chokanis, we own, we pay for the land every year. It's the same kind of. Basically, it's. 1884 Mr. Cresham, I'm not talking profit, though. Revenue, money coming in profit, money 1885 coming in. 1886 Ms. Montagna, every community is paying from the very beginning. It's not like. 1887 Mr. Chokanis, I thought that, too, though. Ms. Montagna, as the, let's say, the enclaves just was built just now, let's just say and it started 1888 1889 today and it's built out in 10 years. They're paying from day one. 1890 Ms. Spencer, the development. 1891 Mr. Leets, the previous landowner. 1892 Ms. Spencer, the land they live on. 1893 Ms. Montagna, yes. Whoever. Yes. 1894 Ms. Kassel, the North is now being covered. 1895 Speaker, it was always been covered. Ms. Montagna, they've always. 1896

1897 Ms. Spencer, it's always been covered.

1898 Ms. Montagna, they've always.

- 1899 Ms. Spencer, whoever owns that property where your house is now, they've been paying since 1900 day one.
- 1901 Ms. Montagna, right.

1902 Mr. Leets, yep. As part of the budget package that goes through, every neighborhood by 1903 letter, including, like, neighborhood M, which is by where the stables were, doesn't exist yet. It 1904 still has assessment, you know, entry and is being paid right now by the current landowner, even 1905 though there are no homes on there yet.

Mr. Chokanis, yes, Mike, if you're asking about our revenue in 2023, was the adjusted fiscal
we added money to because we had to pay for the new road or the new outways, the new
payment.

1909 Mr. Cresham, new payment. Okay.

1910 Mr. Chokanis, that's why you see it. So that's why it, so there are.

1911 Ms. Montagna, right.

1912 Mr. Chokanis, the revenue's not really what we asked the community to pay for, but that year, 1913 we actually took out of our fund to pay for the land.

1914 Mr. Cresham, all right. That makes sense. Sometimes you get paid for that.

1915 Ms. Kassel, and for 2024, we're including a hefty amount because we need to build a new 1916 community maintenance facility.

- 1917 Mr. Cresham, right, right, right. I understand.
- 1918 Ms. Kassel, and so that's going to be a large number, and we will be hearing from our 1919 engineer soon regarding what he's learned.

Mr. Leets, I'd say percentage-wise, I don't think it even then, I don't think it was as much of an increase as we had from, '22 to '23. But yeah, just, the question is, as we mentioned earlier, we did have the landscaping, you know, even though we tried to stay with our previous landscaper, their bid went up, and we are required by law to rebid those types of contracts every, I believe, five years or three.

1925 Ms. Montagna, it's a good, it's good practice. I mean, you can do a renewal, but it's good 1926 practice for a large. That's one of your largest contracts in the District.

1927 Ms. Kassel, but we are, actually-- So we can have a three-year contract with two one-year 1928 renewals, but after that five-year period, we are required, we must go out to bid.

- 1929 Mr. Cresham, yes, so thank you for clarifying that. On this.
- 1930 Mr. Rafferty: I'm disturbed that all of a sudden we've got. I don't see a.
- 1931 Ms. Kassel, I'm sorry, can you wait until he's done, please?
- Mr. Cresham, sorry, I just had a follow-up question to the revenue. So, it doesn't have to do
 with new communities. It's been paid since the beginning. So why does that number fluctuate
 that?
- 1935 Ms. Montagna, it fluctuates, so I'm thinking you took this revenue from what we collected.
- 1936 Speaker, the adopted.

1937 Ms. Montagna, this revenue is what we collected. Some people may not pay their taxes, some people do, and I'm assuming that's where you took it from, right?

- 1939 Mr. Chokanis, 2020, '21?
- 1940 Ms. Montagna, mm-hmm.
- 1941 Mr. Chokanis, that was the adopted budget. Yeah.
- 1942 Mr. Cresham, from 2020 is a million-dollar difference. If we're saying that it should have 1943 been stacked, basically, I know it's going to fluctuate a little bit, maybe \$100,000 here or there.
- 1944 Ms. Montagna, well, in '22, assessments went up. That's why.
- 1945 Ms. Spencer, no, but why is 2024 a million dollars more than 2021?
- 1946 Mr. Chokanis, well, because we're also covering for the cost that we incurred in 2023.
- 1947 Ms. Spencer, but where's the revenue coming from?
- Mr. Cresham, that's not the revenue. I understand that the expenditures are going to go up
 exponentially because of that. But genuinely, I don't understand it's the developer has typically
 been paying for North and for over here in Southlake, why does it fluctuate?
- 1951 Mr. Chokanis, they didn't go up in that time span between 2015 and '22. They didn't go up 1952 appreciably because the Board kept the assessments at the same rate.
- 1953 Ms. Montagna, right.

1954 Mr. Chokanis, so even though new neighborhoods were being built and were switching from 1955 developer paying it to homeowners paying it, the assessment set by the Board was staying the 1956 same. Roughly, the revenue through that time was staying the same. Last year, after having done 1957 this reserve study.

1958 Ms. Montagna, you raised. You increased assessments.

1959 Mr. Chokanis, knowing we needed to repave the C1 and C2 neighborhoods, we had, a larger 1960 assessment increase, '22 going into '23. That's reflected here and that's where it, you know, went 1961 up for the first, you know, appreciable time on, you know, the entirety of this graph here and.

- 1962 Ms. Kassel, because it's \$600,000, 600-something-thousand dollars just for that project.
- 1963 Mr. Chokanis, right.
- 1964 Ms. Kassel, and then in 2024, it's just gone up. We just put \$450,000 in reserve money to 1965 build this new facility.
- 1966 Mr. Cresham, you raised the assessment, that's why revenue went up, and it's hard to project 1967 what your expenses are going to be.
- 1968 Mr. Leets, right.
- Mr. Cresham, and the 2024 expenses will in large part be dominated by what we end up doingat that facility.
- 1971 Speaker, everybody's experiencing the same, not just CDD, but everybody in the market. You 1972 try to project and you try to save and then you end up spending more than what you have.
- 1973 Mr. Chokanis, we're also in a place where it's almost uncomfortable that we don't have 1974 enough money in the bank for, you know, when the stuff expand, you know.

Ms. Spencer, we didn't want to take the fence down. Everybody loved the fence, but the cost,
we just had other things we have to take care of, and but there's always the future. The same with
the rec room.

- 1978 Mr. Chokanis, Gentlemen. Thank you, Mr. Cresham. Yes?
- 1979 Mr. Rafferty: I'm Steve Rafferty.
- 1980 Ms. Kassel, can you come up here and state your name and your address, please? Thank you.
- 1981 Mr. Leets, watch your head.

1982 Mr. Rafferty, yeah. I'm Steve Rafferty, 3313 Sagebrush. It's a little disturbing that the next 1983 two years, because people weren't thinking ahead in the years past, that we're now going a 30% 1984 increase and a 15%. That's a lot of increase in two years and nothing was done to prevent that 1985 earlier in the process. So, I don't understand why, all of a sudden, we all have to be saddled with 1986 this and no one thought about this ahead of time. If you're supposed to have those reserves built 1987 in, you're supposed to look forward saying, this life, it's 10 years, whether it's the pipes, it's the 1988 asphalt or whatever. We need to plan to have that money to redo those, but it doesn't look like 1989 that was done.

Ms. Kassel, so I have been on the board for 14 years, and I have been pushing for a reserve study from the get-go. We had the engineer do a steward reserve study, not exactly. I kept on pushing the board to collect more revenues. I was only one member of the Board. The other four members said, "We have plenty of money. We have plenty of money. We have plenty of money," every time I brought it up. So, I'm only one Board member. I was only one Board member.

1996 Ms. Montagna, and I brought up the reserve study last year or the year before and said that, 1997 you know, because I manage quite a few districts, I've been doing it for a while and I am a 1998 proponent of reserve studies. It's not something that you have to follow to a T, but it's definitely a 1999 starting point, right? It tells you. It lays it out for you. And not only for five years, this lays it out 2000 for you for 15 or 30 years. And they put the cost of inflation in it and cost of increase of material 2001 and all that. And then we get it updated every so often to make sure those numbers are accurate. 2002 The board did do that, and we do have that. And we actually have some proposals on here 2003 tonight to get and update it to the one we currently have with current costs. So and I think this 2004 Board is pretty diligent of looking at that and trying to plan out for that, which is why you're 2005 seeing the increases to make sure you don't get in this situation again, if that makes sense.

2006 Mr. Rafferty, yes. The other Boards that you're on or districts that you cover.

- 2007 Ms. Montagna, uh-huh?
- 2008 Mr. Rafferty, do they have the same type of increases in theirs?

Ms. Montagna, yes, but I will tell you, as Kerul just pointed out, most of my districts, and I'm not trying to play one against the other because every district is different and it's not right, wrong, or otherwise, okay? But typically, what happens to follow suit with Kerul is most Boards will do a 2% to 3% increase.

2013 Ms. Kassel, every year.

2014 Ms. Montagna, every year. So therefore, you're building it up, and those, it's a very slight 2015 increase, so you really don't feel it, kind of. You feel it, but you don't feel it, because it, if you 2016 bust it out over 12 months and you're only charged annually, right? Maybe it's a cup of coffee, 2017 maybe it's two cups of coffee, but when that is not done and then all of a sudden it has to be done 2018 and you're hit with something like this, then it's like, "Whew, I feel it." Right? So, there's 2019 different ways to do it. None of them are right, wrong, and otherwise, it's apparently, you know, 2020 it's what-what the board wants to do. You have to remember board members are also residents. 2021 Right? So, when they're sitting up here trying to make these decisions, they're also thinking of it 2022 as being in your shoes. I'm a resident too. Do I want my residents to have a, you know, a 5%, 2023 10%, 15% increase? And a lot of times, more than none, they don't, because they're sitting in the 2024 same situation you are, and sometimes, unfortunately, you just have to bite the bullet sometimes, 2025 but again, no right, wrong way to do it. Everybody's different, but most of the time you see a 2%, 2026 3% increase, at least enough to cover inflation or cost of living, and then you don't get to this 2027 point, unless there is a major thing that comes up and they have to do maybe a one-time 2028 assessment or something for a project or something like that, so that's why you see this. I don't 2029 know if that helps you.

2030	Mr. Rafferty, no, it's still disturbing, but yes.
2031	Ms. Kassel, yes. Still this is frustrating.
2032	Ms. Montagna, I know. I know.
2033	Mr. Raffert, thank you for your time.
2034	Ms. Montagna, I know.
2035 2036 2037 2038 2039 2040	Mr. Creshan, oh, and the other thing is, not that I'm defending spending more money, but and I hate to say that word, but if it's just a couple of years later, the pandemic was a real thing. It hit the economy hard. And I know in the construction industry it took a couple of years to really hit us, but that wave has come strong. And I started, it started what? 2020? And it's not surprising to see that it's now starting to hit us between '22 and '23. It does suck. You hope that you can plan better, but I understand we're human.
2041 2042	Mr. Leets, thank you, Mr. Cresham. Is there anyone else on the Zoom or here in person that would like to address the budget specifically?
2043 2044 2045	B. Consideration of Resolution 2023-09, Resetting the FY 24 Budget Hearing
2046	Ms. Kassel move to approve Resolution 2023-09.
2047	Mr. Leets Which is setting the date for the fiscal year '24 budget hearing?
2048	Ms. Kassel: Do you want to put it on the.
2049	Mr. LeetssYes, I suppose I can.
2050	Ms. Montagna, August 24th. 6:00 PM? Here. So, Kerul?
2051	Ms. Kassel, I've made a motion.
2052	Ms. Montagna, second?
2053	Ms. Phillips, I will second.
2054 2055	Mr. Leets, okay. We have a motion to approve resolution 2023-09, setting the resolution wrap-up.
2056	Ms. Kassel, to reschedule.
2057	Ms. Montagna, it's just rescheduling from July to August.
2058	Mr. Leets, rescheduling from July to August 24th at this location.

65

2059 Ms. Montagna, mm-hmm.

2060 Mr. Leets, any further discussion before taking a vote? All right. I'll call the question. All in 2061 favor?

- All, Aye.
- 2063 Mr. Leets, All opposed? Motion passes unanimously.
- 2064 Ms. Montagna, perfect.

2065206620672068Ms. Kassel made a MOTION to adopt Resolution 2023-09,
Resetting the FY 24 Budget Hearing.
Ms. Phillips seconded the motion.

2069 Mr. Leets, I go back to.

2070 C. Consideration of Resolution 2023, Resetting the Assessment Hearing

Ms. Kassel, move to approve Resolution 2023-10, which is amending resolution 2023-06 to reset the date of the public hearing on a closing special assessments for the next fiscal year 2024, providing a severability clause and providing an effective date.

- 2074 Ms. Montagna, correct.
- 2075 Mr. Leets, all right. We have a motion.
- 2076 Mr. Chokanis, I'll second.
- 2077 Mr. Lucas Chokanis has seconded. Any further discussion? All right. I'll question, all in 2078 favor?
- All, Aye.

2080 Mr. Leets, all opposed? Motion passes unanimously. All right Going back to the, uh, agenda.2081 We are now up to.

2082208320842085Mr. Chokanis seconded the motion.

2086 Ms. Kassel, we still have Lucas's.

2087 Mr. Leets, oh, okay. We're now to old business. And we have a consideration of reserve study 2088 proposals.

2089 2090 2091	FIFTH ORDER OF BUSINESS New Business
2092	A. Consideration of Reserve Study Proposals
2093 2094	Ms. Montagna, so this. When we say proposals for reserved study, I just want to make sure we're clear, this is just to update your current reserved study.
2095	Ms. Kassel, Angel.
2096	Ms. Montanga, yes, ma'am?
2097 2098	Ms. Kassel, have you worked with facility advisors further? Have you worked with them today?
2099 2100 2101 2102 2103 2104	Ms. Montagna, I have not, but let me tell you, your lovely engineer sent me an email because he has worked with some and has not worked with some. And he basically said, which he's on the line, he could do it, but basically, he said this is what he would share if he was ranking the proposals. Number one is community advisors. Number two is facility advisors. Fees seem awfully low for a CDD of Harmony's size. And number three, independent works, they have no CDD experience, so.
2105	Ms. Kassel, the community advisors is \$10,400
2106	Ms. Montagna, \$10,400.
2107	Ms. Kassel, and Facilities Advisors Florida is \$3,650.
2108	Ms. Montagna, mm-hmm.
2109	Ms. Phillips, now, is that cost for a new one or to update the one we have?
2110	Ms. Kassel, no, this is an update.
2111 2112 2113 2114 2115 2116	Ms. Montagna, this is also without a site inspection, and some of them have a site inspection. And I would advise if it was me, I would go with the one who does a site inspection, because if you don't do a site inspection, what they're going to do is they're going to go on Google Earth. They're going to look at anything and then they're going to look at your old study and, kind of, just go by that, but if they're physically eyes on, seeing what you have here, I think that's a better thing. And again, that's just my recommendation.

2117 Mr. Leets, you get what you pay for, right?

2118 Ms. Montagna, mm-hmm.

Ms. Phillips, I'm sitting here thinking everyone's going to get mad at us if we do this. In the long run it's going to fall off.

- 2121 Mr. Leets, all right, so again, it's the community.
- 2122 Ms. Montagna, Community Advisors.
- Ms. Kassel, Community Advisors, that's the \$10,400 one. Is it possible where you can request an onsite, a price for onsite?
- Ms. Montagna, that's proposal with onsite inspection. I believe that's a new proposal, and then the update with site would be \$4,300.
- 2127 Ms. Kassel, aren't you negotiating?
- 2128 Mr. Leets, that was for community.
- 2129 Ms. Montagna, Community Advisors.
- 2130 Mr. Leets, okay, and they were the ones that do not have CDD traits?
- 2131 Ms. Montagna, no, they do. The one that does not is Independent Works, LLC.
- 2132 Mr. Leets, okay. I apologize.
- 2133 Ms. Montagna, no, that's okay.
- 2134 Ms. Philips, who did we have our last one with?
- 2135 Ms. Kassel, they don't want to work with us anymore.

Ms. Montagna, Reserve, yeah. Reserve Advisors. He would not sign our contract because, the legal stuff that your legal counsel put in there, that needs to be in there, and he just for whatever reason refused to do it. Which was really shocking, because it's pretty standard. Why he wouldn't agree to it, I don't know.

- 2140 Mr. Cresham, can we throw the 3,500 number at the 10,000 guys and say, "Look.
- 2141 Ms. Kassel, no. It's actually not. It's for just an update, not a full reserve setting from scratch.
- 2142 Ms. Montagna, yeah.
- 2143 Ms. Kassel, we heard the site visit is \$4,300.
- 2144 Mr. Cresham, they're only 600 bucks apart?
- 2145 Ms. Kassel, yes.
- 2146 Ms. Montagna, correct.
- 2147 Ms. Phillips, they're going to take another one and update it?

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2148	Ms. Montagna, yes.
2149	Ms. Phillips, oh, okay. Okay.
2150 2151	Ms. Kassel, yes. So, move to approve Community Advisors' proposal for fiscal year 2025. It's 2025, not 2024. That's my only question.
2152	Ms. Montagna, yeah, I think that might've been, I'll talk to them.
2153	Ms. Kassel, yeah.
2154	Ms. Montagna, if there's an issue, I'll let you know.
2155 2156	Ms. Kassel, a little strange to use it for \$4,300, because David is recommending them as normal.
2157	Ms. Montagna, got it.
2158 2159	Mr. Leets, okay. We have a motion to. Sorry, too much multitasking here to accept the proposal from Community Advisors. Do we have a second?
2160	Ms. Phillips, I'll second.
2161	Mr. Leets, okay. If we have a motion and a second, do we have any further discussion?
2162 2163	Speaker, do we not negotiate? I'm sorry, I'm just sitting here baffled. Do they just give you ability to say okay?
2164	Mr. Leets, just the update for the fiscal year.
2165	Ms. Montagna, yeah. There's no negotiation for that. I'm sorry, what was that?
2166	Phillips, we only have three bids.
2167	Ms. Montagna, second.
2168 2169 2170 2171 2172 2173	Mr. Leets, right. Okay, yes. Lucas just seconded. And so yeah, I'm sorry, this isn't, you know, directed at anyone. You know, we had the community or sorry. All this update and that's that, and that's fine. Seriously, I used to show up to these meetings and just, you know, put the film them for Facebook. So, I haven't seen this many people here. I love it, but we do need to keep the meeting going forward. So, we have a motion and a second to, approve the proposal by Community Advisors in the amount of
2174	Ms. Kassel, \$4,300.
2175	Mr. Leets, \$4,300.

Ms. Kassel, for a site, for a reserve update with a site visit. 2176

- 2177 Mr. Leets, with a site. Yes, so onsite visit. Any further discussion?
- 2178 Mr. Chokanis, just the update to the fiscal 2025. Yes.
- 2179 Mr. Leets, yes, as noted.
- 2180 Ms. Kassel, yes. Angel will clarify.
- 2181 Ms. Montagna, yes. I'll get with them and get it cleared.

Mr. Leets, okay. And, well, we'll just-- For that discussion, so that's saying they would be giving us, "Here's your numbers that we think should go in your fiscal '25." If we're- If we're approving fiscal '24 next month, they're not going to give us anything meaningful to go into that, so we're going to clarify?

- Ms. Montagna, they're going to take the reserve study that we had done, and they're going to update it for fiscal year '25, and I will clarify that. That's my understanding.
- 2188 Mr. Leets, okay. Got you. Perfect. Okay. I'll call the question, all in favor?
- All, Aye.

2190

2191Ms. Kassel made a MOTION to approve Community Advisor's2192Reserve Study proposal.2193Ms. Phillips seconded the motion.

2194 Mr. Leets, all opposed? Motion passes unanimously. All right. Next, we have consideration of 2195 shed proposals. Uh, am I correct, this is, uh, a shed for.

- 2196 **B. Consideration of Shed Proposals**
- 2197

2198 Ms. Montagna, okay, so what ended up happening is we emailed the County because, you 2199 know, we still have the Conics buildings out there, which we have to get moved. We are 2200 currently in violation. They did give us an extension on that. We did ask them what about if we 2201 were able to do a shed for the garden to put their stuff in. They said, yes, we can. We can do up 2202 to 250 square feet, which obviously isn't large. I know there's a termite issue out there, so it was 2203 recommended for not to do wood, but to do, like, a metal building. So, that's, kind of, where it's 2204 at. It would be purely be a shed, no installation, no, you know, nothing, just something for storage, the tractor, you know, stuff like that, supplies and stuff like that. And then you would be 2205 2206 able to sell your Conics building to Celebration for \$2,000, which they are waiting on.

- 2207 Mr. Chokanis, oh, yes, shipping container.
- 2208 Ms. Montagna, mm-hmm.
- 2209 Ms. Phillips, are we selling both? I thought we had two shipping containers.

- 2210 Ms. Montagna, and we will buy them both.
- 2211 Ms. Kassel, Celebration will buy them.
- 2212 Mr. Leets, we being?
- 2213 Ms. Montagna, correct, not me.
- Ms. Phillips, are we keeping one and selling one now? Or are we selling both right away?
- 2215 Ms. Montagna, It's up to you.
- 2216 Ms. Phillips, well, when you said buildings, I wasn't sure if you meant--
- 2217 Ms. Montagna, yes, I don't know what will fit in that shed.
- 2218 Speaker, it's 12x20. 12x20.
- 2219 Ms. Montagna, yes, 12x20.
- 2220 Mr. Leets, 240, so then.
- Ms. Kassel: But, um, I, you know, I see that that are-- that-that the joists underneath and within are wood, so, um, I'm wondering what--
- Ms. Montagna, I don't know. I just received that email, Kerul, that said, "Hey, we should go with a metal building because there is termite issues."

Ms. Kassel: So I don't, like, I haven't gone through, There's nothing to indicate the Allen's factory outlet, what the differences are between the three proposals, and there's no also in terms of there's no interior, the design.

- 2228 Speaker, is there a new one for steel buildings?
- 2229 Ms. Phillips, there will be one to my interior.
- 2230 Ms. Kassel, you still have what does the structure look like?

Ms. Montagna, so the shed outlet is 12x20 with 240 square feet, no insulation at all, just Sunshine Structures, they did a couple of different things. They did a 10x20, eve gray with white trim. 248-inch MHD, one with full glass, two windows, no electric, \$7,500, we don't pay tax, so that's excluded. Or a 10x20 streamlined beige with white trim, 148-inch MHD full glass, three windows, and electric for \$7,180, which I don't know, maybe you want electric, I don't see why you would. We don't pay tax. Or a 10x20 eve gray with black trim, double door, nine light on each door, one window, no electric, pre-owned for \$7,465.

Ms. Kassel, I think we should. I don't think we should go with anything with a window door.

- 2240 Ms. Montagna, okay.
- 2241 Ms. Kassel, I think the proposal from Allen's, I don't know if you can get it up on the screen.
- 2242 Mr. Leets, yeah, it's page 78 of the agenda. I could.
- Ms. Montagna, was that 12x20, 240 square feet?
- 2244 Mr. Leets, yes. All right.

Ms. Kassel, so there are three proposals from Allen's, but it's not clear what the differences are. They're all 12x20. They all have a man door with just a little diamond window in it on one side, and a garage door on the other side. So, they're all the same dimensions. I don't understand what the difference is between them. I haven't gone through. There's nothing to indicate what the differences are, and there are price differences, right? They go from \$5,025 up to \$6,313. I don't know what, I don't know what the differences are.

- 2251 Ms. Montagna, I might pull it up.
- 2252 Ms. Phillips, you don't have one for the Allen's factory?
- 2253 Ms. Kassel, yes, that's what we're talking about.
- Ms. Phillips, yeah.
- Ms. Kassel, but we have no photographs of what the inside looks like. We have three proposals from them, right? Three options.
- 2257 Ms. Phillips, from them?

Ms. Kassel, there's from Allen's. With three different prices, but there's no. We don't, without going through line by line, printing them out, and, you know, like, there's no-- there's nothing to indicate what the differences are between these three prices. I mean, all the models look the same.

- 2262 Speaker, but if we look at the descriptions, it probably tells you.
- 2263 Ms. Montagna, yeah.
- Ms. Kassel, yes, but we only got this agenda. It's a 342-page agenda, and you would have to print them.
- 2266 Speaker, well, that's the point of the discussion that we're just going to make decision.
- 2267 Ms. Kassel, I think we should table it.
- 2268 Mr. Leets, oh, well, then that's fine. I'm with that.

Ms. Phillips, what I looked at was they were never put in a slab. We want one door on one end, we want a garage door on the other end. No windows. And it was about, yes, but.

Ms. Kassel, yes, but we have three proposals from them and they're all different prices, but the pictures all look the same. The descriptions are, like, 25 or 30 different items in the descriptions. I guess with a 342-page agenda, I did not have time to print out and go line by line. I'm suggesting we table this to the next meeting.

- 2275 Mr. Leets, well, it sounds like, we'd like some clarification from. Oh, no? Okay.
- Ms. Montagna, I'm going to tell you now, you need to make a decision.
- 2277 Mr. Leets, right.
- 2278 Ms. Kassel, yeah.
- 2279 Ms. Montagna, because you're on a tight timeline for the Conics buildings out there.
- 2280 Mr. Leets, okay.
- Ms. Montagna, unless I can ask for another extension, I don't know that you're going to get it, and if we pass the deadline, you are going to be fined \$200 a day.
- 2283 Ms. Kassel, but all of these pictures have got windows, don't they?
- 2284 Ms. Montagna, yes, you can tell them you don't want a window.
- 2285 Ms. Kassel, oh, okay.
- 2286 Speaker, we just want one door, one ordinary door on one end, and we want a garage door on 2287 the other end.
- 2288 Ms. Kassel, I understand, but all three, options from them show the exact same building.
- 2289 Speaker, we just want a metal door, not a slab.
- 2290 Speaker, if we have to make a choice, I think we should go through it.
- 2291 Speaker, exactly, for \$200 a day.
- 2292 Speaker, it was about \$6,000 when I looked at it.
- 2293 Ms. Kassel, there are three options. One is \$6,300. One is.
- 2294 Mr. Leets, oh, hold on a second. There is.
- 2295 Ms. Kassel, \$5,800, and one is.

- 2296 Mr. Leets, I'll tell you this, there is- there are links in this quote. So I mean.
- Ms. Montagna, yes.
- 2298 Mr. Leets, there's a chance we can just pull this up and see if there's, you know, either we can 2299 get our question answered on here.
- 2300 Speaker, can you scroll that down, that drawing?
- 2301 Ms. Phillips, the link, they didn't work, I tried them earlier.
- 2302 Mr. Chokanis, oh, got this one here.
- 2303 Ms. Montagna, so, I mean, it tells you.
- 2304 Speaker, that's the building.
- 2305 Mr. Leets, right. So, we have the size picked out here. We have the color and everything's 2306 picked out. I see there's a window on the door there. Is that, you know.
- 2307 Ms. Kassel, she doesn't, Wwll, we can do it without the window.
- 2308 Mr. Leets, well, we can. I understand.
- 2309 Mr. Chokanis, Dan, can you rotate the.
- Ms. Montagna, I can tell you what the differences are. If you pull up the spec sheets on each one, they're listed out.
- 2312 Mr. Leets, yes. Yes.
- Ms. Montagna, the spec sheets are on here. Let's just say, for example, that they're both 12x20 vertical roof metal garages.
- 2315 Ms. Kassel, for all three?
- Ms. Montagna, okay, but, like, I'm looking at this one. So, the difference with this one, Allen's, sorry.
- 2318 Ms. Kassel: Yes, but which? There are three from Allen's. Which one from Allen's is it?
- 2319 Ms. Montagna, correct. I'm comparing the \$6,313 to the \$5,823.
- 2320 Speaker, all right, so the last one.
- 2321 Ms. Kassel, why not the \$5,025?

Ms. Montagna, I have that. I just don't have that in my hand at the moment. I can compare that one too, but if you look down on, I mean, like, on this, on these two, it seems like the change, the only differences are. And by the way, these are not on a slab. It's either ground or gravel. We would either, I mean, which we could pour the slab. That's not a problem.

Ms. Kassel, insulation options on the one that's \$5,823, it's insulated roof only. On the one that's \$6,313, it's fully insulated roof and sides. So that's the difference there.

2328 Mr. Leets, yeah. Right.

Ms. Montagna, on the insulation type, you've got woven R17 insulation roof only to a double bubble insulation on 9-foot leg height.

- 2331 Mr. Chokanis, this is a shed, so.
- 2332 Mr. Leets, can you tell if any of the three are not insulated at all.
- 2333 Ms. Kassel, probably the \$5,000 one. Let's see. Where's the insulation line?
- 2334 Speaker, choice for a slab.
- 2335 Speaker, I don't know if that makes sense.
- 2336 Speaker, insulation type. It's above the garage door.
- 2337 Speaker, above the garage door. So, there's no insulation?
- 2338 Ms. Montagna, okay. Guys, this is going to be an easy way to do this.
- 2339 Mr. Leets, yes.
- Ms. Montagna, I've got the three Allen's proposals right here. That's what you're wanting to really look at are the Allen's ones, it appears.
- 2342 Mr. Leets, I agree, yes.
- 2343 Ms. Montagna, so.

2344 Mr. Chokanis, let's ask her. I think she doesn't, you don't want any insulation. Is that correct?

- 2345 Speaker, no insulation. No.
- 2346 Ms. Montagna, no insulation is needed.
- Speaker, no, there's no. None is needed. And we can put in our own electric and our ownwater.
- 2349 Mr. Chokanis, okay.

- 2350 Ms. Montagna, all right, so.
- 2351 Ms. Kassel, and that seems to be where the difference is.
- 2352 Ms. Montagna, yeah.

Ms. Kassel, so then move to approve Allen's factory outlet 12x20 vertical roof metal garage for \$5,025.50, including delivery and installation.

- 2355 Speaker, is that on a slab or ground?
- 2356 Ms. Montagna, no, all of these are ground or gravel.
- 2357 Ms. Kassel, they don't offer. They don't offer price.
- 2358 Speaker, yes, they do. Yes.
- 2359 Ms. Kassel, well.
- 2360 Ms. Montagna, so, everyone that they presented is either on the ground or gravel.
- 2361 Speaker, well, that's Jason's fault.
- 2362 Mr. Leets, well, there's not there's not a price difference on their website.
- 2363 Ms. Montagna, yes, there's not.
- 2364 Mr. Leets, they don't give a price difference.
- 2365 Speaker, okay, but that's Jason's fault because I asked Jason to put it on a cement slab.
- Ms. Kassel, no, but the field services people can make that cement slab. We need a price fromAllen's.
- 2368 Mr. Chokanis, they're going to charge us a lot more.
- 2369 Mr. Leets, so, yes, so field services can take care of that. So, we have a motion to accept the.
- 2370 Ms. Kassel, okay.
- 2371 Mr. Chokanis, we'll take care of you.
- 2372 Mr. Leets, do we have the- 12x20, that's?
- 2373 Ms. Kassel, 12x20 vertical garage with \$5,025.50.
- 2374 Mr. Chokanis, I'll second that.

2375 Mr. Leets, okay. Do we have a motion and a second? Hold on, everybody. Do we have any further discussion of this proposal? And I will add some detail if there's some questions on what 2376 2377 exactly is going on here. Do we have any further discussion? Okay, so I'll say this is not to give 2378 the entire back story, but the CDD had a rental trailer that they were using for their office and a 2379 storage container or shipping containers that they were using as, kind of, a garage for, you know, 2380 storing vehicles, equipment. And we've discussed the maintenance facility, but that's going to 2381 take time to build, that's going to take time even to get permitted through the county, as David 2382 will talk about later tonight. So, in the meantime, uh, those shipping containers, that, you know, 2383 that construction trailer is not allowed to be back there by the plan for development that is on file 2384 with the County. The trailer has already been removed and field services has set up actually in a 2385 concession area at the Ashley Park Pools on a temporary basis. What we need now is to do 2386 something about those shipping containers. And we found that with the County that in 2387 association with the garden, which is an approved use of that property back there, that we can 2388 have a small shed structure not to exceed 250 square feet. So, this is to give us something that we 2389 can have available for storage that has, you know, has the blessing of the County and will, you 2390 know, kind of, tide us over. And we'll have you see them after the maintenance facility is 2391 complete, it'll still be there and be usable by the garden community garden that we have back 2392 there. But in the meantime, that will give us some kind of storage that is, you know, has the 2393 blessing of the County, which as of right now, we do not have in our imminently facing code 2394 enforcement fees.

- 2395 Ms. Montagna, correct.
- 2396 Mr. Chokanis, a bigger task.
- 2397 Speaker, there's a small shed that's there that we use for gardening.

Speaker, hat small shed is, yes, but we're hoping once the garden can have the big shed that
that small shed would be used for chemicals only, because a lot of chemicals sprout legs and
walk. So, we need to keep it locked.

- 2401 Mr. Leets, okay. Okay. So, do we have any more discussion on the board?
- 2402 Mr. Chokanis, just to make a note of the concrete slab for the shed.
- 2403 Mr. Chokanis, that's what I was going to do.
- 2404 Ms. Phillips, I'm sorry?
- 2405 Mr. Chokanis, the concrete.
- 2406 Ms. Kassel, Field services is going to put in a concrete slab for this.
- 2407 Ms. Montagna, mm-hmm. They can. I mean, yes.
- 2408 Mr. Chokanis, okay. And then, well, do we need to do anything?
- 2409 Ms. Montagna, okay. So, you want to approve this with field placing slab?

- 2410 Speaker, services. Yeah.
- 2411 Mr. Leets, okay. And if that's all good for how our motion is raised and everything, I'll call 2412 the question. All in favor?
- All, Aye.
- 2414 Ms. Montagna, good. So Kerul made the motion. Who seconded?
- 2415 Mr. Leets, Lucas.
- 2416 Ms. Montagna, Lucas. Okay.
- 2417 Mr. Leets, all opposed? Motion passes unanimously.
- 2418

2419	Ms. Kassel made a MOTION to approve Allen's Shed proposal.
2420	Mr. Chokanis seconded the motion.

Ms. Montagna, now my next question is, so when we get this done, which we'll start on immediately, get it done, see what all we can move into there and then see what all's left at bare minimum, if we can at least empty one of those, you know, then you might have some interest other than celebration that wants to purchase these, look at them, purchase them.

- 2425 Mr. Leets, mm-hmm. Okay.
- 2426 MS. Montagna, then we can throw it out there.
- 2427 Mr. Leets, okay. Then we already have a standing, you know, policy for.
- 2428 Ms. Montagna, Surplus items?
- 2429 Mr. Leets, yes.

Ms. Montagna, absolutely. And I will tell you we already got, for anyone who is interested in maybe purchasing these, a celebration already got a quote, which I'm happy to share with anyone who wants it to move both of them. And you, if they were to move one or both, it's \$1,000 to move it wherever they want, wherever it needs to be moved. So if you only did one, I'm sure it'd be like \$500.

- 2435 Ms. Kassel: And.
- 2436 Ms. Montagna, yeah.
- 2437 Ms. Kassel: oh, sorry, I lost it.
- 2438 Mr. Leets, okay.

2439 Ms. Montagna, me too.

Ms. Kassel, one more thing. This is, if we get rid of one container, but we still have one because we don't have enough space, will the County fine be less than it was going to be?

2442 Ms. Montagna, no.

2443 Ms. Kassel, so it's all or nothing with them.

2444 Speaker, so at the last meeting, several Board Members and residents offered their garages as 2445 temporary storage. What's the status?

2446 Mr. Leets, or is there anything else that we need to discuss relating to.

Ms. Montagna, we talked to the Chairman and also, I mean, legal's on the call. As management, I'm going to tell you that's a bad idea and you should not do that. Even if you enter into agreements, things can happen and it's just it's a lot of liability for the District. And Mike can tell you something different if he feels that that's, you know, that it's fine. He did say he's happy. Obviously, it's a Board decision to do that. It's not the recommendation of management and then Mike can give you his opinion on it.

2453 Mr. Leets, okay. So, the follow-up question then would be if we so we've approved getting 2454 this small shed in place, do we need to discuss now or possibly action to take place, assuming we 2455 maybe aren't able to find storage for everything that's in those two shipping containers right now.

Ms. Montagna, mm-hmm. So, my goal is now that you've agreed on a shed, is to reach back out to the County and say, we're having the shed put in -that you said we could, we're doing that. We'll be able to fit, you know, whatever we need to in that shed. And then we still have this, can we get an extension? They also did agree on a maintenance facility location and a plan. So maybe if we have all those plans in place, they'll be more apt to give us an extension. I don't know if they will.

- 2462 Ms. Kassel, and if they don't, then what?
- 2463 Ms. Montagna, I don't know.
- 2464 Mr. Leets, we will cross that bridge when we get there.
- 2465 Ms. Kassel, well, why don't we ask Mike his thoughts onour legal counsel.
- 2466 Ms. Montagna, yeah. Yeah. Yeah.
- 2467 Mr. Leets, just stay ahead of that.
- 2468 Ms. Kassel, yeah. Because he had talked about creating some license agreements.
- 2469 Ms. Montagna, yes. Mm-hmm. Absolutely.

2470 Mr. Eckert, yes. So, this is Mike Eckert. For the record, we did create a license agreement. I 2471 think we sent that out. But I agree with Angel. I think this is a very generous offer by people in 2472 the community.

2473 Ms. Montagna, absolutely.

2474 Mr. Eckert, I would not recommend it.

Mr. Leets, yeah. Understood. So, do we need to, I guess we would have at least until next
month to let, you know the action of getting the shed, you know, ordered and everything,
showing the County, you know, working in good faith to address the issue. So, we don't need to
take any further action right now, it sounds like maybe just be thinking of? I mean, what's.

Ms. Montagna, mm-hmm. Yeah, I mean, obviously thinking of some different opportunities that we could do. I think moving forward with the shed, I think that's the first step. I can let them know we've done that, obviously commute, the maintenance facility is on the agenda. Whatever you guys do with that, I'll be able to provide them. At least you have a plan. You're moving forward, you're trying to get this accomplished. I think, you know, they're nice people, you know, and the fence will be done before our deadline. So, we've hopped on that.

- 2485 Mr. Eckert, yeah. More good faith.
- 2486 Mr. Chokanis, I think we're showing them we're making progress so they'll work with us.
- 2487 Ms. Montagna, yes. We're making progress.
- 2488 Ms. Kassel, we're trying.
- 2489 Mr. Leets, because the Conicses are visible or because they're permanent?
- 2490 Ms. Montagna, it's back there it was.
- 2491 Ms. Kassel, they were never permitted.
- 2492 Ms. Montagna, they were never permitted to be.
- 2493 Speaker, at their location.
- 2494 Ms. Montagna, correct.
- 2495 Ms. Kassel, at their location.
- 2496 Speaker, so if we pay the guy a thousand bucks to temporarily move them to where the 2497 maintenance facility's going to be, could it just stay there temporarily?
- 2498 Ms. Montagna, that I don't know.
- 2499 Speaker, because It's a temporary--

2500 Mr. Leets, I mean, it's only five days, the \$200 a day that that would be already a thousand 2501 bucks, your money is well spent moving it out of their sight, out of mind.

2502 Ms. Kassel, well, here's the thing.

2503 Mr. Leets, for the lack of better term.

Ms. Kassel, if we move them from where they are, we're probably going to have a lot of resident pushback, even though they're temporary, because if we move them to Five Oaks Drive, there're going to be ugly shipping containers visible to everybody. If we move them down to Lakeshore, oh, my God, that's going to be.

- 2508 Mr. Chokanis, I thought we weren't at all.
- 2509 Speaker, where's the maintenance facility going to be?
- 2510 Ms. Kassel, we're not sure.

2511 Mr. Leets, right. We'll be discussing that later. The two possibilities, There's an existing 2512 concrete slab that is along the walkway, down the Buck Lake on CDD property. We'd ask our 2513 district engineer to get more information on, can we truly just plop a metal building on top of 2514 that, or is there going to be other, you know, expenses, site prep and everything versus we have a 2515 very complete, survey and, site plan for putting a similar sized building on, across from the new 2516 dog park along Five Oaks, on the driveway going back to the turf maintenance facility which is, 2517 you know, a bit more expensive because that is a, you know, building up a brand new site, parking lot, foundation, utilities, and so on. That's what we are, you know, trying to discuss later 2518 2519 on. So yes, maybe, you know, once we figure out what that plan is, we, you know, putting the 2520 containers could be an option, but both of those are going to be much more visible to the community than where they are now down the. 2521

Ms. Montagna, well, no. Correct. But I think at this point, you know, I think a little bit of
resident complaining is going to have to be what it is, because you're going to start getting fined.
My question, David, are you on, can you hear?

- 2525 Speaker, how much is in those containers? Do you know?
- 2526 Ms. Kassel, Jason's not here.
- 2527 Mr. Hamstra, David. I'm here now.

Ms. Montagna, Hey, David, is there any restriction if we were to move the two shipping containers from the area they're in now, and let's just say put them on that piece of concrete. I don't know where, but let's just use that for an example. If we were to put it on that concrete slab on the way down to Buck Lake temporarily, is that doable? Or would we need some sort of permit or anything like that?

2533 Mr. Hamstra, of course, part of it requires a type of screening as it's not going to be 2534 considered compatible with that land use.

- 2535 Ms. Montagna, what? Wait.
- 2536 Ms. Kassel, not going to be considered compatible with the land use.
- 2537 Ms. Montagna, okay.
- 2538 Speaker, what, even as a temporary unit? It sounded partly fiction.
- Mr. Leets, okay. Well, that's a eventuality if we're not able, if we're not granted any more leniency by the county, so.
- 2541 Ms. Kassel, and if we don't have any enough room in this 12 by 20 unit.

Mr. Leets, correct. So, we have a few, you know possibilities before it comes to that. I think what the consensus is, is we don't need to answer that question right now. We have a lot that we're going to be figuring out in our three of our meeting and going to the County, to the point that we don't need to take any further action on this agenda item right now. Do you agree, Angel?

Ms. Montagna, yeah. I mean, obviously, you're not going to be able to, and that's something David and I can talk about offline to see if maybe we can work out something with the County and get a temporary place to put something or something like that.

- 2550 Mr. Leets, right.
- 2551 Ms. Montagna, yeah, go ahead.
- 2552 Mr. Leets, fingers crossed. Okay. Uh, next item is consideration of the transcription service 2553 proposals.
- 2554 C. Consideration of Transcription Services Proposals
- 2555 Ms. Kassel, David, could you put yourself on mute, please?
- 2556 Mr. Hamstra, sure.
- 2557 Ms. Kassel, thank you.
- 2558 Mr. Leets, yeah.

2559 Ms. Montagna, so your transcription proposals, as we talked about at the last meeting, you know, this Board wants verbatim minutes, which is totally fine, but the time and making sure 2560 2561 they're out in a in a reasonable amount of time so the Board can look at them instead of having to 2562 look at them at the last minute and get them back in. So, these are what these are based on. 2563 We've also tried Zoom. I see Dan has it on now. We'll see how that turns out. And these 2564 proposals, basically, we did a trial run with one that has human transcription, and it was a lot 2565 better because they do recognize the speakers. Because unless you specifically announce I'm Angel, you know and I'm making, then they don't know and it's very hard, and to sit and listen to 2566

three hours, which, really, if you double it, you have to listen to six hours because you're
constantly backing up, you know, listening and that. So those are the proposals that you have in
here.

2570 Ms. Kassel, so what about Zoom?

Mr. Leets, yeah. So, I turned, we tried to do it last month. There'd been an issue, but it's on right now, and you can see on the screen, there's a wall of text going by that's doing a decent job of catching what I'm saying and in real time, putting it on there. The issue is the format it's, kind of, it's meant to go on a, like, a closed-caption service. So, like, every second is broken up. So, in this second, here's the words put on the screen, and the only identification we would have is what caller is speaking. So, Harmony CDD is going to be the only speaker for 99% of that meeting.

2577 Ms. Montagna, mm-hmm. That's right.

Mr. Leets, Someone on Zoom, it will show, "Okay. This Zoom speaker, David Hamstra, said
this word at this second," but it's still not the full, "Supervisor Kramer said this. Then, you know,
Nick from the benchmark said that" that we would like to have, and we're getting--

2581 Ms. Kassel, what if we all signed into Zoom in the meeting would it work?

Mr. Leets, I do not-- Just from a technical standpoint, I don't think that would work. We've had issues in the past of just the one up link of the video here dropping out sometimes. So now, we only have one, you know, soundboard. I mean, not a bad idea, but when--

Ms. Montagna, we put in a test into Zoom. We put in a test into Teams, too, to see what it would spit out, and essentially, it gives us this big glob of texts, but we would still have to really go through it and redo it. So, it would be double work, and you'd be paying for. You know what I mean? It just, it doesn't.

- 2589 Ms. Kassel, how long has.
- 2590 Ms. Montagna, make sense.
- 2591 Ms. Kassel, this Board been doing the verbatim minutes?
- Ms. Montagna, I don't know. I've told this Board before, Counsel's even told this Board, you know, we never recommend verbatim minutes.
- 2594 Ms. Kassel, no, I don't like them.

Ms. Montagna, because that's why you listen to the audio if you want verbatim. Minutes are
to be summary, motions, action items, but that doesn't mean the Boards can't do verbatim
minutes. And this Board is one who likes to do verbatim minutes, so.

2598 Mr. Leets, so, okay, well.

Ms. Phillips, I like verbatim minutes because when residents want to know how we came to a decision, they can go to the minutes, and they can look. The minutes are searchable, so you can just go and look. I think verbatim minutes are the way to go. I believe in them.

- 2602 Speaker, can they go to the recording as well?
- 2603 Ms. Kassel, yes.

2604 Mr. Leets, okay, well, so about that, so the audio recordings have you know, always been 2605 available from Inframark anytime a resident can go and request that. I will say for about the last 2606 year and a half now, since we've been doing the meetings on Zoom, those are being recorded as 2607 you know, as the meeting takes place, and it'll be me pulling them down after a fact, but there's a 2608 Harmony CDD, YouTube channel where you know the files are also uploaded. If there are, you 2609 know, like, sometimes there are technical issues where it, you know, drops out during the 2610 meeting. So, you know, that YouTube, you know, just like there's no comments on the Zoom meeting here, that YouTube is, it's for reference, but it's not considered the official recording. 2611 2612 We, you know, have that here. But I guess what it comes down to is, um, yes, Inframark had 2613 been doing that for, you know, a number of years. There was a time where it just it wasn't being 2614 done. I think it comes down to lots of cost.

Ms. Montagna, it takes a lot of, yes. It takes a lot of time. It's just as you've seen, I don't know if how many of you have read the minutes, but, I mean, they can be anywhere from 80 to 100 in something pages. It's a lot.

- 2618 Speaker, so, who does this? You guys do it?
- 2619 Speaker, the company people like ROI on this?
- 2620 Speaker, how much did you pay you guys to do that?

Ms. Montagna, right now the contract when they decided they wanted verbatim minutes, which was before my time, um, it was contracted to do and I don't know where this number came from, \$275.

2624 Speaker, Per meeting?

Ms. Montagna,pPer meeting. And that I can tell you right now, it doesn't even remotely cover because, you know, our administrative, like anyone else, understands, we don't have one person dedicated to just Harmony. They have, you know, eight districts. So, when they're spending 24 to 28 hours on minutes and then the Board gets them and they review them as well, so now you're talking you know, it's a lot. So, to get them done more productive, that's the point, right? To get them done efficiently and productive and get them out on time, we just thought it would be better to go a human service.

2632 Mr. Leets, a human.

2633 Ms. Kassel, three out of our six proposals are between \$320 and \$356.

- 2634 Ms. Montagna, mm-hmm.
- 2635 Speaker, per meeting?

Ms. Kassel, per meeting, yes. So it's about \$4,300 to \$4,200 a year between \$320 and \$356 per year, but I feel like, just from my perspective, because we do go into detail of how we come to the decisions that we come to in the minutes, if we have seven or eight minutes, it's all lost. You have to then go to you have to listen to or watch the whole meeting, or listen to and wait for when it comes up in order to understand how we came to the decision we made.

Mr. Leets, okay. Now, one thing I'll add to that. So, it's something, it's been on my list to do, and I think with the website being done externally now, I might be able to finally get to it, but with a YouTube video, you can put, you know, chapters in there, so you can, you kno.

2644 Ms. Montagna, we can close caption.

Mr. Leets, if you want to go, okay, here's, you know, "Click here for the landscape report, click here for the engineered report," It doesn't take listening to the entire three-hour meeting to find the one point. It does take some work on the front end to make that happen. I don't know. So my thoughts.

- 2649 Ms. Montagna, on these, Dan.
- 2650 Mr. Leets, yeah.

Ms. Montagna, and to speak to Kerul's point, so the first two on here, the one we sent the June meeting, it was 3 hours and 51 minutes. It was 97 pages.

2653 Mr. Leets, right.

Ms. Montagna, the online conversation and transcription with Otter Pro is, like, \$8.33 per month billed, \$100 annually or \$16.99 billed monthly. That is just online conversation and transcription. Okay? The human transcription, which is flawless transcription, is \$2.25 per minute, and it's total for what we gave them, you know, would be \$519.75. If you go just transcript, it's \$355.74 or which is \$5.25 per page, which is \$509.

- 2659 Mr. Leets, right. So, these were just estimates that we got. We didn't actually do any of these 2660 to see what the quality of the output was, correct?
- 2661 Ms. Montagna, no, we did the, online, the Otter Pro.
- 2662 Mr. Leets, right.
- 2663 Ms. Montagna, that's where we sent it in. And again, it was like this, it was just.
- 2664 Mr. Leets, all text.
- 2665 Ms. Montagna, text conversation.

- 2666 Mr. Leets, right.
- 2667 Speaker, so I'm okay with trying one of these out, but I'm not huge on the minutes.
- 2668 Ms. Montagna, unless the Board votes to do otherwise.
- 2669 Speaker, I think if a resident has an issue, and they didn't think, just reach out and contact one 2670 of us, and we can say what we said.
- 2671 Speaker, that's \$20,000 in five years.
- 2672 Ms. Kassel, I'm not going to remember.
- 2673 Speaker, they are trying ChatGPT. He recognized the voices. He recognized the first guy.
- Angel, well, I tried that.
- 2675 Speaker, the first guy.
- Ms. Montagna, I had asked everyone before I said, "You guys, with the transcription, when you're talking, say, you know, Supervisor Kassel or whatever," but then it gets very muddied, right?
- 2679 Speaker, oh.
- 2680 Ms. Montagna, because you don't really remember when you're in the middle of a 2681 conversation.
- 2682 Speak, saying your name first.
- 2683 Ms. Montagna, you know, this and that, so. And then, if people are out here talking, it gets 2684 carried over.
- 2685 Speake, it doesn't detect. Okay.
- Mr. Leets, far as action to take, looking at these numbers, I mean, in the grand scheme of things, it's not a large percentage of the budget. Do we want to maybe try one of these human services?
- 2689 Ms. Kassel, I know that we do a trial with one of these that's on the, you know, say we do a 2690 trial with GoTranscript for a month.
- 2691 Mr. Leets, okay.
- Ms. Kassel, and then see how the minutes look and whether it be. And then, I mean, you know, unless.

Ms. Montagna, and mind you, we still go in and format them and make sure that they're right, you know.

Mr. Leets, okay. So, we have a motion. Do we have a second? I will second it now. Now we have a motion and a second. Any further discussion? So, Angel, with this is a little summary. Was there any more detail, like with GoTranscrip were there any differences in what they said they deliver or?

- 2700 Ms. Montagna, no, this is all apples to apples. They take the recording, and it's human 2701 transcription.
- 2702 Mr. Leets, names to lines?
- 2703 Ms. Montagna, yeah.
- 2704 Mr. Leets, okay.

Ms. Montagna, and again, Inframark, we're still going to go through them, put them in format, make sure, see if there's any grammatical errors and all that. So, really, your only discussion is either you want to go with one of these, or as a Board, you don't want verbatim minutes, and then we do them as summary minutes like we do for all other districts. That's really the only discussion point.

2710 Speaker, does the human have to be licensed? Does it need to be a licensed person?

2711 Ms. Montagna, I'm not licensed, and I transcribe their minutes. It doesn't say they're good.

Mr. Leets, I mean, my thoughts are. So, again, with having Zoom, this is our first time having the, you know, the captions on there. I've always been a proponent of having, you know, more information is a good thing. The costs, waffling on any, kind of, added expense, especially if it seems we're close to maybe having, you know, the tools out there to do this without taking, one of the district staff 24 hours of their time to do. I am amenable towards falling back on some of these, maybe less involved options, but for the time being, I, you know, I second the motion, I'd be in favor of at least trying one of these for the one line.

Ms. Montagna, okay. You're not signing a contract. Essentially, I've used Rev for you guys a couple of times just to see, and that was costing us, which we didn't charge the district extra. I mean, for even your shortest meetings that were done at 8:00, it was still about \$475 every meeting.

2723 Speaker, you multiply that by 12, you multiply that.

2724 Ms. Montagna, yes, of course.

2725 Speaker, did anybody talk about this Zoom to see if that could be done?

2726 Ms. Montagna, that's what we're doing.

- Mr. Leets, right. And so, it does by speaker, but this, Zoom is set up on having a conference where everyone is dialing.
- 2729 Ms. Montagna, it's just talking.

2730 Mr. Leets, individually. It's not set up for a room full of people, with, you know, we have 2731 lapel mics, we have a room mic. It sees us as one caller to the meeting. So, it's transcribing every 2732 word that it picks up and can pick out.

2733 Ms. Montagna, and Teams will do it, too.

Mr. Leets, right. But in terms of having what we've traditionally had, which is this person says this, and then, you know, line by line, basically, so you can follow exactly what happened and who said what and when, can't be done right now.

2737 Ms. Montagna, I think with what Kerul is proposing, there's no contract with these.

2738 Mr. Leets, right.

Ms. Montagna, I literally will send them this audio. They'll do it. You'll see it in your next meeting, and then you can determine what you want to do.

- 2741 Ms. Kassel, it's only \$75 a month more than we're already paying.
- 2742 Mr. Leets, what do you say? That's okay, yeah. Okay?
- 2743 Ms. Montagna, yeah. We charge you \$275.
- 2744 Mr. Leets, right.
- Ms. Montagna, we're supposed to charge you additional for any overages, but I've never charged you for your overages.
- 2747 Mr. Leets, all right.
- 2748 Ms. Montagna, which hopefully nobody for my company hears that.
- 2749 Mr. Leets, right, okay. Public meeting. Right. So, let's call the question, all in favor of 2750 sending, let's say, this meet.
- 2751 Ms. Montagna, this meeting?
- 2752 Ms. Kassel, this transcript.
- 2753 Mr. Leets, for tonight's meeting.
- 2754 Ms. Kassel, for this, for tonight's meeting.

- 2755 Mr. Leets, on a trial basis for \$355.
- Ms. Kassel, yeah. Not to exceed, because, hopefully, our meeting won't be going that much longer.
- 2758 Mr. Leets, no, well, no, it would be at the at the rate of, what was listed on this proposal.
- 2759 Ms. Kassel, yeah. Yes.
- 2760 Mr. Leets, it's going to depend on how long this meeting goes.
- 2761 Ms. Montgana, correct.
- 2762 Mr. Leets, so, you accept that amendment to your motion?
- 2763 Ms. Kassel, yes.
- 2764 Mr. Leets, so, okay. I'll call a question. All in favor of on a trial basis, having GoTranscript, 2765 provide verbatim, transcription of tonight's meeting. All in favor?
- All, Aye.
- 2767 Mr. Leets, motion passes. All of those.

2768

- 2769Mr. Leets made a MOTION to approve GoTranscript Proposal.2770Ms. Kassel seconded the motion.
- 2771 Speaker, all in one month.
- Ms. Kassel, just the proposal. Just to clarify the proposal that, well, actually it says \$355, and I'm guessing it's \$76 in three days, but it's not really.
- 2774 Mr. Leets, yes, and that was for the June meeting was.
- 2775 Ms. Kassel, yeah. As per the proposal that's in the agenda.
- Mr. Leets, right. That was almost four hours, that meeting in June. And we're not there yet,
 and fingers crossed, let's push forward here, but the motion passes unanimously. Going back to
 the agenda.
- 2779 Speaker, you know that thing you can do a voice discover. Let's speak.
- Mr. Leets, all right. No, the chipmunk mode. Nice. All right, so discussion regardinginformation signs.
- 2782 Speaker, oh, you just paid for transcripts.

2783	Ms. Montagna, take them down.
2784	Speaker, I really want to hear this.
2785 2786	D. Discussion regarding Informational Signs
2787	Ms. Kassel, I know. I don't understand why we're still talking about signs. Here are them all.
2788	Mr. Chokanis, Dan, can you pull up the other email that Angel sent you?
2789	Mr. Leets, oh, shoot.
2790	Ms. Kassel, there were also suggestions.
2791 2792 2793	Mr. Leets, okay. I don't have the email. So yeah, we have a separate computer that is just for running the meeting, and I have to, you know, get up again, so, but we've all seen the signs. There are some of them are 20 years old at this point.
2794	Speaker, I can email it to you. I got them on my phone.
2795	Mr. Leets, yes, well, I don't even have that. This is just for running Zoom, just to.
2796	Ms. Kassel, they're in the agenda package.
2797	Mr. Leets, oh, perfect.
2798	Ms. Kassel, they're at the end of the agenda package. Near the end.
2799	Mr. Leets, sorry.
2800	Ms. Phillips, page 88.
2801	Mr. Leets, yes, the page number helps. Thank you.
2802 2803 2804	Ms. Montagna, we've had this on a few month's agendas, no decision has been made. I know Mr. Kassel provided some suggestions. I know Ms. Kramer provided some suggestions, but there's been no definitive direction on what you want to do with these.
2805 2806	Ms. Phillips, I was too new then to say it, but I say we tear them all down. I'm brave enough to say it now.
2807 2808 2809 2810 2811	Mr. Leets, a lot of my thoughts are just like with the fence, it's an eyesore. We could put something new up in the future. CDD owns those easements. At any point, if we have 10, 20, however much, that we thousands of dollars we want to go to putting up beautiful new signs, we can do that, but as of right now, they're a mess. They're on CDD property. So, it's up to us to do some.

- 2812 Ms. Phillips, they're advertising stuff that we shouldn't be supporting.
- 2813 Mr. Leets, website that doesn't exist.
- 2814 Ms. Kassel, move to remove the signs temporarily.
- 2815 Ms. Montagna, okay. And use staff to remove them.
- Ms. Phillips, use staff to remove them and store them for now while we discuss what we might be able to do.
- 2818 Ms. Montagna, remove and store.
- 2819 Mr. Leets, well. Well, again, so I will.
- 2820 Ms. Montagna, until further notice.

Mr. Leets, I will second that but for any other discussion. So again, to be clear, we're talking about all these, the developer placed signs on CDD property. So, all the ones that would be our.

2823 Ms. Kassel, we can leave the posts, we can just take the sign part of it.

Mr. Leets, for the purposes of discussion, does that really save us anything? We had some action out of last month's meeting to maybe talk to who put them up in the first place. I don't know if that was something Theresa was going to do.

- 2827 Ms. Kassel, yes, somebody was going to talk to Brock Nicholas.
- 2828 Ms. Montagna, I'd have to look back at it with either Theresa or Jason.
- 2829 Speaker, it's not that much.
- 2830 Ms. Phillips, if we leave the holes up, we have to buy signs that are the same size as we.
- 2831 Ms. Montagna, that's a good pick. There's bad picks there.
- 2832 Speaker, l right. Get back to Kerul's.
- 2833 Ms. Montagna, the developer placed signs on CDD property. That's what we're talking about.
- 2834 Mr. Leets, right. Back when the developer was the CDD essentially. So, this is, you know. It's 2835 not-
- 2836 Speaker, are they actually faded or are they just dirty?
- 2837 Speaker, they're rusty, they're cracked. They're steely.

2838 Mr. Leets, there are stickers. They'll put a sign up. Okay, we're building a new neighborhood,
2839 so we'll put a new sticker on top, but, you know, 10 years later in the sun, they're appealing.
2840 These are maybe some.

- 2841 Ms. Kassel, unsightly?
- 2842 Mr. Leets, right. They're unsightly, weak. My thoughts are that just leaving the poles up to.
- 2843 Speaker, that's tacky. That's get off.
- 2844 Mr. Leets, calling out that will save us. If we're going to put new signs up, we can put new
- 2845 Ms. Kassel, where the shift is so crazy.
- 2846 Speaker, to get those signs, you'd get them painted, but you would have to decide what you 2847 want.
- 2848 Ms. Kassel, that's what we've been trying to discuss.
- 2849 Mr. Leets, then you should probably get everybody out of this room if you.
- 2850 Ms. Kassel, here's the thing.
- 2851 Speaker, everybody cheer for you.
- 2852 Mr. Leets, that's it. Yep. You.
- 2853 Ms. Kassel, thank you.
- 2854 Mr. Leets, yep.

2855 Ms. Kassel, so we have. This has been on the agenda many times, but the problem is we have 2856 so much business and pushed to the end of the meeting. It's not urgent. It gets pushed to the next meeting, pushed to the next meeting, then it's put on, like, hold for now, so you know, we still 2857 2858 don't know exactly what we want to put on the sign, but what we really need, you know, 2859 regardless of whether we, you know, of whether we, put the signs up, have new signs put on, we 2860 need a quote. We need to know how it's going to cost. We have some, a couple of proposals for 2861 what might go on the signs, but we don't know how much they are and whether it's going to pay. 2862 If we remove the poles, which are in the ground with cement, you know, at the base, then if we 2863 want to put the signs back up and we can find this company and have new information put on the 2864 signs, which looks good, then we have to reset all those posts, et cetera, which is another 2865 substantial expense, which is why I'm suggesting that we remove the, you know sort of, two-2866 dimensional part of the sign and not the post for now while we get prices onwhat the cost would 2867 be for new services because they're adhesive, right?

2868 Mr. Chokanis, it could take three months. It could take almost a year.

Speaker, with all due respect, I've been here 10 years. I have been begging. We talked aboutthis.

2871 Ms. Kassel, I'm sorry. This is a board discussion.

2872 Ms. Montagna, Benson has put several proposals to this board that you guys have taken no 2873 action on, a bunch of different ones.

2874 Mr. Leets, please, please. Keep things moving forward. Again, my thoughts are, we should 10 2875 minutes ago, we're talking about how potentially, storage, deprived we're going to be in the near 2876 future, so holding on to things to maybe do when we get around to it. Big picture. First of all, 2877 you know, the developer put in lots of signs for selling lots of houses. How many new 2878 neighborhoods are even going in there? How many signs do we truly need? We maybe just want 2879 one or two at, you know, one in each entrance. So, my point of what I'm getting to is I don't 2880 know if I need to do a new motion or what, I don't think any of them need to stay up right now. It 2881 would be a relatively small amount that we would be saving at the cost of leaving tacky things up 2882 for the time being, having stuff to store. I'd say let's just, like we're doing on the fence, take them 2883 down for now, get rid of the eyesore. And if we have lots of input from residents that, "We do 2884 miss those signs, we want something new," then we can look at how many need to be there in the 2885 first place, and then look at, "Okay, what's it really going to cost and do we want to do it? So do I 2886 need to. Do I need to do a new motion?"

- 2887 Ms. Montagna, Kerul made the motion.
- 2888 Ms. Kassel, I made the motion. If it doesn't get a second, it doesn't get a second. Then it does.
- 2889 Ms. Montagna, hers is remove and store until further notice, and that is leaving the posts.
- 2890 Mr. Leets, okay.
- 2891 Ms. Kassel, it's so digital.
- 2892 Ms. Montagna, and you have the first and a second. Call it.
- 2893 Mr. Leets, okay, I will.
- 2894 Ms. Kassel, is there a second?
- 2895 Mr. Leets, I had seconded-
- 2896 Ms. Montagna, Dan seconded.
- 2897 Mr. Leets, but I discussed it some more.
- 2898 Ms. Kassel, you're rescinding your second?
- 2899 Mr. Leets, so I'll rescind my second.

2900 Ms. Montagna, what? You second it for discussion. So, you still need. Yeah. Call it.

2901 Mr. Leets, so I'll call the question. All in favor of leaving the signposts up that's taken down 2902 as according to Supervisor Kassel's motion. All in favor? All opposed?

All, Aye.

2904 Ms. Montagna, all right, One, three. Fail.

2905 Mr. Leets, okay. I will move that for the time being, we direct field services to remove all of 2906 the developer signs placed on CDD property. We reserve the right to put new signs up in the 2907 future if we see fit, but for now, take down the broken, old signs.

- 2908 Ms. Montagna, and we're storing them?
- 2909 Ms. Kassel, no.
- 2910 Ms. Montagna, tossing them?
- 2911 Ms. Kassel, dispose of them.
- Mr. Leets, I don't think we have a place to store them, so that would be removing and disposing.
- 2914 Ms. Montagna, dispose.
- 2915 Ms. Kassel, I will second that.
- 2916 Mr. Leets, all right. Any further discussion? Call the question. All in favor?
- 2917 Speakers, Aye.
- 2918 Mr. Leets, all opposed?
- 2919 Ms. Kassel, nay.
- 2920

2921	Mr. Leets made a MOTION to approve to dispose of the
2922	informational signs.
2923	Ms. Phillips seconded the motion.

Mr. Leets, okay. Motion passes three to one. Supervisor Kassel in opposition to remove the developer signs from the CDD property. Are we finally at the. Oh, a discussion on CDD website.

2926

2927

2928 2929

2930 E. Discussion regarding CDD website

2931

Ms. Montagna, okay. Here's my thing, the new website is live, but what I need from all of you, take a look at it, tell me if you want to add anything. We are still adding stuff like contact information and all of that, but all of the. Most of the stuff has been migrated over to be able to make it go live. We're still putting stuff on it, but if you see stuff on there that, "Hey, we really need this," remember, though, the goal is not to have what you had of just a bunch of stuff like crossword puzzles and all this stuff.

- 2938 Ms. Kassel: What do you mean we have crosswords.
- 2939 Ms. Montagna, yeah. Yeah.
- 2940 Mr. Leets, there was a lot more page where this stuff-. It was never updated.
- 2941 Speaker, there's a picture of all of our faces on it?
- 2942 Ms. Montagna, yes, there's links to all kinds of stuff.
- Ms. Phillips, wasn't there supposed to be a search feature? Because I can't find the search feature.
- 2945 Ms. Montagna, search feature for what?
- 2946 Ms. Phillips, the website. The new website.
- 2947 Ms. Montagna, noo, you just type in Harmony CDD.
- 2948 Mr. Leets, Harmony CDD doc.
- 2949 Ms. Phillips, I know, but once I'm on the website, if I'm looking for the.
- 2950 Ms. Montagna, up at the top, there are tabs. You can hit documents. It brings it down.
- Ms. Phillips, but you can only choose those documents. What if I don't know where something is, and I want to do a search?
- 2953 Ms. Montagna, yeah. I'd have to look at it.
- 2954 Ms. Phillips, yeah.
- 2955 Ms. Montagna, I mean, it's very self-explanatory. You hit documents, you go.
- 2956 Ms. Phillips, it's not. A lot of the documents should be under financials.
- Mr. Leets, so hold on. What I will say is, you know, it only went live maybe a week or so ago,so our email addresses should still be on there.

2959 Speaker, it's a bunch of feedback.

2960 Mr. Leets, yes, please. So, tell us. You know, we were using it, too. I definitely have some 2961 thoughts. That would be to you, I guess, Angel, and you have Lynn on that.

Ms. Montagna, mm-hmm. Yes, you can put Lynn. So, I'm on it now, right? You can go to contacts. It gives everybody here email addresses. My email address, every board member's address. Also tells you staff Inframark. It gives you Jason, which is the field operation manager. It gives you CDD maintenance at Inframark, how to reach him.

- Ms. Kassel, I don't know that we need to go. I think it's on the website, but there's a lot that's missing.
- 2968 Ms. Montagna, Yeah, I mean.

2969 Mr. Leets, yeah. So yeah, things that we think are missing, things that we think are hard to 2970 find, could be organized better, things we want added within reason, pass that along to your 2971 district management.

2972 Ms. Montagna, yeah. Yeah. Mm-hmm. Absolutely.

2973 Mr. Leets, it will be taken care of. And that goes for anyone watching. If you have feedback, 2974 please let us know, so we can get it taken care of.

- 2975 Ms. Montagna, yes.
- 2976 Mr. Leets, okay. Any further questions?
- 2977 Speaker, is that a real picture of Harmony?
- Ms. Montagna, no. We can put any picture you want out there, but it could be.
- 2979 Ms. Phillips, how about a picture of Lucas?

Ms. Montagna, it's probably one of your beautiful oak trees that you have, just in the sky. But for a resident, if you go to this website, right on the home page, you'll see board meetings on the right, and that tells you all of our meetings, and it's usually the annual meeting schedule, which they'll be adopting theirs next month.

- 2984 Speaker, we could probably get a picture from some of our photographers with the deers or 2985 something.
- Ms. Montagna, yeah, absolutely. Send me a picture. Happy to change it. Not a problem.
- 2987 Speaker, why has it changed? Why was the website changed?

2988 Mr. Leets, it was changed because the website itself, the design, was very old. It was tricky to 2989 use on phones, I would say and I'm saying this as the person that volunteered to make the

updates for it. I never had the time, really, to really dig in and update it. Like, there was stuff that
was, you know, running, the stuff that was running in the back end was like, "Hey, you have five
updates you need to do." I was, I'll be honest, too chicken to do it because if I hit the button to do
this update and it breaks something.

2994 Speaker, yeah, you're in the shits.

2995 Mr. Leets, right. So again, the contract was, again, I forget what the amount was. It was I 2996 think \$3,000, maybe?

Ms. Montagna, it was. It was \$3,000 to get it set up, and then annually it's \$1,585. And they maintain it. We send them stuff to post. They post it. It's posted like this.

2999 Mr. Leets, ADA compliance.

3000 Ms. Montagna, they also keep it an ADA compliant to provide quarterly reports to the Board 3001 of anything. Because I don't know if you're all aware, but there was a massive amount of lawsuits 3002 not too long ago about ADA compliance, and they were hitting just random websites.

3003 Mr. Leets, correct. And, I mean, so when I was in charge of that myself, I mean, I would do 3004 that. I would make all the agendas, you know, searchable and everything. I'd do the uploading, 3005 but still, you know, it would, you know, take a few hours of my time and I wasn't able to, you 3006 know, always get to it from when the agenda was posted a week ahead of the meeting. So, the 3007 need for updates, um, I mean, there was, you know, we talked about links to crosswords, there 3008 was a bulletin board page on there that the idea, yes, you could have links to events, but someone 3009 needs to be updating that. And it wasn't in good shape, and I wasn't able to put the time into 3010 really-- you know, I have a day job. I, you know, don't have time to.

3011 Speaker, a real job? Really?

3012 Mr. Leets, right. So, yeah, that's why the updates were made, and we're still in the process of 3013 finalizing. So, anything that could be done better, this is the time for us to figure that out. We

3014 could take it over after a year and just have a fresh website design for our effort, but, you know,

3015 the hope is that they can continue running it and everything, and we're happy with the results, so.

3016 Any other discussion from the board on that, or are we ready for the consent agenda? 29 PM. All

3017 right, do we have any discussion of the minutes?

3018 SIXTH ORDER OF BUSINESS Consent Agenda

- 3019 Ms. Kassel, yes.
- 3020 Mr. Leets, yes.

3021 Ms. Kassel, I know the agenda was revised. It wasn't indicated what was revised in the agenda.

3023 Ms. Montagna, so what was revised is, Theresa requested the public comment under the 3024 budget. That's what was revised.

- 3025 Ms. Kassel, so, when we received the minutes. I sent in corrections. I don't know if they're 3026 reflected.
- 3027 Ms. Montagna, mm-hmm. They are.
- 3028 Ms. Kassel, in the minutes.
- 3029 Ms. Montagna, yes, ma'am.

Ms. Kassel, okay. So that was one question. Second question is in terms of the check register not the check register, the invoices, I noticed there were a lot of Toho bills, where there was a balance forward. So, you know, from the previous month, so, but we're paying the full amount.

- 3033 Ms. Montagna, mm-hmm. Mm-hmm.
- Ms. Kassel, so were those bills just late in coming in, and they didn't get paid last time? Like, I.
- 3036 Ms. Montagna, no.

Ms. Kassel, because the Toho amount is \$28,000 for one month. Of course, that's because there were a bunch of balance forwards from the previous month.

Ms. Montagna, right. Yes. And she is, Sally is looking into that to see what it is. And I think it has something to do with the big credit that they gave of \$20,000. This was in '22, and that's what Toho had originally sent her, but she's working with Barbara to see what the issue is.

3042 Barbara Aaron, I think is her last name.

3043 Ms. Kassel, so but the consent agenda proposes that we pay this \$28,000 bill.

Ms. Montagna, so you're just ratifying this. Your bills are paid. We have to pay your bills. If there's a question on them, then we go back and we figure it out. But prior to tonight, she's already working on that because I asked the same question about.

3047 Ms. Kassel, do we need to ratify? Can we table ratifying those particular bills or?

Ms. Montagna, well, you can, but they've already been paid. So, I mean, you would, you
would accept that consent agenda, and then I would answer your questions once accounting gets
back to me with Barbara.

3051 Mr. Leets, so, we would request future, we would bring the June, invoices up for discussion 3052 on that point at the meeting.

Ms. Montagna, yes. 100%, to answer that question, but I'm going to get you before the agenda, but it can be on the agenda to be in the record, but I will be able to have you guys an update hopefully by tomorrow via email.

3056 Mr. Leets, okay. Do we have any other discussion on the workshop minutes, meeting minutes, 3057 or June financial statements, invoices and check register?

3058 Ms. Montagna, and all corrections, including Mrs. Kassel's, Mrs. Kramer, I think Mike Eckert 3059 actually had some changes as well.

- 3060 Ms. Kassel: Ms. Kassel was my mother.
- 3061 Ms. Montagna, I'm sorry.
- 3062 Ms. Montagna, it's actually Professor Kassel, isn't it?
- 3063 Ms. Kassel, Doctor.
- 3064 Ms. Montagna, Dr. Kassel. That is right. She's a lot of things.
- 3065 Ms. Phillips, and an author.
- 3066 Ms.Montagna, yes. I heard that lately.
- 3067 Ms. Kassel, she's a Jersey girl.
- 3068 Ms. Montagna, so they're all in there as amended. Yes.
- 3069 Mr. Leets, okay. So, if there's no further discussion, I'll entertain a motion to approve.
- 3070 Ms. Phillips, I'll motion move on the side.
- 3071 Ms. Kassel, I'll make a motion to approve the consent agenda.
- 3072 Ms. Montagna, with the question of the Toho, um, invoices.
- 3073 Mr. Leets, Okay.
- 3074 Ms. Kassel, yeah. Do I have to say the words you said? I'm sorry.
- 3075 Mr. Leets, and I will second. Any other discussion? All right. Call the question. All in favor?
- 3076 All, Aye.
- 3077 Mr. Leets, all opposed? Motion passes unanimously. All right. Staff reports field manager.

3078	
3079	Mr. Leets made a MOTION to approve to dispose of the
3080	informational signs.
3081	Ms. Kassel seconded the motion.
3082	

3084 3085	SEVENTH ORDER OF BUSINESS	Staff Reports
3086	A. Field Manager	
3087 3088	i. Field Report and Responses	
3089 3090	Ms. Montagna, so, Jason's report was in t them. I know he is on vacation.	here. If you have any questions, I'm happy to take
3091	Speaker, why's he on vacation?	
3092	Ms. Montagna, mm-hmm.	
3093	Speaker, why's that?	
3094 3095 3096 3097 3098	been out here twice now to make sure the tea us know, and we're checking in with them ev	prove it. He did have it set up pretty good. Freddy's am's doing okay, and if they need anything, they let very day. CDD maintenance emails are still being n care of. I know there were some questions about provided, the latest update.
3099 3100	Mr. Leets, yes. And, I mean, I drove by in and everything.	on the way here. Looks like it's doing the motion
3101	Ms. Montagna, mm-hmm.	
3102	Mr. Leets, it sounds like it's fully operation	onal, and we do have a maintenance plan. So.
3103	Ms. Montagna, yes.	
3104 3105	Mr. Leets, I would just like to request we field services, if marked, just be proactive in	had if it's an issue where it's an amenity that's down letting us know? We're not always.
3106	Ms. Montagna, yeah. He should be doing	that.
3107 3108 3109 3110	didn't find out about it until, you know, stay	g to the, you know, the pool later on, I, you know, ing off of Facebook and all that, you know, until it at, if it's imminent. If there's day-to-day stuff, I about, a resident.
3111	Ms. Montagna, that's a pretty big thing. Y	Zeah.
3112 3113	Mr. Leets, yeah. I would appreciate, bein knock on wood, we're past by now, so.	g notified if something like that comes up, which
3114	Ms. Montagna, good.	
3115	Mr. Leets, anything else for Field Service	es?
		100

- 3116 Ms. Montagna, not to my knowledge unless you have any questions for me that I can take 3117 back to them.
- 3118 Mr. Leets, okay. Hearing none. District Engineer, David.

3119 **B. District Engineer**

3120 Mr. Hamstra, Yeah. If I can please have either Mike or Angel go before me. I'm almost at the 3121 office.

- 3122 Mr. Leets, oh, okay.
- 3123 Ms. Montagna, good, because your connection is not good.
- 3124 Mr. Leets, all right. Mike, for District Counsel, you're on the line and ready to go?
- 3125

3126 C. District Counsel

3127 Mr. Eckert, yes. Thank you. Mike Eckert, Kutak Rock. Just wanted to update the Board. 3128 We're still working with the developer's counsel regarding the erroneous attempt to convey Track 3129 K900 to the CDD, which is clearly supposed to remain with the HOA. Talked to them as recently 3130 as today. When we pointed that out to them before they went ahead and had a surveyor sign an 3131 affidavit saying, "Well, that was how that was always intended." We know that's not the case 3132 because of the settlement agreement. So, trying to get him to undo that deed and that affidavit, 3133 they've asked for us to agree to sign an easement on behalf of OUC, but there's some concerns 3134 with that as well. So, I'm going to follow up with them next week on that. We also have the issue 3135 that the Board asked us about, uh, about Track L600 and 700, which were two lakes that are 3136 showing up on the property appraiser website as owned by the CDD. That's actually the area that 3137 they want an easement over. Those are not owned by the CDD because we have not received a 3138 deed for those yet, but it is showing up on a property appraiser website by virtue of the fact that 3139 the plat dedicated those parcels to the CDD. So hopefully, within the next week or two, we'll get 3140 all these issues worked out with the developer. In connection with 600 and 700, those are 3141 intended to go, you know, to the CDD, but only after the district engineer has a chance to inspect 3142 them and review the appropriate documents and make sure that, you know, the district is not 3143 accepting a problem. So those are the things that we've been working on and we'll continue to 3144 work on and hopefully have a conclusion for most of those, if not, all by the next meeting. And 3145 then, finally, because, there is a lot of stuff that that developer's doing without communicating 3146 with the CDD, we've had a internal staff call, and, we'll follow up with that, where we're going to 3147 appoint probably one staff member to be the point person to deal with the developer on these 3148 issues as they come through. So, with that said, I'd be happy to answer any questions, but, don't 3149 want to take any more of your time tonight.

- 3152
- 3153

³¹⁵⁰ Mr. Leets, all right. Any questions from the board? Thank you very much, Michael. Are you 3151 ready, David?

3154 **D. District Manager**

- 3155 Ms. Montagna, I'll go.
- 3156 Mr. Leets, oh, okay. Angel's ready. Yes. District manager.

Ms. Montagna, all right. So, your next meeting is August 24th, here, 6:00 PM, for your public hearing. And we have another meeting scheduled, obviously, August 31st. So, we need to have motion to cancel that meeting, being that we're having the one on the 24th.

3160 Ms. Kassel, we have to cancel August 31st.

Mr. Leets, I'll second. Just we have buy-in from, staff, contractors. I mean, they're here at our leisure. Do we have any concern that, you know, anyone that regularly would've been able to show up at the 31st won't be able to show up on the 24th or won't be ready for.

- 3164 Ms. Montagna, No.
- 3165 Mr. Leets, okay.
- 3166 Ms. Montagna, you're going to call a question?

3167 Mr. Leets, yes. If there's no further discussion, uh, all in favor of canceling the August 31st 3168 CDD meeting in lieu of having it on the 24th?

All, Aye.

3170	Ms. Kassel made a MOTION to cancel August 31, 2023 meeting.
3171	Mr. Leets seconded the motion.

3172

Ms. Montagna, all right. The second is, Cory Godlewski. Sorry, butchered that. Osceola
County Road & Bridge will do the inspection of Five Oaks Drive, all of Five Oaks Drive. All the
stormwater, um, road drains on 726 and 727. We'll report his findings.

- 3176 Mr. Leets, okay. I yeah, I saw him at the west entrance two days ago, I believe, so.
- 3177 Ms. Montagna, mm-hmm. Yeah, so he should be reviewing all of the, because, all of the 3178 drains are owned by the county.
- 3179 Mr. Leets, right. And there's apparently one person on County staff that's.
- 3180 Ms. Montagna, correct.

3181 Mr. Leets, in charge of dealing with that, but they've been here in the neighborhood, so 3182 hopefully, knock on wood.

- 3183 Mr. Eckert, I just talked to the guy. 3184 Ms. Montagna, yeah. 3185 Mr. Leets, okay. 3186 Ms. Montagna, that was call number two. 3187 Mr. Leets, okay. All right. 3188 Ms. Montagna, and once we find out, I'll get his findings, report them all to you and then we 3189 will put them in the agenda just so it's part of the official record at the next meeting. 3190 Mr. Leets, excellent. 3191 Ms. Montagna, and that is all I have unless you have something for me. 3192 Mr. Leets, what happened with the pool? 3193 Ms. Montagna, the bull? 3194 Mr. Leets, pool? 3195 Ms. Montagna, oh, pool. 3196 Mr. Leets, yeah. 3197 Ms. Montagna, I still don't know. Somebody called the health department on the pools. They 3198 came out. And I don't know what they were looking for because that was never even brought up, 3199 but when they came out to the pool, you have to have the pool permits posted. 3200 Mr. Leets, placard printed. 3201 Ms. Montagna, yeah, and every pool visible. 3202 Mr. Leets, yeah. 3203 Ms. Montagna, and the updated ones were not there. So, then we had to get them up, and then 3204 the pool opened. So, I'm not sure. Still investigating that. Lynn was actually investigating and 3205 actually called the health department and asked what happened, and then, obviously, get with 3206 Jason of why the new ones weren't posted because they should have been posted. 3207 Mr. Leets, right. 3208 Ms. Montagna, but I can send out a full update because I think when, actually, I think Theresa 3209 inquired, and Lynn sent an update to her, but it should have went out to the entire board.
 - 3210 Mr. Leets, okay.

- 3211 Ms. Montagna, so I'll forward that out.
- 3212 Mr. Leets, thank you.
- 3213 Ms. Montagna, mm-hmm.
- 3214 Mr. Leets, and that would include splash pad as well because that's it's a pool.

3215 Ms. Montagna, it's all of them. Yes, it's all of them. But to my knowledge, there was nothing 3216 health-wise that they needed to be shut down.

- 3217 Mr. Leets, right. Okay. Uh, any other questions for District Manager?
- 3218 Ms. Kassel, well, this really comes under Field Services. But I am, you know.
- 3219 Ms. Montagna, sure.

Ms. Kassel, we have been talking about putting some, kind of, boulders or something at the by the ribbon curbs and the alleys that were recently, redone. And it's been since April, it is now the end of July. I was sent an email with pictures with no indication of the sizes with prices. I said, "Look, there's no sizes, I can't tell you what to buy because I don't know how big they are," it's a photograph that doesn't tell me, but not next to something or I can tell what size it is.

3225 Ms. Montagna, mm-hmm.

Ms. Kassel, I said, "Look, the purpose is to cause potential damage to a vehicle that you drive over it in order to protect our ribbon curbs."

- 3228 Ms. Montagna, okay.
- 3229 Ms. Kassel, but, so.
- 3230 Ms. Montagna, can we go ahead and move forward with it, a normal size?
- 3231 Ms. Kassel, I asked, please more forward with it. It's been.
- 3232 Ms. Montagna, I'll ask for it.
- 3233 Ms. Kassel, thank you.
- 3234 Ms. Montagna, so the boulders?
- 3235 Ms. Kassel, yes. All of them.
- Ms. Montagna, I mean, it's pretty easy. There's a few out there. Why can't we just get the same size, right?

Ms. Kassel, I don't know. That there really are a few out there. There's somebody installed one on their side yard where the garbage trucks were going.

- 3240 Ms. Montagna, mm-hmm. Mm-hmm.
- 3241 Ms. Montagna, okay.
- 3242 Ms. Kassel, I don't know, what is that.
- 3243 Mr. Leets, a few cubic feet.
- 3244 Ms. Kassel, 18, 24 inches by 24 inches, approximately. I don't know what the volume of that
- 3245 Ms. Montagna, 24 by 20.
- 3246 Mr. Leets, you get off the.
- 3247 Mr. Eckert, Mike Eckert. I just looked at that issue for another district that it was along a 3248 roadway, not an alley.
- 3249 Ms. Montagna, mm-hmm.

Mr. Eckert, and in talking to the County, that was something that the county, frowned on, and said we could not do it. But anyway, I just wanted to throw that out there. But I would refer to David or somebody who can talk to the County about that issue.

- 3253 Ms. Kassel, it's not County. Those aren't County roads, they're CDD.
- 3254 Ms. Montagna, they're on the alleyways, Mike, does that?
- 3255 Mr. Eckert, no. I get it.
- 3256 Ms. Montagna, okay.
- 3257 Mr. Eckert, I understand that, but the reason the County doesn't allow it is from a liability 3258 standpoint.
- 3259 Ms. Montagna, oh, got you.
- 3260 Mr. Eckert, so I just want to bring that up.
- 3261 Mr. Leets, okay. Well, all right, Well, understood.
- 3262 Ms. Montagna, okay.
- 3263 Mr. Leets, thank you. All right. David, are you ready?
- 3264 Mr. Hamstra, yes, I am.

3265 E. Continuation of District Engineer
3266 Ms. Montagna, woohoo.
3267 Mr. Hamstra, can you hear me?
3268 Mr. Leets, yes, we can hear you.
3269 Ms. Phillips, we can.

3270 Mr. Hamtra, I have four quick items to discuss. The meeting with Osceola County regarding 3271 the future of community maintenance facilities is currently scheduled for Wednesday, August 3272 16th. A time has not been set yet to discuss both locations, both the lakefronts and the Five Oaks 3273 Drive location. Definitely, by next board meeting, or CDD meeting, will have some input and direction from county staff on the pros and cons of each location. And for example, the lakefront 3274 3275 one needs to be far more robust and up to speed, um, with newer setbacks or utilities, things like 3276 that, that the Five Oaks offers. But I'll have a full report of those two locations at the next CDD 3277 meeting.

Mr. Leets, on the 24th? You're saying the meeting with the county be the 16th. I guess my question is, is that something, I mean, I understand our backs are against the wall schedule-wise, but do we think, David, you'll be able to have that to Angel, and then if, you know, we'd be making a call at that time, it sounds like, on whether it's the smaller increase to do. Hopefully, you know, depending on what the date we'll find out on the lakefront location versus Five Oaks, and everyone's on Board with making that call with all the information from the County on the 24th.

Ms. Montagna, David, will we be able to have time between your meeting and the 24th meeting to get costs and stuff for them to be able to adjust the budget?

- 3287 Mr. Hamstra, well, I know that Greg has done a detailed cost estimate for the new facility.
- 3288 Ms. Montagna, eah.
- 3289 Mr. Leets, right.

3290 Mr. Hamstra, I would think we would have enough time to potentially add cost to the 3291 lakefront facility if the county asked for more than what we're proposing.

- 3292 Ms. Montagna, it may not be in your agenda.
- 3293 Mr. Hamstra, okay.

Ms. Montagna, it may have to be sent out separate and then brought, you know, maybe we can give copies to residents that are here.

3296 Mr. Leets, that's all I could ask.

- Ms. Montgana, as long as we can do that, I think that's going to because you need it for your budget discussion.
- 3299 Mr. Leets, yes. Yes. Yes.

Ms. Kassel, and there's no way Mike, there's no way to give a proxy to another Board
Member if, like, I can't be here for August? Or I could, but it would mean that I can't go away on
my first vacation.

- 3303 Ms. Montagna, can you call in?
- 3304 Ms. Kassel, I'm going to be in Europe. It's going to be after midnight.
- 3305 Ms. Montagna, oh.

3306 Mr. Eckert, unfortunately, there's no exception in the law that allows you to appoint a Board 3307 Member for a day or for an interim period of time.

3308 Mr. Leets, is there any way that given the information that, that district is able to gather that 3309 she could give, you know, on whatever timing she sees fit being on vacation to at least make her 3310 thoughts known to the Board and have that come up even if she's not here?

- 3311 Ms. Montagna, she can make them known to me, and I'd be able to read that into the record, 3312 correct? She wouldn't be able to vote.
- 3313 Mr. Leets, right.

Ms. Montagna, but she could email me her thoughts on XX point, and then I could read that into the record to be considered.

- 3316 Mr. Eckert, Angel is correct.
- 3317 Mr. Leets, I mean, sort of.

Ms. Kassel, okay. And I have a question for David. At the Board Meeting where you first
presented the Five Oaks Drive version or option, we talked about putting that proposal on a diet.
But has that been done yet?

Mr. Hamstra, well, not yet. Because they, kind of, went through it that we would think the County would request. So, we want to explore all those. I mean, they're, kind of, looking for that much detail with the lakefront, which we can't provide at points. But yes, if you decide to go into the concrete, the asphalt and things like that, yes, we can. But this point is what we believe the County is looking for sufficient detail to make sure that those things fits within the setbacks, the number of parking spaces and things like that.

Ms. Kassel, but the building is appreciably big, significantly bigger than the one that's proposed for the lakeshore. So, that's another, reason the cost is considerably higher.

Mr. Hamstra, well, as we discussed, I think, two months ago, if you were doing a new facility, I think collectively as a Board, we're talking about the bells and whistles to make this community center, you know, robust enough for future growth and staffing and having nice bathrooms and all that kind of stuff. So if it turns out that we just don't have the money at all, if you got to cut the building way back to something less appreciable for future growth or demands, then we'llwe'll do so, but the biggest thing right now is the, is the site, the water, the sewer, the connection to the roadway, the setbacks, and all those things that they're okay with it.

- 3336 Mr. Leets, okay.
- 3337 Speaker, would this be our future meeting spot if we do the Five Oaks?
- 3338 Mr. Leets, I don't know that there's the kind of-- Um, I mean, there'd be parking.
- 3339 Speaker, I'm not really.
- 3340 Ms. Montagna, I think because the board opted for cost purposes just to make it strictly a 3341 storage maintenance facility.
- 3342 Mr. Leets, maintenance.
- 3343 Ms. Kassel, yeah. And there is no parking there on the street.
- 3344 Ms. Montagna, yes, and not put any, sort of, utilities and any of that kind of stuff in there.

3345 Mr. Leets, right. I mean, I guess, David, maybe if you could, without adding too much to 3346 what you already haven't figured out, but I'm guessing that the final size and building, if we're 3347 talking about, you know, scaling and, you know, from whatever the size it can be to really feel 3348 the property versus if we were to scale back to be closer to the smaller footprint, intellectual 3349 property, the cost is mostly being driven by all this new stuff, parking lot, foundation, utility, 3350 cuttings, all, those are really what's going to drive the cost and not, "Are we talking about the 3351 building being 5% or 10% bigger or smaller?" Would you agree with that? Or is there more 3352 information you would need to.

Mr. Hamstra, I mean, there's a lot of things where whether I agree or disagree that every time Jason's got to go to the bathroom, he's going to leave the building, cross the parking lot and go to the public restroom. That's something you want your employees to have to do every day or if we're actually going to do a nice, you know, modern community maintenance facility that as Harmony continues to build out fairly soon and have higher demands for maintenance and things that they want something that's more a baby version of a public works facility, but I felt like we were, kind of, going towards two meetings ago, um to meet the.

- 3360 Speaker, that's the third person said it over there.
- 3361 Speaker, what?
- 3362 Speaker, I said that would be the third person sitting over there that says maintenance.

3363 Mr. Leets, go ahead, David. You still have more.

3364 Mr. Hamstra, so again, if the price could come in, based on the County's request, they can 3365 start cutting back on what you want this facility to be. You want it to be smaller with or without 3366 the shed and give up a couple parking spaces. You know, whatever the demand is, but right now 3367 we just got to get this thing moving in front of the County's technical review committee to start 3368 getting some feedback on if this is even a good option. And if they have big concerns with the 3369 lakefront option, um, on what have to be done to bring it to what they think to be current 3370 standards, utilities, parking, landscaping, and things like that. Not to mention they think it's all 3371 compatible with the playground and the neighborhood not too far away.

- 3372 Mr. Leets, all right. Copy all. Do we have any other questions for District Engineer?
- 3373 Ms. Montagna, no, he's not done.
- 3374 Mr. Leets, oh, I'm sorry.
- 3375 Ms. Kassel, yhere's three others.
- 3376 Mr. Leets, I apologize.
- 3377 Ms. Montagna, number two.

Mr. Hamstra, that's all right, Dan. Number two. As you're aware, we're sitting on the contractor's retainage for the alleyway repaving. When Theresa gets back from vacation, I will schedule a walkthrough with her, alleyway C1 and C2. We'll develop a punch list, see if the contractor will do to clean that up, and then they'll either release or pay a portion of the. I think it's \$34,000 or \$44,000 we're sitting on at this point.

3383 Speaker, oh, we owe those then.

3384 Mr. Hamstra, third thing is. Now that we're into the heat of the summer fairly soon, not 3385 temperature-wise, hurricane season wise. I will be doing my annual inspection of all the control 3386 structures throughout the community to make sure they're operational and working. So, the 3387 unlikely event we do get another significant storm event, the ponds will work as design, and we 3388 will not have any flooding within the Harmony community. The other thing is, before I get to my 3389 change order on number one, I hope I didn't confuse the group on, and I know you voted on this, 3390 maybe I should just be quiet, on the reserve study. The way I read it is when you hired 3391 community advisors, I read the proposal, it was \$10,000 to do a brand new reserve study, and 3392 then \$4,300 for a renewal the following year in 2025. I think the way you guys voted, you just 3393 paying for the renewal of the prior person's work for \$4,300?

Ms. Montagna, mm-hmm. Yes. Yes. And that's why I'm going to call them and clarify, David, and make sure.

3396 Mr. Hamstra, because not everybody will take somebody else's work blindly without doing 3397 enough upfront work. So, just, yeah.

3398 Ms. Montagna, correct.

3399 Mr. Hamstra, only caution that you went that route. If they're comfortable with taking that on 3400 without their prior detailed takeoffs or sign inspections, so.

- 3401 Speaker, good catch.
- 3402 Mr. Leets, okay. Thank you. And so, yeah, I might need to readdress that next month, it 3403 sounds like.

3404 Ms. Montagna, I'm going to call and talk to him and then give the board a heads-up.

3405 Mr. Leets, yes.

Mr. Hamstra, a change of number one. We are eight months into the fiscal year. We have expended plus-sum, the \$60,000 that was approved by the CDD back in September. We have four months left in this remaining fiscal year. And so, we are respectfully requesting a \$30,000 change order to get us through July, August, and September or, yes, July, August and September.

3410 Ms. Montagna, the end of the fiscal year. Okay.

Mr. Leets, while we've got the stuff in the County that we need to fix. I mean, we have chose,
you know, Pegasus, and I think I can speak for the Board, we've been very happy with the
quality and the diligence of the results of all the work you've done for us. Move to approve.

- 3414 Ms. Kassel, I'll second.
- 3415 Mr. Hamstra, any other discussion?
- 3416 Speaker, so just to clarify this. This is just overlapping fiscal years or?

Ms. Kassel, no. This is the balance of this fiscal year. So, he has \$60,000 budget, and now he's asking for an additional 50% because we have all this work with the County regarding the community facilities.

- 3420 Mr. Leets, when we set the budget, we did not know we were going to need to.
- 3421 Ms. Montagna, do all of these things.

Mr. Leets, you know, with our backs against the wall, that we need to do something to
address the maintenance, you know, the CDD office and, you know, maintenance facility, which
that's all had to, that's all the early work, that's all David and his group.

3425 Ms. Montagna, that's originally how it works. If he goes over the budgeted amount, he 3426 presents a change order to the Board.

3427 Speaker, okay. I saw the not to exceed, so I was just curious. All right.

- 3428 Ms. Montagna, mm-hmm.
- 3429 Mr. Leets, if it's, you know, 60 for, you know, two-thirds.
- 3430 Speaker, right. There was more work being done. I get it.
- 3431 Mr. Leets, right.
- 3432 Ms. Kassel, but I have a question, David. Are we anything into that \$30,000 now?
- 3433 Mr. Hamstra, yes. We are roughly-- Let me pull up my change order real quick. We are3434 \$9,900 into it.
- 3435 Ms. Kassel, so, we're a third of the way through already. And we have July, August,3436 September.
- 3437 Mr. Leets, oh, we're through July now.
- 3438 Ms. Montagna, we're done July. So, you've got August and September.
- 3439 Mr. Leets, correct.
- 3440 Ms. Kassell, well, we haven't had this billing through the end of July yet.
- 3441 Ms. Montagna, our billing you sent over, David, didn't include July?
- 3442 Mr. Hamstra, that cost is through July 1st. So, I got the month of July.
- 3443 Ms. Montagna, okay. Got it.
- 3444 Mr. Hamstra, August and September.
- 3445 Mr. Leets, so that tracks with not to exceed \$30,000 to get through the.
- 3446 Speaker, 10.
- 3447 Mr. Leets, right?
- 3448 Ms. Montagna, year.

Mr. Hamstra, and a big chunk of that, I'm not sure everybody knows because there was a lot requested of us leading up to closing out the alleyway. There was a lot of going back a year-anda-half, going through emails, photographs, contracts. So right or wrong, that was requested of us to do that. So that was a big chunk of the of the overage towards the end.

3453 Mr. Leets, it's a big project. All right. If there's any further discussion, I'll call the question.3454 All in favor?

3455 All, Aye.

3456 Mr. Leets, ALL opposed? Motion passed unanimously. Thank you, David. Do you have3457 anything else to add?

3458 3459	Mr. Leets made a MOTION to approve Change Order #1. Ms. Kassel seconded the motion.
3460	Mr. Hamstra, no. Thank you very much. I will turn the microphone off because it's Angel.
3461	Ms. Montagna, easy, David.
3462	Mr. Leets, all right. Angel, do you, going back to the agenda we are.
3463 3464 3465	EIGHTH ORDER OF BUSINESS Supervisor Requests
3466	Ms. Montagna, you're up to supervisor.
3467	Mr. Leets, at supervisors' requests.
3468	Ms. Montagna, mm-hmm.
3469	Mr. Leets, anything here at 8:57 PM?
3470	Ms. Kassel: I left my list at home. I'll have to wait until next month.
3471	Mr. Leets, you'll have to wait until September.
3472	Ms. Kassel, yes, that's true.
3473	Ms. Montagna, do you want send it to me?
3474	Ms. Kassel, I'll send it to you.
3475 3476	Ms. Montagna, do you want to send it to me? I'm going to put Kerul's going to send hers to Angel.
3477 3478	Mr. Leets, I don't have anything that was already, not covered in the rest of the meeting. Director.
3479 3480	NINTH ORDER OF BUSINESS Adjournment
3481	Speaker, I move to adjourn.
3482	Mr. Leets, I will second that. All in favor?

112

- All, Aye.
- 3484 Ms. Kassel, we end by nine o'clock.
- 3485 Mr. Leets thank you, everybody.
- 3486 Speaker, Good job. I really appreciate it.
- 3487 Ms. Montagna, thank you. The time is 8:57.
- 3488 Ms. Kassel, I love this meeting. This is my favorite.
- 3489 Ms. Montagna Wait until you have 10 years of this. She's turning that off.

3490 3491		
3492	On MOTION by Speake	r, seconded by Mr. Leets, with all in favor,
3493	the meeting was adjourn	ed at 8:57 p.m.
3494		
3495		
3496		
3497	Secretary/Assistant Secretary	Chair/Vice Chair

TO:	Board of Supervisors, Harmony CDD
FROM:	Charlie Babouri, Accountant
CC:	Angel Montagna, District Manager
DATE:	August 17, 2023
SUBJECT:	July 2023 Financials

Please find the attached July 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 Charlie.Babouri@Inframark.com.

General Fund

Total Revenue through July is approximately 104% of the annual budget. This is typical for this time of year.

- Non Ad Valorem Assessment collections are currently at 99.6%.
- Insurance Reimbursements Includes reimbursements received from Florida Insurance Alliance.
- Garden Lot Includes lease payments for garden lot.
- Total Expenditures through July are at 69% of the annual budget.

Administrative

- P/R-Board of Supervisors Includes payroll for meetings through July 2023.
- ProfServ-Engineering Pegasus Engineering services through May 2023.
- ProfServ-Legal Services Kutak Rock general counsel through June 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 Statements

(Unaudited)

July 31, 2023

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Balance Sheet July 31, 2023

ACCOUNT DESCRIPTION	GEN	IERAL FUND	ERAL FUND ESERVES	ES 2014 DEBT RVICE FUND	ES 2015 DEBT	 TOTAL
ASSETS						
Cash - Checking Account	\$	428,012	\$ -	\$ -	\$ -	\$ 428,012
Accounts Receivable		319	-	-	-	319
Due From Other Funds		-	190,913	-	41,813	232,726
Investments:						
Money Market Account		1,104,876	-	-	-	1,104,876
Prepayment Account		-	-	-	26,511	26,511
Reserve Fund		-	-	607,313	340,000	947,313
Revenue Fund		-	-	642,275	281,916	924,191
Prepaid Items		3,347	-	-	-	3,347
TOTAL ASSETS	\$	1,536,554	\$ 190,913	\$ 1,249,588	\$ 690,240	\$ 3,667,295
LIABILITIES						
Accounts Payable	\$	253,418	\$ -	\$ -	\$ -	\$ 253,418
Due To Other Funds		218,762	-	13,964	-	232,726
TOTAL LIABILITIES		472,180	-	13,964	-	486,144
FUND BALANCES						
Nonspendable:						
Prepaid Items		3,347	-	-	-	3,347
Restricted for:						
Debt Service		-	-	1,235,624	690,240	1,925,864
Assigned to:						
Operating Reserves		467,801	-	-	-	467,801
Unassigned:		593,226	190,913	-	-	784,139
TOTAL FUND BALANCES	\$	1,064,374	\$ 190,913	\$ 1,235,624	\$ 690,240	\$ 3,181,151
TOTAL LIABILITIES & FUND BALANCES	\$	1,536,554	\$ 190,913	\$ 1,249,588	\$ 690,240	\$ 3,667,295

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	
		_			
REVENUES					
Interest - Investments	\$ 3,678	\$ 3,065	\$ 42,153	\$ 39,088	
Interest - Tax Collector	-	-	18,049	18,049	
Special Assmnts- Tax Collector	2,452,225	2,452,225	2,412,788	(39,437	
Special Assessments-Tax Collector-VC1	(28,737)	(28,737)	-	28,737	
Special Assmnts- Discounts	(98,088)	(98,088)	(77,003)	21,085	
Other Miscellaneous Revenues	-	-	5,373	5,373	
Access Cards	1,200	1,000	790	(210	
Insurance Reimbursements	-	-	7,709	7,709	
Facility Revenue	600	500	-	(500	
User Facility Revenue	15,000	12,500	(24)	(12,524	
Garden Lot	1,207	1,010	1,292	282	
TOTAL REVENUES	2,347,085	2,343,475	2,411,127	67,652	
EXPENDITURES					
Administration					
P/R-Board of Supervisors	14,000	11,670	8,000	3,670	
FICA Taxes	1,071	890	612	278	
ProfServ-Arbitrage Rebate	1,200	1,200	600	600	
ProfServ-Dissemination Agent	1,500	1,500	1,500	-	
ProfServ-Engineering	60,000	50,000	86,854	(36,854	
ProfServ-Legal Services	60,000	50,000	61,830	(11,830	
ProfServ-Mgmt Consulting	69,250	57,710	57,708	2	
ProfServ-Property Appraiser	392	392	694	(302	
ProfServ-Recording Secretary	4,200	3,500	3,500	-	
ProfServ-Special Assessment	8,822	8,822	8,822	-	
ProfServ-Trustee Fees	10,160	10,160	10,160	-	
Auditing Services	4,400	4,400	4,400	-	
Postage and Freight	1,000	830	703	127	
Rental - Meeting Room	3,000	2,500	3,211	(711	
Insurance - General Liability	28,000	28,000	18,732	9,268	
Legal Advertising	1,000	830	1,550	(720	
Misc-Records Storage	1,500	1,250	2,494	(1,244	
Misc-Assessment Collection Cost	49,045	49,045	47,445	1,600	
Annual District Filing Fee	175	175	175		
Total Administration	318,715	282,874	318,990	(36,116	
Field					
ProfServ-Field Management	338,872	282,390	282,393	(3	
Trailer Rental	8,500	7,083	4,844	2,239	
Total Field	347,372	289,473	287,237	2,236	
Landscape Services					
Contracts-Mulch	146,608	122,173	-	122,173	
Contracts-Irrigation	42,822	35,685	14,274	21,411	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2023

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Contracts-Trees & Trimming	46,909	39,091	15,636	23,455
Contracts-Annuals	12,672	10,560	3,500	7,060
Contracts-Trash & Debris Removal	19,565	16,304	6,522	9,782
Contracts - Landscape	294,685	245,571	416,187	(170,616
Cntrs-Shrub/Grnd Cover Annual Svc	86,074	71,728	28,691	43,03
R&M-Irrigation	30,000	25,000	82,467	(57,46)
R&M-Trees and Trimming	40,000	33,330	38,510	(5,18
Miscellaneous Services	35,000	29,170	-	29,17
Total Landscape Services	754,335	628,612	605,787	22,82
<u>Utilities</u>				
Electricity - General	40,700	33,917	30,131	3,78
Electricity - Streetlights	121,000	100,833	104,922	(4,08
Utility - Water & Sewer	198,000	165,000	126,710	38,29
Total Utilities	359,700	299,750	261,763	37,98
Operation & Maintenance				
Utility - Refuse Removal	3,000	2,500	2,720	(22
R&M-Ponds	20,000	16,667	6,708	9,95
R&M-Pools	35,000	29,167	40,629	(11,46
R&M-Roads & Alleyways	2,000	1,670	-	1,67
R&M-Sidewalks	20,000	16,667	-	16,66
R&M-Streetlights	10,000	8,333	-	8,33
R&M-Vehicles	15,000	12,500	550	11,95
R&M-User Supported Facility	5,000	4,167	1,015	3,15
R&M-Equipment Boats	10,000	8,333	8,404	(7
R&M-Parks & Facilities	25,000	20,830	60,160	(39,33
R&M-Garden Lot	2,000	1,667	171	1,49
R&M-Invasive Plant Maintenance	105,000	87,500	53,550	33,95
Security Enhancements	5,700	4,750	9,064	(4,31
Op Supplies - Fuel, Oil	8,000	6,667	1,529	5,13
Cap Outlay - Vehicles	30,000	30,000	10,961	19,03
Reserve - Other	-	-	12,638	(12,63
Total Operation & Maintenance	295,700	251,418	208,099	43,31
Debt Service				
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	1,778,727	1,708,476	70,25
	2, IV2,722	1,110,121	1,700,470	10,20
Excess (deficiency) of revenues Over (under) expenditures	244,663	564,748	702,651	137,90
· · ·				,

Statement of Revenues, Expenditures and Changes in Fund Balances For the Period Ending July 31, 2023

ACCOUNT DESCRIPTION	4	ANNUAL ADOPTED BUDGET	YE	AR TO DATE BUDGET	YE	AR TO DATE	RIANCE (\$) AV(UNFAV)
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	\$	564,748	\$	402,651	\$ (162,097)
FUND BALANCE, BEGINNING (OCT 1, 2022)		661,723		661,723		661,723	
FUND BALANCE, ENDING	\$	906,386	\$	1,226,471	\$	1,064,374	

	A		YE	AR TO DATE	YE	EAR TO DATE		RIANCE (\$)
ACCOUNT DESCRIPTION		BUDGET		BUDGET		ACTUAL	FA	V(UNFAV)
REVENUES								
Interest - Investments	\$	-	\$	-	\$	-	\$	-
TOTAL REVENUES		-		-		-		-
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		(000 000)		(000,000)		(050.000)		(050,000)
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		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YE	AR TO DATE BUDGET	YE	AR TO DATE	RIANCE (\$) V(UNFAV)
REVENUES						
Interest - Investments	\$ 61	\$	50	\$	2,622	\$ 2,572
Special Assmnts- Tax Collector	1,217,276		1,217,276		1,209,810	(7,466)
Special Assmnts- Discounts	(48,691)		(48,691)		(38,611)	10,080
TOTAL REVENUES	1,168,646		1,168,635		1,173,821	5,186
EXPENDITURES						
Administration						
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)		(10,373)		(77,813)	(67.440)
Over (under) expenditures	 (10,302)		(10,373)		(11,013)	 (67,440)
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)	\$	(10,373)	\$	(77,813)	\$ (67,440)
FUND BALANCE, BEGINNING (OCT 1, 2022)	1,313,437		1,313,437		1,313,437	
FUND BALANCE, ENDING	\$ 1,303,075	\$	1,303,064	\$	1,235,624	

690,240

FUND BALANCE, ENDING

For the F	- eri	ioa Enaing	Ju	IY 31, 2023			
ACCOUNT DESCRIPTION		ANNUAL ADOPTED BUDGET	YE	AR TO DATE BUDGET	YE	AR TO DATE	ARIANCE (\$) AV(UNFAV)
REVENUES							
Interest - Investments	\$	40	\$	33	\$	1,374	\$ 1,341
Special Assmnts- Tax Collector		796,597		796,597		686,509	(110,088)
Special Assmnts- Other		26,600		26,600		26,600	-
Special Assmnts- Prepayment		-		-		929,892	929,892
Special Assmnts- Discounts		(31,864)		(31,864)		(21,910)	9,954
TOTAL REVENUES		791,373		791,366		1,622,465	831,099
EXPENDITURES							
Administration							
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)
							 (1 070 004)
TOTAL EXPENDITURES		795,707		795,707		2,773,768	(1,978,061)
Excess (deficiency) of revenues							
Over (under) expenditures		(4,334)		(4,341)		(1,151,303)	 (1,146,962)
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)	\$	(4,341)	\$	(1,151,303)	\$ (1,146,962)
FUND BALANCE, BEGINNING (OCT 1, 2022)		1,841,543		1,841,543		1,841,543	

\$ 1,837,209 \$ 1,837,202 \$

For the Period Ending July 31, 2023

HARMONY

Community Development District

Supporting Schedules

July 31, 2023

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

Discount/ Gross General Series 2014 Date Net Amount (Penalties) Collection Amount General Debt Service Received Received Amount Cost Received Fund Fund Fund (1) ASSESSMENTS LEVIED FY 2023 \$ 4,328,217 \$ 2,423,488 \$ 1,215,1 Allocation % 100% 55.99% 28.0 11/17/22 \$ 13,410 704 \$ 274 \$ 14,387 \$ 8,056 \$ 4,0 11/22/22 \$ 286,879 \$ 12,197 \$ 5,855 \$ 304,931 \$ 170,739 \$ 85,6 12/09/22 \$ 2,729,319 \$ 116,043 \$ 55,700 \$ 2,901,062 \$ 1,624,385 \$ 814,4 12/22/22 \$ 213,418 \$ 8,631 \$ 4,355 \$ 226,405 \$ 126,771 \$ 63,5 Adjustment ⁽²⁾ \$ (37,649) \$ (1,569) - \$ (39,217) \$ (21,959) \$ (11,0	75 S 9% 99 S	Series 2015 Debt Service Fund ⁽¹⁾ \$ 689,554 15.93%
Received Received Amount Cost Received Fund Fund Fund (1) ASSESSMENTS LEVIED FY 2023 \$ 4,328,217 \$ 4,328,217 \$ 2,423,488 \$ 1,215,1 28.0 Allocation % \$ 13,410 \$ 704 \$ 274 \$ 14,387 \$ 8,056 \$ 4,0 28.0 \$ 11/22/22 \$ 286,879 \$ 12,197 \$ 55,855 \$ 304,931 \$ 170,739 \$ 85,66 \$ 4,4,0 \$ 12/29/22 \$ 2,729,319 \$ 116,043 \$ 55,700 \$ 2,901,062 \$ 1,624,385 \$ 814,4 \$ 12/22/22 \$ 213,418 \$ 8,631 \$ 4,355 \$ 226,405 \$ 126,771 \$ 63,5	75 S 9% 99 S	Fund ⁽¹⁾ \$ 689,554 15.93%
ASSESSMENTS LEVIED FY 2023 \$ 4,328,217 \$ 2,423,488 \$ 1,215,1 Allocation % 100% 55.99% \$ 1,201,1 11/17/22 \$ 13,410 704 \$ 274 \$ 14,387 \$ 8,056 \$ 4,0 11/22/22 \$ 286,879 \$ 12,197 \$ 5,855 \$ 304,931 \$ 170,739 \$ 85,6 12/09/22 \$ 2,729,319 \$ 116,043 \$ 55,700 \$ 2,901,062 \$ 1,624,385 \$ 814,4 12/22/22 \$ 213,418 \$ 8,631 \$ 4,355 \$ 226,405 \$ 126,771 \$ 63,5	% 9 \$	\$ 689,554 15.93%
Allocation % 100% 55.99% 280 11/17/22 \$ 13,410 \$ 704 \$ 274 \$ 14,387 \$ 80,056 \$ 40,0 11/22/22 \$ 286,879 \$ 12,197 \$ 5,855 \$ 304,931 \$ 170,739 \$ 85,66 12/09/22 \$ 2,729,319 \$ 116,043 \$ 55,700 \$ 2,901,062 \$ 1,624,385 \$ 814,4 12/22/22 \$ 213,418 \$ 8,631 \$ 4,355 \$ 226,405 \$ 126,771 \$ 63,5	% 9 \$	15.93%
11/17/22 \$ 13,410 \$ 704 \$ 274 \$ 14,387 \$ 8,056 \$ 4,0 11/22/22 \$ 286,879 \$ 12,197 \$ 5,855 \$ 304,931 \$ 170,739 \$ 85,6 12/09/22 \$ 2,729,319 \$ 116,043 \$ 55,700 \$ 2,901,062 \$ 1,624,385 \$ 814,4 12/22/22 \$ 213,418 \$ 8,631 \$ 4,355 \$ 226,405 \$ 126,771 \$ 63,5	9 9	
11/22/22 \$ 286,879 \$ 12,197 \$ 5,855 \$ 304,931 \$ 170,739 \$ 85,6 12/09/22 \$ 2,729,319 \$ 116,043 \$ 55,700 \$ 2,901,062 \$ 1,624,385 \$ 814,4 12/22/22 \$ 213,418 \$ 8,631 \$ 4,355 \$ 226,405 \$ 126,771 \$ 63,5		
12/09/22 \$ 2,729,319 \$ 116,043 \$ 55,700 \$ 2,901,062 \$ 1,624,385 \$ 814,4 12/22/22 \$ 213,418 \$ 8,631 \$ 4,355 \$ 226,405 \$ 126,771 \$ 63,5	1 8	\$ 2,292
12/09/22 \$ 2,729,319 \$ 116,043 \$ 55,700 \$ 2,901,062 \$ 1,624,385 \$ 814,4 12/22/22 \$ 213,418 \$ 8,631 \$ 4,355 \$ 226,405 \$ 126,771 \$ 63,5		\$ 48,580
	2	\$ 462,185
Adjustment ⁽²⁾ \$ (37.649) \$ (1.569) \$ - \$ (39.217) \$ (21.050) \$ (11.0	5	\$ 36,070
[(3,3,3,3,3,3,4,3,4,3,4,3,4,3,4,4,3,4,4,3,4,4,3,4,4,3,4,4,3,4,4,3,4,4,3,4,4,3,4	1) {	\$ (6,248)
01/10/23 \$ 113,868 \$ 3,594 \$ 2,324 \$ 119,785 \$ 67,071 \$ 33,6	0	\$ 19,084
01/10/23 \$ 4,701 \$ 148 \$ 96 \$ 4,945 \$ 2,769 \$ 1,3	8	\$ 788
02/07/23 \$ 2,955 \$ 44 \$ 60 \$ 3,059 \$ 1,713 \$ 8	98	\$ 487
02/08/23 \$ 43,734 \$ 982 \$ 893 \$ 45,609 \$ 25,537 \$ 12,8	5 5	\$ 7,266
03/08/23 \$ 22,648 \$ 233 \$ 462 \$ 23,344 \$ 13,071 \$ 6,5	4	\$ 3,719
04/10/23 \$ 94,350 \$ (41) \$ 1,926 \$ 96,235 \$ 53,884 \$ 27,0	8	\$ 15,332
04/10/23 \$ 5,755 \$ - \$ 117 \$ 5,873 \$ 3,288 \$ 1,6	9	\$ 936
05/09/23 \$ 103,058 \$ (2,971) \$ 2,103 \$ 102,190 \$ 57,219 \$ 28,6	1	\$ 16,281
05/09/23 \$ 521 \$ - \$ 11 \$ 531 \$ 297 \$ 1	.9 8	\$ 85
Adjustment ⁽²⁾ \$ (12,088) \$ (472) \$ - \$ (12,559) \$ (7,032) \$ (3,5	.6) \$	\$ (2,001)
06/09/23 \$ 23,359 \$ - \$ 491 \$ 23,851 \$ 13,355 \$ 6,6	6	\$ 3,800
06/09/23 \$ 2,187 \$ - \$ 46 \$ 2,233 \$ 1,250 \$ 6	7	\$ 356
06/16/23 \$ 476,424 \$ - \$ 10,021 \$ 486,444 \$ 272,374 \$ 136,5	2	\$ 77,498
TOTAL \$ 4,086,849 \$ 137,523 \$ 84,734 \$ 4,309,107 \$ 2,412,788 \$ 1,209,8	0 3	\$ 686,509
Collected in % 99.6%		
TOTAL OUTSTANDING \$ 19,110 \$ 10,700 \$ 5,3	5 5	\$ 3,045

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

July 31, 2023

Ge	eneral Fund]			
	Account Name	Bank Name	Investment Type	<u>Maturity</u>	Yield	Balance
	Checking Account- Operating	Bank United	Checking Account	n/a	0.00%	\$428,012
	Money Market Account	BankUnited	Money Market Account	n/a	5.15%	\$1,104,876
					Subtotal	\$1,532,888
De	bt Service and Capital Proj	ects Funds				
	Account Name	Bank Name	Investment Type	<u>Maturity</u>	Yield	Balance
	Series 2014 Reserve Fund	US Bank	US Bank Gcts			
		o o Dania	00 Dark Gets	n/a	3.80%	\$607,313
	Series 2014 Revenue Fund	US Bank	US Bank Gcts	n/a n/a	3.80% 3.80%	\$607,313 \$642,275
	Series 2014 Revenue Fund Series 2015 Prepayment Fund	-				
		US Bank	US Bank Gcts	n/a	3.80%	\$642,275

\$1,898,015

\$3,430,903

Subtotal

Total

\bigcap
(NG)
Benchmark

Bill To Angel Montagna Inframark 313 Campus Street Celebration, FL 34747

Invoice # 848

Date	Terms
07/31/23	Net 30

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

Item	Qty / UOM	Rate	Ext. Price	Amount

Job Name: Irrigation Repair 2nd Round of repair/replacements

Proposal #: 754

Irrigation Repairs - 07/31/2023

\$20,000.00

Subtotal	\$20,000.00
Sales Tax	\$0.00
Total	\$20,000.00
Credits/Payments	(\$0.00)
Balance Due	\$20,000.00



Bill To Angel Montagna Inframark 313 Campus Street Celebration, FL 34747

Invoice	# 849
---------	-------

Date	Terms
07/31/23	Net 30

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

ltem	Qty / UOM	Rate	Ext. Price	Amount

Job Name: Harmony Controller Replacements

Proposal #: 1032

Irrigation Repair - 07/31/2023

\$25,850.00

Subtotal	\$25,850.00
Sales Tax	\$0.00
Total	\$25,850.00
Credits/Payments	(\$0.00)
Balance Due	\$25,850.00



Bill To Angel Montagna Inframark 313 Campus Street Celebration, FL 34747

Invoice # 850

Date	Terms
07/31/23	Net 30

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

Item	Qty / UOM	Rate	Ext. Price	Amount
A DECEMBER OF A				

Job Name: Rain Sensors

Proposal #: 1072

Wireless Rain Sensors

Irrigation Repair - 07/31/2023

\$7,950.00

Subtotal	\$7,950.00
Sales Tax	\$0.00
Total	\$7,950.00
Credits/Payments	(\$0.00)
Balance Due	\$7,950.00



Bill To Angel Montagna Inframark 313 Campus Street Celebration, FL 34747

Invoice	#	889
---------	---	-----

Date	Terms
08/01/23	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 Augus	st 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



Auto Pay Notice

June 28, 2023 Invoice Number: Account Number: Security Code: Service At:

1997518062823 8337 10 022 1997518 5311 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	
- i - Rela		119,98
Previous Bala		-119.98
	ceived -Thank You!	\$0.00
Remaining Ba	siness™ Internet	119.98
		\$119.98
Current Cha YOUR AUTO	PAY WILL BE PROCESSED 07/15/23	#440.00
Total Due by		\$119.98

NEWS AND INFORMATION

NEWI 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.



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.

June 28, 2023

Harmony Community Development

Invoice Number: Service At:

1997518062823 Account Number: 8337 10 022 1997518 7124 HARMONY SQUARE DR S SAINT CLOUD FL 34773-6057

Spe BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652 8337 1000 NO RP 26 06302023 NNNNNNNN 01 008718 0031

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

Total Due by Auto Pay

\$119.98

դին լյու_{նն} ներկությունըներին երկեսով երկես

CHARTER COMMUNICATIONS PO BOX 7186 PASADENA CA 91109-7186 վերվիկերվություննուներիներություն Page 2 of 4

June 28, 2023

Invoice Number: Account Number: Security Code; Harmony Community Development 1997518062823 8337 10 022 1997518 5311

Charge Details

Previous Balance		119.96
EFT Payment	06/15	-119.98
Remaining Balance	00/10	\$0.0

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

Spectrum Business	99,99
Internet	
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. Spectrum-

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

8337 1000 NO RP 28 06302023 NNNNNNN 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. 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 Volce 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/stores for store locations. For questions or concerns, visit Spectrum.net/support



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





Page 3 of 4

June 28, 2023

Account Number: Security Code: Harmony Community Development 8337 10 022 1997518 5311

Spectrum BUSINESS*



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> Taxes and fees included





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United time offer, subject to change, thadfield Spectrum Business, customers, unly. Most not have subscripted to applicable sorvices will in the last 30 days 6 have no outstanting abligation to Charter. Devices excluded from offer using provider. Stratigates to the last of the set of the last 30 days 6 have no outstanting abligation to Charter. Devices excluded from offer using provider. Stratigates to the set of the last 30 days 6 have no outstanting abligation to Charter. Devices excluded from offer using provider. Stratigates to the set of the last 30 days 6 have no outstanting abligation to Charter. Devices excluded from offer using provider. Stratigates to the set of the last 30 days 6 have no outstanting abligation to Charter. Devices excluded from offer using provider. Stratigates the set of the last 30 days 6 have no outstanting abligation of the source is provided. Stratigates the set of the last 30 days 6 have no outstanting abligation for Charter. Devices excluded from offer using the set of the last 30 days 6 have no outstanting abligation for Charter. Devices excluded from offer using the set of the set of the set of the set of the last 30 days 6 have no outstanting abligation for Charter. Devices excluded the set of the

Page 4 uf 4

June 28, 2023

Account Number: Security Code: Harmony Community Development 8337 10 022 1997518 6311



Contact Us Visit us at SpectrumBusiness.net Or, call us at 1-866-519-1263 8337 1000 NO RP 28 08302023 NNNNNNN 01 008718 0031



June 2023 Statement

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

Visa® Community Card

HARMONY CDD (CPN 002252738)

\$3,590.11 New Balance \$3,590.11 200 Minimum Payment Due 07/22/2023 Payment Due Date 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, in the of either 3:00% of the phyments

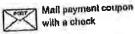
due of \$39.00 minimum, whichever is greater, will apply

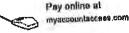
Page 1 of 3 5400 2004 4777

Account: 4798 :	5100 / 081 1777
-----------------	-----------------

Elan Financial		C	1-866-552-8855
Services BUS 30 ELN	8		15
Activity Summary			
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
	+		\$60.31
Fees Charged Interest Charged			\$0.00
	=	12	\$3,590.11
New Balance	_		\$1,510.00
Past Due			\$3,590.11
Minimum Payment Due	r		\$3,500.00
Credit Line			\$3,500.00 None
Available Credit			None 30
Days in Billing Period		-	30

Payment Options:





Pay by phone 1-866-562-8855

CPN 002252738

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



0047985100709117770003590110003590113

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

, to pay by phone , to change your address Ŀ.

000013629 01 SP

000638504492885 P Y

HARMONY CDD ACCOUNTS PAYABLE 210 N UNIVERSITY DR STE 702 CORAL SPRINGS FL 33071-7320 ԳեԳմուս⁰ոհմարհիշտըութը, պր_նդերերիները

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 ւ հեղեն կաներությունը կարերին աներաներին աներաներին



June 2023 Statement 05/25/2023 - 06/23/2023

Elan Financial Services [

Page 2 of 3 1-866-552-8855

HARMONY CDD (CPN 002252738)

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.

Transactions CASTILLOUEISON: Credit Limit \$1500

Post Date	Trans Date	Ref #	Transaction Description	Amount Notatio	on
Date 08/01 08/02 06/02 06/02 06/05 06/05 06/05 06/05 06/08 06/08 06/09 06/09 06/09 06/12	Date 05/30 05/31 06/01 06/01 06/04 06/04 06/02 06/02 06/07 06/07 06/07 06/07 06/07 06/08 06/09 06/11	6460 1792 8982 7016 5940 0858 9168 9896 2357 1191 5000 3447 7651 1537	Purchases and Other Debits SUNOCO 0415773100 ST CLOUD FL THE HOME DEPOT #6350 ST CLOUD FL AMZN Mktp US*PG2D56TC3 Amzn.com/bill WA SQ *CAPITAL POWER 877-417-4551 FL AMZN Mktp US*0031158L3 Amzn.com/bill WA SUNOCO 0416773100 ST CLOUD FL AMZN Mktp US*GX1ZD5S13 Amzn.com/bill WA AMZN Mktp US*JQ3LH9XQ3 Amzn.com/bill WA Handyman Hardware and SAINT CLOUD FL AMZN Mktp US*GQ22M5AK3 Amzn.com/bill WA THE HOME DEPOT #6350 ST CLOUD FL AMZN Mktp US*BI2CB8HA3 Amzn.com/bill WA ROYS SAFE AND LOCK KISSIMMEE FL AMZN Mktp US*P72NX63Q3 Amzn.com/bill WA	Amount Notation \$50.00 \$ \$333.10 \$ \$333.10 \$ \$63.83 \$ \$195.00 \$ \$105.97 \$ \$105.97 \$ \$173.00 \$ \$14.99 \$ \$121.23 \$ \$14.97 \$ \$187.41 \$ \$264.33 \$ \$130.17 \$ \$192.59 \$ \$50.00 \$	
06/16 06/20 06/20	06/19	4862 4381 0946	7-ELEVEN 40456 ST CLOUD FL AMZN Mktp US*Z01B22GY3 Amzn.com/bill WA AMAZON.COM*N4BJ07TY3 A AMZN.COM/BILL WA Total for Account 4798 5104 2521 1568	\$12.91 \$38.93 \$1,999.43	-

Transactions BILLING ACCOUNT ACTIVITY

	rens ate Ref#	Transaction Description	Amount	Notation
05/26 05	Nordellan Marzalate.	Payments and Other Credits PAYMENT THANK YOU	\$1,521.75cr	and the second
Contraction of the	8/22	LATE FEE - PAYMENT DUE ON 08/22	\$45.31	Stanoppoint.
06/22 01 06/23	ar an the	OVERLIMIT FEE TOTAL FEES FOR THIS PERIOD Continued on Next Page	\$35.00 \$80.31	

amazon.com

Final Details for Order #114-4503762-0023464

Order Placed: June 6, 2023 PO number : Grinding Supplies Amazon.com order number: 114-4503762-0023464 Order Total: \$187.41

Shipped on June 6, 2023		
ems Ordered of: 50-ft 10-Gauge Heavy Duty 3-Outlet SJTW Indoor/Outdoor Extension Cord by S7, Grounded 15 ower-Cord with The End Light Up old by: HOLA CINDY (seller profile) Product question? (Ask Seller) usiness Price ondition: New	i-Amp Three-Prong	Price \$69.00
	item(s) Subtotal:	\$69.00
hipping Address: larmony Field Office	Shipping & Handling:	\$13.70
360 FIVE OAKS DR IARMONY, FL 34773-6051	Total before tax:	\$82.70
Inited States	Sales Tax:	\$0.00
Shipping Speed: Dne-Day Shipping	Total for This Shipment:	\$82.7
Shipped on June 7, 2023		
Items Ordered 2 of: 7" Diamond Grinding Wheels for Concrete or Masonry, 24 Turbo Segments, 30/40 Grit, Mediu Sold by: E Diamond Tools (seller profile) Condition: New	m Bond, 5/8"-11 Arbor	Pric \$49.9
	Item(s) Subtotal:	\$99.9
Shipping Address: Harmony Field Office	Shipping & Handling:	\$4.7
7360 FIVE OAKS DR HARMONY, FL 34773-6051	Total before tax:	\$104.
United States	Sales Tax:	\$0.
Shipping Speed: One-Day Shipping	Total for This Shipment:	\$104.
Payment information		
	Item(s) Subtota	1: \$168
Payment Method: Visa Last digits: 1568	Shipping & Handling	g: \$18 _

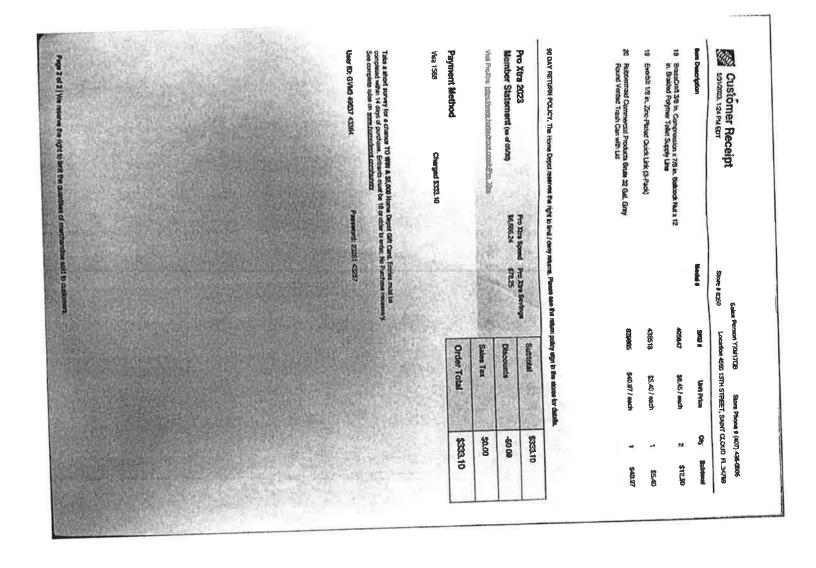
Billing address Jeison Castillo 210 N UNIVERSITY DR STE 702 CORAL SPRINGS, FL 33071-7320 Total before tax: \$187.41 Estimated Tax: \$0.00 Credit Card transactions

Visa ending in 1568: June 7, 2023: \$187.41

To view the status of your order, return to Order Summary

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BrassCraft 3/8 in. Compression x 7/8 in. Basboock Null x 16 in. Brasbod Polymer Tollet Supply Line	Simple Green 1 Gal. Concentrated A3-Purpose Cleaner	15 Mdd Armor 1 Gel. E-Z Burb Purpose missaue men. Concentrate	14 CORR 121 IS: VALVANIAN AND AND AND AND AND AND AND AND AND A		13 BrassOrah 1/2 in Compression Intel x 3/8 in. Compression Outlet Brass Muth-Turn Straight Weble	12 Febrezia 0.25 f. oz. Smat Spaces Hawaiten Abha Scient Automatic Ali Freshener Dispenser (2-Pitch)	11 Everbet Front Mount Toliet Tark Laver in Buckhed Now	40 Applie 112 In. # 122 In. Graduate and	Closes Black Spray Palati Closes Black Spray Palati			07 Rust-Clearm Stops Rust 12 oz. Custom Spray Gen-1 cuese Dark Hunder Green Spray Paint	05 Ecolub 1 Gal, Calolum, Linus and Read Resource -	05 Febrice 0.25 ft. cz. Small Spaces Ocean Scent Automatic Air Frasbærer Dispenser (2-Padd	04 Puidmatter Adjust-a-Buth Risper	03 ZEP S2 oz. Protessional synty course			01 Onthio Home Defense 1.53 gal. Insect Killer far Indubur &	ing Decolution	Carryoud - News News	Customer Information	Source: 144 Parts
1000011(539	「「「「「「「「」」」」」」」」」」」」」」」」」」」」」」」」」」」」」」	(CD)	1004006513	1005131849				1000252000	1000-42770	2511038001	60213	Contressool	0023100001	CULCI SOCIE	A CONTRACTOR OF A CONTRACT OF	211002	20002	00012001	67510B	Name of Street o		Order F Receipt	Salare Restor VOA11708
increase of the contract of th		\$10.957 each	\$17.911 estab	\$9,43/ such		6059/auch	ST 47 / mach	\$£97/eech	sciel inch	\$7.\$8/ each	\$5.43/ each	ST 90 1 Mich	S17.561 mch		and the second	\$4.58/each	\$3.98/ each	\$5.511 / each	\$17,97 / each	Und Price	×	Order # HSS0-275689 Praceipt # KSS0-275689 Pro / Job Name Supplies	stan YOM TOB Location 4560 13TH STREET, SUMT CLOUD, FL 34769
and							1	N			**		1.040		10-10-0	10.02		1		8			Start Protection
	18.05	serois	\$17.97	19,48		55 20	27.73	517.96	22.22	847.88	\$19.44		15.05	1	\$8.97	\$13,16	-	12	517 F2	Subtoral			34760





amazon.com

Final Details for Order #114-0375361-3651438

Order Placed: June 9, 2023 PO number : Golf cart supplies Amazon.com order number: 114-0375361-3651438 Order Total: \$192.59

Shipped o	n June 10, 2023
tems Ordered O of: Thermoil Golf Cart Battery Liquid Eliminates All Battery Cable and Treats 1 Avg Battery 12oz Sold by: Demister LLC (seller profile) Business Price Condition: New	Price Post Corrosion Greatly Reduces Water Consumption \$18.66
	Item(s) Subtotal: \$186.60
Shipping Address: Harmony Field Office 7360 FIVE OAKS DR	Shipping & Handling: \$5.99
HARMONY, FL 34773-6051	Total before tax: \$192.59
United States	Sales Tax: \$0.00
Shipping Speed: Standard Shipping	Total for This Shipment: \$192.59
Payme	ent information
	Item(s) Subtotal: \$186.60
Payment Method: Visa Last digits: 1568	Shipping & Handling: \$5.99
Billing address	Total before tax: \$192.5
Jeison Castillo 210 N LINIVERSITY DR STE 702	Estimated Tax: \$0.0
CORAL SPRINGS, FL 33071-7320 United States	Grand Total: \$192.5
	Visa ending in 1568: June 10, 2023: \$192.5
Credit Card transactions	

Credit Card transactions

To view the status of your order, return to Order Summary .

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Final Details for Order #114-3588647-7510604

Order Placed: June 1, 2023 PO number : Boat Supplies Amazon.com order number: 114-3588647-7510604 Order Total: \$44.99

Shipped on June 2, 2023		
Items Ordered 1 of: YAMAHA Outboard OEM Water Pump Impeller Repair Kit 61N-W0078-11-00 61NW00781100 Sold by: PWC Parts (seller profile) Condition: New		Price \$44.99
Shipping Address: Harmony Field Office	Item(s) Subtotal: Shipping & Handling:	\$44.99 \$0.00
7360 FIVE OAKS DR HARMONY, FL 34773-6051 United States	Total before tax: Sales Tax:	\$44.99 \$0.00
Shipping Speed: Standard Shipping	Total for This Shipment:	\$44,99
Payment information		
Payment Method: Visa Last digits: 1568	Item(s) Subtotal: Shipping & Handling:	
Billing address Jeison Castillo 210 N UNIVERSITY DR STE 702 CORAL SPRINGS, FL 33071-7320	Total before tax: Estimated Tax:	
CORAL SPRINGS, PE 3007 Product	Grand Total:	\$44.99

Grand Total: \$44.99

Credit Card transactions

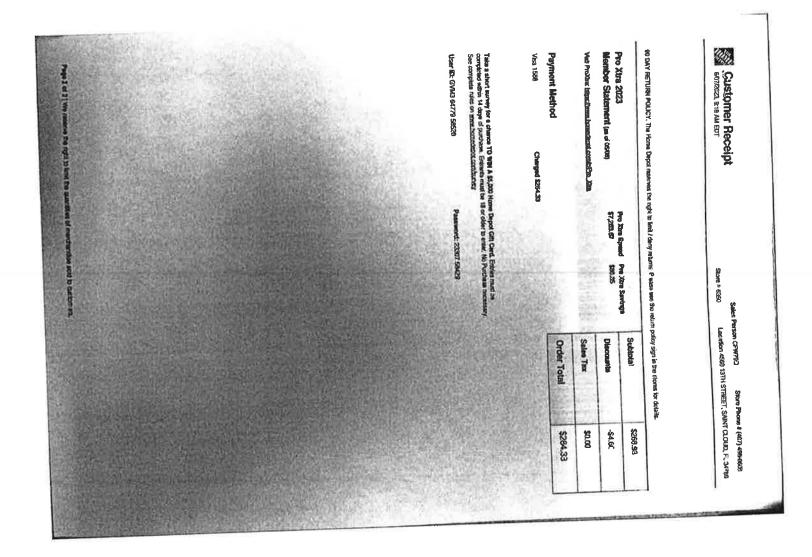
United States

Visa ending in 1568: June 2, 2023: \$44.99

To view the status of your order, return to Order Summary.

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	17 Underwidsel 1 In; s 4 In; y 10 B. Philinkern Kith-Orised Square Edge Whitewood Common Board	10 Empire 10 in 1 24 in Aureum Square	15 Gap Ris Ki X3h, 10 Penny Bright Steel Smoth Shink Common Natis (1 Ib-Pace)	14 Hannan Cattle Wing	13 The Home Depot Oversitied Corporate Press	10YOC		11 HOX Stor Handheld Muth Purpose Pump Sprayer	10 Haman Key Ratherer	08 And 12 h. x 4 h. Fins Rubber Field	· SIGNAL BUT (A17 OF EACH	od FIPM GRIP Madum Utilly High Parlomance Glove (3- Pack)	07 Unbranded 2 in. White Crime Brisile Fud Crip Brush for Ou-Resed Paint	08 BEHR 1 (#. 4115-008 Here Managers) - Sayod Faat Drykig Intender Wood Stain	05 ZEP 32 oz. Prolessional Spray Bott	a discount says off Each		(1) HOX Tale and Grout Brush	C2 Madd Armon 1 Gal. E-Z Madh Purpose Pressues views Carconicities	01 Shartey 48 to Box Boxin Land	tum Description		Carryout 1 Anner Kure			Customer Information	Customer Receipt
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	CLOTIG	draiau201			CIVES	Second	Hessel	1003213160	CALCULAR DE	IAIRO:	1002277392	are building		100245	100422297	255552	INCOM		100000141	1004805513	1004515885	500		1	Receipt PC / Jot	order #	Sales Person or 100
The sum of the	400112113	ibas / itrait		4570/math	Walland	10.201	\$25.78 / each	A Contraction	A CONTRACTOR OF A CONTRACTOR	\$7,23 esch	\$11,65 \ each	\$2.50/ auth	LINDLAND	\$1,47/ moh	\$10,45/ mith	\$2.99/each	Strand and		54.97 (moth	\$17.97 / each	\$34.97 / sech	Unit Price			Piecelpt # 6350 00097 20010 PO / Job Name intramark	Order # H6350-276559	III III
					4	2				N	-			•		•	認知	10	-			20					TREET, SMINT CLOJD, FL 3476
	a contraction of the second	Ale		55.70	53.74	50.40	\$28,73		19.97	314.54	\$11.95		00.05	55.00	\$15,43	23,98	No.	115.00	FA97	\$27.97	16.465			,			1 34768





Final Details for Order #114-7842418-0990601

Order Placed: June 1, 2023 PO number : Boat Supplies Amazon.com order number: 114-7842418-0990601 Order Total: \$76.74

Shipped on June 1, 2023	Section Street	
ems Ordered of: Apeixolo 2 AWG 2 Gauges Red + Black Pure Copper Battery Inverter Cables 12 Inches 1FT Battery In Inch Lugs on Both End for Sola old by: AUTOLINE (seller profile) Condition: New	iverter Cables with 5/16	Price §14.99
	Item(s) Subtotal:	\$59.96
hipping Address: larmony Field Office	Shipping & Handling:	\$3.87
360 FIVE OAKS DR JARMONY, FL 34773-6051	Total before tax:	\$63.83
Inited States	Sales Tax:	\$0.00
Shipping Speed: Standard Shipping	Total for This Shipment:	\$63.8
Shipped on June 19, 2023		
Items Ordered 1 of: NOCO E404 12.25 Oz Battery Terminal Cleaner Spray and Corrosion Cleaner with Acid Detector Sold by: Amazon.com Condition: New		Pric \$10.7
	Item(s) Subtotal:	\$10.7
Shipping Address: Harmony Field Office 7360 FIVE OAKS DR	Shipping & Handling:	\$2, <i>*</i>
HARMONY, FL 34773-6051	Total before tax:	\$12.9
United States	Sales Tax:	\$O.
Shipping Speed: Standard Shipping	Total for This Shipment:	\$12.
Payment information		
Payment Method:	Item(s) Subtotal	
Visa Last digits: 1568	Shipping & Handling	; ຊວ. -
Billing address	Total before tax	t; \$76

Billing address Jeison Castillo 210 N UNIVERSITY DR STE 702 CORAL SPRINGS, FL 33071-7320 United States

\$0.00

Estimated Tax:

Credit Card transactions

Visa ending in 1568: June 19, 2023: \$12.91 Visa ending in 1568: June 1, 2023: \$63.83

To view the status of your order, return to Order Summary .

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Electrical Service Disconnect @ Office trailer

We appreciate your business.

Customer

Harmony Community Development District Harmony Community Development District jeison.castillo@inframark.com 407-861-4460 210 N University Dr 702 Coral Springs, FL 33071-7320 Invoice Details PDF created August 16, 2023 \$195.00 Service date May 13, 2023 Payment Due May 28, 2023 \$195.00

lance	Quantity	Price	Amount
Items	1	\$195.00	\$195.00
Electrical Services			\$195.00
Subtotal			\$195.00
Total Paid			\$T99.00
Payments			\$195.00

Payments Jun 1, 2023 (Visa 1568)



View online

To view your involce go to https://squareup.com/u/EAnsHell Or open the camera on your mobile device and place the QR code in the camera's view. Page 1 of 1

amazon.com

Final Details for Order #114-0685445-7497000

Order Placed: June 4, 2023 PO number : Town square Lights Amazon.com order number: 114-0685445-7497000 Order Total: \$105.97

18 4, 2023	-
A 40	rice 9.99
ltem(s) Subtotal: \$99	9.98
Shipping & Handling: \$5	5.99
Total before tax: \$10	5.97
	0.00
Total for This Shipment: \$10	5.97
formation	
Item(s) Subtotal: \$9	99.98
Shipping a narraing.	\$5.9
EStimate	\$0.0
Visa ending in 1568: June 4, 2023: \$1	105.
	Morking Modes Solar Wall Lights with 270°Wide \$45 Item(s) Subtotal: \$99 Shipping & Handling: \$10 Sales Tax: \$ Total before tax: \$10 Sales Tax: \$ Total for This Shipment: \$10 Formation Item(s) Subtotal: \$5 Shipping & Handling: \$ Total before tax: \$10 Formation Item(s) Subtotal: \$5 Shipping & Handling: \$ Total before tax: \$10 Estimated Tax: \$ Grand Total: \$11

Credit Card transactions

To view the status of your order, return to Order Summary .

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Final Details for Order #114-1419884-6783416

Order Placed: June 4, 2023 PO number : Boat Supplies Amazon.com order number: 114-1419884-6783416 Order Total: \$251.40

210 N UNIVERSITY DR STE 702

Shipped or	n June 5, 2023	
ems Ordered of: WOMACO 2 Pack Boat Seat Cover, Outdoor Waterproof Pedestal Po abric Helm Chair Protective Covers (Si old by: Home Decoration Hotsale (seller profile) ondition: New	ntoon Captain Boat Bench Chair Seat Cover, Oxford	Price \$39.99
	Item(s) Subtotal:	\$119.97
hipping Address: larmony Field Office	Shipping & Handling:	\$1.26
360 FIVE OAKS DR	Total before tax:	\$121 23
ARMONY, FL 34773-6051 United States	Sales Tax:	\$0.00
Shipping Speed: Standard Shipping	Total for This Shipment:	\$121.23
Shipped	on June 8, 2023	
Items Ordered 2 of: Flexiyard Heavy Duty Outdoor Sectional Sofa Cover, 85"X85" V-Sh Cover, Lawn Patio Fumiture Cover Sold by: Flexiyard (seller profile) Business Price Condition: New	aped 5-Sealer Waterproof 600D Patio Sectional Couch	\$62.7
	Item(s) Subtotal:	C125 /
Shipping Address: Harmony Field Office	Shipping & Handling:	
		\$4.7
7360 FIVE OAKS DR	Total before tax:	\$4.7
HARMONY, FL 34773-6051 United States	Total before tax: Sales Tax:	\$4.7 \$130.1 \$0.0
HARMONY, FL 34773-6051		\$4.7 \$130.1 \$0.0 \$130.1
HARMONY, FL 34773-6051 United States Shipping Speed: Standard Shipping	Sales Tax Total for This Shipment ent information	\$4.7 \$130.1 \$0.0 : \$130.1
HARMONY, FL 34773-6051 United States Shipping Speed: Standard Shipping Payme	Sales Tax: Total for This Shipment ent information Item(s) Subtota	\$4.7 \$130.1 \$0.0 : \$130.1
HARMONY, FL 34773-6051 United States Shipping Speed: Standard Shipping	Sales Tax Total for This Shipment ent information	\$4.7 \$130.1 \$0.0 : \$130.1
HARMONY, FL 34773-6051 United States Shipping Speed: Standard Shipping Payment Method:	Sales Tax: Total for This Shipment ent information Item(s) Subtota	\$4.7 \$130.1 \$0.0 \$ \$130.' \$ \$130.' al: \$245. g: \$5.

.....

Credit Card transactions

Visa ending in 1568: June 8, 2023: \$130.17 Visa ending in 1568: June 5, 2023: \$121.23

To view the status of your order, return to Order Summary .

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Final Details for Order #114-4913071-4394618

Order Placed: June 15, 2023 PO number : Cleaning Supplies Amazon.com order number: 114-4913071-4394618 Order Total: \$38.93

Shipped on Ju	ne 18, 2023	
Items Ordered 3 of: Mr. Clean Mullipurpose Cleaning Solution with Febreze, 128 oz. Capacity Sold by: Amazon.com Condition: New	Bottle, Meedows and Rain Scent Green 3.78 Liter	Price \$10.98
	item(s) Subtotal:	\$32.94
Shipping Address: Harmony Field Office 7124 harmony square dr s	Shipping & Handling:	\$5.99
Pool Club House	Total before tax:	\$38.93
HARMONY, FL 34773-6051 United States	Sales Tax:	\$0.00
Shipping Speed: Standard Shipping	Total for This Shipment:	\$38.93
Payment ir		_
	Item(s) Subtotal:	
Payment Method: Visa Last digits: 1568	Shipping & Handling:	\$5.99
Billing address	Total before tax:	\$38.9
Jeison Castillo	Estimated Tax:	
CORAL SPRINGS, FL 33071-7320	Grand Total	\$38.9

Grand Total: \$38.93

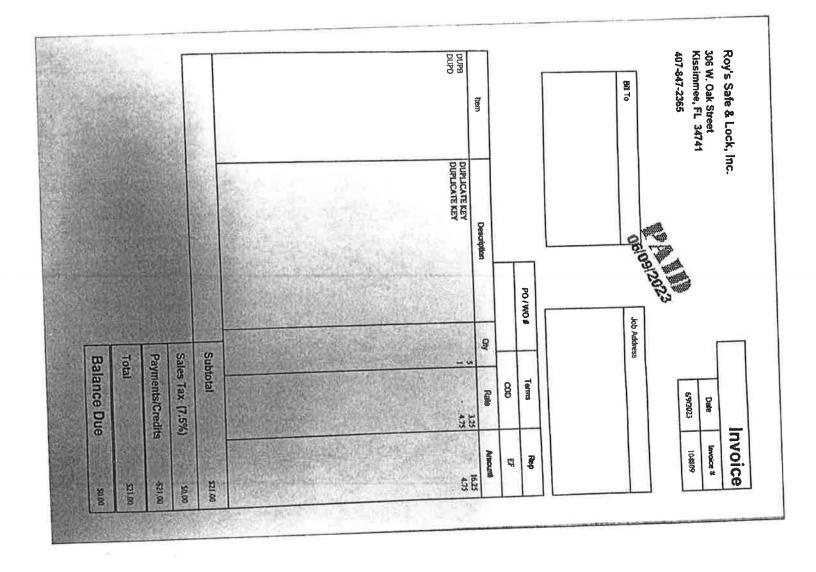
Credit Card transactions

United States

Visa ending in 1568: June 19, 2023: \$38.93

To view the status of your order, return to Order Summary .

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1902 West Vine St. Kissimmee, FL 34741 (407) 287-6840

Payment Terms: Deposit Required Account

JESCKIP	TION: Conservation signs				
Bill To:	HARMONY COMMUNITY DEVELOPMENT DISTRICT	Pickup	At: FASTSIGNS of Kiss	immee	
	210 N University District Dr		210 N University D	istrict Dr	
	Ste 702		Ste 702		
	Coral Spring, FL 33071		Orlando, FL 33071		
	US		US		
Orde	ered By: Jeison Castillo	•	: Teresa Oliva		
	Email: jeison.castillo@inframark.com		l: fastsigns.2060@fasts	signs.com	
Work	(Phone: (407) 566-1935	Work Phone	2: 407-287-6840		
Cel	l Phone: (407) 861-4460				
	Tax ID: 59-8017611462-4				
NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	12"W x 12"H Reflective (EGP) Aluminum 0.08 with UV	10	\$38.171	\$0.00	\$381.71
	Printing -SS - Production time 3-5 Business Days				
1.1	Aluminum .080 -				
1.2	UV Printing -				#25.00
2	Design Fee (Standard)- ONLY 3 CHANGES ARE ALLOWE	D 1	\$35.00	\$0.00	\$35.00
2.1	Design Services -		- 1		\$416.71
				btotal:	\$0.00
*This es	stimate is valid for 30 days.	equired to	Taxable An		
*Please	sign Estimate and include today's day. A 50% deposit is re orking on the project when is more than \$250.00 total cos	st. If it is less	-	Taxes:	\$0.00
begin w full pave	ment is required to proceed.			Total:	\$416.71
*Three	Revisions and/or changes per Artwork per project. After the	he third	Amoun	t Paid:	\$0.00
change	, a \$15.00 Fee will be added to the order per Artwork char	nge.	BALANC	E DUE:	\$416.71
*Artwo	rk and Set-up Fee does not release a digital copy of the ar	twork to			
custom	ers (\$180 for Release of Artwork).				
*Custo	mer will provide primary electrical service within 5 feet of	sign electrical			
connec	County Fees are not included in the estimate.				
*ANY C	RDERS THAT ARE RUSH ORDERS, ORDERS WITH INSTALLA	TION, AND			
ORDER	S THAT NEED TO BE DELIVERED NEED TO BE PAID IN FULL	. BEFORE			
PRODU	ICTION.				
*When	ordering card on file is required to proceed with the orde	er. Once			
produc	tion is completed we will charge the remaining balance at	utomatically			
*All RU	SH ORDER must be approved before 2:00 pm. After 2:01 pready for the next day.	om the order			
4411-0.0	and the mental of the second				
-	MER NOTICE				

OUR REGULAR PRICE INCLUDES A 4% NON-CASH ADJUSTMENT. We offer savings at the point of sale when you pay with cash. The purpose of the non-cash adjustment is to incentivize customers to pay with cash. This is an "in-kind incentive" in compliance with section (2)(A) of the Durbin Amendment, a provision of United States Federal Law, 15 U.S.C & 1690-2. We further provide a Cash Discount from the regular price in accordance with section (4)(c)(4) of the same document. This sign is meant to inform customers of our regular price in compliance with this law.

Thank You For Your Business



1902 West Vine St. Kissimmee, FL 34741 (407) 287-6840

Payment Terms: Deposit Required Account

ESCRIPTION: Billys trail sign				
III To: HARMONY COMMUNITY DEVELOPMENT DISTRICT 210 N University District Dr Ste 702 Coral Spring, FL 33071 US	Pickup A	t: FASTSIGNS of Kissi 210 N University Di 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		Teresa Oliva fastsigns.2060@fasts 407-287-6840	igns.com	
NO. Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
118"W x 24"H Reflective (EGP) Aluminum 0.08 with cut vinyl - SS -Holes top & Bottom 3-5 business days 18"x 24" Reflective (EGP) Aluminum 0.08 with Printed Vin laminated-SS -		\$105.00	\$0.00	\$210.00
1.2 Clear Vinyl - 2 Design Fee (Standard)- ONLY 3 CHANGES ARE ALLOW	ED 1	\$35.00	\$0.00	\$35.00
 2.1 Design Services - *This estimate is valid for 30 days. *Please sign Estimate and include today's day. A 50% deposit is begin working on the project when is more than \$250.00 total confull payment is required to proceed. 	Taxable An	Taxes: Total:	\$245.00 \$0.00 \$0.00 \$245.00 \$0.00	
*Three Revisions and/or changes per Artwork per project. After change, a \$15.00 Fee will be added to the order per Artwork cha *Artwork and Set-up Fee does not release a digital copy of the a customers (\$180 for Release of Artwork). *Customer will provide primary electrical service within 5 feet o connection. *City or County Fees are not included in the estimate. *ANY ORDERS THAT ARE RUSH ORDERS, ORDERS WITH INSTALL	nge. ntwork to f sign electrical	BALANC		\$245.00

OUR REGULAR PRICE INCLUDES A 4% NON-CASH ADJUSTMENT. We offer savings at the point of sale when you pay with cash. The purpose of the non-cash adjustment is to incentivize customers to pay with cash. This is an "in-kind incentive" in compliance with section (2)(A) of the Durbin Amendment, a provision of United States Federal Law, 15 U.S.C & 1690-2. We further provide a Cash Discount from the regular price in accordance with section (4)(c)(4) of the same document. This sign is meant to inform customers of our regular price in compliance with this law.

Thank You For Your Business

Invoice N	umber	Invoice Date	_		Page 1 of 2
8-182-2	7092	Jul 04, 2023	8	957-2/13-0	
			Contact F	edEx Revenue Services	i
210 N UNIVERSITY DR STE 702			Phone:	M-F 7 AM to 8 PM CST	Ţ
CORAL	1-7320				
		Account	Summary	as of Jul 04, 2023	
		Previous Ba	alance		0.00
USD	\$21.56	Payments			0.00
USD	\$21.56	Adjustmen	ts		0.00
		New Charg	jes		21.56
		New Acco	unt Balanc	e	\$21.56
	/payment. Thank				
	8-182-2 Shippin HARMO 210 N U CORAL S	CORAL SPRINGS FL 3307* USD \$21.56 USD \$21.56	8-182-27092 Jul 04, 2023 Shipping Address: HARMONY Yange Addres Harmony	Invoice ItaliabelInvoice Office8-182-27092Jul 04, 20238Shipping Address: HARMONY 210 N UNIVERSITY DR STE 702 CORAL SPRINGS FL 33071-7320Invoice Office Contact F Phone:USD\$21.56Account Summary Previous Balance Payments Adjustments New ChargesUSD\$21.56Adjustments New Charges	B-182-27092Jul 04, 20238957-2713-0Shipping Address: HARMONY 210 N UNIVERSITY DR STE 702 CORAL SPRINGS FL 33071-7320Invoice Questions? Contact FedEx Revenue Services Phone:800.622.1147 M-F 7 AM to 8 PM CST Sa 7 AM to 6 PM CST Internet:USD\$21.56Previous Balance Payments Adjustments New ChargesPrevious Balance Payments Adjustments New Charges

Detailed descriptions of surcharges can be located at fedex.com

To ensure proper credit, please return	Invoice Number	Invoice Amount	Account Number	Account Balance
this portion with your payment to FedEx. Please do not staple or fold.	8-182-27092	USD \$21.56	8957-2713-0	USD \$21.56
Please make check payable to FedEx.		11 L La La La 10. 2022		

Remittance Advice

Your payment is due by Jul 19, 2023

818552005000051268895252130000005126800000512680

HARMONY 210 N UNIVERSITY DR STE 702



ռուներությունը գերթակություն, ունեն հանդարություն

FedEx P.O. Box 660481 DALLAS TX 75266-0481

CORAL SPRINGS FL 33071-7320



		Invoice Number	Invoice Date Ac	count Number	Page
		8-182-27092	Jul 04, 2023	8957-2713-0	2 of 2
FedEx Expr	ess Shipment Detail	By Payor Type (Original)			
Ship Date: Jun 2 Payor: Third Pa		Cust, Ref.: US BANK Ref.#3:	Ref.#2:	en en merijen.	
Fuel Surcharge - I Distance Based Pi	FedEx has applied a fuel surcharge of ricing, Zone 7	f 14.00% to this shipment.			
Automation Tracking ID Service Type Package Type Zone	INET 772562481678 FedEx 2Day AM FedEx Envelope 07	<u>Sender</u> Narisa DeSouza Inframark, LLC. 210 N UNIVERSITY DR CORAL SPRINGS FL 33071 US	US BANK, NA EP-MN-01LB		
Packages Rated Weight Delivered	1 N/A Jun 28, 2023 10:03	Transportation Charge Discount			40.66 -22.56
Svc Area Signed by FedEx Use	A1 C.SCHWARTZ 000000000/7/_	Fuel Surcharge Third Party Billing Total Charge		USD	2.53 0,93 \$21.56
			Third Party Subtotal	USD	\$21.56
			Total FedEx Express	USD	\$21.56

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FedEx	Invoice 8-188-		Dice Date 11, 2023	Account Number 8957-2713-0	Page 1 of 2
<u>Billing Address:</u> HARMONY 210 N UNIVERSITY DR STE 702 CORAL SPRINGS FL 33071-7320	Shipping Address: HARMONY 210 N UNIVERSITY DR STE 702 CORAL SPRINGS FL 33071-7320				
Invoice Summary			Account Sumn	nary as of Jul 11, 2023	
FedEx Express Services			Previous Balance		21 .56
Total Charges	USD	\$16.19	Payments		0.00
TOTAL THIS INVOICE	USD	\$16 .19	Adjustments		0.00
You saved \$37.59 in discounts this period!			New Charges		16.19
Other discounts may apply. To pay your FedEx invoice, please go t you for using FedEx.	o www.fedex.com	/payment. Thank	New Account Bal	lance	\$37.75

Detailed descriptions of surcharges can be located at fedex.com

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Please do not staple or fold.	8-188-26461	USD \$16.19	8957-2713-0	USD \$37.75
Please make check payable to FedEx.				

Remittance Advice

Your payment is due by Jul 26, 2023

81882646110000016196895727130000003775400000161960

HARMONY 210 N UNIVERSITY DR STE 702



CORAL SPRINGS FL 33071-7320



<u>էլը-կարդումընկակիկությալը չիշուկվեր ինչնիվ</u>կերին

FedEx P.O. Box 660481 DALLAS TX 75266-0481

		Invoice Number	Invoice Date	Account Number	Page
		8-188-26461	Jul 11, 2023	8957-2713-0	2 of 2
edEx Expr	ess Shipment Detail B	y Payor Type (Original)			
h ip Date: Jul O ayor: Third Pa	6, 2023	Cust. Ref.: BOAT MOTOR Ref.#3:	Ref.#2	anaganan oo	
Distance Based Pi					
utomation racking ID ervice Type ackage Type cone	INET 772662223330 FedEx Priority Overnight FedEx Envelope 06	<u>Sender</u> Narisa DeSouza Inframark, LLC. 210 N UNIVERSITY DR CORAL SPRINGS FL 33071 US	3 CORI	ent 40TOR YACHTS PORATE DRIVE ON CT 06484 US	
'ackages lated Weight Jelivered	1 N/A Jul 07, 2023 09:54	Transportation Charge Discount			51.15 -37.59 1.93
ivc Area Signed by	A7 P.DITORO 000000000/230/_	Fuel Surcharg e Third Party Billing Total Charge		USD	0.70 \$16.19
FedEx Use	000000012007		Third Party Subtota	I USD	\$16.19
			Total FedEx Expres		\$16.19

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edEx	Invoice Nun 8-195-978		Invoice	The second se		957-2713-0	Page 1 of 4
<u>Billing Address:</u> HARMONY 210 N UNIVERSITY DR STE 702 CORAL SPRINGS FL 33071-7320	Shipping A HARMONY 210 N UNIV	Address:	TE 702 71-7320	P	nvoice Qu contact Fo hone: nternet:	estions? dEx Revenue Services 800.622.1147 M-F 7 AM to 8 PM CS Sa 7 AM to 6 PM CS fedex.com	٢
Invoice Summary FedEx Express Services Total Charges TOTAL THIS INVOICE	USD USD	\$188.79 \$188.79	Pro Pa Ac	count S evious Bala yments fjustments ew Charge	ance	y as of Jul 18, 2023	37.75 0.00 0.00 188.79
You saved \$90.93 in discounts this period!			N	ew Accou	nt Balanc	•	\$2 26. 5
Other discounts may apply. To pay your FedEx invoice, please go to you for using FedEx.	o www.fedex.com/pa	ayment. Thanl	k				



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To ensure proper credit, please return	Invoice Number	Invoice Amount	Account Number	Account Balance
this portion with your payment to Fedlix. Please do not staple or fold	8-195-97881	USD \$188.79	8957-2713-0	USD \$226.54
Please make check payable to FedEx.		nt is due by Aug 02, 2023		

Remittance Advice

Your payment is due by Aug 02, 2023

SCANNE



819597881500001887978957271300000022654800001887970

0025900 01 AB 0.507 ** AUTO T4 0 1199 33071-732077 -C01-P25925-11 ԱԱԳԱ-ավեկեցիկենթիսիՈւսկեսերկերոր HARMONY 210 N UNIVERSITY DR STE 702

մկկութնիսիսելինդութիկնունելինուների այրիսկկնո

FedEx P.O. Box 660481 DALLAS TX 75266-0481





		Invoice Number	Invoice Date	Account Number	Page
		8-195-97881	Jul 18, 2023	8957-2713-0	2 of 4
edEx Exp	ress Shipment Detail (By Payor Type (Original)	·		
ip Date: Jul 1 ayor: Third Pa	12, 2023	Cust. Ref.: REFUND Ref.#3:	Ref.	#2:	
The delivery com Distance Based P Package sent fro	nmitment for FedEx 2Day to residences	(including home offices) is 7 P.M. the second b	nusiness day for A1, A2, AA, A3, A4, A5	5, A6, AM, PM, and RM service areas.	
tomation	INET	Sonder	Reci	plent	
acking ID	772722759128	IDALIA GRIFFITH	- Andrew Press	GORY ISBIL	
rvice Type	FedEx 2Day	inframark, LLC.		4 SAGEBRUSH STREET	
ckage Type	FedEx Envelope	210 N UNIVERSITY DR		LOUD FL 34773 US	
ne	03	CORAL SPRINGS FL 33071 US			
ckages	1				
ed Weight	N/A	Transportation Charge			23.55
livered	Jul 14, 2023 13:51	Discount			-12.99
c Area	A6	Fuel Surcharge			3.17
ned by	see above	Residential Delivery			4,93
dEx Use	00000000/1109/02	DAS Extended Resi			7.15
		Third Party Billing			1.16
fer cast c		Total Charge		USD	\$26.97
iip Date: Jul 1 iyor: Third Pa		Cust. Ref.: REFUND Ref.#3:	Ref.	#2:	
The delivery com Distance Based Pr Package sent from	FedEx has applied a fuel surcharge of 14 mitment for FedEx 2Day to residences (Pricing, Zone 3 m: 33324 zip code ed to Recipient Address - Release Author	(including home offices) is 7 P.M. the second b	usiness day for A1, A2, AA, A3, A4, A5	i, AG, AM, PM, and RM service areas.	
rtomation	INET	Sender	Rech	plent	
acking ID	772722853615	ANNA CIFELLI	IMAL	ES NORWOOD	
rvice Type	FedEx 2Day	Inframark, LLC.	Harm	nony CDD	
ckage Type	FedEx Envelope	210 N UNIVERSITY DR	6863	SUNDROP STREET	
ne	03	CORAL SPRINGS FL 33071 US	ST CL	LOUD FL 34773 US	
ckages	1				
ted Weight	N/A	Transportation Charge			23.55
livered	Jul 14, 2023 14:58	Discount			-12.99
c Area	A6	Fuel Surcharge			3.17
ined by dEx Use	see above	Residential Delivery			4.93
UEX USE	00000000/1109/02	DAS Extended Resi			7.15
		Third Party Billing			1.16
		Total Charge		USD	\$26.97

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dEx	Invoice Number	Invoice Date	Account Number	Page 3 of 4
	8-195-97881	Jul 18, 2023	8957-2713-0	5011
	Cust. Ref.: REFUND	the second se	.#2:	
hip Date: Jul 12, 2023	Ref.#3:			
ayor: Third Party Fuel Surcharge - FedEx has applied a fuel surcharge of t The delivery commitment for FedEx 2Day to residences Distance Based Pricing, Zone 3 Package sent from: 33324 zip code Package Delivered to Recipient Address - Release Author Metomation INET	orized Sender	Re	A5, A6, AM, PM, and RM service areas.	
Automation INET Fracking ID 772722890274	ANNA CIFELLI	H	armony CDD	
Service Type FedEx 2Day	Inframark, LLC.	7'	34 INDIANGRASS ROAD	
Package Type FedEx Envelope	210 N UNIVERSITY DR CORAL SPRINGS FL 33071 US	5	rcloud FL 34773 US	
Zone 03	CORAL SPRINGS PL SJOTT OS			23.5
Packages 1	Transportation Charge			-12.9
Rated Weight N/A	Discount			3,1
Delivered Jul 14, 2023 14:40	Fuel Surcharge			4.
Svc Area A6	Residential Delivery			7.1
Signed by see above	DAS Extended Resi			1.
FedEx Use 00000000/1109/02	Third Party Billing		USD	\$26.
	Total Charge		lef.#2:	
			let.n.45	
	Cust. Ref.: REFUND			
Ship Date: Jul 12, 2023 Payor: Third Party	Ref.#3:			
Ship Date: Jul 12, 2023 Payor: Third Party • Fuel Surcharge - FedEx has applied a fuel surcharge of • The delivery commitment for FedEx 2Day to residence • Distance Based Pricing, Zone 3 • Package sent from: 33324 zip code • Package Delivered to Recipient Address - Release Au	Ref.#3: of 14.00% to this shipment. ces (including home offices) is 7 P.M. the second bu uthorized	usiness day for A1, A2, AA, A3, A	14, A5, A6, AM, PM, and RM service areas. Recipiont	
Payor: Third Party Fuel Surcharge - FedEx has applied a fuel surcharge of The delivery commitment for FedEx 2Day to residence Distance Based Pricing, Zone 3 Package sent from: 33324 zip code Package Delivered to Recipient Address - Release Automation INET	Ref.#3: of 14.00% to this shipment. ces (including home offices) is 7 P.M. the second bu uthorized Sender	usiness day for A1, A2, AA, A3, A	4, A5, A6, AM, PM, and RM service areas. Recipient PAUL MALDONADO	
Payor: Third Party • Fuel Surcharge - FedEx has applied a fuel surcharge of The delivery commitment for FedEx 2Day to residence • Distance Based Pricing, Zone 3 • Package sent from: 33324 zip code • Package Delivered to Recipient Address - Release Automation NET Tracking ID 772722947265	Ref.#3: of 14.00% to this shipment. ces (including home offices) is 7 P.M. the second bu uthorized <u>Sender</u> ANNA CIFELLI Inframark, LLC.	usiness day for A1, A2, AA, A3, A	4, A5, A6, AM, PM, and RM service areas. Recipient PAUL MALDONADO Harmony CDD	
Payor: Third Party • Fuel Surcharge - FedEx has applied a fuel surcharge of The delivery commitment for FedEx 2Day to residence • Distance Based Pricing, Zone 3 • Package sent from: 33324 zip code • Package Delivered to Recipient Address - Release Automation NET Tracking ID 772722947266 Service Type FedEx 2Day	Ref.#3: of 14.00% to this shipment. ces (including home offices) is 7 P.M. the second bu ithorized Sender ANNA CIFELLI Inframark, LLC. 210 N UNIVERSITY DR	Jsiness day for A1, A2, AA, A3, A	A4, A5, A6, AM, PM, and RM service areas. Recipient PAUL MALDONADO Harmony CDD 7500 CASTLEWOOD COURT	
Payor: Third Party • Fuel Surcharge - FedEx has applied a fuel surcharge of The delivery commitment for FedEx 2Day to residence • Distance Based Pricing, Zone 3 • Package sent from: 33324 zip code • Package Delivered to Recipient Address - Release Automation NET Tracking ID 772722947265 Service Type FedEx 2Day Package Type FedEx Envelope	Ref.#3: of 14.00% to this shipment. ces (including home offices) is 7 P.M. the second bu uthorized <u>Sender</u> ANNA CIFELLI Inframark, LLC.	Jsiness day for A1, A2, AA, A3, A	4, A5, A6, AM, PM, and RM service areas. Recipient PAUL MALDONADO Harmony CDD	
Payor: Third Party • Fuel Surcharge - FedEx has applied a fuel surcharge of The delivery commitment for FedEx 2Day to residence • Distance Based Pricing, Zone 3 • Package sent from: 33324 zip code • Package Delivered to Recipient Address - Release Address - R	Ref.#3: of 14.00% to this shipment. ces (including home offices) is 7 P.M. the second bu othorized Sender ANNA CIFELLI Inframark, LLC. 210 N UNIVERSITY DR CORAL SPRINGS FL 33071 US	Jsiness day for A1, A2, AA, A3, A	A4, A5, A6, AM, PM, and RM service areas. Recipient PAUL MALDONADO Harmony CDD 7500 CASTLEWOOD COURT	
Payor: Third Party Fuel Surcharge - FedEx has applied a fuel surcharge of The delivery commitment for FedEx 2Day to residence Distance Based Pricing, Zone 3 Package sent from: 33324 zip code Package Delivered to Recipient Address - Release Automation NET Tracking ID 772722947266 Service Type FedEx 2Day Package Type FedEx Envelope Zone 03 Packages 1 Dated Weight N/A	Ref.#3: of 14.00% to this shipment. ces (including home offices) is 7 P.M. the second bu ithorized Sender ANNA CIFELLI Inframark, LLC. 210 N UNIVERSITY DR CORAL SPRINGS FL 33071 US Transportation Charge	Jsiness day for A1, A2, AA, A3, A	A4, A5, A6, AM, PM, and RM service areas. Recipient PAUL MALDONADO Harmony CDD 7500 CASTLEWOOD COURT	-1
Payor: Third Party • Fuel Surcharge - FedEx has applied a fuel surcharge of The delivery commitment for FedEx 2Day to residence • Distance Based Pricing, Zone 3 • Package sent from: 33324 zip code • Package Delivered to Recipient Address - Release Address - R	Ref.#3: of 14.00% to this shipment. ces (including home offices) is 7 P.M. the second but ithorized Sender ANNA CIFELLI Inframark, LLC. 210 N UNIVERSITY DR CORAL SPRINGS FL 33071 US Transportation Charge Discount	Jsiness day for A1, A2, AA, A3, A	A4, A5, A6, AM, PM, and RM service areas. Recipient PAUL MALDONADO Harmony CDD 7500 CASTLEWOOD COURT	-1
Payor: Third Party Fuel Surcharge - FedEx has applied a fuel surcharge of The delivery commitment for FedEx ZDay to residence Distance Based Pricing, Zone 3 Package sent from: 33324 zip code Package Delivered to Recipient Address - Release Automation NET Tracking ID 772722947266 Service Type FedEx ZDay Packages 1 Rated Weight N/A Delivered Jul 14, 2023 14:06	Ref.#3: of 14.00% to this shipment. ces (including home offices) is 7 P.M. the second bu whorized Sender ANNA CIFELLI Inframark, LLC. 210 N UNIVERSITY DR CORAL SPRINGS FL 33071 US Transportation Charge Discount Fuel Surcharge	Jsiness day for A1, A2, AA, A3, A	A4, A5, A6, AM, PM, and RM service areas. Recipient PAUL MALDONADO Harmony CDD 7500 CASTLEWOOD COURT	-1
Payor: Third Party Fuel Surcharge - FedEx has applied a fuel surcharge of The delivery commitment for FedEx ZDay to residence Distance Based Pricing, Zone 3 Package sent from: 33324 zip code Package Delivered to Recipient Address - Release Automation NET Tracking ID 772722947266 Service Type FedEx ZDay Packages 1 Rated Weight N/A Delivered Jul 14, 2023 14:06 Svc Area A6 Sizenda by see above	Ref.#3: of 14.00% to this shipment. ces (including home offices) is 7 P.M. the second but whorized Sender ANNA CIFELLI Inframark, LLC. 210 N UNIVERSITY DR CORAL SPRINGS FL 33071 US Transportation Charge Discount Fuel Surcharge Residential Delivery	Jsiness day for A1, A2, AA, A3, A	A4, A5, A6, AM, PM, and RM service areas. Recipient PAUL MALDONADO Harmony CDD 7500 CASTLEWOOD COURT	-1
Payor: Third Party Fuel Surcharge - FedEx has applied a fuel surcharge of The delivery commitment for FedEx ZDay to residence Distance Based Pricing, Zone 3 Package sent from: 33324 zip code Package Delivered to Recipient Address - Release Automation NET Tracking ID 772722947266 Service Type FedEx ZDay Packages 1 Rated Weight N/A Delivered Jul 14, 2023 14:06	Ref.#3: of 14.00% to this shipment. ces (including home offices) is 7 P.M. the second but ithorized Sender ANNA CIFELLI Inframark, LLC. 210 N UNIVERSITY DR CORAL SPRINGS FL 33071 US Transportation Charge Discount Fuel Surcharge Residential Delivery DAS Extended Resi	Jsiness day for A1, A2, AA, A3, A	A4, A5, A6, AM, PM, and RM service areas. Recipient PAUL MALDONADO Harmony CDD 7500 CASTLEWOOD COURT ST CLOUD FL 34773 US	-1
Payor: Third Party • Fuel Surcharge - FedEx has applied a fuel surcharge of The delivery commitment for FedEx ZDay to residence • Distance Based Pricing, Zone 3 • Package sent from: 33324 zip code • Package Delivered to Recipient Address - Release - Rel	Ref.#3: of 14.00% to this shipment. ces (including home offices) is 7 P.M. the second but ithorized Sender ANNA CIFELLI Inframark, LLC. 210 N UNIVERSITY DR CORAL SPRINGS FL 33071 US Transportation Charge Discount Fuel Surcharge Residential Delivery DAS Extended Resi Third Party Billing	Jsiness day for A1, A2, AA, A3, A	A4, A5, A6, AM, PM, and RM service areas. Recipient PAUL MALDONADO Harmony CDD 7500 CASTLEWOOD COURT ST CLOUD FL 34773 US	-1
Payor: Third Party• Fuel Surcharge - FedEx has applied a fuel surcharge of• The delivery commitment for FedEx 2Day to residence• Distance Based Pricing, Zone 3• Package sent from: 33324 zip code• Package Delivered to Recipient Address - Release AutomationAutomationINETTracking ID772722947265Service TypeFedEx ZDayPackages1Rated WeightN/ADeliveredJul 14, 2023 14:06Svc AreaA6Signed bySee aboveFedEx UseO0000000/1109/02	Ref.#3: of 14.00% to this shipment. ces (including home offices) is 7 P.M. the second but ithorized Sender ANNA CIFELLI Inframark, LLC. 210 N UNIVERSITY DR CORAL SPRINGS FL 33071 US Transportation Charge Discount Fuel Surcharge Residential Delivery DAS Extended Resi Third Party Billing Total Charge	Jsiness day for A1, A2, AA, A3, A	A4, A5, A6, AM, PM, and RM service areas. Recipient PAUL MALDONADO Harmony CDD 7500 CASTLEWOOD COURT ST CLOUD FL 34773 US	-1
Payor: Third Party • Fuel Surcharge - FedEx has applied a fuel surcharge of The delivery commitment for FedEx ZDay to residence • Distance Based Pricing, Zone 3 • Package sent from: 33324 zip code • Package Delivered to Recipient Address - Release - Rel	Ref.#3: of 14.00% to this shipment. ces (including home offices) is 7 P.M. the second but ithorized Sender ANNA CIFELLI Inframark, LLC. 210 N UNIVERSITY DR CORAL SPRINGS FL 33071 US Transportation Charge Discount Fuel Surcharge Residential Delivery DAS Extended Resi Third Party Billing	Jsiness day for A1, A2, AA, A3, A	A4, A5, A6, AM, PM, and RM service areas. Recipient PAUL MALDONADO Harmony CDD 7500 CASTLEWOOD COURT ST CLOUD FL 34773 US	2: -1: \$2:

Distance Based Pricing, Zone 3
 Package sent from: 33324 zip code
 Package Delivered to Recipient Address - Release Authorized

Package Delivered Automation Tracking ID Service Type Package Type Zone Packages Rated Weight Delivered Syc Area	d to Recipient Address - Release Authori INET 772722983985 FedEx 2Day FedEx Envelope 03 1 N/A Jul 14, 2023 13:58 A6	Sender ANNA CIFELLI Inframark, LLC. 210 N UNIVERSITY DR CORAL SPRINGS FL 33071 US Transportation Charge Discount Fuel Surcharge Residential Delivery	Robert Lillie 3241 Songbird Circle St Cloud FL 34773 US	23.55 -12.99 3.17 4.93 7.15
Signed by FedEx Use	see above 00000000/1109/02	DAS Extended Resi Third Party Billing Total Charge	USD	1,16 \$26.97

		Invoice Number	Invoice Date	Account Number	Page
		8-195-97881	Jul 18, 2023	8957-2713-0	4 of 4
Ship Date: Jul		Cust. Ref.: REFUND	Ref.#		_
Payor: Third Pa		Ref.#3:			
 The delivery con Distance Based I Package sent from 	FedEx has applied a fuel surcharge of miltment for FedEx 2Day to residence Pricing, Zono 3 mi: 33324 zip code ed to Recipient Address - Release Auth INET 772723027472 FedEx 2Day FedEx Envelope 03 1 N/A Jul 14, 2023 14:33 A6 see above	s (Including home offices) is 7 P.M. the second bu orized <u>Sender</u> ANNA CIFELLI Inframark, LLC. 210 N UNIVERSITY DR CORAL SPRINGS FL 33071 US Transportation Charge Discount Fuel Surcharge	<u>Rocipio</u> TIM FL0 3317 B	mt	23.5 ¹ -12.99 3.17
FedEx Use	see above 000000000/1109/02	Residential Delivery DAS Extended Resi Third Party Billing Total Charge		VSD	4.93 7.15 1.16 \$26.97
Ship Date: Jul 1 Payor: Third Pa		Cust. Ref.: credit card Ref.#3:	Ref.#2		320.51
 The delivery com Distance Based P Package sent from 	FedEx has applied a fuel surcharge of 1 mitment for FedEx 2Day to residences tricing, Zone 3 m: 33324 zip code td to Recipient Address - Release Autho	(including home offices) is 7 P.M. the second but	siness day for A1, A2, AA, A3, A4, A5, A4	5, AM, PM, and RM service areas.	
Automation	INET	Sender	Recipie		
Tracking ID	772723071516	ANNA CIFELLI		DHNSON	
Service Type	FedEx 2Day	Inframark, LLC.		GWBRUSH STREET	
ackage Type	FedEx Envelope	210 N UNIVERSITY DR		JD FL 34773 US	
one	03	CORAL SPRINGS FL 33071 US			
ackages	1				
Rated Weight	N/A	Transportation Charge			23.55
)ei lvered	Jul 14, 2023 13:54	Discount			-12.99
vc Area	A6	Fuel Surcharge			3.17
	see above	Third Party Billing			1.16
igned by	00000000/1109/02	Residential Delivery			4.93
		DAS Extended Resi			4.95
		DAS Extended Resi			
		all and in the second s		ush	
Signed by FedEx Use		Total Charge	Third Party Subtotal	USD USD	\$26.97 \$188.79

	Invoice N 8-202-		oice Date 25, 2023		ount Number 957-2713-0	Page 1 of 1
Billing Address: HARMONY 210 N UNIVERSITY DR STE 702 CORAL SPRINGS FL 33071-7320	HARMO 210 N U	ng Address: DNY INIVERSITY DR STE 702 . SPRINGS FL 33071-732	C Pl	voice Qu ontact Fe hone: hternet:	estions? edEx Revenue Services 800.622.1147 M-F 7 AM to 8 PM CS Sa 7 AM to 6 PM CS fedex.com	Г
Invoice Summary			Account Su	ummary	as of Jul 25, 2023	
FedEx Express Services			Previous Bala	nce		226.54
Total Charges	USD	\$26.97	Payments			0.00
TOTAL THIS INVOICE	USD	\$26 .97	Adjustments			0.0
IUTAL THIS INVOICE			New Charges			26.9
You saved \$12.99 in discounts this periodl			New Accoun	t Balanc		\$253.5
Other discounts may apply. To pay your FedEx invoice, please go t you for using FedEx.	o www.fedex.com	n/payment. Thank				

Detailed descriptions of surcharges can be located at fedex.com

To ensure proper credit, please return	Invoice Number	Invoice Amount	Account Number	Account Balance
this portion with your payment to Fedlex Please do not staple or fold	8-202-17687	USD \$26.97	8957-2713-0	USD \$253.51
Please make check payable to FedEx.		the due by Aug 09, 2023		

Remittance Advice

Your payment is due by Aug 09, 2023

820217687400000269718957271300000025351800000269710

0021382 01 AB 0.507 ** AUTO T7 0 1206 33071-732077 -C01-P21403-11

210 N UNIVERSITY DR STE 702



իրել ինչ դիրակին, որին, որին կանորդություն, որ հերանություն, որ հերաներություն, որ հերաներություն, որ հերաներո Այս հերաներություն, որ հերաներություն, որ հերաներություն, որ հերաներություն, որ հերաներություն, որ հերաներությո

FedEx P.O. Box 660481 DALLAS TX 75266-0481

CORAL SPRINGS FL 33071-7320



		Invoice Number	Invoice Date	Account Number	Page
		8-202-17687	Jul 25, 2023	8957-2713-0	2 of 2
FedEx Expr	ress Shipment Detail	By Payor Type (Original)			
Ship Date: Jul 1 Payor: Third Pa		Cust. Ref.: REFUND Ref.#3:	Ref.#2:		
 The delivery com Distance Based F 		s (including home offices) is 7 P.M. the second bu	siness day for A1, A2, AA, A3, A4, A5, A6	, AM, PM, and RM service areas.	
Automation Tracking ID	INET 772728547300	<u>Sender</u> ANNA CIFELLI	Recipie	1t COLLINS	
Service Type	FedEx 2Day	Inframark, LLC.	Harmon		
Package Type	FedEx Envelope	210 N UNIVERSITY DR		DDLEBROOK PLACE	
Zone	03	CORAL SPRINGS FL 33071 US	ST CLOU	JD FL 34773 US	
Packages	1				
Rated Weight	N/A	Transportation Charge			23.55
Delivered	Jul 17, 2023 12:36	Discount			-12.99
Svc Area	A6	Fuel Surcharge			3.17
Signed by	see above	Third Party Billing			1.16
FedEx Use	00000000/1109/02	Residential Delivery			4.93
		DAS Extended Resi			7.15
		Total Charge		USD	\$26.97
			Third Party Subtotal	USD	\$26.97

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Florida Aqua Group, LLC PO BOX 637 Mascotte Florida 34753 U.S.A 888-575-7665

INVOICE

Bill To	Invoice#	INV-000258
Harmony CDD 3500 Harmony Square Dr W	Invoice Date	08-01-2023
Harmony 34773 Florida	Terms	Due On Receipt
U.S.A	Due Date	08-01-2023

Subject :

Splash pad motor

#	Item & De	scription	Qty	Rate	Amount
1	*	Century ODP Square Flange Motor 1HP 115/230V UR SKU : MGT-60-2987 Century® B2853V1 Motor 1HP, 115/230V,P56Y, Square Flange	1.00 1	304.00	304.00
2	0	PUREX WHISPERFLO PUMP SEAL KIT SKU : SPG-601-5032 Super-Pro, GO-KIT32-9 Gasket & O-Ring Kit 32 for Purex Whisperflo® Pumps	1.00 pcs	30.00	30.00
3	°	Labor Labor is estimated per hour of the scope of work. The quoted labor is an estimate only; any time not in the estimate will be noted and reported to the chain of command of the property.	1.00 pcs	135.00	135.00
			Sub 1	「otal	469.00
			State Tax	(7%)	0.00
			т	otal	\$469.00
			Balance l	Due	\$469.00

Payment Options

A retainer fee of 50% required for projects over \$3,000.00

CHECK REQUEST FORM

Date:	12-Jul-23
From:	Sandra H. Demarco
District Name:	Harmony CDD
Please cut check from Acct. #:	N/A
Please issue a check to:	George Schiro
	N/A
Vendor Name:	
Check amount:	\$125.00
Please code to:	
Check Description/Reason:	Reimbursement for public records request.
	Reimbursement for public records request.
Mailing instructions:	Mail to:
	George Schiro
	7036 Buttonbush Loop
	Harmony, FL. 34773
Manager's Approval:	
Date:	14-Jul-23

ØINFRAMARK

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: May 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Management Services for the Month of: May 2023					
Administrative Fees 001-531027-51201-5000	1	Ea	5,770.83		5,770.83
Postage 001-541006-51301-5000	1	Ea	10.20		10.20
Copies 001-547001-51301-5000	1	Ea	4.50		4.50
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 \$2,954.02/Amazon Refund - \$24,74= \$2,929.28; The Home Depot Charges \$1,698.99; Sunoco Charges \$370.43; D'S ACE HARDWARE \$159.58; SQ *KILCOYNE'S CANVAS \$300.00; ANDYS TIRES MUFFLERS \$82.80; MIDWAYUSA COM : Tax Reimbursement (\$93.00). Total	1	Ea	5,448.08		5,448.08
\$5,448.08. Maintenance Man Work Order #WOH03282023-A	1	Ea	4,380 00		4,380.00
Record Storage Fee 001-549069-51301-5000	1	Ea	780 00		780.00 44,982.94

Subtotal

\$44,982 94	Subtotal
\$0.00	Tax
\$44,982.94	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.

INVOICE

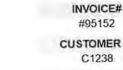
DATE 5/31/2023

NET TERMS Net 30

DUE DATE 6/30/2023

CUSTOMER ID C1238

PO#



ØINFRAMARK

INVOICE

2002 West Grand Parkway North Suite 100 Katy, TX 77449	INVOICE# #98474	DATE 7/26/2023
	CUSTOMER ID	NET TERMS
BILL TO	C1238	Net 30
Harmony CDD 210 N University Dr, Suite 702	PO#	DUE DATE
Coral Springs FL 33071		8/25/2023
United States		

Services provided for the Month of: July 2023

DESCRIPTION	QTY	NON	RATE	MARKUP	AMOUNT
Management Services for the Month of: July 2023					
Administrative Fees 001-531027-51201-5000	1	Ea	5,770.83		5,770.83
Postage 001-541006-51301-5000	1	Ea	10.80		10.80
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 5-16-23- BELSON OUTDOORS : Basketball Bleachers \$1,013.82; AMZN MKTP Charges \$2,045.85; 5-25-23 ROUTE 1 MOTORSPORTS : Polaris ProXD Repairs \$984.67; 5-24-23 THE HOME DEPOT: Field Supplies \$258.77; 6-2-23 AMERICAN RECYCLED PLAS : Trash Can Lids \$648.45	1	Ea	4,951.56		4,951.56
Record Storage Fee 001-549069-51301-5000 Subtotal	1	Ea	780.00		780.00 40,102.52

\$40,102.52	Subtotal
\$0.00	Тах
\$40,102.52	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.

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

July 10, 2023

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

ACH/Wire Transfer Remit To:

ABA #10400016 First National Bank of Omaha Kutak Rock LLP A/C # 24690470 Reference: Invoice No. 3250333 Client Matter No. 28423-1 Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3250333 28423-1

Re: General Counsel

For Professional Legal Services Rendered

06/02/23	K. John	1.80	450.00	Prepare agreements (reserve study and Campus Suite)
06/02/23	D. Wilbourn	0.50	80.00	Prepare addendum to proposal for reserve study services
06/05/23	M. Eckert	0.10	39.50	Revise and distribute Work Authorization #1
06/06/23	M. Eckert	0.10	39.50	Review Ryan case status and discovery served
06/07/23	M. Eckert	0.60	237.00	Review and revise draft Campus Suite contract; revise addendum for reserve study
06/07/23	K. John	0.30	75.00	Prepare Campus Suite agreement
06/14/23	M. Eckert	0.30	118.50	Follow up on unauthorized deed; conference with Eatrett of OUC regarding easements
06/15/23	M. Eckert	0.10	39.50	Conference with Lane regarding erroneous deed to pond
06/16/23	M. Eckert	0.40	158.00	Review objection to addendum for capital reserve study; conference with Hayes; follow up and revise

KUTAK ROCK LLP

Harmony CDD July 10, 2023 Client Matter No. 28423-1 Invoice No. 3250333 Page 2

06/19/23	M. Eckert	0.20	79.00	addendum Review draft agenda; conference with Montagna; review Florida Gas correspondence
06/23/23	M. Eckert	2.00	790.00	Conference with Montagna; conference with DeMarco; review issues with alley pavement contract
				and resolution procedures
06/26/23	M. Eckert	0.10	39.50	Conference with Hayes regarding Lake Doctors
06/26/23	K. John	0.10	26.50	Prepare statewide mutual aid agreement for proper execution and mailing
06/26/23	D. Wilbourn	0.60	96.00	Prepare agreement with Lake Doctors for lake management services
06/27/23	M. Eckert	0.40	158.00	Review and revise Lake Doctors agreement; review issues with 2019 note
06/27/23	K. John	1.70	425.00	Review agenda; prepare board meeting materials
06/27/23	D. Wilbourn	0.30	48.00	Revise and transmit Lake Doctors agreement for signature
06/28/23	M. Eckert	0.10	39,50	Prepare for board meeting
06/29/23	M. Eckert	5.00	1,975.00	Conference with Kramer; distribute spending resolution; prepare for and attend board meeting; follow up from board meeting
06/30/23	M. Eckert	1.00	395.00	Research conveyance of Tracts L- 600 and L-700; conference with Kramer and staff
06/30/23	D. Wilbourn	1.00	160.00	Prepare work authorizations for additional landscape maintenance services
TOTAL HO	URS	16.70		

KUTAK ROCK LLP

AR ROCK LLI		
Harmony CDD		
July 10, 2023		
Client Matter No. 28423-1		
Invoice No. 3250333		
Page 3		
		AC 470 50
TOTAL FOR SERVICES RENDERED		\$5,468.50
DISBURSEMENTS		
	0.60	
Freight and Postage	0.60	
TOTAL DIGDIDCEMENTS		0.60
TOTAL DISBURSEMENTS		0.00
TOTAL CURRENT AMOUNT DUE		\$5,469.10
TOTAL CURRENT AMOUNT DUE		<u>\$2,102.10</u>



INVOICE

HARMONY COMMUNITY DEV DIST (1729393)
210 N. UNIVERSITY DR #702
CORAL SPRINGS, FL 33071

Involce #:	52132728
Involce Date:	07/21/23
Due Date:	08/15/23
Delivery Date:	07/19/23
Order #:	24884137
PO#:	
Sales Rep:	Knowiton, Troy

Shin Via:	Customer Vehicl	e County:	POLK
Shin Via:	Customer venici	e county.	POLK

Ship Via: Customer Vehicle County: POLK	Statement Statement	and the second sec	Gross Ext'd
Product # Product Description	Quantity	Unit Price	Sales Tax Price
1001168311 - ROUNDUP CUSTOM 2X2.5GA	25.0000 GA	48.0000	1,200.00
524-343 1000004687 - CIDE KICK 2X2.5GA	5.0000 GA	21.5000	107.50

Safety Data Sheets are available upon request for applicable products. Contact your local branch for details. For a medical emergency involving this product, call 1-866-944-8565. For help with any spill, leak, fire or exposure, call Chemtrec at 1-800-424-9300.

*** Invoice Notes ***

SHIP TO ORDER(S): 24884137 (HARMONY COMMUNITY DEV DIST) 7370 FIVE OAKS DR, HARMONY, FL. 34773

FRAUD ALERT – Our bank information has NOT changed. Please immediately call (833) 684-9293 and speak to a member of our Credit Department if you are asked to change bank information. Again, DO NOT CHANGE OUR BANK REMITTANCE INFORMATION. 1 307 50

Information: Again, botton cratter -	Payment Terms: 15TH DAY OF NEXT MONTH	Invoice Sub Total:	1,307.50
Additional Information	Faymone remoti 20111 - 111 - 11	Sales Tax:	0.00
		Invoice Total:	1,307.50
		Less Prepay Used:	0.00
	and a second sec	Less Prepay Discount:	0.00
		Gross Invoice Total:	1,307.50
		Amount Due:	1,307.50
		Remit To:	
		Nutrien Ag Solutions, Inc.	
	1 of 2	PO BOX 10	

WALL LAKE, IA 51466

n Cv	stanut a Creda Public, John portes no angene interact a contract a		1.58%	18.0%
	STATE STATE Althur, California, Celorado, Connecticui, Flunida, Georgia, Hewyli, Ideho, Lewisiane, Massechusetta, Mindosota Althura, California, Celorado, Connecticui, Flunida, Georgia, Jouth Grolina, Utata, Washington, Wisconsin, Wyoning, Te	, Montana,	A 1 2 4/4	20100
	Alatama, California, Colorado, Lonnetticui, Flui Ida, Gaorgia, Hawiti, Loano, Louiseane, Mariatono et al. Noning, Te Haveda, North Carolina, North Dakuta, Oklahoma, Gragon, South Carolina, Utah, Hashington, Hisconsia, Nyosing, Te	1.00	1.42%	17.0%
			1.75%	21.9%
	Arkunsas	FL: 1 123,000	1.58%	21,4%
	Indiana, Mixelecippi	Above \$25.800	1,005	\$\$.¥X
	Hashe		1.33%	16.4X
		Pirst \$500	1.50%	28.2%
	Habrasian	abuvy \$560	1.00%	12.85
	pige Mexicon	First \$1,500	2.96%	10.0%

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The following additional provisions shall apply when Contomer gravides Sefer funds to be held on Contomer's sections for future purchase(s) of qualifying prodect, equipment or services that are not specifically identified) at the time Contorner gravidat and: for it's (a. "General Prepaye In construct plantaneous constructions of the transmit of transmit of the transmit of the transmit of transmit of transmit of transmit of transmit of transmit

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RLANDO UTILITI	ES COMM.	ENDOR #31	-	
VOICE NUMBER	: 0	73123-9921 ACH		
ATE:	0	7/11/2023	-	
			and the second designed in the second designed in the second designed and the	7/11/23
scount #	TATOLOGI D	Service Address	\$	19.60
899239921		917 BEAR GRASS RD	\$	19.47
899239921		3300 BLOCK EVEN SCHOOL HOUSE RD	\$	19.07
899239921		5900 BLOCK ODD FIVE OAKS DR	\$	19.33
899239921	001101000	3200 BLOCK ODD SCHOOL HOUSE RD		20.39
899239921	5CR96198	3319 BRACKEN FERN DR	\$	19.47
899239921	5CR94268	3338 BRACKEN FERN DR	\$	20.52
899239921	5CR95104	7014 BUTTON BUSH LP	\$	19.33
899239921	001101060	7034 BUTTON BUSH LP	\$	19.87
0699239921	001100110	3340 CAT BRIER TRL PETPK	\$	20.00
0699239921	6CD24560	34001 FEATHERGRASS CT		1,121.62
0809239921	12R15702	7255 FIVE OAKS DRIVE SWIM	\$	63.78
9899239921	5XD08429	7350 FIVE OAKS DR(new meter 08/20/19)	\$	28.49
9899239921	5ZR21669	7600 FIVE OAKS DR IRG	\$	19.73
9899239921	6CD48493	75501 Five Oaks Dr	\$	597.74
9899239921	5CR88761	7124 HARMONY SQ DRIVE S POOL	\$	37.11
9899239921	5CD97805	6900 E IRLO BRONSON MEMORIAL HWY ODD	\$	58.21
9899239921	5ZR21255	7000 E. IRLO BRONSON MEM. HWY UPL	\$	19.60
9899239921	5CR49707	7252 E, IRLO BRONSON MEM. HWY PK	\$	60.06
9899239921	5CD97826	7255 E. IRLO BRONSON MEM. HWY ENTL		21.46
9899239921	5CR49720	7255 E. IRLO BRONSON MEM. HWY TOTR	\$	21,40
9899239921	5CR95090	3300 POND PINE RD		18.67
9899239921	5CR98422	3306 PRIMROSE WILLOW DR	\$	20.00
9899239921	5CR97294	3317 PRIMROSE WILLOW DR	\$	36.98
9899239921	5CR94090	3300 SCHOOL HOUSE RD E1	\$	34.19
9899239921	5CR94089	3300 SCHOOL HOUSE RD E2	\$	37.51
9899239921	5CR94091	3300 SCHOOL HOUSE RD E3	\$	2,372.20
003423662 I		TOTAL	\$	300.00
9899239921	MAINTENANCE	Neighborhood 01	\$	511.60
9899239921	MAINTENANCE	Neighborhood J		744.19
9899239921	MAINTENANCE	Neighborhood I	\$	251.20
9899239921	MAINTENANCE	Neighborhood H2	\$	495.99
9899239921	MAINTENANCE	Harmony Track k	\$	2,302.98
5000200021		TOTAL	\$	582.73
0899239921	MAINTENANCE	Phase 2 Roadway	\$	211.91
9899239921	MAINTENANCE	Phase D1	\$	953.56
9899239921	MAINTENANCE	Neighborhood G	\$	392.59
9889239921	MAINTENANCE	Neighborhood H1	\$	656.90
9899239921	MAINTENANCE	Phase A-1	\$	370.83
9899239921	MAINTENANCE	Town Center	\$	879.39
9899239921	MAINTENANCE	Phase 3 Rondway	\$	2,674.62
9899239921	MAINTENANCE	Original 243	\$	805.23
9899239921	MAINTENANCE	Neighborhood D2 & E	\$	603.92
9899239921	MAINTENANCE	Phase C2	\$	264.52
9899239921	MAINTENANCE	Neighborhood F	\$	8,396.20
		TOTAL	φ	0,000,20
	pending New service	0 Oxbow Cl		
			\$	2,372.20
	001.543008-53903-5000		\$	10,699.18
	001.543013-53903-5000		\$	13,071.38
		TOTAL INVOICE		

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HARMONY COMMUNITY DEV DISTRICT

MASTER BILL SUMMARY

OPENING BALA	NCE
\$12,494.	66

\$12,494.66

PAYMENTS

BALANCE FORWARD	
\$0.00	

4

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CURRENT CHARGES SUMMARY	\$13,071.38*
Commercial Non-Demand Electric Rate	\$ 1,237.54
OUConvenient Lighting	10,542.62
GSD Secondary Demand Electric Rate	1,093.60
Osceola County Tax	
Gross Receipts Tax.	420.01
Florida Sales Tax	00.47
Discretionary Sales Surtax	

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

BILL DATE 07/11/23 ACCOUNT NUMBER

9899239921

PAGE 1 OF 33

CURRENT CHARGES

\$13,071.38

PIN#: 1046777480

DUE DATE

07/31/23

TOTAL AMOUNT DUE

\$13,071.38

CUSTOMER SERVICE

	Online
22.9	www.ouc.com

=

C Telephone 407-423-9018

Payments PO Box 31329 Tampa FL 33631-3329

MESSAGE CENTER

NEED FINANCIAL ASSISTANCE?

OUC offers personalized solutions to help you keep the lights on and water flowing for your family.

Learn more at **OUC.com/assistance**.



ACCOUNT NUMBER 9899239921



DUE DATE



Pay by the due date to avoid a 1.5% late charge or minimum \$5 charge. Your bank account will be drafted on July 31, 2023



2 of 18



ACCOUNT NUMBER

9899239921

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 mail cash	Check, Cash or Money Order
Cost	FREE for eCheck; Convenience Fee* 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 bill 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.ouc.com/pay-my-bill for more information about fees.

WAYS TO CONTACT US

	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 800-846-7445	407-423-9018 or 800-848-7445
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	24/7	24/7
Online	customerservice@ouc.com	commercialsvcs@ouc.com	Register at www.ouc.com to report a problem	streetlightservice@ouc.com

HELPFUL PHONE NUMBERS

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

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.



The Reliable One"

SERVICE ADDRESS: 6917 BEARGRASS RD

HARMONY COMMUNITY DEV DISTRICT

ACCOUNT	NUMBER
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9899239921

07/11/23

BILL DATE

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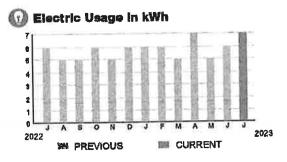
PAGE 3 OF 33

Subtotal \$19.60

CURRENT CHARGES

OUC Electric Service	\$19.11
Meter #: 5CR94075 - Service Charge	\$ 18.20
Commercial Non-Demand Electric Rate (06/08/23 - 07/1	
7 kWh @ \$0.06956 (Non-Fuel).	
7 kWh @ \$0.05982 (Fuel)	
(\$0.37 of your Fuel Cost is exempt from Municipal Ta	
State of Florido Abergos	\$0.49

State of Florida Charges	\$0.49
Gross Receipts Tax	\$ 0.49



METER #:	5CR94075	
CURRENT:	322	on 07/11/23
PREVIOUS:	315	on 06/08/23
TOTAL USAGE:	7	kWh
DAYS OF SERV	ICE: 33	

AVERAGE	THIS PERIOD	LAST YEAR
DAILY USAGE	0.21 kWh	0.19 kWh

OUC S The <i>Reliable</i> One [®] SERVICE ADDRESS: 3300 BLOCK EVEN SCHOOL HOUSE RE)		BILL DATE 07/11/23		T NUMBER 39921 PAGE 4 OF 33
HARMONY COMMUNITY DEV DISTRIC	the second s	20 MIL 102330		Subtotal)	\$19.47
CURRENT CHARGES					
OUC Electric Service	\$18.98				
Meter #: 5CR94331 - Service Charge Commercial Non-Demand Electric Rate (06/08/23 - 07/11					
6 kWh @ \$0.06956 (Non-Fuel) 6 kWh @ \$0.05982 (Fuel) (\$0.32 of your Fuel Cost is exempt from Municipal Tax	0.42 0.36				
State of Florida Charges	\$0.49				
Gross Receipts Tax	\$ 0.49				
🕜 Electric Usage in kWh	Motor Data	L		AVERAGE THIS PERIO	DD LAST YEAR
	METER #:	5CR94331		DAILY USAGE 0.18 kW	h 0.22 kWh
	CURRENT:	664	on 07/11/23		

PREVIOUS: TOTAL USAGE:

MA

CURRENT

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2023

DJF

ON

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2022

DAYS OF SERVICE: 33

658 on 06/08/23

6 kWh

OUC	₹ <i>₹</i>
The Reliable	One

SERVICE ADDRESS: 6900 BLOCK ODD FIVE OAKS DR

HARMONY COMMUNITY DEV DISTRICT

PAGE	5	OF	33
1046	•		~~

ACCOUNT NUMBER

9899239921

Subtotal 🕨

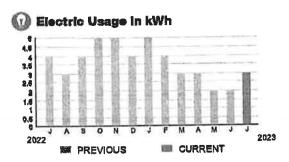
BILL DATE 07/11/23

\$19.07

CURRENT CHARGES

OUC Electric Service	\$18.69
Meter #: 5CR49717 - Service Charge	\$ 18.20
Commercial Non-Demand Electric Rate (06/08/23 - 07/1	1/23)
3 kWh @ \$0.06956 (Non-Fuel)	
3 kWh @ \$0.05982 (Fuel)	
(\$0.16 of your Fuel Cost is exempt from Municipal Tax	

State of Florida Charges	\$0.48
Gross Receipts Tax.	\$ 0.48



Motor Data

A 4 9 19 9

METER #:	5CR49717	
CURRENT:	522	on 07/11/23
PREVIOUS:	519	on 06/08/23
TOTAL USAGE:	3	kWh
DAYS OF SERV	ICE: 33	

AVERAGE	IS PERIOD LAST YEAR
AILY USAGE	.09 kWh 0.13 kWh

ouc 🖬
The Reliable One"

SERVICE ADDRESS: 3200 BLOCK ODD SCHOOL HOUSE RD

HARMONY COMMUNITY DEV DISTRICT

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ACCOUNT NUMBER

PAGE 6 OF 33

Subtotal)

BILL DATE

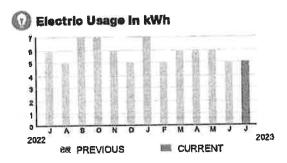
07/11/23

\$19.33

CURRENT CHARGES

OUC Electric Service	\$18.85
Meter #: 5CR94088 - Service Charge	\$ 18.20
Commercial Non-Demand Electric Rate (06/08/23 - 07/1	
5 kWh @ \$0.06956 (Non-Fuel)	
5 kWh @ \$0.05982 (Fuel)	
(\$0.27 of your Fuel Cost is exempt from Municipal Tax	0

State of Florida Charges	\$0.48
Gross Receipts Tax	\$0,48



METER #	6CR94088	
CURRENT:	738	on 07/11/23
PREVIOUS:	733	on 06/08/23
TOTAL USAGE:	5	kWh
DAYS OF SERV	ICE: 33	

AVERAGE	THIS PERIOD	LAST YEAR
DAILY USAGE	0.15 kWh	0.19 kWh



The Reliable One*

SERVICE ADDRESS: 3319 BRACKEN FERN DR

HARMONY COMMUNITY DEV DISTRICT

9899239921

07/11/23

BILL DATE

PAGE 7 OF 33

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Subtotal 🕨
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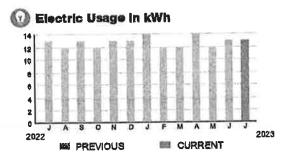
\$20.39

CURRENT CHARGES

5 cf 18

OUC Electric Service	\$19.88
Meter #: 5CR96198 - Service Charge	\$ 18.20
Commercial Non-Demand Electric Rate (06/08/23 - 07/1	
13 kWh @ \$0.06956 (Non-Fuel)	
13 kWh @ \$0.05982 (Fuel)	
(\$0.69 of your Fuel Cost is exempt from Municipal Ta	
State of Florida Charges	\$0.51

while of the state goes	
Gross Receipts Tax	\$ 0,51



METER #	5CR96198	
CURRENT:	1,739	on 07/11/23
PREVIOUS:	1,726	on 06/08/23
TOTAL USAGE:	13	kWh
DAYS OF SERV	ICE: 33	

AVERAGE	THIS PERIOD	LAST YEAR
DAILY USAGE	0,39 kWh	0.41 kWh

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The Reliable One*	

SERVICE ADDRESS: 3338 BRACKEN FERN DR

HARMONY COMMUNITY DEV DISTRICT

07/11/23	9899239921
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BILL DATE

PAGE 8 OF 33

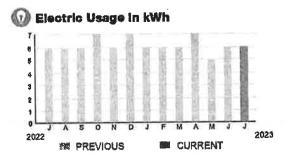
Subtotal) \$19.47

ACCOUNT NUMBER

CURRENT CHARGES

OUC Electric Service	\$18,98
Meter #: 5CR94288 - Service Charge	\$ 18.20
Commercial Non-Demand Electric Rate (06/08/23 - 07/11	1/23)
6 kWh @ \$0.06956 (Non-Fuel)	
6 kWh @ \$0.05982 (Fuel)	
(\$0.32 of your Fuel Cost is exempt from Municipal Tax	()

State of Florida	Charges	\$0.49
Gross Receipts Tax.		\$ 0.49



METER #: CURRENT:	5CR94288 686	on 07/11/23
PREVIOUS:		on 06/08/23
TOTAL USAGE	: 6	kWh
DAYS OF SERV	/ICE: 33	

THIS PERIOD	LAST YEAR
0.18 kWh	0.19 kWh

ouc 🛛
The Reliable One"
SERVICE ADDRESS 7014 BUTTON BUSH I

SERVICE ADDRESS: 7014 BUTTON BUSH LOOP

HARMONY COMMUNITY DEV DISTRICT

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PAGE 9 OF 33

Subtotal 🕽

BILL DATE 07/11/23

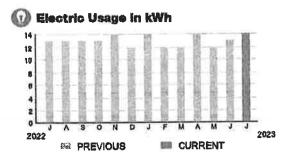
\$20.52

CURRENT CHARGES

100 0 00011 00

OUC Electric Service	\$20.01
Meter #: 5CR95104 - Service Charge	. \$ 18.20
Commercial Non-Demand Electric Rate (06/08/23 - 07/1	1/23)
14 kWh @ \$0.06956 (Non-Fuel)	
14 kWh @ \$0.05982 (Fuel)	
(\$0.75 of your Fuel Cost is exempt from Municipal Te	

State of Florida Charges	\$0.51
Gross Receipts Tax.	\$ 0.51



Meter Data

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METER #:	5CR95104	
CURRENT:	1,479	on 07/11/23
PREVIOUS:	1,465	on 06/08/23
TOTAL USAGE:	14	kWh
DAYS OF SERV	ICE: 33	

AVERAGE	THIS PERIOD	LAST YEAR
DAILY USAGE	0.42 kWh	0.41 kWh

		BILL DATE	ACCOUNT	NUMBER	
		07/11/23	98992	899239921	
SERVICE ADDRESS: 7034 BUTTON BUSH LOOP				PAGE	
HARMONY COMMUNITY DEV DISTRIC	Г			Subtotai)	\$19.33
CURRENT CHARGES					
OUC Electric Service	\$18.85				
Meter #: 5CR94329 - Service Charge	\$ 18,20				
Commercial Non-Demand Electric Rate (06/08/23 - 07/11	/23)				
5 kWh @ \$0.06956 (Non-Fuel)	0.35				
5 kWh @ \$0.05982 (Fuel) (\$0.27 of your Fuel Cost is exempt from Municipal Tax	0,30)				
State of Florida Charges	\$0.48				
Gross Receipts Tax,	\$ 0.48				
0	Metor Data			AVERAGE THIS PERIC	DU LAST YEAR
😡 Electric Usage in kWh				AVERAGE THIS PERC DAILY USAGE 0.15 kW	
	METER #: CURRENT: PREVIOUS:	661	on 07/11/23 on 06/08/23		لمريديني

TOTAL USAGE:

DAYS OF SERVICE:

2

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2022

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\$ 0

AMJJ

CURRENT

2023

5 kWh

33



SERVICE ADDRESS: 3340 CAT BRIER TRL PETPK

HARMONY COMMUNITY DEV DISTRICT

ACCOUNT	NUMBER	
	NUNDER	

07/11/23

BILL DATE

9899239921

PAGE 11 OF 33

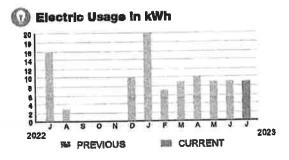
Subtotal)

\$19.87

CURRENT CHARGES

OUC Electric Service	\$19.37
Meter #: 5CR98446 - Service Charge	\$ 18,20
9 kWh @ \$0.06956 (Non-Fuel)	0.63
9 kWh @ \$0.05982 (Fuel)	0.54 x)
	-

State of Florida	Charges	\$0.00
Gross Receipts Tax.		\$ 0.50



Motor Data

METER #: 5 CURRENT:	CR98446 2,674	on 07/11/23
PREVIOUS:	2,665	on 06/08/23
TOTAL USAGE:	9	kWh
DAYS OF SERVIC	DE: 33	

THIS PERIOD	LAST YEAR
0.27 kWh	0,50 kWh



The Reliable One"		BILL DATE 07/11/23	ACCOUNT NUMBER 9899239921	
SERVICE ADDRESS: 0 CRISPIN CIR				PAGE 12 OF 33
HARMONY COMMUNITY DEV	ISTRICT			
			Subtotal 🕨	\$1,813.72
CURRENT CHARGES				
OUC Electric Service	\$1,794.71			
Customer Ref: Neighborhood O1				
OUConvenient Lighting (06/08/23 - 07/11/23)				
Maintenance - Convenient 22 @ \$8.08				
1,379.40 kWh @ \$0.03418 (Non-Fuel)				
1,379.40 kWh @ \$0.05545 (Fuel)				
(\$67.69 of your Fuel Cost is exempt from M	lunicipal Tax)			
Customer Ref: Neightborhood J 602869				
OUConvenient Lighting (06/08/23 - 07/11/23)	600.00			
Maintenance - Convenient 38 @ \$7.72				
2,382.60 kWh @ \$0.03418 (Non-Fuel)				
2,382.60 kWh @ \$0.05545 (Fuel)				
(\$116.91 of your Fuel Cost is exempt from a Customer Ref: Neighborhood I	wancipal tax;			
OUConvenient Lighting (06/08/23 - 07/11/23)				
Maintenance - Convenient 54 @ \$8.08	436.32			
3,385,80 kWh @ \$0.03418 (Non-Fuel)				
3,385.80 kWh @ \$0.05545 (Fuel).				
(\$166.14 of your Fuel Cost is exempt from				
Customer Ref: Neighborhood H2	,			
OUConvenient Lighting (06/08/23 - 07/11/23)				
Maintenance - Convenient 18 @ \$8.08				
1,128,60 kWh @ \$0.03418 (Non-Fuel)				
1,128.60 kWh @ \$0.05545 (Fuel)				

(\$55.38 of your Fuel Cost is exempt from Municipal Tax)

State of Florida	Charges	\$19.01
Gross Receipts Tax.		\$ 19.01

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The Reliable One*

SERVICE ADDRESS: 34001 FEATHERGRASS CT

HARMONY COMMUNITY DEV DISTRICT

ACCOUNT	NUMBER

9899239921

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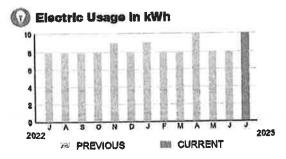
Subtotal)

\$20.00

CURRENT CHARGES

OUC Electric Service	\$19.60
Meter #: 6CD24560 - Service Charge	
10 kWh @ \$0.06956 (Non-Fuel)	
10 kWh @ \$0.05982 (Fuel)	0.60
(\$0.53 of your Fuel Cost is exempt from Municipal Ta	k)

State of Florida Charges	\$0.50
Gross Receipts Tax	\$ 0.50



Meter Data

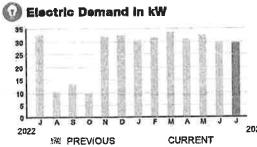
METER #:	6CD24560	
CURRENT:	680	on 07/11/23
PREVIOUS:	670	on 06/08/23
TOTAL USAGE	: 10	kWh
DAYS OF SERV	/ICE: 33	

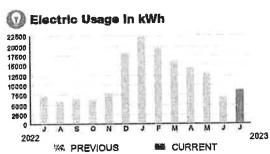
AVERAGE	THIS PERIOD	LAST YEAR
DAILY USAGE	0.30 kWh	0.25 kWh

BILL DATE

Fine Reliable One*		BILL DATE 07/11/23		NT NUMBER
SERVICE ADDRESS: 7255 FIVE OAKS DR SW	M			PAGE 14 OF
HARMONY COMMUNITY DE	DISTRICT			
			Subtotal)	\$1,121.62
CURRENT CHARGES				
CURRENT CHARGES	\$1,093.60			
OUC Electric Service Meter #: 12R15702 - Service Charge	\$ 36.40			
OUC Electric Service Meter #: 12R15702 - Service Charge GSD Secondary Demand Electric Rate (06	\$ 36.40 \$/08/23 - 07/11/23)			
OUC Electric Service Meter #: 12R15702 - Service Charge GSD Secondary Demand Electric Rate (06 Demand Charge 29.320 kW @ \$11.44	\$ 36.40 5/08/23 - 07/11/23) 			
OUC Electric Service Meter #: 12R15702 - Service Charge GSD Secondary Demand Electric Rate (06	\$ 36.40 5/08/23 - 07/11/23) 335.42 204.94			

State of Fiorida	Charges	\$20.VA
Gross Receipts Tax.		\$ 28.02





Motor Data

METER #: 1ZF	R15702	
CURRENT:	0.733	on 07/04/23
MULTIPLIER:	x40	
TOTAL DEMAND:	29,32	k₩
DAYS OF SERVICE	: 33	

Meter Data		
METER #:	1ZR15702	
CURRENT:	44,126	on 07/11/23
PREVIOUS:	43,910	on 06/08/23
DIFFERENCE:	216	kWh
MULTIPLIER:	x40	
TOTAL USAGE	8,640	kWh
DAYS OF SER	/ICE: 33	

AVERAGE	THIS PERIOD	LAST YEAR
DAILY USAGE	261.82 kWh	223.75 kWh



SERVICE ADDRESS: 7350 FIVE OAKS DR

HARMONY COMMUNITY DEV DISTRICT

ACCOUNT	NUMBER
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Subtotal)

BILL DATE 07/11/23

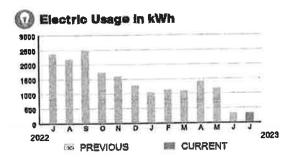
\$63.78

CURRENT CHARGES

9 05 18

DUC Electric Service	\$62.19
Meter #: 5XD08429 - Service Charge	. \$ 18.20
Commercial Non-Demand Electric Rate (06/08/23 - 0	
340 kWh @ \$0.06956 (Non-Fuel)	
340 kWh @ \$0.05982 (Fuel)	
(\$18.17 of your Fuel Cost is exempt from Municipa	í Tax)

State of Florida Charges	\$1.59
Gross Receipts Tax	\$ 1.59



METER #: CURRENT:	5XD08429 86,970	on 07/11/23
PREVIOUS:	86,630	on 06/08/23
TOTAL USAGE	: 340	kWh
DAYS OF SERV	/ICE: 33	

AVERAGE	THIS PERIOD	LAST YEAR
DAILY USAGE	10.30 kWh	74.47 kWh

OUC 🗹
The Reliable One*

SERVICE ADDRESS: 7600 FIVE OAKS DR IRG

HARMONY COMMUNITY DEV DISTRICT

ACCOUNT NUI	MBER
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9899239921

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Subtotal 🕨

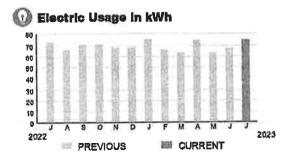
BILL DATE 07/11/23

\$28.49

CURRENT CHARGES

OUC Electric Service	\$27.78
Meter #: 5ZR21669 - Service Charge	\$ 18.20
Commercial Non-Demand Electric Rate (06/08/23 - 07/11	/23)
74 kWh @ \$0.06956 (Non-Fuel)	
74 kWh @ \$0.05982 (Fuel)	4.43
(\$3.95 of your Fuel Cost is exempt from Municipal Tex)

State of Florida Charges	\$0.71
Gross Receipts Tax.	\$ 0.71



METER #:	5ZR21869	
CURRENT:	7,927	on 07/11/23
PREVIOUS:	7,853	on 06/08/23
TOTAL USAGE:	74	kWh
DAYS OF SERV	ICE: 33	

AVERAGE	THIS PERIOD	LAST YEAR
DAILY USAGE	2.24 kWh	2.28 kWh

0	UC CZ
The	Reliable One*

SERVICE ADDRESS: 75501 FIVE OAKS DR

HARMONY COMMUNITY DEV DISTRICT

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-			~~	_	

ACCOUNT NUMBER

PAGE 17 OF 33

Subtotal)

BILL DATE

07/11/23

\$19.73

CURRENT CHARGES

OUC Electric Service	\$19.24
Meter #: 6CD46493 - Service Charge	\$ 18.20
Commercial Non-Demand Electric Rate (06/08/23 - 07/11	/23)
8 kWh @ \$0.06956 (Non-Fuel)	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

💮 Electric Usage in kWh 7 8 4 8 2 1 0 MA м 1 1 0 D J F J A 5 N 2023 2022 📖 CURRENT PREVIOUS

METER #:	6CD46493	
CURRENT:	519	on 07/11/23
PREVIOUS:	511	on 08/08/23
TOTAL USAGE	8	kWh
DAYS OF SERV	ICE: 33	

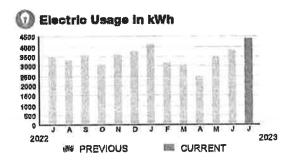
AVERAGE	THIS PERIOD	LAST YEAR
DAILY USAGE	0.24 kWh	0.25 kWh

The Reliab	e One'		
SERVICE ADI	RESS: 7124 HAR	MONY SQUA	RE DRIVE S POO

CURRENT CHARGES

OUC Electric Service	\$582.81
Meter #: 50R88761 - Service Charge	. \$ 18.20
Commercial Non-Demand Electric Rate (06/08/23 - 07/	
4,364 kWh @ \$0.06956 (Non-Fuel)	
4,364 kWh @ \$0.05982 (Fuel)	
(\$233.21 of your Fuel Cost is exempt from Municipal	

State of Florida Charges	\$14.93
Gross Receipts Tax.	. \$ 14.93



Meter Data

METER #:	5CR88761	
CURRENT:	47,097	on 07/11/23
PREVIOUS:	42,733	on 06/08/23
TOTAL USAGE	4,364	kWh
DAYS OF SERV	/ICE: 33	

AVERAGE	THIS PERIOD 132.24 kWh	LAST YEAR 109,69 kWh
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Subtotal 🕨

\$597.74



BILL DATE 07/11/23

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OUC Contraction of the <i>Reliable</i> One [*]		BILL DATE 07/11/23		CCOUNT NUM	
SERVICE ADDRESS: 6900 E IRLO BRONSON MEMORIAL HW	YODD				PAGE 19 OF 33
HARMONY COMMUNITY DEV DISTRIC	т		Subtotal	•	\$37.11
CURRENT CHARGES					
OUC Electric Service	\$36.18				
Meter #: 5CD97805 - Service Charge Commercial Non-Demand Electric Rate (06/08/23 - 07/17 139 kWh @ \$0.06956 (Non-Fuei) 139 kWh @ \$0.05982 (Fuei) (\$7.43 of your Fuel Cost is exempt from Municipal Tax State of Florida Charges	9.67 8.31				
Gross Receipts Tax.	\$ 0.93 Meter Data				
Electric Usage in kWh	METER #: 5CD97805 CURRENT: 20,865 o	n 07/11/23 n 06/08/23 Wh	AVERAGE DAILY USAGE		LAST YEAR 3.31 kWh



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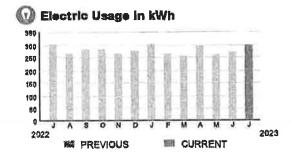
SERVICE ADDRESS: 7000 E IRLO BRONSON MEMORIAL HWY UPL

HARMONY COMMUNITY DEV DISTRICT

CURRENT CHA

OUC Electric Service	\$56.76
Meter #: 5ZR21255 - Service Charge	\$ 18.20
Commercial Non-Demand Electric Rate (06/08/23 - 07/1	1/23)
298 kWh @ \$0.06956 (Non-Fuel)	
298 kWh @ \$0.05982 (Fuel)	
(\$15.93 of your Fuel Cost is exempt from Municipal To	

State of Florida Charges	\$1.45
Gross Receipts Tax	\$ 1.45



Motor Data

METER #: CURRENT:		on 07/11/23
PREVIOUS:	32,538	on 06/08/23
TOTAL USAGE	: 298	kWh
DAYS OF SER	/ICE: 33	

AVERAGE	THIS PERIOD	LAST YEAR
DAILY USAGE	9.03 kWh	9.47 kWh

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ACCOUNT NUMBER

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Subtotal)

\$58.21

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The	Reliable	One

SERVICE ADDRESS: 7252 E IRLO BRONSON MEMORIAL HWY PK

HARMONY COMMUNITY DEV DISTRICT

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ACCOUNT NUMBER

PAGE 21 OF 33

Subtotal)

BILL DATE 07/11/23

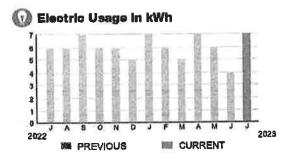
\$19.60

CURRENT CHARGES

12 of 16

OUC Electric Service	\$19.11
Meter #: 5CR49707 - Service Charge	\$ 18.20
Commercial Non-Demand Electric Rate (06/08/23 - 07/1	1/23)
7 kWh @ \$0.06956 (Non-Fuel)	
7 kWh @ \$0.05982 (Fuel)	
(\$0.37 of your Fuel Cost is exempt from Municipal Tai	()

State of Florida Charges	\$0.49
Gross Receipts Tax.	\$ 0.49



METER #:	5CR49707	
CURRENT:	682	on 07/11/23
PREVIOUS:	675	on 06/08/23
TOTAL USAGE	: 7	kWh
DAYS OF SERV	/ICE: 33	

AVERAGE	THIS PERIOD	LAST YEAR
DAILY USAGE	0.21 kWh	0,19 kWh

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The Reliable One"

CURRENT CHARGES

SERVICE ADDRESS: 7255 E IRLO BRONSON MEMORIAL HWY VL

HARMONY COMMUNITY DEV DISTRICT

(Continued on next page)

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ACCOUNT NUMBER

Subtotal)

\$8,106.28

OUC Electric Service \$8,031.68 Customer Ref: Phase 2 Roadway OUConvenient Lighting (06/08/23 - 07/11/23) \$ 371.25 Maintenance - Convenient 55 @ \$6.75..... 2.359.50 kWh @ \$0.03418 (Non-Fuel)..... 80.65 2,359.50 kWh @ \$0.05545 (Fuel)..... 130.83 (\$115.78 of your Fuel Cost is exempt from Municipal Tax) Customer Ref: Phase D1 OUConvenient Lighting (06/08/23 - 07/11/23) Maintenance - Convenient 20 @ \$6.75. 135.00 858.00 kWh @ \$0.03418 (Non-Fuel) 29.33 47.58 858.00 kWh @ \$0.05545 (Fuel) (\$42.10 of your Fuel Cost is exempt from Municipal Tax) Customer Ref: Neighborhood G OUConvenient Lighting (06/08/23 - 07/11/23) Maintenance - Convenient 90 @ \$6.75. 607.50 3,861.00 kWh @ \$0.03418 (Non-Fuel)..... 131.97 3,861.00 kWh @ \$0.05545 (Fuel)..... 214.09 (\$189.46 of your Fuel Cost is exempt from Municipal Tax) Customer Ref: Neighborhood H1 OUConvenient Lighting (06/08/23 - 07/11/23) 254.16 Maintenance - Convenient 36 @ \$7.06..... 52.79 1,544.40 kWh @ \$0.03418 (Non-Fuel)..... 1,544.40 kWh @ \$0.05545 (Fuel) 85.64 (\$75.78 of your Fuel Cost is exempt from Municipal Tax) Customer Ref: Phase A-1 OUConvenient Lighting (06/08/23 - 07/11/23) Maintenance - Convenient 62 @ \$6.75. 418.50 2,659.80 kWh @ \$0.03418 (Non-Fuel)..... 90.91 147.49 (\$130,52 of your Fuel Cost is exempt from Municipal Tax) Customer Ref: Phase Town Center OUConvenient Lighting (06/08/23 - 07/11/23) 236.25 MaIntenance - Convenient 35 @ \$6.75 1,501.50 kWh @ \$0.03418 (Non-Fuel)..... 51.32 1,501.50 kWh @ \$0.05545 (Fuel)..... 83.26 (\$73.68 of your Fuel Cost is exempt from Municipal Tax) Customer Ref: Phase 3 Roadway OUConvenient Lighting (06/08/23 - 07/11/23) 560.25 Maintenance - Convenient 83 @ \$6.75. 121.70 197.44 (\$174,72 of your Fuel Cost is exempt from Municipal Tax)

BILL DATE 07/11/23

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The Reliable One"

SERVICE ADDRESS: 7255 E IRLO BRONSON MEMORIAL HWY VL

HARMONY COMMUNITY DEV DISTRICT

OUC Electric Service	(Continued)
Customer Ref: Original 243	
OUConvenient Lighting (06/08/23 - 07/11/23)	
Maintenance - Convenient 243 @ \$6.75	1,640.25
10,424.70 kWh @ \$0.03418 (Non-Fuel)	
10,424.70 kWh @ \$0.05545 (Fuel)	
(\$511.54 of your Fuel Cost is exempt from Mu	
Customer Ref: Neighborhood D2 & E	25
OUConvenient Lighting (06/08/23 - 07/11/23)	
Maintenance - Convenient 76 @ \$6.75	513.00
3,260.40 kWh @ \$0.03418 (Non-Fuel)	
3,260.40 kWh @ \$0,05545 (Fuel)	
(\$159,99 of your Fuel Cost is exempt from Mu	
Customer Ref: Phase C2	•
OUConvenient Lighting (06/08/23 - 07/11/23)	
Maintenance - Convenient 57 @ \$6.75.	384.75
2,445.30 kWh @ \$0.03418 (Non-Fuel).	
2,445.30 kWh @ \$0.05545 (Fuel)	
(\$119.99 of your Fuel Cost is exempt from Mu	inicipal Tax)
State of Florida Charges	\$74.60
Gross Receipts Tax	\$74.60



BILL DATE 07/11/23

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ACCOUNT NUMBER

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OUC M		BILL DATE			ACCOUNT N	UMBER
The <i>Reliable</i> One [®]			07/11/23	9	89923	9921
SERVICE ADDRESS: 7255 E IRLO BRONSON MEMORIAL HWY	ENTL					PAGE 24 OF 3
HARMONY COMMUNITY DEV DISTRICT	ſ					
				Subtotal	•	\$60.06
CURRENT CHARGES						
OUC Electric Service	58.56					
Meter #: 5CD97826 - Service Charge Commercial Non-Demand Electric Rate (06/08/23 - 07/11// 312 kWh @ \$0.06956 (Non-Fuel)	21.70					
312 kWh @ \$0.05982 (Fuel) (\$16.67 of your Fuel Cost is exempt from Municipal Tax State of Florida Charges	18.66) \$1.50					
)			AVERAGE	THIS PERIOD	LAST YEAR

DUC			BILL DATE	م	ACCOUNT N	UMBER	
he Reliable One®	ole One*		07/11/23	9	89923	9921	
ERVICE ADDRESS: 7255 E IRLO BRONSON MEMORI	AL HWY TCTR					PAGE 25 O)F 3
IARMONY COMMUNITY DEV DIST	RICT						
				Subtotal	•	\$21.46	ي. ج
URRENT CHARGES							
OUC Electric Service	\$20.92						
føter #: 5CR49720 - Service Charge							
commercial Non-Demand Electric Rate (06/08/23 -	07/11/23)						
commercial Non-Demand Electric Rate (06/08/23 - 21 kWh @ \$0.06956 (Non-Fuel)	· 07/11/23) , 1.46						
commercial Non-Demand Electric Rate (06/08/23 - 21 kWh @ \$0.06956 (Non-Fuel)	· 07/11/23) · 1.46 · 1.26						
commercial Non-Demand Electric Rate (06/08/23 - 21 kWh @ \$0.06956 (Non-Fuel)	· 07/11/23) · 1.46 · 1.26						
commercial Non-Demand Electric Rate (06/08/23 - 21 kWh @ \$0.06956 (Non-Fuel)	· 07/11/23) · 1.46 · 1.26						
Commercial Non-Demand Electric Rate (06/08/23 - 21 kWh @ \$0.06956 (Non-Fuel) 21 kWh @ \$0.05982 (Fuel) 21 kWh @ \$0.05982 (Fuel) (\$1.12 of your Fuel Cost is exempt from Municipal	07/11/23) 1.46 1.26 al Tax) \$0.54						
Commercial Non-Demand Electric Rate (06/08/23 - 21 kWh @ \$0.06956 (Non-Fuel) 21 kWh @ \$0.05962 (Fuel) (\$1.12 of your Fuel Cost is exempt from Municip State of Florida Charges	07/11/23) 1.46 1.26 al Tax) \$0.54						
Commercial Non-Demand Electric Rate (06/08/23 - 21 kWh @ \$0.06956 (Non-Fuel) 21 kWh @ \$0.05962 (Fuel) (\$1.12 of your Fuel Cost is exempt from Municip State of Florida Charges	07/11/23) 1.46 1.26 al Tax) \$0.54			AVERAGE	THIS PERIOD	LAST YEAR	
Commercial Non-Demand Electric Rate (06/08/23 - 21 kWh @ \$0.06956 (Non-Fuel)	1.46 1.26 al Tax) \$0.54 \$ 0.54	5 CR4972 0		AVERAGE DAILY USAGE	THIS PERIOD 0.34 kWh	LAST YEAR 0.66 kWh	
Commercial Non-Demand Electric Rate (06/08/23 - 21 kWh @ \$0.06956 (Non-Fuel) 21 kWh @ \$0.05982 (Fuel) (\$1.12 of your Fuel Cost is exempt from Municip State of Florida Charges Cross Receipts Tax Electric Usage in kWh	1.46 1.26 al Tax) \$0.54 \$ 0.54 Meter Data METER #: 50 CURRENT:	3,972 o	on 07/11/23				
Commercial Non-Demand Electric Rate (06/08/23 - 21 kWh @ \$0.06956 (Non-Fuel)	1.46 1.26 al Tax) \$0.54 Motor Data METER #: 50 CURRENT: PREVIOUS:	3,972 c 3,951 c	on 06/08/23				
Commercial Non-Demand Electric Rate (06/08/23 - 21 kWh @ \$0.06956 (Non-Fuel) 21 kWh @ \$0.05982 (Fuel) (\$1.12 of your Fuel Cost is exempt from Municip State of Florida Charges Cross Receipts Tax Electric Usage in kWh	1.46 1.26 al Tax) \$0.54 \$ 0.54 Meter Data METER #: 50 CURRENT:	3,972 o 3,951 o 21 k	on 06/08/23				



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CURRENT

ouc 🖬		BILL DATE	ACCOUN	IT NUMBER
The Reliable One*			98992	239921
SERVICE ADDRESS: 0 OXBOW CT				PAGE 26 OF
HARMONY COMMUNITY DEV DIST	RICT			
			Subtotal 🕨	\$495.99
CURRENT CHARGES				
OUC Electric Service	\$453.88			
Customer Ref: WO 755832 Harmony Track K				
OUConvenient Lighting (06/08/23 - 07/11/23)	\$ 347 40			
Maintenance - Convenient 45 @ \$7.72 1,188.00 kWh @ \$0.03418 (Non-Fuel)				
1,188.00 kWh @ \$0.05545 (Fuel)				
(\$58.30 of your Fuel Cost is exempt from Municipal				
(tooloo of) on the operation of the second se				
Osceola County Charges	\$4,08			

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\$38.03

\$2.73

28.45

6.85

State of Florida Charges

Gross Receipts Tax..... Florida Sales Tax

Discretionary Sales Surtax



The Reliable One®

SERVICE ADDRESS: 3300 POND PINE RD

HARMONY COMMUNITY DEV DISTRICT

ACCOUNT NU	MBER
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9899239921

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Subtotal 🕨

BILL DATE 07/11/23

\$18.67

CURRENT CHARGES

OUC Electric Service	\$18.20
Meter #: 5CR95090 - Service Charge	\$ 18.20
Commercial Non-Demand Electric Rate (06/08/23 - 07/11.	/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

💮 Electric Usage in kWh

1 0.8 0.4 0.4 0.4 0.2 0 2022 EN PREVIOUS E CURRENT 2023

METER #:	5CR95090	
CURRENT:	402	on 07/11/23
PREVIOUS:	402	on 06/08/23
TOTAL USAGE	0	kWh
DAYS OF SERV	ICE: 33	

	AVERAGE	LAST YEAR 0.00 kWh
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SERVICE ADDRESS: 3306 PRIMROSE WILLOW DR

HARMONY COMMUNITY DEV DISTRICT

ACCOUNT	NUMBER
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9899239921

PAGE 28 OF 33

Subtotal)

\$18.67

CURRENT CHARGES

OUC Electric Service	\$18.20
Meter #: 5CR98422 - Service Charge	\$ 18.20
Commercial Non-Demand Electric Rate (06/08/23 - 07/11/	
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

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二 新 新 新 新 新 新	1.2.2		- 115	-	-		8	8	1						

Meter Data

METER #:	5CR98422	
CURRENT:	645	on 07/11/23
PREVIOUS:	645	on 06/08/23
TOTAL USAGE	. 0	kWh
DAYS OF SERV	/ICE: 33	

AVERAGE	THIS PERIOD	LAST YEAR
DAILY USAGE	0.00 kWh	0.19 kWh

BILL DATE 07/11/23



The Reliable One

SERVICE ADDRESS: 3317 PRIMROSE WILLOW DR

HARMONY COMMUNITY DEV DISTRICT

ACCOUNT NUMBER

BILL DATE 07/11/23

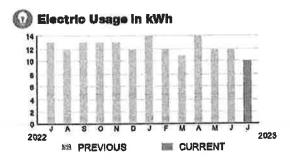
9899239921 PAGE 29 OF 33

Subtotal) \$20.00

CURRENT CHARGES

OUC Electric Service	\$19.50
Meter #: 5CR97294 - Service Charge	. \$ 18.20
Commercial Non-Demand Electric Rate (06/08/23 - 07/*	1/23)
10 kWh @ \$0.06956 (Non-Fuel)	
10 kWh @ \$0.05982 (Fuel)	
(\$0.53 of your Fuel Cost is exempt from Municipal Te	

State of Florida Charges	\$0.50
Gross Receipts Tax	\$ 0.50



METER #:	5CR97294	
CURRENT:	1,777	on 07/11/23
PREVIOUS:	1,767	on 06/08/23
TOTAL USAGE:	10	kWh
DAYS OF SERV	ICE: 33	

AVERAGE THIS PERIOD	LAST YEAR 0.41 kWh
---------------------	-----------------------

ouc 🖓		BILL DATE	ACCOUN	TNUMBER
The <i>Reliable</i> One [®]		07/11/23	98992	239921
SERVICE ADDRESS: 0 SCHOOLHOUSE RD				PAGE 30 OF 33
HARMONY COMMUNITY DEV DIST	TRICT		Subtotal 🕽	\$264.52
CURRENT CHARGES				
OUC Electric Service	\$262.35			
Customer Ref: Neighborhood F OUConvenient Lighting (06/08/23 - 07/11/23) Maintenance - Convenient 22 @ \$8.08 943.80 kWh @ \$0.03418 (Non-Fuel) 943.80 kWh @ \$0.05545 (Fuel) (\$46.31 of your Fuel Cost is exempt from Municip	32.26 52.33			
State of Florida Charges	\$2.17			

\$2.17

Gross Receipts Tax.....

OUC	E,
The Reliable Or	ne°

SERVICE ADDRESS: 3300 SCHOOL HOUSE RD E1

HARMONY COMMUNITY DEV DISTRICT

ACCOUNT NUMBER
9899239921

07/11/23

BILL DATE

PAGE 31 OF 33

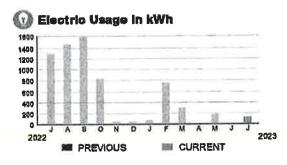
Subtotal)

\$36.98

CURRENT CHARGES

OUC Electric Service	\$36.06
Meter #: 5CR94090 - Service Charge	\$ 18.20
Commercial Non-Demand Electric Rate (06/08/23 - 07/1	1/23)
138 kWh @ \$0.06956 (Non-Fuel)	9.60
138 kWh @ \$0.05982 (Fuel)	8.26
(\$7.37 of your Fuel Cost is exempt from Municipal Tax	

State of Florida Charges	\$0.92
Gross Receipts Tax	\$ 0.92



METER #: CURRENT:	5CR94090	on 07/11/23
PREVIOUS:	•	on 06/08/23
TOTAL USAGE	: 138	kWh
DAYS OF SER	/ICE: 33	

AVERAGE	THIS PERIOD	LAST YEAR
DAILY USAGE	4.18 kWh	40.75 kWh





SERVICE ADDRESS: 3300 SCHOOL HOUSE RD E2

HARMONY COMMUNITY DEV DISTRICT

ACCOUNT	NUMBER
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9899239921

BILL DATE 07/11/23

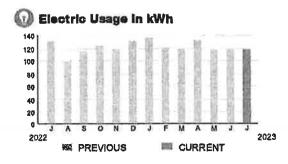
PAGE 32 OF 33

Subtotal \$34.19

CURRENT CHARGES

OUC Electric Service	\$33.34
Meter #: 5CR94089 - Service Charge	\$ 18,20
Commercial Non-Demand Electric Rate (06/08/23 - 07/11	/23)
117 kWh @ \$0.06956 (Non-Fuel)	8.14
117 kWh @ \$0.05982 (Fuel)	7.00
(\$6.25 of your Fuel Cost is exempt from Municipal Tax	

State of Florida Charges	\$0.85
Gross Receipts Tax	\$ 0,85



METER #:	5CR94089 9.607	on 07/11/23
PREVIOUS:		on 06/08/23
TOTAL USAGE: DAYS OF SERV		KWh

AVERAGE	THIS PERIOD	LAST YEAR
DAILY USAGE	3.55 kWh	4.18 kWh



SERVICE ADDRESS; 3300 SCHOOL HOUSE RD E3

HARMONY COMMUNITY DEV DISTRICT

ACCOUNT	NUMBER
---------	--------

BILL DATE 07/11/23

9899239921

PAGE 33 OF 33

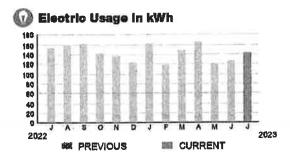
Subtotal 🕨

\$37.51

CURRENT CHARGES

Meter #: 5CR94091 - Service Charge	\$ 18.20
Commercial Non-Demand Electric Rate (06/08/23 - 07/1	1/23)
142 kWh @ \$0.06956 (Non-Fuel)	
142 kWh @ \$0.05982 (Fuel)	8.49
(\$7.59 of your Fuel Cost is exempt from Municipal Tax	

State of Florida Charges	\$0.94
Gross Receipts Tax.	\$ 0.94



18 of 18

METER #:	5CR94091	
CURRENT:	15,672	on 07/11/23
PREVIOUS:	15,530	on 06/08/23
TOTAL USAGE	: 142	kWh
DAYS OF SER	VICE: 33	

AVERAGE	THIS PERIOD	LAST YEAR
DAILY USAGE	4.30 kWh	4.84 kWh



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: July 28, 2023 INVOICE NO.: 226723 BILLING NO.: 8

FOR:

Harmony Community Development District FY 2022 / 2023 District Engineer Services Project No.: MSC-22055 Period of Service: 05/21/23 – 07/01/23

Authorization: Letter Proposal dated September 9, 2022 (Hourly Not-to-Exceed \$60,000.00).
 Approved by the Community Development District on October 6, 2022.
 Letter Proposal dated July 18, 2023 (Hourly Not-to-Exceed \$30,000.00).
 Approved by the Community Development District on July 27, 2023.

Scope of Work: The week of May 21, 2023, Pegasus Engineering (David Hamstra) prepared for and participated in a Teams Meeting with Teresa Kramer, Angel Montagna, Mike Eckert, and Brett Perez on 05/22/23 to discuss the CDD agenda items; prepared and issued an email on 05/22/23 to all partles summarizing the Neighborhood C-1 and C-2 Substantial Completion Meeting / Site Inspection; on-going coordination issues with CCI and CDM Smith regarding the Neighborhood C-1 and C-2 project; coordinated with Greg Teague regarding the Conceptual Cost Estimates for the Lakefront and Tract D Community Maintenance Facility sites; prepared for and attended the CDD Budget Workshop and CDD Meeting on 05/24/23; and prepared for and attended the Neighborhood C-1 and C-2 Final Meeting / Site Inspection on 05/24/23 with CCI and CDM Smith. [21.0 hrs]

- The week of May 21, 2023, Pegasus Engineering (Greg Teague) Community Maintenance Facility => continued preparing a second preliminary Paving, Grading and Drainage Plan with access from Five Oaks Drive; Budget Workshop => prepared cost estimates for the Lakefront Maintenance Facility, Five Oaks Maintenance Facility, and Billy's Trail realignment; Neighborhoods C-1 and C-2 => investigated the road geometry and minimum turning radius required for a typical garbage truck; and reviewed Pay Request #2 and coordinated with CCI (Joel Saslo) regarding the as-built survey and/or record drawings. [16.5 hrs]
- The week of May 21, 2023, Pegasus Engineering (Priscilla Villanueva) Neighborhoods C-1 and C-2 => downloaded and formatted the 05/25/23 Final Site Inspection photographs.
 [1.5 hrs]
- The week of May 28, 2023, Pegasus Engineering (David Hamstra) prepared and issued an email to CCI regarding the Final Site Inspection Punch-List items. [0.5 hr]
- The week of May 28, 2023, Pegasus Engineering (Greg Teague) Neighborhoods C-1 and C-2 => coordinated with CCI (Alisa Sangemino) regarding the information that needs to be submitted with Pay Request #2; and prepared and issued an email to CCI regarding several comments and issues associated with Pay Request #2. [5.0 hrs]

- The week of May 28, 2023, Pegasus Engineering (Donny Greenough) annotated the C-1 and C-2 Site Plan for David Hamstra's emails to CCI. [1.5 hrs]
- The week of June 4, 2023, Pegasus Engineering (David Hamstra) coordinated with Greg Teague and CCI regarding the outstanding punch-list items; and reviewed the current CDD meeting notes and issued status emails. [2.0 hrs]
- The week of June 4, 2023, Pegasus Engineering (Greg Teague) Community Maintenance Facility => coordinated with Osceola County (Amy Templeton) regarding a pre-application meeting; and Neighborhoods C-1 and C-2 => coordinated with CCI (Joel Saslo) regarding the status of Pay Request #1. [1.0 hr]
- The week of June 11, 2023, Pegasus Engineering (David Hamstra) continued coordination with Inframark, the Chairperson, and CCI regarding the Neighborhood C-1 and C-2 project.
 [1.0 hr]
- The week of June 11, 2023, Pegasus Engineering (Greg Teague) Neighborhoods C-1 and C-2 => coordinated with CCI (Alisa Sangemino) regarding additional information for Pay Request #2; and reviewed and finalized Pay Request #2 with all of the required supporting documentation. [3.5 hrs]
- The week of June 18, 2023, Pegasus Engineering (David Hamstra) coordinated with Inframark, District Counsel, the Chairperson, and CCI throughout the week to pulltogether and transmit various Neighborhoods C-1 and C-2 related documents and correspondence from early 2022 to the present; prepared detailed responses to Teresa Kramer's 06/21/22 comments pertaining to the Neighborhoods C-1 and C-2 project; coordinated with CCI and Greg Teague to secure the two (2) pre-construction videos and transmitted to Inframark on 06/22/23; and prepared for the 06/28/23 site inspection (Neighborhood C-1 and C-2 alleyways). [10.0 hrs]
- The week of June 18, 2023, Pegasus Engineering (Greg Teague) Neighborhoods C-1 and C-2 => coordinated with David Hamstra regarding the asphalt paving surface areas and alleyway lengths; coordinated with the information request from the CDD Chairperson; reviewed and revised David Hamstra's response to the various deficiencies described by the CDD Chairperson; and coordinated with CCI (Joel and Saslo and Alisa Sangemino) regarding the pre-construction videos. [5.0 hrs]
- The week of June 18, 2023, Pegasus Engineering (Priscilla Villanueva) printed CDM Smith's Daily Reports for David Hamstra's use; and searched emails regarding correspondence between Pegasus Engineering and DemandStar regarding the posting of the Neighborhoods C-1 and C-2 bid advertisement. [3.5 hrs]
- The week of June 25, 2023, Pegasus Engineering (David Hamstra) performed a site inspection on 06/25/23 of the recent Neighborhoods C-1 and C-2 alleyway project; issued an email to Inframark on 06/25/23 regarding a summary of the Neighborhoods C-1 and C-2 observations; coordinated with Amber Tirado to review the pre-construction videos and compare to the photographs provided by Teresa Kramer; coordinated with Greg Teague on 06/27/23 to follow-up County staff regarding the proposed Maintenance Facility sites; and prepared for and attended the CDD meeting on 06/29/23. [19.0 hrs]

- The week of June 25, 2023, Pegasus Engineering (Greg Teague) Community Maintenance Facility => coordinated with Osceola County (Amy Templeton and Jane Adams) regarding the concept plans for the site on Five Oaks Drive; Neighborhoods C-1 and C-2 => coordinated with CCI (Joel and Saslo and Alisa Sangemino) regarding payment for Pay Request #2; and coordinated with David Hamstra regarding various issues to be discussed during the CDD board meeting. [2.5 hrs]
- The week of June 25, 2023, Pegasus Engineering (Beth Whikehart) researched and provided rainfall data for 06/18/23 to 06/24/23. [1.0 hr]
- The week of June 25, 2023, Pegasus Engineering (Amber Tirado) assisted David Hamstra with watching the pre-construction videos for the Neighborhoods C-1 and C-2 alleyway project and to capture screen shots of the pre-construction conditions; and created a handout for David Hamstra with before and after photos of the problematic Neighborhoods C-1 and C-2 areas. [4.0 hrs]
- The week of June 25, 2023, Pegasus Engineering (Priscilla Villanueva) Neighborhood C1 and C2 Alleyways => downloaded and formatted the 06/25/23 site inspection photographs. [0.5 hr]

LABOR COSTS

Sr. Project Manager, Hamstra, P.E. Sr. Project Engineer, Teague, P.E. Project Engineer, Whikehart, P.E. Sr. CADD/GIS Technician, Greenough Engineering Assistant, Tirado Word Processor/Clerical, Villanueva	53.5 hrs 33.5 hrs 1.0 hr 1.5 hrs 4.0 hrs <u>7.0 hrs</u> 100.5 hrs	@ @ @ @	\$ \$ \$ \$ \$ \$ \$ \$ \$	195.00/hr 180.00/hr 150.00/hr 100.00/hr 80.00/hr 80.00/hr	•	0,432.50 6,030.00 150.00 150.00 320.00 560.00
Sub-Total Labor Costs (Total Labor Costs to Dat	e \$66,842.50)				\$ 1	7,642.50
OTHER DIRECT COSTS						
In-house plots, prints, and copies Travel expenses (CDD meetings and si	te inspections)				\$ \$	430.10 333.86
Sub-Total Other Direct Co (Total Other Direct Costs		51)			\$	763.9 6

Invoice No. 226723/Billing No. 8 July 28, 2023 Page 4 Project No. MSC-22055

SUBCONSULTANT COSTS

None this billing period	\$ 0.00
Sub-Total Subconsultant Costs (Total Subconsultant Costs to Date \$794.50)	\$ 0.00

Amount Due This Invoice

\$ 18,406.46

Total Authorization	\$ 90,000.00
Total Amount Billed to Date	\$ 69,855.51
Balance Remaining	\$ 20,144.49

poolsure	Invoice	Date 7/13/2023 Invoice # 101295645222
1707 Townhurst Dr	Terms	Net 20
Houston TX 77043	Due Date	8/2/2023
ar@poolsure.com 800-858-POOL (7665)	PO #	
www.poolsure.com	Delivery Ticket #	Sales Order #1082022
	Delivery Date	7/12/2023
D.11.7.	Delivery Location	Harmony Swim Club - Main Pool
Bill To Harmony CDD	Customer #	10HAR150
210 North University Drive	AZ License #	#331721
Coral Springs FL 33071	Ship To	Swim Club Harmony CDD 7255 Five Oaks Drive
LATE FEE: This constitutes notice under the truth in lending act month late charge and attorney fees.	that any accounts remaining unpaid aft	er the due date are subject to 1 1/2% per

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	170	gal	2.85	484.50
160-050	Pool Acid bulk by Gallon	15	gal	3.45	51.75
115-014	25# Bag Celaperl	2		39.00	78.00

614.25 0.00 614.25 \$614.25 Subtotal Shipping Cost (FEDEX GROUND) Total Amount Due

Make Checks Payable To Poolsure PO Box 55372 Houston, TX 77255-5372

Amount Due

Remittance Slip

Customer 10HAR150

Invoice # 101295645222



Amount Paid

\$614.25

poolsure		Invoice #		10129564522
1707 Townhurst Dr	Terms	Net 20		
Houston TX 77043 ar@poolsure.com	Due Date	8/2/2023		
800-858-POOL (7665)	PO #			
www.poolsure.com	Delivery Ticket #	Sales Order #108	32024	
	Delivery Date	7/12/2023		
	Delivery Location	Ashley Park - Por	ol	
Sill To	Customer #	10HAR151		
Harmony Com Development District	AZ License #	#331721		
Pompano Beach FL 33071		Harmony Ashl 7124 S Harmo Harmony FL 3	ley Park	a Drive
	Ship To	Harmony FL 3	34773	
ATE FEE: This constitutes notice under the truth in lendin month late charge and attorney fees.				

427.50 150 gal 2.85 115-300 Bleach Minibulk Delivered 51.75 15 gal 3.45 160-050 Pool Acid bulk by Gallon 78.00 39.00 2 25# Bag Celaperl 115-014

 Subtotal
 557.25

 Shipping Cost (FEDEX GROUND)
 0.00

 Total
 557.25

 Amount Due
 \$557.25

Remittance Slip

Customer 10HAR151

Invoice # 101295645225



Amount Due Amount Paid \$557.25

Make Checks Payable To Poolsure PO Box 55372 Houston, TX 77255-5372

por	lsure	Invoice	Date Invo		7/31/202 10129564591	
1707 Townhur	et Dr	Term	S Net 20			
Houston TX 7	7043	Due Date	B/20/2023			
ar@poolsure. 800-858-POO	com L (7665)	PO	#			
www.poolsure	.com	Delivery Ticket	# Sales Orde	er #1082537		
		Delivery Dat	e 7/31/2023			
1 7.		Delivery Location	n Harmony S	iwim Club - Main Poo	4	
rmony CDD		Customer	# 10HAR150			
0 North Unive	rsity Drive	AZ License	# #331721			
oral Springs FL		Ship T	Ship To Swim Club Harmony CDD 7255 Five Oaks Drive			
m ID	id attorney fees.	Quantity	Units	Rate	Amount	
15-300	Bleach Minibulk Delivere		75 gal	2.85	and the second second second	

Subtotal

498.75 0.00 498.75 \$498.75 Shipping Cost (FEDEX GROUND) Total Amount Due

Remittance Slip

Customer 10HAR150

Invoice # 101295645919



Amount Due Amount Paid \$498,75

Make Checks Payable To Poolsure PO Box 55372 Houston, TX 77255-5372



Invoice

Date

8/1/2023

101295645340

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

I

Terms	Net 20
Due Date	8/21/2023
PO #	

Invoice #

BIII 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	

I

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	Amount Due	\$60.00
10HAR151	Amount Paid	
Invoice #	Make Checks Payable	То
101295645340	Poolsure PO Box 55372 Houston, ⊺X 77255-537	2





Invoice

Date

8/1/2023

101295645341

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

101205645341

Terms	Net 20
Due Date	8/21/2023
PO #	

Invoice #

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

35.00 Total \$35.00 **Amount Due**

Remittance Slip		
Customer	Amount Due	\$35.00
ustomer 0HAR152	Amount Paid	
Invoice #	Make Checks Payable 1	Го
101295645341	Poolsure PO Box 55372 Houston, TX 77255-5372	2

poolsure	Invoice	Date 8/8/2023 Invoice # 101295646034
1707 Townhurst Dr	Terms	Net 20
Houston TX 77043	Due Date	8/28/2023
800-858-POOL (7665) www.poolsure.com	PO #	
	Job Date	8/3/2023
Bill To	Job Location	Harmony Swim Club - Main Pool
Harmony CDD	FL License #	CPC1458768
210 North University Drive	Customer # 10HAR150	
Coral Springs FL 33071	Quote #	
	Ship To	Harmony CDD 7255 Five Oaks Drive Harmony 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: 00816682 W: 00496309

item ID	Description	Quantity	Units	Rate	Amount
Item ID Poolsure Tech Call	Description Poolsure Tech Call - No issues with Main Pool controller. Bleach an dacid are feeding correctly. We repaired a small leak on the Kiddie Pool controller.	1	ea	Rate 99.00	

Shipping Cost (FEDEX GROUND) 0.00 Total 99.00

Total 99.00 Amount Due \$99.00

Remittance Slip

Customer 10HAR150

Invoice # 101295646034



Amount Due Amount Paid \$99.00

Make Checks Payable To Poolsure PO Box 55372 Houston, TX 77255-5372

poo	olsure	Invoice	Date Invoid	ce # 1	8/8/2023 01295646170
1707 Townhu	rst Dr	Terms	Net 20		
Houston TX 77043 ar@poolsure.com 800-858-POOL (7665)		Due Date	8/28/2023		
		PO #			
www.poolsure	e.còm	Delivery Ticket #	Sales Order	#1082707	
		Delivery Date	8/4/2023		
Bill To		Delivery Location	Ashley Park - Pool		
Harmony Com Development District		Customer # 10HAR151			
210 North Unive	ersity Drive	AZ License # #331721			
Pompano Beach FL 33071		Ship To	Harmony 7124 S Ha Harmony	Ashley Park armony Square [FL 34773)rive
LATE FEE: This con month late charge a	stitutes notice under the truth in lend nd attorney tees.	ing act that any accounts remaining unpaid af	er the due da	ate are subject to 1	1/2% per
Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	150) gal	2.85	427.50
115-014	25# Bag Celaperl		3	39.00	117.00
115-300	Bleach Minibulk Delivered	10) gal	2.85	28.50

573.00 0.00 573.00 \$573.00 Subtotal Shipping Cost (FEDEX GROUND) Total Amount Due

Remittance Slip Customer 10HAR151

Invoice # 101295646170



Amount Due Amount Paid \$573.00

Make Checks Payable To Poolsure PO Box 55372 Houston, TX 77255-5372

poolsure	Invoice	Date Invoid	ce#1	8/8/202 0129564617
1707 Townhurst Dr	Terms	Net 20		
Houston TX 77043	Due Date	8/28/2023		
ar@poolsure.com 800-858-POOL (7665)	PO#			
www.poolsure.com	Delivery Ticket #	Sales Order	#1082703	
	Delivery Date	8/4/2023		
111 T.	Delivery Location	Harmony Sp	lash Pad IWF -Site	
armony Com Development District	Customer #	10HAR152		
10 North University Dr.	AZ License #	#331721		
ompano Beach FĽ 33071	Ship To	Harmony 3300 Scho St Cloud F	Splash Pad IWF polhouse Rd FL 34773	
tem ID Item 15-300 Bleach Minibulk Del	vered 80	Units gal	Rate 2.85	Amount 228.0

228.00 0.00 228.00 \$228.00 Subtotal Shipping Cost (FEDEX GROUND) Total **Amount Due**

Remittance Slip \$228.00 Amount Due Customer 10HAR152 Amount Paid Invoice # Make Checks Payable To 101295646171



Poolsure PO Box 55372 Houston, TX 77255-5372

Professional Fountain Services LLC 2227 Stratford Dr Sarasota, FL 34232 (941) 320-8279 PFS@Professionalfountainservices.com

BILL TO Harmony Community CDD 7360 Five Oaks Dr Harmony, FL 34773



INVOICE 2339

DATE 07/09/2023 TERMS Net 30

DUE DATE 08/08/2023

ΑCTIVITY	QTY	RATE	AMOUNT
Motor installation SPLASH PAD SYSTEM: COMPLETE INSTALLATION OF ONE TECHTOP 5HP MOTOR ONLY INCLUDES SLEEVE, SEAL GASKET KIT LABOR INCLUDED	1	3,358.29	3,358.29
Fountain Service REPLACE PLUMBING FROM STRAINERS TO DISCHARGE INCLUDES 24 1" UNIONS FOUR 2" UNIONS INCLUDES ALL FITTING LABOR INCLUDED	1	4,300.00	4,300.00
Fountain Service REPLACE ONE DURAPULSE VFD 5HP WITH SINGAL PHASE IMPUT COMPLETE PROGRAMMING INCLUDED	1	4,135.05	4,135.05
Fountain Service COMPLETE INSTALLATION OF ONE SUMP PUMP	1	845.00	845.00
All of the above was serviced on one Splash pad.			
If you have any questions please call or email us.			
Thank you,			

TOTAL DUE \$12,638.34

CHECK REQUEST FORM

Date:	8/9/2023
From:	Lynn Hayes
District Name:	Harmony CDD
Please cut check from Acct. #: Invoice #:	001 546104 53910 5000
Please issue a check to:	Route 1 Motorsports
Vendor Name:	Route 1 Motorsports
Vendor No.:	
Check amount:	\$5,560.54
Please code to:	001 546104 53910 5000
Check Description/Reason:	2019 Polaris Repairs
Mailing instructions	Please send by Fed Ex to Route 1
Mailing instructions:	Motorsports at this mailing address.
	1300 US HWY 1
	Malabar, Florida 32950
Manager's Approval:	
Date:	8/9/2023

Route 1 Motorsports 1300 US HWY 1 Malabar, Florida 32950 Phone: 321-725-7225 Repair Order Due: \$5,560.54

Doc Number: 43019 Service Writer: Jordan Olson Date Printed: 08/09/2023

HARMONY CDD C/O INFRAMARK 313 CAMPUS ST CELEBRATION, FL 34747

Customer Information

Cell Phone: 407-861-4460 Email: JEISON.

Summary

Job Tota	Job	Unit	Decline	Approve
\$6,095.9	INSPECT "LOW OIL PRESSURE" FLASHING, BEEPING	2019 POLARIS D19BAPD4B4	0	
\$6,095.92	Job Subtotal:			
\$45.80	Misc:			
\$5,052.92	Job Parts Subtotal:			
\$1,043.00	Job Labor Subtotal:			
\$418.70	Tax:			
\$6,560.54	Total:			
(\$1,000.00	Less Deposits:			
\$5,560.54	Total Due:			

EMISSION WAIVER; I understand that I have the right to have emission service and / or adjustments done elsewhere. I hereby authorize the above repair work to be done along with the necessary material and hereby grant you and / or your employees permission to operate the vehicle herein described on streets, highways or elsewhere for the purpose of testing and / or inspection. An express mechanics lien is hereby acknowledged on above vehicles to secure the amount of repairs thereto. Not responsible for loss or damage to vehicle or articles left in vehicle in case of fire, theft, or any other cause beyond our control. Storage Fee: I further agree that if I do not pick up my item after 5 days of notification, I will be charged a storage fee of \$20.00 per day. After 60 days units not picked up will be considered abandoned and will be disposed of.

PLEASE READ CAREFULLY, CHECK ONE OF THE STATEMENTS BELOW, AND SIGN: I UNDERSTAND THAT, UNDER STATE LAW, I AM ENTITLED TO A WRITTEN ESTIMATE IF MY FINAL BILL WILL EXCEED \$100.

I DO REQUEST A WATER TEST = (\$75.00) RECOMMENDED ON ALL WATER CRAFT SERVICES

I REQUEST A WRITTEN ESTIMATE.

I DO NOT REQUEST A WRITTEN ESTIMATE AS LONG AS THE REPAIR COSTS DO NOT EXCEED \$_____. THE SHOP MAY NOT EXCEED THIS AMOUNT WITHOUT MY WRITTEN OR ORAL APPROVAL.

I DO NOT REQUEST A WRITTEN ESTIMATE.

SIGNED	DATE

Signature: Lynn Hayes

Page 1 of 2 43019

				Detail			
it ²	019 POLARIS D19BAP	D4B4 200	00D 4X2	Color:	Keyboa	ard:	
	VIN/Serial No:4XAB	APD48K	8939033	Plate:	Odom/Hrs	i In:10,064	Out:10,064
NSPEC	T "LOW OIL PRESSU	JRE" FL	ASHING, BEE	PING			
Desci	c/s once hit the 15- c/s shut unit down t	20 minute for approx	mark the cluster s 5 minutes, turned	r approx 20 minutes (without howed the "low oil pressure" machine back on and the fau essure fault will return.	fault and beeped.		
	inspect and advise						
Recom		TO RUN UI UTES, ROI	NIT TO CHECK F	OR OIL CONSUMPTION IOTICEABLE WHILE UNIT W	AS IDLING		
	Parts	-					T.
	Part # YN5-40-1	4.00	Description	LA T6 SYNTHETIC 5W-	Price \$11.99	Discount \$0.00	Tot \$47.
	206123	1.00		INE ASSEMBLY	\$4,841.99	\$0.00	\$4,841.
	327166	1.00		E,EBS,15DEG,GPP	\$136.99	\$0.00	\$136.
	779150	2.00	COOLANT EX		\$12.99	\$0.00	\$25.
					Parts S	Subtotal	\$5,052.
-	Labor			The function of the second			Tel
	Description spect oil pressure fault			Technician Billy Kauffman		Hours	Tot \$149.
	NGINE R&R			Billy Kauffman		6	\$894.
-				biny recaminan	Labor S	Subtotal	\$1,043.
					Job	Subtotal	\$6,095.
					Арр	prove: 🗹	Decline:
					All Jobs S	ubtotal:	\$6,095
						upplies:	\$25.
				Hazardo	us Waste/Batt Dispo		\$10
					Transportation / S		\$10
						Tax:	\$418
						Total:	\$6,560

(\$1,000.00)

\$5,560.54

Less Deposits:

Total Due:



Servusat, LLC P.O. Box 771417 Orlando, Fl 32877 407-250-3813 Info@Servusat.com Sales@Servusat.com www.Servusat.com

Invoice

Number 4552

7/18/2023 Date

Bill To

Vincent Morrell Harmony CDD / Inframark 210 N University Drive Ste. 702 Coral Spring, Fl, 33071-7320 USA

	Terms	Project	
		Access Control	
Quantity	Description		Amount
200.00	Special Order (See Notes)		\$1,150.00
1.00	Delivery		\$0.00
Special Orde			
00 Proximity	r Details: [,] Access Control Cards WI GR-AWID-0-0 lam Shell Type		
00 Proximity rox Card, Cl erms & C	r Access Control Cards WI GR-AWID-0-0 am Shell Type	Discount	\$0.00
00 Proximity rox Card, Cl erms & Co pecial Orde ISF Checks	r Access Control Cards WI GR-AWID-0-0 iam Shell Type onditions ers 100% Payments In Advance will have \$35.00 Charge	Discount Total	
00 Proximity frox Card, Cl erms & C pecial Orde ISF Checks	Access Control Cards WI GR-AWID-0-0 am Shell Type onditions ers 100% Payments In Advance will have \$35.00 Charge IED PROXIMITY CARDS ARE NOT RETURNABLE AND		\$0.00 \$1,150.00 \$0.00

Home Automation - Network Solutions - Audio/Video Solutions - Access Control Video Surveillance - Cloud Phones - IT Solutions



Servusat, LLC

P.O. Box 771417 Orlando, Fl. 32877 407-250-3813 Info@Servusat.com Sales@Servusat.com w w w . S e r v u s a t . c o m

Invoice

Number 4564

Date 7/28/2023

Bill To

Jeison Castillo Harmony CDD / Inframark 210 N University Drive Ste. 702 Coral Spring, Fl, 33701-7320 USA

	Terms	Project	
		Special Order - Color & Clear Pri	nter Cartridge
Quantity	Descrip	otion	Amount
1.00	Special Order (See Notes)		\$352.59
1.00	Delivery		\$0.00
1.00	Total Services		
p ecia l Orde I Genuine F	er Details: Fargo Color Ribbon Cartridge		
	argo Clear Ribbon Cartridge		
	onditions		
SF Checks	ers 100% Payments in Advance ; will have \$35.00 Charge		
	D ALLOWED		
		Discount	\$0.0
		Total	\$352.5
		Amount Paid	#0.0
		Amount Faid	\$0.0

Software and Hardware are provided by customer. We are NOT responsible for lost data and/or information that may be stored in your electronic devices. 30 days limited service warranty: (We don't cover issues from virus like spyware, malware, etc.). Be conducting business with Servusat, LLC, clients grants permission to utilize jobs performed for marketing purposes; Servusat, LLC also owns the rights to the pictures and / or videos used of services rendered in connection to the jobs performed at my residence or place of business. I also release Servusat, LLC of any claims related to the production, marketing or distribution of multimedia elements such as pictures and videos used for marketing purposes locally, nationality or across the world. WE REALLY APPRECIATE YOUR BUSINESS!

Home Automation - Network Solutions - Audio/Video Solutions - Access Control Video Surveillance - Cloud Phones - IT Solutions

ARMONY CDD				
OHO WATER AUTHORITY	VENDOR # 58			
ATE	07/14/23			
VOICE NUMBER	07/1423 ACH		1	
			04/19/2	3-05/19/23
			the second se	07/14/23
	тоно	1 1 - 10 - 10 - 10 - 10 - 10 - 10 - 10 -	Aun	011111111
ccount Number	SERVICE ADDRESS	Service Type	\$	1,595.35
01525420-000948250	7300 Five Oaks Drive Rclm	Reclaimed	\$	774.81
01525420-000948380	7500 five Oaks Drive Rclm - 06/06/21-METER switch ou		\$	77.30
01525420-000774910	0 Bracken Fern Drive Park	Reclaimed	Φ	11.00
01525420-000944380	7124 S. Harmony Square Drive PoolCbna	water/waste/reclaimed		
001525420-000784380	0 Five Oaks Drive RM	Reclaimed		
01525420-001125108	3200 Schoolhouse Road Rm Evn Blk	Reclaimed		
001525420-000903760	6900 E. Irlo Bronson Mem Hwy	Reclaimed	1	
	7255 Five Oaks Drive Caban	water/waste		
001525420-000790300	0 Alley Neighborhood ParkC	Reclaimed		
001525420-000774960	0 Pond Pine Road Park	Reclaimed		
001525420-000774950	7036 Button Bush Loop ParkB	Reclaimed		
001525420-000774940	7255 Five Oaks Dr. Reclm	Reclaimed		
001525420-000790680	0 Cat Brier Trail Park	Reclaimed		
001525420-000784410	0 Schoolhouse & Cupseed Road	Reclaimed		
001525420-000855740	6900 Five Oaks Drive Blk Odd	Reclaimed		
001525420-000933910		Reclaimed		
001525420-000784440	0 Harmony Square Drive Ent W	Reclaimed	1.	
001525420-000785210	0 Five Oaks Drive RM	Reclaimed		
001525420-000933920	3300 Schoolhouse Road Rclm Blk	Reclaimed		
001525420-000784430	0 Harmony Square Drive West	water		
001525420-000790670	7255 Five Oaks Drive Showr	water		
001525420-000790660	7255 Five Oaks Drive Pool	Reclaimed	-	
001525420-001262780	6900 E. Irlo Bronson Mem Hwy Blk Odd	Reclaimed	-	
001525420-000774980	0 Primrose Willow Drive Park	The second second second	1	
001525420-000774990	7014 Button Bush Loop Park	Reclaimed		
001525420-000774920	0 button Bush Loop ParkB	Reclaimed		
001525420-000775000	0 Catbrier & Bracken Fern	water/waste/reclaimed	-	
001525420-000784420	0 Harmony Square Drive West	Reclaimed Reclaimed	-	
001525420-000812210	3300 Schoolhouse Road Rm	-		
001525420-000819280	3300 Schoolhouse Road Park	water/waste	-	
001525420-000846710	0 Harmony Sq Dr & 192	Reclaimed	-	
001525420-000784390	0 Schoolhouse Road Park	Reclaimed	-	
001525420-033035419	7500 A Even Five Oaks Drive	Reclaimed	-	
001525420-033058389	3400 Feather Drive Blk Even	Reclaimed		
001525420-033141279	3100 Songbird Circle Odd Block	Reclaimed	\$	2,447.
001.543021.53903.5000	001.543021.53903.5000		- 4	



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

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

Reclaimed Water

Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May Jun



Service Address: 7300 FIVE OAKS DRIVE RCLM Account Number: Past Due Amount: Current Charges: Total Amount Due: 001525420-000948250 \$1,595.35 \$1,501.51 \$3,096.86

i Meter	Number of	Previous Mete	Previous Meter Reading		Current Meter Reading	
Number	Days	Date	Reading	Date	Reading	Usag
61099658	31	05/19/2023	77316	06/19/2023	77815	499
Bal Cur	Reclaime Reclaime	rward nsaction(s)		25	1,595.35 1,595.35 1,479.84 \$21.67 1,501.51	ni
То	tal Amoı	int Due		\$3,	,096.86	

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.

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

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

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

Please Remit to





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

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

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 \$1,635.64

Meter Number		Previous Mete	er Reading	Current Mete	Water	
Number	Days	Date	Reading	Date	Reading	Usage
21008656	31	05/19/2023	6915	06/19/2023-	7196	281
Pre	vious Bala	ance		1	\$774.81	1.00
Bal	lance For	ward		(\$774.81	/17
	Reclaime	nsaction(s) od Usage od Base Charge	ł		\$839.16 \$21.67	ل
		nsaction Total			\$860.83	-
То	otal Amou	int Due	(\$1,	,635.64 J	The

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

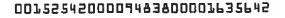
Account Number 001525420-000948380 Past due balances are subject to immediate interruption of service.

Part Due	Current	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	

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



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







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

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

HARMONY COMM DEV DISTRICT

Service Address: 0 BRACKEN FERN DRIVE PARK Account Number: Past Due Amount: Current Charges: Total Amount Due; 001525420-000774910 \$77.30 \$64.56 \$141.86

Meter	Number of	Number Previous Meter Reading		Current Meter Reading		Water
Number Days		Date	Reading	Date	Reading	Usag
14035860	31	05/19/2023	1690	06/19/2023	1713	23
Bal Cui	Reclaime Reclaime	ward saction(s)			\$77.30 \$77.30 \$56.68 \$7.98 \$64.56	Y
Το	tal Amou	int Due			5141.86	
		Sea	ф.,		15	V9
			5	of for w	N	

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 001525420-000774910 Past due balances are subject to immediate interruption of service.

Past Due Due Now	Current	Total Amount	
	Amount Due by 07/18/23	Late Charge after 07/18/23	Due
\$77.30	\$64.56	\$5.00	\$141.86

*****AUTO**MIXED AADC 300 T/2 / P/1 / S/ 291 1 MB 0.528



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



HARMONY CDD				
TOHO WATER AUTHORITY	VENDOR # 58			
DATE	07/18/23			
INVOICE NUMBER	071823-8389 ACH			
			05/19/23-06/19/23	
	тоно		ACH	1 07/18/23
Account Number	SERVICE ADDRESS	Service Type		
001525420-033141279	3100 Songbird Circle Odd Block	Reclaimed	\$	1,541.35
001525420-033035419	7500 A Even Five Oaks Drive	Reclaimed	\$	1,650.38
001525420-000784390	0 Schoolhouse Road Park	Reclaimed	\$	1,165.58
001525420-000846710	0 Harmony Sq Dr & 192	Reclaimed	\$	45.80
001525420-000775000	0 Catbrier & Bracken Fern	water/waste/reclaimed	\$	788.06
001525420-000948380	7500 five Oaks Drive Rcim - 06/06/21-METER switch out	Reclaimed	\$	1,635.64
001525420-000790660	7255 Five Oaks Drive Pool	water	\$	157.98
001525420-000819280	3300 Schoolhouse Road Park	water/waste	\$	137.00
001525420-000774940	7036 Button Bush Loop ParkB	Reclaimed	\$	181.97
001525420-000774990	7014 Button Bush Loop Park	Reclaimed	\$	15.96
001525420-000774980	0 Primrose Willow Drive Park	Reclaimed	\$	126.66
001525420-001262780	6900 E. Irlo Bronson Mem Hwy Bik Odd	Reclaimed	\$	1,363.79
001525420-000784430	0 Harmony Square Drive West	Reclaimed	\$	1,495.26
001525420-000933920	3300 Schoolhouse Road Rcim Bik	Reclaimed	\$	1,403.35
001525420-000785210	0 Flye Oaks Drive RM	Reclaimed	\$	83.18
001525420-000774910	0 Bracken Fern Drive Park	Reclaimed	\$	141.86
001525420-000944380	7124 S. Harmony Square Drive PoolCbna	water/waste/reclaimed	\$	1,004.57
001525420-000784410	0 Cat Brier Trail Park	Reclaimed	\$	378.92
001525420-000790300	7255 Five Oaks Drive Caban	water/waste	\$	118.72
001525420-000774960	0 Alley Neighborhood ParkC	Reclaimed	\$	133.78
	0 Pond Pine Road Park	Reclaimed	\$	129.12
001525420-000774950 001525420-000933910	6900 Five Oaks Drive Bik Odd	Reclaimed	\$	882.20
001525420-000855740	0 Schoolhouse & Cupseed Road	Reclaimed	\$	959.90
	0 Harmony Square Drive Ent W	Reclaimed	\$	3,388.84
001525420-000784440	7500 five Oaks Drive Rcim - 06/06/21-METER switch out	Reclaimed -	\$	1,635.64
	7255 Five Oaks Drive Showr	water	\$	15.11
001525420-000790670	3200 Schoolhouse Road Rm Evn Bik	Reclaimed	\$	311.0
001525420-001125108	543021-53901-500		5	20,891.7



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

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HARMONY COMM DEV DISTRICT

Alumahan

Account Number: Past Due Amount: Current Charges: **Total Amount Due:** 001525420-033141279 \$378.78 \$1,162.57 \$1,541.35

Water

Usage

267

Reading

Reading

11671

Service Address: 3100 SONGBIRD CIRCLE ODD BLOCK

Number	of Previous Meter		Current Mete	Aeter Readin	
Days	Date	Reading	Date	Readin	
31	05/19/2023	11404	06/19/2023	1167	
vious Bali	ance			\$378.78	
ance For	ward			\$378.78	
	• •		\$1	1,140.90	
	-			\$21.67	
rent Trai	nsaction Total		\$1	,162.57	
	int Due		61	541.35	
	of Days 31 vious Bala ance For rent Tran Reclaime Reclaime rent Tran	of Days Date 31 05/19/2023 vious Balance ance Forward rent Transaction(s) Reclaimed Usage Reclaimed Base Charge rent Transaction Total	of Days Date Reading 31 05/19/2023 11404 vious Balance ance Forward rent Transaction(s) Reclaimed Usage Reclaimed Base Charge rent Transaction Total	of Days Date Reading Date 31 05/19/2023 11404 06/19/2023 vious Balance ance Forward rent Transaction(s) Reclaimed Usage Reclaimed Base Charge rent Transaction Total	

1/25.

Reclaimed Water

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



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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.

Devid Dave	Current	Total Amount	
Past Due Due Now	Amount Due by 07/18/23	Late Charge after 07/18/23	Due
\$378.78	\$1,162.57	\$58.13	\$1,541.35

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 321 1 MB 0.528 ╢┝╷┟╡╛╊╫┟╍║┿┝┝║╢╡╢┫╗┥╖┥╸╸┙┾┼╛║╬╝╬╍┙╍╗┾╵║┟╢╺╓╢╢┤║╝╍╾┟╣╞╍┟╢┝

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

Please Remit to

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



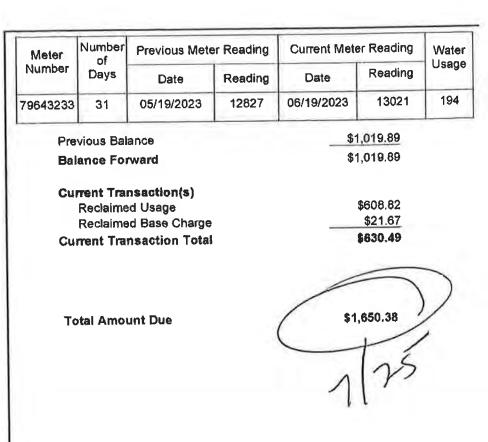


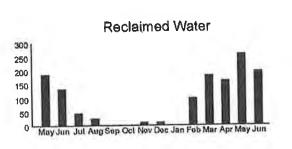
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Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com HARMONY COMM DEV DISTRICT

Service Address: 7500 A EVEN FIVE OAKS DRIVE Account Number: Past Due Amount: Current Charges: Total Amount Due: 001525420-033035419 \$1,019.89 \$630.49 \$1,650.38

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





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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.

	Current	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

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 320 1 MB 0.528



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





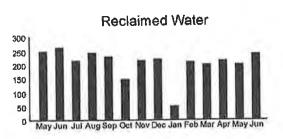
Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

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

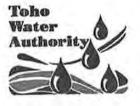
HARMONY COMM DEV DISTRICT

Service Address: 0 SCHOOLHOUSE ROAD LSH02 Account Number: Past Due Amount: Current Charges: Total Amount Due: 001525420-000784390 \$531.13 \$634.45 \$1,165.58

Meter Number Days		Previous Mete	er Reading	Current Meter Reading		Water
		Date	Reading	Date	Reading	Usage
60910380	31	05/19/2023	27307	06/19/2023	27548	241
Pre	vious Bala	ance			\$531.13	
Bal	ance For	ward			\$531.13	
	Reclaime Reclaime	nsaction(s) d Usage d Base Charge nsaction Total		_	\$592.86 \$41.59 \$634.45	
Τα	otal Amou	int Due	(51	,165.58)



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

Account Number 001525420-000784390 Past due balances are subject to immediate interruption of service.

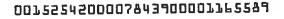
Deat Due	Current	Total Amount	
Past Due Due Now	Amount Due by 07/18/23	Late Charge after 07/18/23	Due
\$531.13	\$634.45	\$31.72	\$1,165.58

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

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







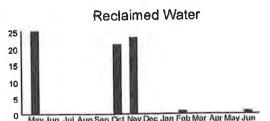
Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

HARMONY COMM DEV DISTRICT

Service Address: 0 HARMONY SQ DR & 192 Account Number: Past Due Amount: **Current Charges: Total Amount Due:** 001525420-000846710 \$21.67 \$24.13 \$45.80

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

Meter	Number of	Previous Meter Reading		Current Mete	Water	
Number	Days	Date	Reading	Date	Reading	Usage
79251773	31	05/19/2023	991	06/19/2023	992	1
Pre	vious Bala	ance			\$21.67	
Bal	ance For	ward			\$21.67	
Cu		nsaction(s)			\$2.46	
	Reclaime Reclaime	d Usage d Base Charge			\$21.67	
Cu	Current Transaction Total			\$24.13		
To	ital Amou	int Due		2	\$45.80)



May Jun Jul Aug Sop Oct Nov Dec Jan Fob Mar Apr May Jun

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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	Total Amount	
Past Due Due Now	Amount Due by 07/18/23	Late Charge after 07/18/23	Due
\$21.67	\$24.13	\$5.00	\$45.80

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 311 1 MB 0.528

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

Please Remit to

TOHO WATER AUTHORITY PO BOX 30527 TAMPA, FL 33630-3527 ╺╺┍┝╗╔╗<mark>┝╎╸╸╎╢╺┊╝╸┊┍╘╢</mark>┍┍╢╗┇┑╬┑╠╝╻╏┍╺╢┥╸<mark>╢</mark>╝╕╸<mark>╢</mark>╝╕╸





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

HARMONY COMM DEV DISTRICT

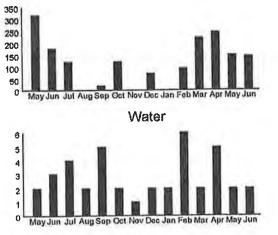
Service Address: **0 CATBRIER & BRACKEN FERN DRIVE PPARK**

Account Number: Past Due Amount: Current Charges: Total Amount Due: 001525420-000775000 \$401.41 \$386.65 \$788.06

Meter	Number of	Previous Mete	er Reading	Current Met	er Reading	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
Pre	vious Bal	ance			\$401.41	
Bal	ance For	ward			\$401.41	
		-			\$6.54 \$4.20 \$354.24	
	Reclaime	d Base Charge			\$21.67 \$386.65	
Gu	nent na	nsaction Total		/	7	Ъ

Reclaimed Water

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



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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.

Dunt Dun	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

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 298 1 MB 0.528



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

Please Remit to

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





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

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

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 \$1,635.64

Meter	Number of	Previous Mete	er Reading	Current Meter Reading		Water
Number Days		Date	Reading	Date	Reading	Usage
21008656	31	05/19/2023	6915	06/19/2023-	7196	281
Pre	vious Bala	ance		/	\$774.81	1.X
Bal	lance For	ward		(\$774.81	1.1
Cu		nsaction(s)				25
	Reclaime Reclaime	d Usage d Base Charge		1.5	\$839.16 \$21.67	
Cur	rrent Trar	nsaction Total	J		\$860.83	-
Τα	otal Amou	ant Due	(\$1	,635.64	The

Reclaimed Water 700 600 500 400 300 200 100 Ð

May Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr

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

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

*****AUTO**MIXED AADC 300 T:2 / P:1 / 5: 318 1 MB 0.528

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Please Remit to

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





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

Service Address: 7255 FIVE OAKS DRIVE POOL

Number

of

Days

31

Previous Balance

Balance Forward

Current Transaction(s) Water Base Charge

Current Transaction Total

Water Usage

Total Amount Due

Meter

Number

19001670

Account Number: Past Due Amount: Current Charges: Total Amount Due:

Previous Meter Reading

Date

05/19/2023

Reading

1543

001525420-000790660 \$67.44 \$90.54 \$157.98

Water

Usage

40

Current Meter Reading

Date

06/19/2023

Reading

1583

\$67.44

\$67.44

\$6.54 \$84.00

\$90.54

\$157.98

	Water	

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



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

Account Number 001525420-000790660 Past due balances are subject to Immediate interruption of service.

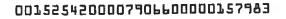
	Current	Total	
Past Due Due Now	Amount Due by 07/18/23	Late Charge after 07/18/23	Amount Due
\$67.44	\$90.54	\$5.00	\$157.98

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 306 1 MB 0.528

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







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

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

HARMONY COMM DEV DISTRICT

Service Address: 3300 SCHOOLHOUSE ROAD PARK Account Number: Past Due Amount: Current Charges: Total Amount Due: 001525420-000819280 \$68.50 \$68.50 \$137.00

Meter	Number	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
Pre	vious Bal	ance			\$68.50	
Bal	ance For	ward			\$ 6 8.50	
Cu		se Charge			\$6.54	
	Water Us	-			\$10.50	
	Wastewa	ter Base Charg	0		\$16.26	
		ter Usage			\$35.20 \$68.50	
Cu	ment Tra	nsaction Tota		_	+00.00	_
т	otal Amo	int Due). \$137.00	
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Water



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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.

	Current	Total Amount	
Past Due Due Now	Amount Due by 07/18/23	Late Charge after 07/18/23	Due
\$68.50	\$68.50	\$5.00	\$137.00

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 310 1 MB 0.528

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





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

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

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

Meter	Number	Previous Meter Reading		Current Meter Reading		Water
Number Days	Date	Reading	Date	Reading	Usage	
51991853	31	05/19/2023	5311	06/19/2023	5342	31
Pre	vious Bala	ance			\$89.03	
Bal	ance For	ward			\$89.03	
	Reclaime	n saction(s) d Usage d Base Charge			\$84.96 \$7.98	
Cu		nsaction Total			\$92.94	
Τo	otal Amou	int Due		C	\$181.97 J.D.	ワー

Reclaimed Water

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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.

Past Due Due Now	Current	Total Amount	
	Amount Due by 07/18/23	Late Charge after 07/18/23	Due
\$89.03	\$92.94	\$5.00	\$181.97

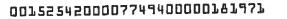
Please Remit to

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







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

Service Address: 7014 BUTTON BUSH LOOP PARK Account Number: Past Due Amount: Current Charges: Total Amount Due: 001525420-000774990 \$7.98 \$7.98 \$7.98 \$15.96

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

Meter	Number of	Previous Mete	er Reading	Current Meter Reading		Water
Number Days		Date	Reading	Date	Reading	Usage
52059774	31	05/19/2023	4339	06/19/2023	4339	0
Pre	vious Bala	ance			\$7.98	
Ba	ance For	ward			\$7.98	
Cu	rrent Trar	saction(s)				
		d Base Charge		والمراجع وا	\$7.98	
Cu	rrent Trar	saction Total			\$7.98	
τα	ital Amou	int Due		\mathcal{C}	\$15.96	ł

Reclaimed Water

D May Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May Jun

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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.

D 4 D	Current	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

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





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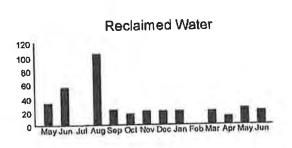
Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

HARMONY COMM DEV DISTRICT

Service Address: 0 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

Usage 21	Reading	Data				Meter Numb	
21		Date	Reading	Date	Days	Number OT	
	1643	06/19/2023	1622	05/23/2023	27	15000757	
	\$67.02			ance	vious Bala	Pre	
	\$67.02				ance For		
	\$51.66 \$7.98 \$59.64			d Base Charge		Cu	
•	\$126.66			unt Due	otal Amo	Тс	
)			Current Transaction Total				



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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.

	Current	Total Amount	
Past Due Due Now	Amount Due by 07/18/23	Late Charge after 07/18/23	Due
\$67.02	\$59.64	\$5.00	\$126.66

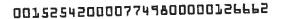
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HARMONY COMM DEV DISTRICT 210 N UNIVERSITY DR STE 702 CORAL SPRINGS FL 33071-7320







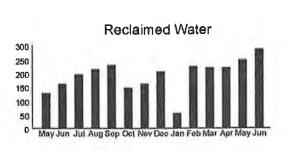
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Customer Service: (8am - 5pm) 407-944-5000

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

Meter Number		Previous Meter Reading		Current Meter Reading		Water
Number	Days	Date	Reading	Date	Reading	Usage
21008654	31	05/19/2023	3795	06/19/2023	4082	287
Pre	vious Bala	ance			\$631.75	
Bal	ance For	ward			\$631.75	
		saction(s)			\$710.37	
Reclaimed Usage Reclaimed Base Charge			\$21.67			
Current Transaction Total			\$732.04			
То	tal Amou	nt Due		\$1,	363.79)



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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.

Deet Due	Current	Current Charges		
Past Due Due Now	Amount Due by 07/18/23	Late Charge after 07/18/23	Amount Due	
\$631.75	\$732.04	\$36.60	\$1,363.79	

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 323 1 MB 0.528



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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

Customer	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
62751434	31	05/19/2023	49436	06/19/2023	49574	138
Prev	vious Bala	ance		\$*	,091.78	
Bala	ance For	ward		\$*	,091.78	
	Reclaime Reclaime	nsaction(s) d Usage d Base Charge nsaction Total			\$339.48 \$64.00 \$403.48	
To	tal Amot	int Due		51	,495.26)



May Jun Jul Aug Sop Oct Nov Dec Jan Feb Mar Apr May Jun

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

Account Number 001525420-000784430 Past due balances are subject to immediate interruption of service.

Dent Due	Current	Charges	Total Amount
Past Due Due Now	Amount Due by 07/18/23	Late Charge after 07/18/23	Due
\$1,091.78	\$403.48	\$20.17	\$1,495.26

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

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

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



Account Number: Past Due Amount: **Current Charges:**

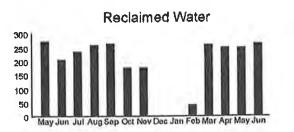
001525420-000933920
\$668.44
\$734.91
\$1,403.35

Water

Usage

264

Meter	Number of	Previous Mete	er Reading	Current Mete	er Reading
Number	Days	Date	Reading	Date	Reading
18001587	31	05/19/2023	4081	06/19/2023	4345
Pre	vious Bal	ance			\$668.44
Bal	ance For	ward			\$668.44
	Reclaime	d Base Charge		-	\$21.67
		d Base Charge nsaction Total			<u>\$21.67</u> \$734.91
Cur	rrent Trai	nsaction Total		\bigcap	\$734.91
Cur		nsaction Total		\bigcap	



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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.

	Current	Charges	Total
Past Due Due Now	Amount Due by 07/18/23	Late Charge after 07/18/23	Amount Due
\$668.44	\$734.91	\$36.75	\$1,403.35

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 315 1 MB 0.528



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

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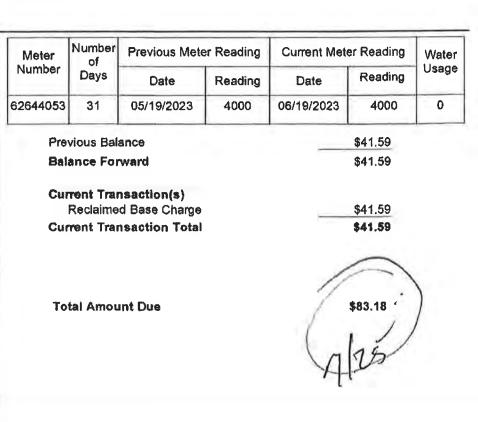




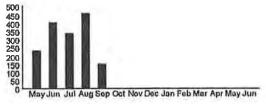
Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com HARMONY COMM DEV DISTRICT

Service Address: 0 FIVE OAKS DRIVE RM Account Number: Past Due Amount: Current Charges: Total Amount Due: 001525420-000785210 \$41.59 \$41.59 \$83.18

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



Reclaimed Water



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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.

Past Due	Current	Charges	Total Amount
Due Now	Amount Due by 07/18/23	Late Charge after 07/18/23	Due
\$41.59	\$41.59	\$5.00	\$83.18

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 304 1 MB 0.528

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

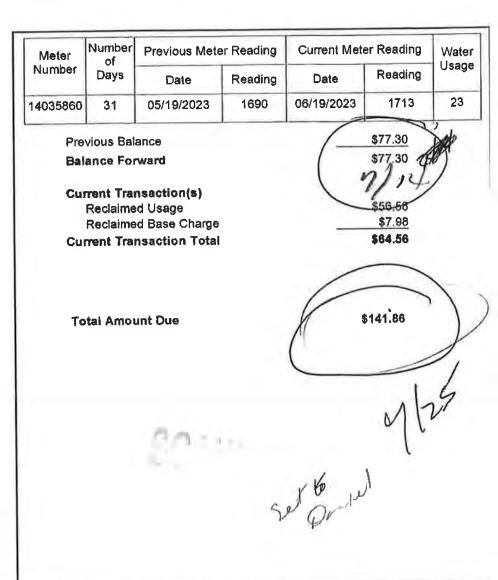


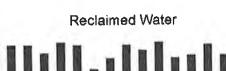


Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com HARMONY COMM DEV DISTRICT

Service Address: 0 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





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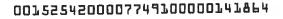
Account Number 001525420-000774910 Past due balances are subject to immediate Interruption of service.

Dent Den	Current	Charges	Total Amount
Past Due Due Now	Amount Due by 07/18/23	Late Charge after 07/18/23	Due
\$77.30	\$64,56	\$5.00	\$141.86

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







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

Reclaimed Water

Water

May Jun Jul Aug Sop Oct Nov Dec Jan Feb Mar Apr May Jun

HARMONY COMM DEV DISTRICT

Service Address: 7124 S HARMONY SQUARE DRIVE POOLCBNA Account Number: Past Due Amount: Current Charges: Total Amount Due: 001525420-000944380 \$310.96 \$693.61 \$1,004.57

Meter	Number	Previous Met	er Reading	Current Mete	er Reading	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
Pre	vious Bal	ance			\$310.96	
	ance For				\$310.96	
	Wastewa Wastewa	ed Base Charge ater Base Charg ater Usage	je		\$156.93 \$21.67 \$36.59 \$359.04 \$693.61	
Cu		ater Usage nsaction Tota	ł		\$693.61	
т	otal Amo	unt Due	í	\$1	,004.57)

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May Jun Jul Aug Sep Oct Nov

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

Mar Apr May Jun

Account Number 001525420-000944380 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
\$310.96	\$693.61	\$34.68	\$1,004.57

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





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

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

HARMONY COMM DEV DISTRICT

Service Address: O CAT BRIER PARK Account Number: Past Due Amount: Current Charges: Total Amount Due: 001525420-000784410 \$105.82

\$273.10 \$378.92

Meter	Number	Previous Mete	er 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
Pre	vious Bal	ance		·	\$105.82	
Bal	ance For	ward			\$105.82	
Cu	Reclaime Reclaime	ed Base Charge nsaction Tota			\$209.10 <u>\$64.00</u> \$273.10 \$378.92	
				1-	が	

Reclaimed Water

900 800 700 600 500 400 300 200 104 Dec Jan Feb Mar Apr May Jun lay Jun Jul Aug Sep Ocl

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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.

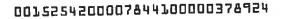
	Current	Charges	Total Amount
Past Due Due Now	Amount Due by 07/18/23	Late Charge after 07/18/23	Due
\$105.82	\$273.10	\$13.66	\$378.92

Please Remit to

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

*****AUTO**MIXED AADC 300 T/2 / P:1 / S: 301 1 M8 0.528

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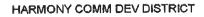






Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

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

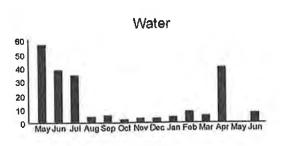


Service Address: 7255 FIVE OAKS DRIVE CABAN Account Number: Past Due Amount: Current Charges: Total Amount Due: 001525420-000790300 \$31.94 \$86.78 \$118.72

Meter	Number of	Previous Mete	er Reading	Current Mete	er Reading	Water
Number	Days	Date	Reading	Date	Reading	Usage
17006879	31	05/19/2023	370	06/19/2023	377	7
Pre	vious Bala	ance			\$31.94	
Bal	ance For				\$31.94	
	ance For	ward			\$31.94	
Cur	ance For rrent Trar	ward			\$31.94 \$6.54	
Cur	ance For rrent Trar Water Ba	ward nsaction(s) se Charge				
Cur	ance For rrent Trar Water Ba Water Us	ward n saction(s) se Charge age	θ		\$6.54	
Cur	ance For rrent Trar Water Ba Water Us Wastewa	ward nsaction(s) se Charge	8		\$6.54 \$14.70	

Total Amount Due

\$118.72



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 001525420-000790300 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
\$31.94	\$86.78	\$5.00	\$118.72

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 305 1 MB 0.528



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

ТОНО WATER AUTHORITY РО ВОХ 30527 ТАМРА, FL 33630-3527 чириральна в 23630-3527





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

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

HARMONY COMM DEV DISTRICT

0 ALLEY NEIGHBORHOOD PARKC

Service Address:

Account Number: Past Due Amount: Current Charges: Total Amount Due: 001525420-000774960 \$25.20 \$108.58 \$133.78

Meter	Number of	Previous Mete	er Reading	Current Meter Reading		Water
Number Days		Date	Reading	Date	Reading	Usage
14035850	31	05/19/2023	1969	06/19/2023	2004	35
Pre	vious Bal	ance			\$25.20	
Bal	ance For	ward			\$25.20	
Cu	rrent Trai Reclaime	n saction(s) d Usage			\$100.60	
C		d Base Charge			\$7.98 \$108.58	
						_
				1	1	
То	otal Amou	unt Due		()	5133.78	/
					1	/
				1	~	
				\neg	27	
				(

Reclaimed Water

50 45 40 35 30 25 20 15 10 5 0 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 001525420-000774960 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
\$25.20	\$108.58	\$5.43	\$133.78

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 295 1 MB 0.528



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





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

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

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 \$129.12

Meter	Number of	Previous Mete	er Reading	Current Meter Reading		Water
Number Days		Date	Reading	Date	Reading	Usaĝe
51858298	31	05/19/2023	3353	06/19/2023	3375	22
Pre	vious Bal	ance			\$67.02	
Bal	ance For	ward			\$67.02	
	Reclaime Reclaime	nsaction(s) d Usage d Base Charge nsaction Total		_	\$54.12 \$7.98 \$62.10	
Τα	otal Amou	unt Due	(129.12	

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 001525420-000774950 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
\$67.02	\$62.10	\$5.00	\$129.12

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 294 1 MB 0.528

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





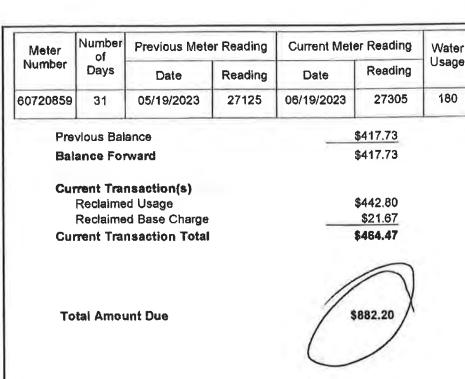
Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

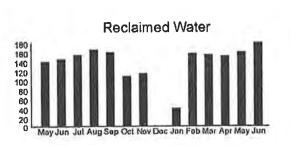
HARMONY COMM DEV DISTRICT

Service Address: 6900 FIVE OAKS DRIVE RM Account Number: Past Due Amount: Current Charges: **Total Amount Due:** 001525420-000933910 \$417.73 \$464.47 \$882.20

180

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 001525420-000933910 Past due balances are subject to immediate interruption of service.

Past Due	Current	Total Amount	
Due Now	Amount Due by 07/18/23	Late Charge after 07/18/23	Due
\$417.73	\$464.47	\$23.22	\$882.20

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 314 1 MB 0.528

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

Please Remit to

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





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: 001525420-000855740 \$415.05 \$544.85 \$959.90

Service Address: 0 SCHOOLHOUSE & CUPSEED ROAD Total Amoun

Customer Ser	vice (Ram	1 - 5nm)	407-944-5000

Meter	Number	Previous Meter Reading		Current Meter Reading		Water
Number Days		Date Reading		Date	Reading	Usage
68934780	31	05/19/2023	24420	06/19/2023	24555	135
Pre	vious Bata	ance			\$415.05	
Bal	ance For	ward			\$415.05	
	Reclaime Reclaime	nsaction(s) d Usage d Base Charge nsaction Total			\$523.18 <u>\$21.67</u> \$544.85	
τα	ital Amou	int Due			959.90	Π
				Mr	19	

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 001525420-000855740 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
\$415.05	\$544.85	\$27.24	\$959.90

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 312 1 MB 0.528

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







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

Service Address:

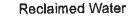
0 HARMONY SQUARE DRIVE W

Account Number: Past Due Amount: Current Charges: Total Amount Due: 001525420-000784440 \$2,011.13 \$1,377.71 \$3,388.84

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

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2	2	٥		

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
Pre	vious Bala	ance		\$2	2,011.13	
Bal	ance For	ward		\$2	2,011.13	
	Reclaime Reclaime	aaction(s) d Usage d Base Charge nsaction Total			,313.71 \$64.00 , 377.71	
Το	tal Amou	nt Due		\$3,	388.84	7





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	Total Amount	
Due Now	Amount Due by 07/18/23	Late Charge after 07/18/23	Due
\$2,011.13	\$1,377.71	\$68.89	\$3,388.84

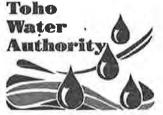
*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 303 1 MB 0.528

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





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

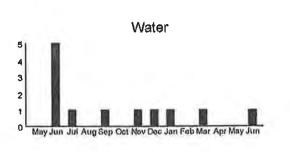
7255 FIVE OAKS DRIVE SHOWR

Service Address:

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

Meter Number		Previous Meter Reading		Current Mete	Water	
Number	Days	Date	Reading	Date	Reading	Usage
21017675	31	05/19/2023	5	06/19/2023	6	1
Pre	vious Bala	ance			\$6.54	
Bal	ance For	ward			\$6.54	
	Water Us	se Charge age isaction Total			\$6.54 \$2.10 \$8.64	
				1	$ \rightarrow $	2
То	tal Amou	nt Due		(\$15.18	



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.

Past Due	Current	Charges	Total Amount	
Due Now	Amount Due by 07/18/23	Late Charge after 07/18/23	Due	
\$6.54	\$8.64	\$5.00	\$15.18	

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 307 1 MB 0.528

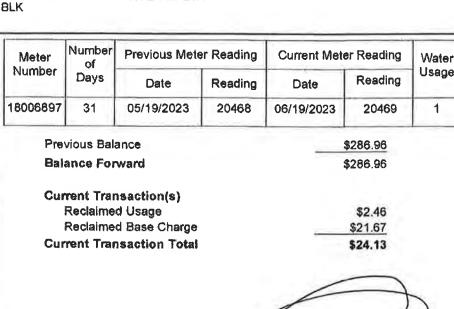
HARMONY COMM DEV DISTRICT 210 N UNIVERSITY DR STE 702 CORAL SPRINGS FL 33071-7320 **Please Remit to**





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

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



Account Number:

Past Due Amount:

Total Amount Due:

Current Charges:

001525420-001125108

\$286.96

\$311.09

\$24.13

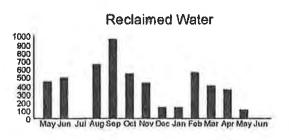
Total Amount Due

HARMONY COMM DEV DISTRICT

3200 SCHOOLHOUSE ROAD RM EVN

Service Address:

\$311.09



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.

Past Due	Current	Total Amount	
Due Now	Amount Due by 07/18/23	Late Charge after 07/18/23	Due
\$286.96	\$24.13	\$5.00	\$311.09

*****AUTO**MIXED AADC 300 T:2 / P:1 / S: 322 1 MB 0.528

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





PAGE 1 Image: Waste connections of FLORIDA ORLANDO HAULING ORLANDO HAULING 1099 MILLER DRIVE ALTAMONTE SPRINGS, FL 32701-2069 Invoice NO. DISTRICT NO. 6460 07/25/23 OT/30/23 BILLING PERIOD HARMONY COMMUNITY DEVELOPMENT FOR ASSISTANCE CALL CORAL SPRINGS, FL 33071 FOR ASSISTANCE CALL CORAL SPRINGS, FL 33071 Image: Connection of the payments Invoice statement Customer Service One Time Payments (407) 261-5000	Contract No: 0	0644706			
WASTE CONNECTIONS OF FLORIDA ORLANDO HAULING 1099 MILLER DRIVE ALTAMONTE SPRINGS, FL 32701-2069 DISTRICT NO. 6460ACCOUNT NO.6460-126957 1455833W460 STATEMENT DATE DUE DATE D	Date Description			Amount	
WASTE CONNECTIONS OF FLORIDA ORLANDO HAULING 1099 MILLER DRIVE ALTAMONTE SPRINGS, FL 32701-2069 DISTRICT NO. 6460ACCOUNT NO.6460-126957 INVOICE NO.HARMONY COMMUNITY DEVELOPMENT 210 N UNIVERSITY DR STE# 702HOR ASSISTANCE CALL Customer ServiceFOR ASSISTANCE CALL Customer Service(407) 261-5000			MENT		
WASTE CONNECTIONS OF FLORIDA ORLANDO HAULINGACCOUNT NO.6460-1269571099 MILLER DRIVE ALTAMONTE SPRINGS, FL 32701-2069 DISTRICT NO. 6460INVOICE NO.1455833W46007/25/23 DUE DATE07/25/2307/25/23	210 N UNIVERSITY DR S	STE# 702	Customer Service		
		ORLANDO HAULING 1099 MILLER DRIVE ALTAMONTE SPRINGS, FL 32701-2069	INVOICE NO. STATEMENT DATE DUE DATE	6460-12695 1455833W46 07/25/2 07/30/2	7 0 3

1.00 8.00YD

HARMONY COMMUNITY DEVELOPMENT DI

7300 FIVE OAKS DR HARMONY, FL

Your next invoice will include a rate adjustment. Please contact us if you have any questions or objections. ****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

This invoice is scheduled for automatic payment according to your instructions on our online bill pay portal

Please remit to the address below and return your remit stub with your payment.

NNNNNNNNNN

\$ 346.21

\$ 346.21

\$ 346.21



Service Location Acct #128957-0001

Invoice Total

at myaccount.wcicustomer.com.

resulting processing fee.

Account Balance

BASIC SERVICE CHARGE 8/1/2023-8/31/2023

07/25/23

WASTE CONNECTIONS OF FLORIDA ORLANDO HAULING 1099 MILLER DRIVE ALTAMONTE SPRINGS, FL 32701-2069

ACCOUNT NO. INVOICE NO. STATEMENT DAT DUE DATE	Ē	6460-126957 1455833W460 07/25/23 07/30/23
PAY THIS AMOU	NT	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



4646 E VAN BUREN ST PHOENIX, AZ 85008-6927

(800) 782-1500, Option 1 customersuccess@willscot.com www.Willscot.com Fed ID# 52-0665775

1131

INVOICE

Customer #	Invoice #	Invoice Date	Seq #	Terms	
10527032	9017665629	5/10/2023	008	NET 10	
PAYMENT DUE		\$2,827.68			
INVOICE DUE DATE			5/	20/2023	

BRANCH:

ORLANDO 801 JETSTREAM DRIVE ORLANDO FL 32824-7109 (407) 851-9030

Contract #	Previous Customer #	Bill to ID	Customer PO	Ordered By	Rental Period	Job Location	
B000633689	C17994			N/A	5/2/2023 - 5/6/2023	HARMONY CDD 7340 FIVE OAKS DRIVE SAINT CLOUD FL 34773	
Quantity	Item #/Description					Price/Rate	Amount
	MOBILE OFFICE 60 X 12 A	ATR-1765				\$490.00 Rental	\$79.03
	(0677-DR:-EXT PASS/PRI		(EA			\$53.89	\$53.89
	(0740-DB:-DB HVAC SER		•			\$400.00	\$400.00
	DOOR PASSAGE LEVER					\$40.79	\$81.58
	(NOCKDOWN-CURRENT	MARKET RA	TF			\$2,213.18	\$2,213.18
L F		INCOME I IN Y	- -			Sub-total	\$2,827.68
				IN	OICE TOTAL		\$2,827.68

Invoice in USD

1

T* - Denotes taxable item, N* - Denotes non-taxable item.

mm connect PAYMENT OPTIONS

Welcome to the WillScot | Mobile Mini customer portal! Register today to make online payments, sign up for Auto-Pay, or view invoices and statements.

https://portal.mobilemini.com

💊 (800) 782-1500, Option 1

You remain responsible for the invoice balance if there is an issue with your method of payment. Late fees and interest charges may be assessed if payment is not made within terms.

Thank you for your business!

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PLEASE	REMIT	WITH	ΡA	Y M	EN	r
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INVOICE TOTAL	\$2,827.68
Invoice #:	9017665629
Due Date:	5/20/2023
Customer:	HARMONY CDD
Customer #:	10527032

PLEASE REMIT TO:

WILLIAMS SCOTSMAN, INC. PO BOX 91975 CHICAGO IL 60693-1975

Invoice Approval Report # 279

AUGUST 15 2023

Payoo	Invoice	A= Approval	- N	Invoice
Payee	Number	R= Ratification		Amount
BENCHMARK LANDSCAPING LLC	848	R	\$	20,000.00
	849	R	\$	25,850.00
	850	R	\$	7,950.00
	889	R	\$	55,000.00
		Vendor Total		108,800.00
CHARTER COMMUNICATIONS - ACH	1997518062823	R	\$	119.98
		Vendor Total	;	119.98
	62323-1777ACH	R	\$	1,999.43
ELAN FINANCIAL SERVICES	02323-11114011	Vendor Total		1,999.43
FAST SIGNS	2060-22076	R	\$	416.71
	2060-22230	R	\$	245.00
		Vendor Total	3	661.71
FEDEX	8-182-27092	R	\$	21.56
FEDEX	8-188-26461	R	\$	16.19
	8-195-97881	R	\$ \$	188.79
	8-202-17687	R	\$	26.97
		Vendor Total	-	253.51
FLORIDA AQUA GROUP LLC	INV-000258	R	\$	469.00
		Vendor Total		469.00
	12JUL23	R	\$	125.00
GEORGE SCHIRO	1230123	Vendor Total		125.00
INFRAMARK, LLC	95152	R	\$	44,982,94
	98474	R	\$	40,102.52
		Vendor Total		85,085.46

Invoice Approval Report # 279

AUGUST 15 2023

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
-	Number	R= Natification	Amount
	0050000		¢ 5,460,10
KUTAK ROCK LLP	3250333	R Vendor Total	\$ 5,469.10 5,469.10
		vendor rotar	3,409,10
NUTRIEN AG SOLUTIONS, INC	52132728	R	\$ 1,307.50
		Vendor Total	1,307.50
ORLANDO UTILITIES COMMISSION-ACH	073123-9921 ACH	А	\$ 13,071.38
		Vendor Total	13,071.38
PEGASUS ENGINEERING, LLC	226723	R	\$ 18,406.46
PEGASUS ENGINEERING, LLC	220120	Vendor Total	18,406.46
POOLSURE	101295645222	R	\$ 614.25
POOLSURE	101295645225	R	\$ 557.25
	101295645919	R	\$ 498.75
	101295645340	R	\$ 60.00
	101295645341	R	\$ 35.00
	101295646034	R	\$ 99.00
	101295646170	R	\$ 573.00
	101295646171	R	\$ 228.00
		Vendor Total	2,665.25
	2339	R	\$ 12,638.34
PROFESSIONAL FOUNTAIN SERVICES LLC	2000	Vendor Total	12,638.34
ROUTE 1 MOTORSPORTS UNLIMITED, INC	08092023	R	\$ 5,560.54
		Vendor Total	5,560.54
SERV US@, LLC	4552	R	\$ 1,150.00
-	4564	R	\$ 352.59
		Vendor Total	1,502.59

Invoice Approval Report # 279

AUGUST 15 2023

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
TOHO WATER AUTHORITY - ACH	071423 ACH 071823 ACH	R R Vendor Total	\$ 2,447.46 20,891.78 23,339.24
WASTE CONNECTIONS OF FL.	1455833W460	R Vendor Total	\$ 346.21 346.21
WILLIAM Scotsman Inc	9017665629	R Vendor Total	\$ 614.50 614.50
		Total	\$ 282,435.20
		Vendor Total	\$ 282,435.20

HARMONY FIELD SERVICE INSPECTION 8/11/23, 8:54 AM

Friday, August 11, 2023

50 Items Identified

Jeison Castillo Inframark Field Services



09:03 8/11/2

Item 1

Assigned To Benchmark Needs attention. Easement on Grande Heron Dr and Haycutter Dr.

Item 2 Assigned To Benchmark Needs attention. On Five oaks dr and Haycutter dr. Easement.



Item 3

Assigned To Benchmark Needs attention. On Five oaks dr and Haycutter dr. Easement.

<image>

Item 4 Assigned To Benchmark Needs attention. Easement on Grande Heron Dr and Haycutter Dr.



09:13 8/11/23

Item 5

Assigned To Benchmark Needs attention. Easement on Grande Heron Dr and Dark sky Dr

Item 6 Assigned To Benchmark Branches hanging low on Dark sky



ltem 7

Assigned To Benchmark Branches hanging low on Dark sky and Sundrop.

Item 8 Assigned To Benchmark Tree leaning over. Butterfly dr.



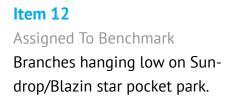
Assigned To Benchmark Branches hanging low on Butterfly Dr.

Item 10 Assigned To Benchmark Needs attention. Easement on Sundrop St by pocket park



Item 11

Assigned To Field Service Inframark Replace chain.







Assigned To Benchmark Branches hanging low on Sundrop/Blazin Star pocket park.

ltem 14

Assigned To Field Service Inframark Paint. Replace chain and swing seats.



Item 15 Assigned To Benchmark Branches hanging low on Galaxy Ln



Item 16 Assigned To Benchmark Branches hanging low in front of the school.



<image>

ltem 17

Assigned To Field Service Inframark Replace sign.

Item 18 Assigned To Field Service Inframark Pressure wash and paint.



Assigned To Benchmark Branches hanging low on cup seed and schoolhouse.

Item 20 Assigned To Field Service Inframark Pressure wash



Assigned To Field Service Inframark Pressure wash

Item 22 Assigned To Benchmark Need to be mowed. Cat Brier and Beargrass Easement.



Assigned To Field Service Inframark Pressure wash



Item 24 Assigned To Benchmark Need to be mowed. Easement on Gopher Apple way.



10:05 8/11/2

ltem 25

Assigned To Benchmark Branches hanging low on Gopher Apple way pocket park

Item 26 Assigned To Benchmark Branches hanging low on Gopher Apple way



Assigned To Benchmark Branches hanging low by basketball court.

Item 28 Assigned To Field Service Inframark Replace pads



Assigned To Benchmark Branches hanging low on splash pad

Item 30 Assigned To Benchmark Needs trimming



Item 31 Assigned To Benchmark Needs trimming Buck lake restrooms

Item 32 Assigned To Field Service Inframark Pressure wash





Item 33 Assigned To Benchmark Needs attention. southern Pine rd

Item 34 Assigned To Benchmark Needs trimming. Oak Glen trail



Assigned To Benchmark Branches hanging low on Oak Glen Trail

Item 36 Assigned To Field Service Inframark Pressure wash





Item 37 Assigned To Benchmark Branches hanging low on Clay Brick



Item 38 Assigned To Benchmark Needs trimming. Ashley park pool



10:30 8/11/23

Item 39 Assigned To Benchmark Needs trimming. Ashley park pool

Item 40 Assigned To Field Service Inframark Pressure wash and paint



Item 41 Assigned To Benchmark Needs trimming

Item 42 Assigned To Benchmark Needs trimming Ashley park pool



Assigned To Benchmark Branches hanging low. Ashley park pool

Item 44 Assigned To Benchmark Needs trimming. Swing club pool





Item 45 Assigned To Benchmark Needs trimming

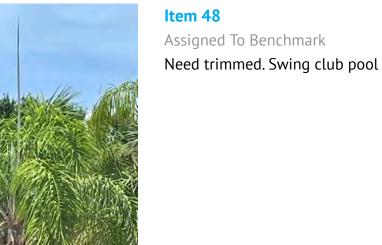
Item 46 Assigned To Field Service Inframark Repair trash can.





Item 47

Assigned To Benchmark Need to be mowed. Sundrop st and Schoolhouse



14:29 7/12/23



Item 49

Assigned To Field Service Inframark Repair trash can.

ltem 50

Assigned To Branches Hanging Low At Playground On Habitat Dr

Harmony CDD Meeting Field Report – August 2023

• 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 8 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. Repaired Pothole in alleyway (6822 Little Blue Ln)
- 2. Polaris was repaired and picked up on 8/11/23.
- 3. Splash pad chemical feeder Lines were replaced.
- 4. One bench was repaired by the Big dog park.
- 5. Swing at buck lake playground was repaired.
- 6. Finished the removal of US-192 Fence.
- 7. Installed floor crates for the splash pads.
- 8. Resealed drain cover on splash pad.
- 9. Spies will be addressing the gutters plaster in the cooler season.
- 10. Repaired shower chain at Swing Club pool.
- 11. Replace one Dog stations sign.
- 12. RV lot refund have started.
- 13. Amenities Cleaning: Swim Club, Ashley Pool, and Buck Lakeshore Pavilion Restrooms.
- 14. Pocket Parks in Beargrass, Dahoon Holly, Gopher Apple Way, Buck Ln and Needlegrass Ln were cleaned up with the air leaf blower.
- 15. Painted two Grills and four two Cans.
- 16. Two new benches arrived. (Will be Installed by 8/25/23)

Harmony CDD Meeting Field Report – August 2023

- 17. Both Pools Filters cleaned twice a week.
- 18. Ordered Signs for the alleyway boulders.
- 19. Both pools get vacuumed three times a week.
- 20. Pool furniture pressure washed.

• Notes:

- 1. 65 ID Access cards worked on Replace/Reprogrammed/New.
- 2. Emails Received and managed was 120.
- 3. Calls Received and managed more than 100, including weekends.
- 4. Text messages received and managed 75, including weekends.

• Procedures:

- 1. Looking for estimates for a dumpster.
- 2. Repairing rescue boat motor.
- 3. Follow Up with Professional Fountain on the splashpad.
- 4. Search for vendors to inspect all boardwalks.
- 5. Search for Estimates for the pool furniture.
- 6. Replacing all damaged/old swings for all the Playgrounds.
- 7. Ordering new trash cans.
- 8. Will be ordering new batteries for the 16' Patoon Boat.

From:	Jenna Shiebler		
To:	<u>Hayes, Lynn</u>		
Subject:	Eversafe Buildings Quote		
Date:	Tuesday, August 15, 2023 12:02:18 PM		
Attachments:	image001.png		
	image002.png		
	image003.png		
	Eversafe Building Quote (Lynn Hayes).pdf		
	Eversafe Brochure.pdf		
	Color Chart.pdf		

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

Lynn,

Thank you for your interest in our buildings. Eversafe Buildings delivers top quality garages, carports, RV storage buildings, workshops, storage buildings, barns, and other types of steel buildings at the lowest prices. Your Eversafe building will give you decades of maintenance free use.

I have attached the quote(s) you requested based on your specifications as well as a color chart (for the roof, walls, and trim). If you're interested in purchasing this building or if you have any further questions, please do not hesitate to contact me at any time at **(561) 569-8634**

The color chart is attached. You can choose colors for the roof, walls, trim, and wainscot (if applicable). The trim is defined as: door/window openings, roof line, building corners, and wainscot trim (if applicable).

Also here is the project breakdown that you can always refer to:

Ordering: We collect basic information, go over your building layout, and send you the order via DocuSign. After you sign and pay the order deposit, we will process the order and send to the factory to begin the order process. Please allow 10-14 days for your order to be processed, verified, and sent to engineering. You will receive an invoice via email from the engineer to pay for your engineered plans (IF PERMITTING). (Please confirm with your Planning & Zoning Department that you're able to build and you are aware of your zoning restrictions before ordering)**

Some common questions to ask are:

- a. Am I allowed to build a steel building?
- b. Do I need to supply a site survey/site plan?

- c. What are my property setbacks?
- d. Do I need to supply a drainage plan, elevation certificate, and/or bring in fill?
- e. Are there any size or height restrictions on where I'm building?
- f. Are there any endangered/protected wildlife or vegetation on my property?
- Engineering: Once the drawings are paid for, the approximate turnaround time is 4 to 6 weeks to receive As-Built Digital Stamped drawings (Risk Category 1 & 2) and 2-3 weeks to receive Generic Stamped Specific drawings (Risk Category 1). Buildings are engineered to pass code. (Wind loads, product approvals, foundation, etc.). (Type of drawings are based off specific county requirements)**
- 3. **Permitting:** The length of time varies by county, please reach out to your Building Department for time frames.**
- Site Prep: Once your building site is ready and <u>inspected</u>** (<u>FOR PERMITTING</u> <u>CUSTOMERS ONLY</u>) we can request to move you into scheduling. Length of time for this step varies, it is dependent on your county and your concrete contractor's timeline.
- 5. **Scheduling:** Right now, our lead time is approximately 6 to 8 weeks for installation. (Weather Depending)

**for orders being permitted

I look forward to providing you with the steel building that meets your needs and exceeds your expectations.

Sincerely,

Deur Skiebler

Jenna Shiebler Regional Account Manager



Eversafe Buildings A Longlife Steel Buildings company Phone 1-800-374-7106 ext. 379 Fax 1-800-374-4694 jshiebler@eversafebuildings.com http://www.eversafebuildings.com

	CTEEI	BUILDING PROPOSAL		
EVERSAFE		DOILDING PROPOSAL DINGS 11175 CICERO DR STE 135 ALPHARETTA, GA 30022		Rating
BUILT SAFE BUILT STRONG BUILT TO LAST A Longlife Steel Buildings company	PH: 1-800-374-7	106 FAX: 1-800-374-4694 WWW.EVERSAFEBUILDINGS.COM	ACCREDITE	2
CUSTOMER:	QUANTITY	DESCRIPTION		
Lynn Hayes		BUILDING DETAILS		
DATE:		12' x 20' x 9' Garage/Workshop		
8/15/2023	2	Full Sides With Horizontal Sheeting		
	1	Full End With Horizontal Sheeting		
ADDRESS:	1	Full End With Horizontal Sheeting		
TBD		Upgraded Vertical Roof With 6" Overhang (Vertical Roof Includes Hat Channels & Ridge Cap)		
CITY/STATE:				
Saint Cloud, FL		Heavy Duty 26 Gauge Roof And Wall Sheeting		
ZIP:				
34773				
COUNTY:				
Osceola				
PHONE:				
E-MAIL:				
Lynn.Hayes@inframark.com				
BUILDING TYPE:		ACCESSORIES		
Garage/Workshop	1	8' x 7' Certified Heavy Duty Lockable Roll Up Door		
ROOF SIZE:				
12' x 21'				
BUILDING SIZE:				
12' x 20'				
WALL HEIGHT: 9'	1	Header Seal for Roll Up Door		
ROOF PITCH: 3/12				
ROOF TYPE:	1	Heavy Duty Walk Door With Keyed Lock - 36" x 80" Certified (Solid) (Installed on side of build	ing	
Upgraded Vertical Roof With 6" Overhang		Heavy Duty wark Door with Reyeu Lock - 30 X 60 Certified (3010) (Installed on side of build	nig)	
FRAME TYPE:				
Heavy Duty 14 Gauge Galvanized				
Steel				
FRAME SPACING:				
4' On Center		Concrete Anchors		
SHEETING TYPE:				
Upgraded Heavy Duty 26 Gauge Galvanized Steel				
CERTIFICATION:				
170 mph - Risk Cat 2 Commercial				
		Foam Enclosures - Ridge and Eaves		
		MISCELLANEOUS		
		Certified Building As Built Stamped Drawings (2 Sets)		
		FREE DELIVERY TO JOBSITE		
		FREE INSTALLATION ON YOUR PAD		
		FREE COLOR MATCH FASTENERS		
		40 YEAR LIMITED WARRANTY ON PANELS ***20 YEAR LIMITED RUST THROUGH WARRANTY ON FRAME A	ND ROOF***	
		12 MONTH WORKMANSHIP WARRANTY ON BUILDIN	NG	
		Note: Discount Good Until:	Building Price	\$5,850.00
		Thursday, August 31st, 2023	5% Discount	-\$292.50
		We can arrange to have your building permits pulled (building & concrete only)	Additional Labor	\$0.00
		*Buyer must provide a tax exemption certificate to be eligible for tax exemption	BUILDING PRICE (AFTER DISCOUNT)	\$5,557.50
			*Sales Tax (0.00%) Drawings (Risk Cat II)	\$0.00 \$750.00
			Total	\$6,307.50
PREPARED BY:	*Permit fees are not	included	Due Now**	\$1,335.00
Jenna Shiebler			Remaining Balance after "Due Now" paid (COD)	\$4,972.50

*Due to steel price increases price quote is subject to change without notice *Note: Roll up doors installed on the eave side of the building will require a header for an additional fee. *Eversafe has the right to correct any content or pricing errors on this quote





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**Not all colors available in every state. Colors may vary by state. Please call for details.

BUILT SAFE BUILT STRONG BUILT TO LAST