

**HARMONY  
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA PACKAGE**

**Thursday, March 28, 2024**

**Remote Participation:**

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

--or--

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



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

# Agenda

# Harmony Community Development District

**Board of Supervisors**  
Mark LeMenager, Chairman  
Daniel Leet, Vice Chairman  
Lucas Chokanis, Supervisor  
Kerul Kassel, Supervisor  
Joellyn Phillips, Supervisor

**Staff:**  
Angel Montagna, District Manager  
Michael Eckert, District Counsel  
David Hamstra, District Engineer  
Kerry Satterwhite, Area Field Manager

## Meeting Agenda

Thursday, March 28, 2024 – 6:00 p.m.

- 1. **Call to Order and Roll Call**
- 2. **Audience Comments** – Three- (3) Minute Time Limit
- 3. **Staff Reports**
  - A. Landscaping: Benchmark Landscaping/United Land Services
    - i. Proposal #81424 for Tree Removals on Blue Stem.....Page 6
    - ii. Proposal #81431 for Tree Elevation Along U.S. Hwy 192 .....Page 8
    - iii. Proposal #87858 for Sycamore Tree Replacement.....Page 10
    - iv. Proposal #87866 for Leaf Removal on Verges.....Page 12
  - B. Field Manager: Inframark
    - i. Monthly Report.....Page 15
  - C. District Engineer: Pegasus Engineering
    - i. Final Decision for the Blazing Star Lane Alley Repairs
    - ii. Lakefront Park Community Maintenance Facility Update
  - D. District Counsel: Kutak Rock
  - E. District Manager: Inframark
    - i. Assessment Methodology Options .....Page 44
    - ii. Resolution 2024-07 Designating Officers .....Page 46
- 4. **Business Items**
  - A. School Request to Reserve the Pool for ESE Students.....Page 49
  - B. Discussion of Golf Course Maintenance Facility
- 5. **Consent Agenda**
  - A. Minutes from February 29, 2024 .....Page 54
  - B. Financial Statements .....Page 65
  - C. Check Register #286.....Page 79
- 6. **Supervisor Requests**
- 7. **Adjournment**

*The next budget workshop is scheduled for Thursday, April 25, 2024, at 4:30 p.m.  
The next meeting is scheduled for Thursday, April 25, 2024, at 6:00 p.m.*

**District Office:**  
313 Campus Street  
Celebration FL 34747  
407-566-1935  
[www.harmonycdd.org](http://www.harmonycdd.org)

**Meeting Location:**  
3285 Songbird Circle  
St. Cloud, FL 34773  
Participate Remotely: Zoom <https://zoom.us/j/4276669233>  
OR dial 929-205-6099, ID 4276669233

# **Section 3**

## **Staff Reports**

# **Subsection 3A**

## **Landscaping: Benchmark/United Land**

# **Subsection 3A(i)**

# **Proposal #81424**



**Proposal #81424**

**Date: 3/21/2024**

**PO #**

**Customer:**  
 Harmony CDD  
 Inframark  
 313 Campus Street  
 Kissimmee, FL 34747

**Property:**  
 Harmony CDD  
 3500 Harmony Sq Dr W  
 Harmony, 34773

**Blue Stem Tree Removals**

Please see the below addresses that will have the tree and stump removed and graded. We will provide a separate proposal to install new trees.

6806 Little Blue Stem

6836 Little Blue Stem

6826 Little Blue Stem

**Default Group**

**Arbor Services**

Items	Quantity	Unit	Price/Unit	Price
Oak Tree Removal	3.00	Dollars	\$536.67	\$1,610.01
<b>Arbor Services:</b>				<b>\$1,610.01</b>
<b>PROJECT TOTAL:</b>				<b>\$1,610.01</b>

**Terms & Conditions**

By \_\_\_\_\_  
**Nicholas Lomasney**  
 Date 3/21/2024  
**United Land Services**

By \_\_\_\_\_  
 Date \_\_\_\_\_  
**Harmony CDD**

# **Subsection 3A(ii)**

## **Proposal #81431**





**Proposal #81431**

**Date: 3/21/2024**

**PO #**

**Customer:**  
 Harmony CDD  
 Inframark  
 313 Campus Street  
 Kissimmee, FL 34747

**Property:**  
 Harmony CDD  
 3500 Harmony Sq Dr W  
 Harmony, 34773

**192 Tree Elevations**

Please see the below pricing to elevate 16 oak trees along the 192 fence. Trees have not been serviced in years, and are currently touching the ground in some areas.

**Default Group**

**Arbor Services**

Items	Quantity	Unit	Price/Unit	Price
Tree Elevations	16.00	Dollars	\$366.88	\$5,870.08
<b>Arbor Services:</b>				<b>\$5,870.08</b>
<b>PROJECT TOTAL:</b>				<b>\$5,870.08</b>

**Terms & Conditions**

By \_\_\_\_\_

**Nicholas Lomasney**

Date 3/21/2024

**United Land Services**

By \_\_\_\_\_

Date \_\_\_\_\_

**Harmony CDD**

# **Subsection 3A(iii)**

## **Proposal #87858**



**Proposal #87858**

**Date: 3/21/2024**

**PO #**

**Customer:**  
 Harmony CDD  
 Inframark  
 313 Campus Street  
 Kissimmee, FL 34747

**Property:**  
 Harmony CDD  
 3500 Harmony Sq Dr W  
 Harmony, 34773

**Sycamore Replacement - 7039 Buttonbush Loop**

Price below includes replacement 30 gallon Sycamore tree, with water bag at 7039 Buttonbush Loop. Tree and stump was already removed.

**Default Group**

**Sycamore Replacement**

Items	Quantity	Unit	Price/Unit	Price
Installation Labor	1.00	Hr	\$110.00	\$110.00
Sycamore 30g (2-3")	1.00	30g (2-3")	\$300.83	\$300.83
Gator Tree Bag	1.00	ea	\$48.30	\$48.30
<b>Sycamore Replacement:</b>				<b>\$459.13</b>
<b>PROJECT TOTAL:</b>				<b>\$459.13</b>

**Terms & Conditions**

**By** \_\_\_\_\_  
**Nicholas Lomasney**  
**Date** 3/21/2024  
 \_\_\_\_\_  
**United Land Services**

**By** \_\_\_\_\_  
 \_\_\_\_\_  
**Date** \_\_\_\_\_  
 \_\_\_\_\_  
**Harmony CDD**

# **Subsection 3A(iv)**

## **Proposal #87866**



**Proposal #87866**

**Date: 3/21/2024**

**PO #**

**Customer:**  
 Harmony CDD  
 Inframark  
 313 Campus Street  
 Kissimmee, FL 34747

**Property:**  
 Harmony CDD  
 3500 Harmony Sq Dr W  
 Harmony, 34773

**Verge Leaf Removal**

Please see the pricing to remove leaf debris from all streets and verges and dispose of off site.

We are estimating it will take a 4 man crew - 3 weeks to remove leaf debris from all streets, with an average of 2 dumps per day. Work week will consist of Monday - Friday, any debris piles generated by residents will not be removed from the streets. This price does not include alleyways or non-CDD roads within the District boundaries.

**Default Group**

**Street Leaf Clean-Up**

Items	Quantity	Unit	Price/Unit	Price
Labor - Leaf Removal	480.00	Hr	\$55.00	\$26,400.00
Dump Fee	30.00	ea	\$148.50	\$4,455.00
<b>Street Leaf Clean-Up:</b>				<b>\$30,855.00</b>
<b>PROJECT TOTAL:</b>				<b>\$30,855.00</b>

**Terms & Conditions**

**By** \_\_\_\_\_  
**Nicholas Lomasney**  
**Date** 3/21/2024  
 \_\_\_\_\_  
**United Land Services**

**By** \_\_\_\_\_  
**Date** \_\_\_\_\_  
 \_\_\_\_\_  
**Harmony CDD**

# **Subsection 3B**

## **Field Manager: Inframark**

# **Subsection 3B(i)**

## **Monthly Report**

# PROJECT 3/12/24, 9:31 AM

Harmony CDD

Tuesday, March 12, 2024

Prepared For Board Supervisors

52 Issues Identified





### Issue 1 - East Entrance

Assigned To Benchmark

The bushes need to be trim throughout the property.

shrubs will be trimmed on the next scheduled visit



### Issue 2 - East Entrance

Assigned To Benchmark

The annuals are scheduled and the ant piles needs to be treated, throughout the property.

a proposal will be put together for spot treatment of ant mounds throughout the property



### Issue 3 - Townsquare

Assigned To Inframark

The monuments have several areas with rust, need to be repaired.



### Issue 4 - Townsquare

Assigned To Benchmark

Benchmark already installed new sod in different areas of the townsquare.

this was part of the pocket park enhancement project last month



### Issue 5 - Townsquare

Assigned To Benchmark

Benchmark already installed new sod in different areas of the townsquare.

this was part of the enhancement project last month



### Issue 6 - Townsquare

Assigned To Inframark

The signs throughout need to be replaced.



### Issue 7 - Townsquare

Assigned To Benchmark

The tall weeds that are growing between the pavers, need to be treated.

completed on 3/13/2024



### Issue 8 - Townsquare

Assigned To Inframark

The flags need to be replaced.



**Issue 9 - Townsquare**

Assigned To Inframark

The drywall needs to be repaired.



**Issue 10 - Townsquare**

Assigned To Inframark

The light pole has the lid missing.



### Issue 11 - Townsquare

Assigned To Inframark & Benchmark  
The pavers sinking have trip hazard, needs to be repaired and the weeds need to be treated.

completed on 3/13/2024



### Issue 12 - Townsquare

Assigned To Inframark  
The wall and columns throughout were pressure washing and paint.



**Issue 13 - Feathergrass Ct**

Assigned To Benchmark

The tree suckers needs to be removed.

suckers will be removed on next scheduled visit



**Issue 14 - Five Oaks Dr (West)**

Assigned To Inframark

Someone made a hole and left debris in CDD property.

Reference:

3403 Feathergrass Ct  
Saint Cloud, FL 34773  
United States



**Issue 15 - Five Oaks Dr. (West Pond)**

Assigned To Inframark  
The weeds need to be treated.



**Issue 16 - Five Oaks Dr.**

Assigned To Benchmark  
The hole with irrigation system needs to be covered.

work will be completed on 3/25/2024





**Issue 17 - Middlebrook Ln**

Assigned To Inframark

The playground needs pressure washing.



**Issue 18 - Five Oaks Dr. (Roundabout)**

Assigned To Benchmark

Empty spots, needs new plants.

Recommendation: Benchmark will be submitting a proposal.

proposal will be available for review at the april cdd meeting



### Issue 19 - Swim Club

Assigned To Benchmark

The palmettos leaves that are growing between the muck, needs to be treated.

not seeing palmettos in this picture. i will have the crew spot treat this area on the next scheduled visit



### Issue 20 - Swim Club

Assigned To Inframark

The fence needs pressure washing.



### Issue 21 - Swim Club

Assigned To Benchmark

Empty spots, and the grasses needs attentions

grass plants will be cut back on 3/25/2024



### Issue 22 - Swim Club

Assigned To Benchmark

The low tree branches need to be trim.

low branches will be cut on 4/8/2024



### Issue 23 - Swim Club

Assigned To Benchmark

The low tree branches need to be trim.

low branches will be cut on 4/8/2024



### Issue 24 - Clay Brick Rd.

Assigned To Benchmark

Unhealthy pine trees need to be removed.

proposal will be available for review at the april cdd meeting



**Issue 25 - Clay Brick Rd.**

Assigned To Benchmark

The rest of tree branches need to be pick up.

picked up on 3/12/2024



**Issue 26 - West Entrance**

Assigned To Inframark

The tree branches are touching the electric wires.

Recommendation: Involve OUC.



**Issue 27 - West Entrance**

Assigned To Inframark

The debris needs to be to be picked up.



**Issue 28 - West Entrance**

Assigned To Benchmark

The tree branches need to be trim.

proposal was turned in will be reviewed at the next meeting



**Issue 29 - West Entrance**

Assigned To Inframark

The column along the entrance needs pressure washing and paint.



**Issue 30 - West Entrance**

Assigned To Inframark

The wall needs pressure washing.



### Issue 31 - West Entrance

Assigned To Benchmark

The grass needs to be mow.

area is new sod from highway construction  
will get first cut first week of april



### Issue 32 - Little Blue Ln.

Assigned To Benchmark

The playground pipes and the sign  
pole, need paint.





**Issue 33 - Butterfly Dr.**

Assigned To Benchmark  
Empty spots, Benchmark will be submitting an proposal.

proposal will be available for review at april cdd meeting



**Issue 34 - 6850 Butterfly Dr.**

Assigned To Inframark  
Different species of tree in CDD property



**Issue 35 - 6844 Butterfly Dr.**

Assigned To Inframark

Someone plant a different species was planted in CDD property.



**Issue 36 - 6854 Sundrop St.**

Assigned To Inframark

Someone installed pavers in CDD property.



**Issue 37 - 6852 Butterfly Dr.**

Assigned To Inframark

Someone plant a different species was planted in CDD property.



**Issue 38 - Schoolhouse Rd. (Near School)**

Assigned To Inframark

The sign needs to be replaced.



**Issue 39 - Schoolhouse Rd (Trail)**

Assigned To Inframark & Benchmark  
Someone dumped tree branches in  
CDD property.

working with inframark to resolve this matter  
mess will be cleaned up by the end of the  
month



**Issue 40 - Schoolhouse Rd (Trail)**

Assigned To Benchmark  
The exposed irrigation line needs to  
be underground.

this line will be cut and capped .no longer  
serves a purpose work will be completed  
3/27/2024

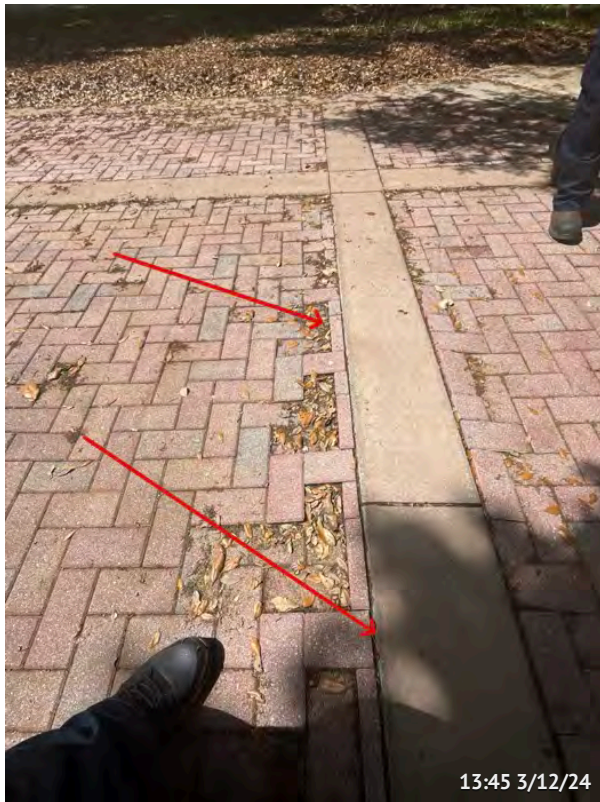


**Issue 41 - Cat Brier Tr.**

Assigned To Benchmark

The several leaves will be pick up by Benchmark.

this is a ongoing task in our daily operation .



**Issue 42 - Cat Brier Tr. (Pocket Park)**

Assigned To Inframark

The pavers that are sinking need to be repaired.



**Issue 43 - Ashley Pool**

Assigned To Inframark  
The life ring missing, a new one needs to be installed.



**Issue 44 - Ashley Pool**

Assigned To Inframark  
The pergola needs paint.



**Issue 45 - Ashley Pool**

Assigned To Inframark

The door rusted part need to be replaced.

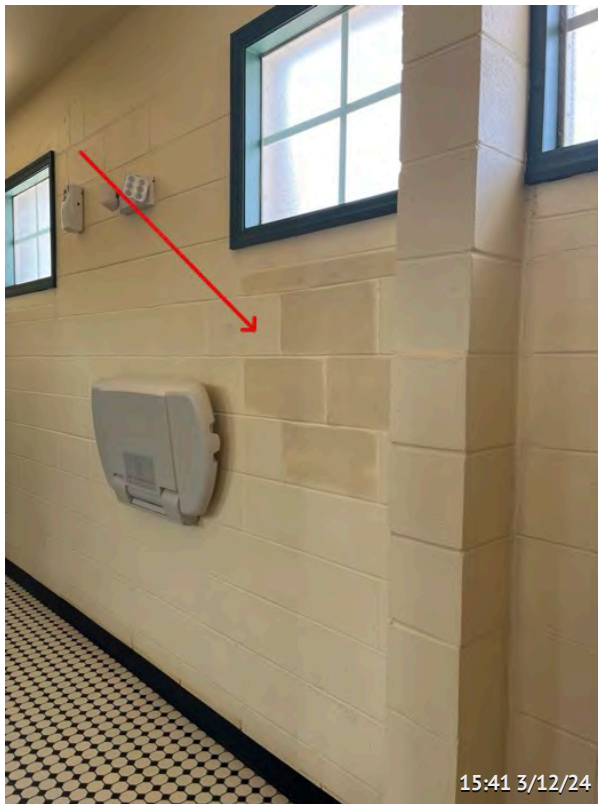


**Issue 46 - Five Oaks Dr.**

Assigned To Benchmark

The ant piles needs to be treated.

a proposal is being put together to treat ant mounds throughout the property



### Issue 47 - Swim Club

Assigned To Inframark

The women's restrooms wall need paint.



### Issue 48 - Swim Club

Assigned To Inframark

The floor and the wall sections need new paint.





**Issue 49 - Swim Club**

Assigned To Inframark

The restrooms doors signs need to be replaced.

Recommendation: (5) Signs



**Issue 50 - Five Oaks Dr.**

Assigned To Benchmark

The tree sucker needs to be removed.

will be removed on our next scheduled visit



### Issue 51 - Buck Lake Pavilion

Assigned To Benchmark

The tree suckers need to be removed.

will be removed on our next scheduled visit



### Issue 52 - Cat Brier Tr. (Roundabout)

Assigned To Benchmark

The tree suckers need to be removed.

will be removed on our next scheduled visit

# **Subsection 3E**

## **District Manager: Inframark**

# **Subsection 3E(i)**

## **Assessment Methodology Options**



2005 Pan Am Circle, Suite 300 | Tampa, FL 33607. Office: (407) 603-0034

## Memorandum

**To:** Harmony Community Development District

**From:** Finance Department

**CC:** Angel Montagna, District Manager

**Date:** March 19, 2024

**Re:** Harmony Operations and Maintenance ("O&M") Assessment Methodology Option Summary

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The Harmony Community Development District prepares an annual Operations and Maintenance budget which currently allocates expenditures to all assessable property based on a methodology that is consistent with the Series 2014 and 2015 Bond Series. These expenditures include, but are not limited to administration, field, landscape services, utilities, and operation and maintenance. The Board has requested that Inframark provide an analysis of alternative allocation methods for levying the assessments associated with the annual O&M budget.

### **Current O&M Allocation:**

The assessments are allocated based on the acreage of each parcel established by the District Engineer. The individual lot/unit assessment are divided into two classes. The Assessments for a multifamily parcel such as A-1 are spread evenly over the total number of platted units. For parcels such as B, C-1, C-2 D-1, E, and G, the Lot Front Footage methodology is applied as described in the Debt Service Analysis dated June 24, 2006 included within the District Meeting Minutes dated June 29, 2006.

### **Alternative Method #1: Equalization**

This method provides an equal allocation of assessments to all product types. The use of this methodology contemplates that the total assessments are divided equally among the total number of units benefited, as each lot within the District benefits equally from the District's operations and maintenance program.

### **Alternative Method #2: Equivalent Assessment Units ("EAU") Allocation**

The EAU method can be employed to equitably allocate the O&M costs to the properties in proportion to the benefits that they receive from O&M, which is expressed in terms of EAUs. The EAU quantity is determined as either the mean, median, or mode of the size of the lot for each product mix. This base is typically defined as 1 EAU and adjusted for each lot size. This is the most common method of apportionment.

# **Subsection 3E(ii)**

## **Resolution 2024-07**

## RESOLUTION 2024-07

### A RESOLUTION DESIGNATING OFFICERS OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the Harmony Community Development District desires to appoint the below-recited persons to the offices specified.

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

1. The following persons were appointed to the offices shown, to wit:

Mark LeMenager	Chairman
Dan Leet	Vice Chairman
Angel Montagna	Secretary
Stephen Bloom	Treasurer
	Assistant Treasurer
Howard Neal	Assistant Secretary
Lucas Chokanis	Assistant Secretary
Kerul Kassel	Assistant Secretary
Joellyn Phillips	Assistant Secretary

APPROVED AND EXECUTED THIS, 28<sup>TH</sup> DAY OF MARCH, 2024.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair

# **Section 4**

## **Business Items**



# **Subsection 4A**

## **Pool Reservation Request**

**HARMONY COMMUNITY DEVELOPMENT DISTRICT  
PARKS AND RECREATION FACILITY USAGE APPLICATION**

**ORGANIZATION/COMPANY USE APPLICATION**

**IMPORTANT:** Please type or print legibly. All sections must be completed. Some applications may require additional review and approval from the District. **Usage will only be confirmed if all appropriate information has been supplied.**

**APPLICANT INFORMATION**

Name of Entity/Organization/Company: \_\_\_\_\_

Address: \_\_\_\_\_

Type of Organization:  Non-Profit  Commercial  Government  Private

If Non-Profit, does your organization hold a current 503(c)(3) certificate?  Yes  No

Contact Person: \_\_\_\_\_

E-mail: \_\_\_\_\_

Work Phone: \_\_\_\_\_

Cell Phone: \_\_\_\_\_

**EVENT INFORMATION**

Type of event: \_\_\_\_\_

Requested location: \_\_\_\_\_

Event date(s): \_\_\_\_\_ Times From: \_\_\_\_\_ (a.m./p.m.) To: \_\_\_\_\_ (a.m./p.m.)

Anticipated # of attendees: \_\_\_\_\_ What age group? \_\_\_\_\_

**NOTE:** *If requesting use of a pool area, please be advised the access gates are not to be propped open at any time before or during the event. This is an electronic card reader access system, and propping the gates will result in a default that disables the card readers where no one will have access.*

**DAMAGE DEPOSIT**

For each event with 10 or more attendees, the District shall collect from the event organizer a **Damage Deposit** in the amount **\$250** at the time the event is scheduled with the District Manager.

At the conclusion of the event and upon inspection, the District shall either (1) return the Damage Deposit to the event organizer if there is no damage to District property or (2) charge the event organizer for any damage to the District property and apply the Damage Deposit to the charge.

If the damage to the District property is less than the Damage Deposit, the excess amount from the deposit shall be returned to the event organizer. If the damage to the District property exceeds the Damage Deposit, the event organizer shall be charged for the property damages. All damage charges must be paid to the District no later than 15 days after invoice date.

**VENDORS/MERCHANDISE**

*Any vendor who will sell or give away merchandise must have a vendor agreement, a copy of their business license, and insurance on file with the Osceola County Parks and Recreation Department.*

How many vendor/merchandise locations will your event require? \_\_\_\_\_

Please describe vendors/type that will occur on day of event: \_\_\_\_\_

A complete detailed listing of names must be provided of all vendors. Please attach a list with the names, addresses, phone numbers and types of service of any person(s) that you have an agreement/contract for any service they will provide for you.

Attached:  Yes  No

**CATERING**

Will your event require catering?  Yes  No

Name of Company: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Work Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Cell/ Pager: \_\_\_\_\_ Email: \_\_\_\_\_

**CONTACT INFORMATION**

*Contact information to obtain a County permit or additional waste management services, as required in the Harmony Community Development District Parks and Recreation Facilities Policy.*

Osceola County Zoning and Code Enforcement:

One Courthouse Square, Suite 1200, Kissimmee, FL 34741  
Phone (407) 343-3400

Osceola County Parks and Recreation Department:

One Courthouse Square, Suite 1200, Kissimmee, FL 34741  
Phone (407) 343-2380

County Waste Management: Phone (407) 847-7370

**INDEMNIFICATION AND HOLD HARMLESS**

The **EVENT ORGANIZER** agrees that this application applies to the entity, corporation or organization and all of its agents, officers, directors, employees, consultants or similar persons.

**UPON SIGNATURE** of this application, **THE EVENT ORGANIZER AGREES TO BE LIABLE** for any and all damages, losses and expenses incurred by the District, caused by the acts and/or omissions of the event organizer, or any of its agents, officers, directors, employees, consultants or similar persons.

**THE EVENT ORGANIZER AGREES TO INDEMNIFY, DEFEND, AND HOLD THE DISTRICT HARMLESS** for any and all claims, suits, judgments, damages, losses and expenses, including but not limited to, court costs, expert witnesses, consultation services and attorney's fees, arising from any and all acts and/or omissions of the organizer, or any of his or her agents, officers, directors, employees, consultants or similar persons.

The State, agency or subdivision of the State shall not be subject to this indemnification clause in accordance with Section 768.28(19), FL Statutes.

None of the indemnification or insurance requirements referenced in the Harmony Community Development District Parks and Recreation Facilities Policy or in this Application constitute a waiver of sovereign immunity pursuant to Section 768.28, FL Statutes.

**SIGNATURE OF APPLICANT/EVENT ORGANIZER**

**ACKNOWLEDGEMENT:**

- I understand that this is an application only and does not obligate the Harmony Community Development District in any fashion to reserve any facility and/or approve any event.*
- I have read, understand, and agree to abide by the policies set forth by the Harmony Community Development District in Chapter 4, Parks and Recreation Facilities Rules.*
- If approved, I understand that I must have a copy of the signed, approved application in my possession at the event or I will be denied access for this event.*

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

**APPROVAL FROM HARMONY CDD**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

# **Section 5**

## **Consent Agenda**

# **Subsection 5A**

## **Minutes**

**MINUTES OF MEETING  
HARMONY COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Harmony Community Development District (“CDD” or “District”) was held Thursday, February 29, 2024, at 6:00 p.m. at the Jones Model Home, 3285 Songbird Circle, Saint Cloud, FL 34773.

Present and constituting a quorum were:

Mark LeMenager	Chairman
Daniel Leet	Vice Chairman
Lucas Chokanis	Supervisor
Kerul Kassel	Supervisor
Joellyn Phillips	Supervisor

Also present, either in person or via Zoom Video Communications, were:

Angel Montagna	District Manager, Inframark
Michael Eckert ( <i>via Zoom</i> )	District Legal Counsel, Kutak Rock
David Hamstra	District Engineer, Pegasus Engineering
Jorge Baez	Field Services Supervisor, Inframark
Nick Lomasney	Benchmark Landscaping/United Land Service
Victor Morrell	Field Services, Inframark
Kerry Satterwhite	Area Field Manager, Inframark
Residents and Members of the Public	

*This is not a certified or verbatim transcript but rather represents a recap of the discussions and actions taken at the meeting. The full meeting recording is available in audio format upon request. Contact the District Office for any related costs for an audio copy.*

**FIRST ORDER OF BUSINESS                      Call to Order and Roll Call**

Mr. LeMenager called the meeting to order at 6:01 p.m.

Mr. LeMenager called the roll and indicated a quorum was present for the meeting.

**SECOND ORDER OF BUSINESS                      Audience Comments**

Mr. LeMenager indicated a three-minute time limit for comments. It is not a question-and-answer period. Residents may email Board members with questions.

Ms. Mary Jane Sledz thanked the Board for movement of the speed signs, which is making the situation much better. Regarding the apartments and estimated number of cars, the Lakes is requesting the District be the voice for the residents as the project continues through Osceola County (“County”). Amenities are limited, so residents will be using the Harmony pools. Ms. Sledz provided her comments in writing, which will be made part of the minutes of this meeting.

Mr. Joe Janeczek commented on previous discussion regarding the maintenance facility and associated costs related to each location, first estimates are lower and then revised estimates are much higher. Mr. Janeczek asked why the Board is accepting such disparities in costs. Assessments

February 29, 2024  
 Harmony CDD

44 have increased the past two years. Mr. Janeczek suggested Spanish moss be left alone instead of  
 45 removed because it does not harm the tree and is pretty. Ponds are filling in and no budget item  
 46 relates to dredging. Flooding is probably due to leaves in the ponds, which are at stage 3. Mr.  
 47 Janeczek described the various stages of ponds. Mr. Janeczek raised the question if the District is  
 48 working for the Harmony Residential Owners Association (“HROA”), or vice versa, related to  
 49 action item list, which was clarified the HROA is separate from the District. Landscapers missed  
 50 a couple spots trimming the low-hanging branches.

51 Mr. George Schiro referenced comments made at a previous meeting about him and suggested  
 52 the comments were unprofessional and out of place for a Board meeting. Mr. Schiro raised points  
 53 to his defense that he was not nasty in a phone call and referenced prior instances with other public  
 54 officials, indicating he has remained calm and not launched personal attacks in meetings or in other  
 55 conversations, asking why he was labeled as nasty, and suggested records and emails have been  
 56 deleted or lost.

57  
 58 **THIRD ORDER OF BUSINESS** **Staff Reports**

59 **A. Landscaping: Benchmark Landscaping/United Land Services (“Benchmark”)**

60 Mr. Lomasney reviewed work efforts, and discussed items with the Board, including the pocket  
 61 parks at Harmony Square and Buck Lake Park are complete. Irrigation will be adjusted for the next  
 62 couple weeks. Cat Brier Trail had a leak, which is being investigated. Oak trees are 80% complete.  
 63 It is leaf fall season, and residents and/or their landscape contractors are blowing leaves onto  
 64 District property, notably areas Benchmark has been working to bring back, such as shaded areas.  
 65 Leaf removal averages 25 to 30 trucks per week and is the number-one priority. Leaves have not  
 66 been picked up on residential properties because it is not District property, but Mr. LeMenager  
 67 suggested that policy be revisited because leaves will affect the storm drains. Leaves will still get  
 68 in the storm drains through falling on the ponds and other means. Options were discussed utilizing  
 69 the County to sweep the streets more often, vacuum trucks have been used, getting a proposal for  
 70 Benchmark to remove leaves from residential properties, cleaning the storm drains are a District  
 71 maintenance responsibility, and leaves fall over a period of time.

72 A proposal for leaf removal in the verges on the main boulevards will be on the March agenda.

73 **i. Proposal #81424 for Tree Removal on Blue Stem**

74 Mr. Lomasney reviewed proposal #81424 for three tree removals on Blue Stem.

75 Discussion ensued regarding Ms. Kassel reviewing the sites with Mr. Lomasney, eight  
 76 additional trees will be a separate proposal, and the quantities and locations are confusing on the  
 77 proposals.



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78 A revised proposal with an itemized count will be provided for the March meeting.

79 **ii. Proposal #81428 for Tree Removals, Entrance and Harmony Square**

80 Mr. Lomasney reviewed proposal #81428 for tree removals at the entrance and Harmony  
 81 Square.

82 Discussion ensued regarding this is a priority because the trees are near a walking path.

83

84 Ms. Kassel made a MOTION to approve proposal #81428 from  
 85 Benchmark Landscaping/United Land Service to remove trees at the  
 86 entrance and Harmony Square, in the amount of \$2,907.  
 87 Mr. Leet seconded the motion.

88

89 Discussion ensued regarding quantities on the proposal will be amended on the proposal.

90

91 Upon VOICE VOTE, with all in favor, unanimous approval was  
 92 given to proposal #81428 from Benchmark Landscaping/United  
 93 Land Service to remove trees at the entrance and Harmony Square,  
 94 in the amount of \$2,907.

95

96 **iii. Proposal #81431 for Tree Elevation Along U.S. Hwy 192**

97 Mr. Lomasney reviewed proposal #81431 for tree elevation along U.S. Hwy 192.

98 Ms. Kassel commented on the high cost of the proposal for removing some limbs. Mr.  
 99 Lomasney explained the limbs need to be trimmed higher up because they have been let go. Ms.  
 100 Kassel suggested only limbs in danger of damaging the fence be removed, but Mr. Lomasney  
 101 explained the plant material underneath is in danger of being choked out or dying. Further  
 102 description was given regarding the current condition of the trees and retaining plant material  
 103 underneath.

104 A revised proposal will be provided for the March meeting.

105 **iv. Miscellaneous**

106 Mr. Chokanis mentioned a broken sprinkler head inside the goal at the soccer field at the Buck  
 107 Lake playground. Ms. Phillips asked how many miles of irrigation lines. Mr. Lomasney explained  
 108 the system has 32 controllers, each having six zones. The irrigation system will always require  
 109 some sort of maintenance efforts.

110 **B. Field Manager: Inframark**

111 **i. Monthly Report**

112 Mr. Baez reviewed the landscaping report and discussed the following items: replacements at  
 113 Ashley Pool and the splash pad. Staff is obtaining proposals for the splash pad computer. The  
 114 motors are working, but the computer is not. Mr. Leet suggested running the motor so the splash  
 115 pad is on but without dancing sprays. Staff has to turn it on and off manually since it does not have

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116 a timer. Hoses will need to be replaced. Mr. Chokanis suggested some weekend hours for it to be  
117 turned on for a few hours, and staff is onsite until 4:00 p.m. Mr. Baez will show Supervisors how  
118 to turn it on and off. Staff has hauled debris from the garden to the landfill, including pvc pipe and  
119 wood. The trolling motors and batteries were replaced in the bass boats. Ms. Phillips mentioned  
120 the fading seat covers, and Mr. Baez is looking for proposals.

121 **ii. Harmony School Learning to Swim Program**

122 Discussion ensued regarding the Learning to Swim program the school has done on a regular  
123 basis at the pool, with fees and deposit being waived. Mr. Eckert will provide a waiver for parents  
124 of students to sign. Waivers will be signed prior to the event and sent back to the District.

125 **iii. Ponds**

126 Discussion ensued regarding ponds on Middlebrook Place, Billy's Trail, and Five Oaks Drive.  
127 Mr. Chokanis sent pictures to Mr. Hamstra of the pond on Middlebrook Place and asked about the  
128 District's responsibility regarding the ponds. Staff treats the ponds but does not remove vegetation.  
129 Proposals can be obtained if the Board would like vegetation removed. The pond on Middlebrook  
130 Place is maintained by the golf course. Further discussion will take place under the engineer's  
131 report. If work needs to be done by the District, staff will obtain proposals.

132 **C. District Engineer: Pegasus**

133 **i. Golf Course Maintenance Facility**

134 Mr. LeMenager met with golf course manager and Mr. Satterwhite today at 4:00 p.m. to tour  
135 the facility, and provided pictures. Ms. Montagna wanted to allow all Supervisors to attend the  
136 tour, but it was received last minute and could not be advertised as a workshop. Mr. Leet also  
137 toured the facility earlier in the week. Mr. LeMenager believes the facility is perfect for the  
138 District's needs. It has a large area with air-conditioned offices, appropriate for Board meetings  
139 and other community events. The space is more than sufficient for the field staff. It is two  
140 buildings. Benchmark has indicated they would like to rent the covered garage building. Parking  
141 is available in the back. Income can be generated by renting out spaces. An appraisal is not yet  
142 available. The golf course wants their own pro shop, so they are building their own.

143 A brief discussion ensued regarding ownership of the golf course and related amenities. Ms.  
144 Kassel would like to move forward with the current community facility plans until other details  
145 and information can be provided, including financing, to which Mr. LeMenager agreed. The  
146 current meeting location will not be available in the future.

147 Discussion ensued regarding a PD amendment for parking at the RV storage area. Ms. Kassel  
148 requested a proposal and photos of the area, which photos will be provided. The Board expressed  
149 consensus to have a backup plan for the maintenance facility in the agreed-upon location while the

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150 golf course builds their new facility, and suggested perhaps the District could rent their building  
151 in the meantime. One area is 40 feet by 45 feet including restrooms and a breakroom, plus some  
152 alcoves that are air conditioned, area available for the landscaping company and to rent to others,  
153 and plenty of room for the District's needs. Ms. Kassel is hesitant for the District to act as a  
154 property manager and landlord, to which Mr. Leet agreed. Ms. Phillips brainstormed that rooms  
155 could be rented hourly for people working from home, which was disagreed with and suggested  
156 to hold a brainstorming session at a workshop.

157 **ii. Lakefront Park Community Maintenance Facility**

158 Mr. Hamstra reviewed the permit officially submitted to the County, which has been received  
159 and logged.

160 **iii. Blazing Star Lane Alley Repairs. Tracts AC-6 and AC-7**

161 Mr. Hamstra provided an update on the Blazing Star Lane alley repairs, which plans have been  
162 finalized. The dollar is below the bidding threshold, so four contractors were contacted to provide  
163 proposals: Element Environmental, Carr & Collier, Gregory, and Jr. Davis. An addendum was  
164 issued on February 26. Two submitted bids and two declined. Gregory's price was \$80,718, and  
165 Carr & Collier's price was \$135,464. DOT cost estimates of \$48,000 are still well below pricing  
166 received. Options were presented to accept low price, reject and readvertise, or request a  
167 contribution from the garbage company.

168 Mr. LeMenager reviewed the letter drafted by legal counsel that was sent to the County  
169 regarding this issue, and the County sent it to Waste Management's insurance company as a  
170 potential claim. The Chairman received two phone calls but the District has received no other  
171 response. Staff will follow up.

172 Mr. Hamstra will ask the low bidder to hold the price for 30 more days. Ms. Kassel commented  
173 \$48,000 feels unconscionable for one alley turn, \$80,000 seems outrageous, and requested to wait  
174 for the insurance company's response before approving to spend funds.

175 Ms. Phillips asked about the urgency of getting the alley turn repaired. Mr. Hamstra suggested  
176 waiting to award a contract to hold some leverage since they might be able to find a cheaper  
177 contractor.

178 **iv. Five Oaks Drive and Cat Brier Trail Drainage Maintenance**

179 Mr. Hamstra indicated Element Environmental located the pipes, pumped the ponds down, and  
180 found a lot of sediment inside the pipes. Video showed sediment going partially into the lake and  
181 was packed at the end. The pipes were cleaned, the area backfilled, riprap installed, and the  
182 disturbed area sodded. Staff will monitor through summer. Mr. Leet noted two inches of rain two  
183 weeks ago showed no flooding or ponding.

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184 **v. Alley Paving**

185 Mr. Leet discussed the alley paving done a year ago with a current construction bond still in  
186 place, and asked if any follow up needed to be done. Mr. Hamstra will provide an inspection before  
187 the one year. Mr. Leet pointed out some minor issues, including some wear and normal cracking.  
188 Mr. LeMenager loves them. Ms. Phillips indicated some areas do not drain for an hour or two after  
189 a rain event, and the standard is 24 hours, so these are not a concern.

190 **vi. Billy's Trail**

191 Mr. Leet requested an update on the netting not on District property but perhaps a resolution  
192 through Toho Water Authority ("Toho") to improve the state of it.

193 Mr. Hamstra called about moving the pedestrian bridge out of the pond and onto the trail, and  
194 the cattails were sprayed. Mr. Hamstra is not aware if the developer or builder has been contacted  
195 to remove his silt fencing and stakes. Ms. Montagna will follow up.

196 Mr. Leet asked what communications were done. Toho sent an email to the Board. Ms. Kassel  
197 reached out to Toho with a question but has not received a response. She will try again. Mr.  
198 Hamstra will reach out to Toho regarding the netting.

199 **vii. Buck Lake Control Structures**

200 Mr. Hamstra indicated Element Environmental picked up the grates that fell into the structure  
201 and reset them. Pictures were provided in an email. Mr. Hamstra will reach out to South Florida  
202 Water Management District ("SFWMD") regarding the need to survey before obtaining proposals.

203 Ms. Kassel asked if the entire control structure sank, due to the fact that it sank and was not  
204 draining, which prompted a lot of growth in the path from the control structure to Buck Lake. Ms.  
205 Kassel asked also if the District had permission to put it in and it was supposed to drain, why is a  
206 survey needed to re-dredge. It is supposed to drain through the wetland. Mr. Hamstra walked the  
207 length and does not know the depth. It may have been installed without knowing the depth of the  
208 lake to remain unconstructed. It has been cleaned. The one by the Estates with the grate is always  
209 flowing to Buck Lake, but this one may have been an oversight. Mr. Hamstra wanted to make sure  
210 it was not compromised by a fallen tree but appears not to have been properly located. It has not  
211 caused flooding, and mitigating would not be worth the cost, if so directed by SFWMD.

212 **viii. Alleys**

213 Mr. Hamstra reviewed a prior conversation about contacting Waste Management before  
214 installing boulders, which might be part of the other conversation with Waste Management.

215 **ix. The Estates**

216 Mr. Hamstra reported from Inframark's staff that all 13 structures have been properly  
217 maintained and are ready for hurricane season.

218 **x. Golf Course Driving Range**

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219 Mr. Hamstra has not heard from the golf course yet as they are discussing with Mr. Satterwhite  
220 what debris they will remove.

221 **xi. Site Inspection**

222 Mr. Hamstra will perform a pre-hurricane site inspection of all the control structures, as was  
223 done two years ago, and also take inventory of all the ponds with cattails. Once ponds are  
224 determined to be the District's maintenance responsibility, Mr. Hamstra will solicit for cattail  
225 removal, not spraying.

226 **D. District Counsel: Kutak Rock**

227 Mr. Eckert indicated they have not been very busy working on legal matters. He has not  
228 received a response regarding the street lighting issue related to an easement from the developer,  
229 nor will he pursue them for a response.

230 **E. District Manager: Inframark**

231 Ms. Montagna provided updates on the following items:

232 **i. Project Boards**

233 Ms. Montagna provided an update on project boards, which will be provided twice a month  
234 since many items will not be updated between boards.

235 **ii. Request to Post Meeting Follow-Up Sheets on the Website**

236 Ms. Montagna reviewed a request from a resident to post follow-up sheets or project boards  
237 on the website. Ms. Kassel is not opposed to posting them since it is public knowledge and shows  
238 the Board endeavors to be transparent and accountable. Ms. Montagna will post the project boards  
239 on the website when they are emailed to the Board, and keep updating them. Mr. LeMenager  
240 requested they be posted the Friday prior to a meeting. After a brief conversation, the project  
241 boards will be posted the first and third Fridays of each month.

242 Ms. Kassel indicated the request was for the emailed summary showing action items and follow  
243 up to be posted on the website, which was replaced with the project boards. Staff can provide the  
244 summary if that is the Board's desire, which used to be sent shortly after each meeting. Ms. Kassel  
245 argued the project boards do not show everything the follow-up summaries did, including motions.  
246 Mr. LeMenager indicated that is the purpose of the minutes. Summaries used to be posted on the  
247 website at the direction of the previous District manager. Ms. Kassel shared the conversation with  
248 the resident that they wanted to know the motions taken during the meeting, which is the purpose  
249 of the minutes. Mr. LeMenager suggested the project boards be posted on the website. Ms. Kassel  
250 prefers a synopsis of the meetings that residents are requesting. The meeting video and audio are  
251 available.

252 Discussion ensued regarding Ms. Kassel's preference providing a meeting summary, it is easier  
253 to read a summary than listen to a two-hour meeting, and summaries are different from the project

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254 boards. Decisions of the Board are included in the summaries but not details of the votes. Meeting  
 255 summaries are double information but staff can provide the summaries again. Project boards show  
 256 action items, and the minutes show the decisions made. Minutes are provided in the agenda  
 257 package to be accepted at the next meeting.

258 Further discussion ensued regarding the scope of Inframark’s services, information is available  
 259 to residents, the District cannot email the residents with updates or summaries but would have to  
 260 be done by the HROA which Mr. LeMenager is opposed to doing, and purpose of the project  
 261 boards is to show the action item list. Mr. Chokanis suggested residents attend the meetings for  
 262 real-time data.

263 **iii. Fiscal Year 2025 Budget Dates**

264 Ms. Montagna reviewed the budget process, where the proposed budget has to be provided by  
 265 June 15. The schedule anticipates presenting the draft budget at the May meeting, with at least 60  
 266 days before the budget hearing, which is in July. The County’s deadline for the assessment roll is  
 267 mid-August. The May meeting is scheduled for May 23, not 30. The budget template will be sent  
 268 to the Board over the next few weeks with preliminary numbers in Excel.

269 Discussion ensued on the previous fiscal year budget meeting and workshop dates. The budget  
 270 workshop will be May 23 prior to the regular meeting. Discussions will be held at the March and  
 271 April meetings.

272 Further discussion ensued regarding the assessment methodology for new developments and  
 273 options to amend the methodology discussed at previous meetings. Various options allow the  
 274 District to assess on front footage or square footage or other options depending on the use, density,  
 275 and amenities. Timing was discussed when a methodology should be considered. Ms. Kassel  
 276 indicated a previous request for an assessment methodology and requested the current  
 277 methodology be revised because it is not equitable. Ms. Kassel requested four or five methodology  
 278 options and the ramifications of each, to address the issues. Mr. Chokanis suggested comparing to  
 279 what other communities have used in this situation. Ms. Leah Popelka is already working with the  
 280 developer for the new development.

281 **FOURTH ORDER OF BUSINESS Business Items**

282 **A. Discussion of Golf Course Maintenance Facility**

283 This discussion having been held under the engineer’s report, the next item followed.  
 284

285 **B. Harmony Isle Townhomes/Mailboxes**

286 Mr. Mark Langford is working with Hartizen Homes to develop townhomes off Five Oaks  
 287 Drive for Harmony Isles townhomes. The request is to add mailboxes to serve the 46 townhome  
 288 units, to be located on District property at no cost to the District. The PowerPoint presentation was

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289 included in the agenda package. The location was approved by the United States postal service  
290 (“USPS”), near existing mailboxes.

291 Mr. Eckert indicated an agreement needs to be in place for facilities on District-owned  
292 property, notably regarding who will provide maintenance.

293 Discussion ensued regarding poor condition of existing community mailboxes, developer is  
294 not willing to sign such an agreement, and a suggestion the sub-HOA be responsible for  
295 maintenance subject to USPS regulations.

296  
297 Mr. Leet made a MOTION to approve the mailbox location for  
298 Harmony Isle townhomes, as presented.  
299 Mr. Chokanis seconded the motion.

300  
301 Upon VOICE VOTE, with all in favor, unanimous approval was  
302 given to the mailbox location for Harmony Isle townhomes, as  
303 presented.

304  
305 Ms. Kassel requested landscaping in front of the townhomes abutting the sidewalk have a  
306 barrier to prevent mulch from washing over the sidewalk and into the street during rain events.  
307 Mr. Langford will take the request to his contact at Hartizen Homes, which representative will  
308 provide an update to the Board.

309  
310 **FIFTH ORDER OF BUSINESS** **Consent Agenda**

311 **A. Minutes for the January 25, 2024, Regular Meeting**

312 The minutes are included in the agenda package and available for public review on the  
313 District’s website or in the District Office during normal business hours.

314 Ms. Kassel provided minor amendments to staff, which were incorporated in the minutes  
315 provided to be signed after the meeting.

316 **B. Financial Statements (January 2024)**

317 The financial statements are included in the agenda package and available for public review  
318 on the District’s website or in the District Office during normal business hours.

319 **C. Check Register #285 (January 2024)**

320 The check register is included in the agenda package and available for public review on the  
321 District’s website or in the District Office during normal business hours.

322 **D. Arbitrage Rebate Report, Series 2014 Refunding Bonds**

323 The arbitrage rebate report is included in the agenda package and available for public review  
324 on the District’s website or in the District Office during normal business hours.

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Ms. Kassel made a MOTION to approve the consent agenda, minutes as amended.  
Mr. Chokanis seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the consent agenda, minutes as amended.

Ms. Montagna reviewed two questions Ms. Kassel had on the check register: \$2,500 refund to a resident due to an easement deposit for constructing a pool, and two entries for assessments from the tax collector on the same date are correct.

Ms. Kassel noted the last assessment deposit is from January 10, and nothing from the end of January, when the financials were prepared the end of February. Ms. Kassel asked if the bulk of assessments to be received are from a number of owners or just a few, which Ms. Montagna will find out.

**SIXTH ORDER OF BUSINESS                      Supervisor Requests**

There being none, the next order of business followed.

**SEVENTH ORDER OF BUSINESS                      Adjournment**

On MOTION by Ms. Kassel, seconded by Mr. Leet, with all in favor, the meeting adjourned at 7:37 p.m.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman



# **Subsection 5B**

## **Financials**

**TO: Board of Supervisors, Harmony CDD**  
**FROM: Christian Haller, Accountant**  
**CC: Angel Montagna, District Manager**  
**DATE: March 14, 2023**  
**SUBJECT: February 2024 Financials**

---

Please find the attached February 2024 revised financial report. During your review, please keep in mind that the goal is for revenue to meet or exceed the annual budget and for expenditures to be at or below the annual budget. To assist with your review, an overview is provided below. Should you have any questions or require additional information, please contact me at Christian.Haller@Inframark.com.

#### General Fund

- Total Revenue through February is approximately 79% of the annual budget. This is typical for this time of year.
  - Non Ad Valorem Assessment collections are currently at 78%.
  - Garden Lot - Includes lease payments for garden lot.
- Total Expenditures through February are at 47% of the annual budget.
  - ▶ Administrative
    - P/R-Board of Supervisors - Includes payroll for meetings through January 2024.
    - ProfServ-Engineering - Pegasus Engineering services through February 2024. Includes services for maintenance facility, Buck Lake, storm sewer system and other matters.
    - Insurance - General Liability - thru February 2024 EGIS insurance policy over budget by 15%
  - ▶ Field
    - ProfServ-Field Management - Contract with Inframark.
    - Miscellaneous Services - includes Nona Glass Services regarding mirror replacenet totaling \$807.73.
  - ▶ Landscaping Services
    - Contracts-Mulch - Contract with Benchmark Landscaping.
    - Contracts-Landscape - Benchmark Landscaping provides landscaping services.
  - ▶ 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-Ponds - Includes Feb invoice for draining of pond and disposal of vegetation.
    - 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.
  - ▶ Debt Service
    - Principal Expense - Principal portion of VC1 debt service assessment transferred from the general fund to the series 2015 debt service fund.
    - Interest Expense - Interest portion of VC1 debt service assessment transferred from the general fund to the series 2015 debt service fund.

#### General Fund Reserves

- ▶ \$60,440 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 \$786,566 FY23 expenditures.

HARMONY  
Community Development District

**Financial Statements**

(Unaudited)

**February 29, 2024**

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HARMONY  
Community Development District

*Financial Report*

*February 29, 2024*

Prepared by



HARMONY  
Community Development District

**Governmental Funds**

**Balance Sheet**  
February 29, 2024

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>GENERAL FUND RESERVES</u>	<u>SERIES 2014 DEBT SERVICE FUND</u>	<u>SERIES 2015 DEBT SERVICE FUND</u>	<u>TOTAL</u>
<b><u>ASSETS</u></b>					
Cash - Checking Account	\$ 575,688	\$ -	\$ -	\$ -	\$ 575,688
Accounts Receivable	504	-	-	-	504
Due From Other Funds	-	60,440	13,324	5,973	79,737
Investments:					
Money Market Account	1,278,006	-	-	-	1,278,006
Interest Account	-	-	-	6,767	6,767
Prepayment Account	-	-	-	354,007	354,007
Reserve Fund	-	-	607,313	340,000	947,313
Revenue Fund	-	-	1,329,725	602,141	1,931,866
Prepaid Items	1,833	-	-	-	1,833
<b>TOTAL ASSETS</b>	<b>\$ 1,856,031</b>	<b>\$ 60,440</b>	<b>\$ 1,950,362</b>	<b>\$ 1,308,888</b>	<b>\$ 5,175,721</b>
<b><u>LIABILITIES</u></b>					
Accounts Payable	\$ 66,211	\$ -	\$ -	\$ -	\$ 66,211
Due To Other Funds	79,737	-	-	-	79,737
<b>TOTAL LIABILITIES</b>	<b>145,948</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>145,948</b>
<b><u>FUND BALANCES</u></b>					
<b>Nonspendable:</b>					
Prepaid Items	1,833	-	-	-	1,833
<b>Restricted for:</b>					
Debt Service	-	-	1,950,362	1,308,888	3,259,250
<b>Assigned to:</b>					
Operating Reserves	467,801	-	-	-	467,801
<b>Unassigned:</b>	1,240,449	60,440	-	-	1,300,889
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,710,083</b>	<b>\$ 60,440</b>	<b>\$ 1,950,362</b>	<b>\$ 1,308,888</b>	<b>\$ 5,029,773</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,856,031</b>	<b>\$ 60,440</b>	<b>\$ 1,950,362</b>	<b>\$ 1,308,888</b>	<b>\$ 5,175,721</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 30,000	\$ 12,500	\$ 16,394	\$ 3,894
Interest - Tax Collector	-	-	4,699	4,699
Special Assmnts- Tax Collector	2,791,633	2,512,469	2,167,676	(344,793)
Special Assessments-Tax Collector-VC1	(33,132)	(29,818)	-	29,818
Special Assmnts- Discounts	(111,665)	(100,499)	(85,473)	15,026
Access Cards	1,200	500	84	(416)
User Facility Revenue	600	250	(642)	(892)
Garden Lot	1,207	505	1,204	699
<b>TOTAL REVENUES</b>	<b>2,679,843</b>	<b>2,395,907</b>	<b>2,103,942</b>	<b>(291,965)</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
P/R-Board of Supervisors	14,000	5,835	2,200	3,635
FICA Taxes	1,071	445	230	215
ProfServ-Arbitrage Rebate	1,200	-	600	(600)
ProfServ-Dissemination Agent	1,500	1,500	1,500	-
ProfServ-Engineering	60,000	25,000	53,355	(28,355)
ProfServ-Legal Services	60,000	25,000	24,681	319
ProfServ-Mgmt Consulting	71,328	29,720	29,720	-
ProfServ-Property Appraiser	392	392	-	392
ProfServ-Recording Secretary	4,326	1,805	1,082	723
ProfServ-Special Assessment	9,087	9,087	8,822	265
ProfServ-Trustee Fees	10,160	-	-	-
Auditing Services	4,400	-	-	-
Postage and Freight	1,000	415	128	287
Rental - Meeting Room	7,500	3,125	-	3,125
Insurance - General Liability	20,000	20,000	22,932	(2,932)
Printing and Binding	-	-	174	(174)
Legal Advertising	1,200	500	524	(24)
Misc-Assessment Collection Cost	55,832	50,248	41,644	8,604
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>323,171</b>	<b>173,247</b>	<b>187,767</b>	<b>(14,520)</b>
<b>Field</b>				
ProfServ-Field Management	375,810	156,590	156,587	3
Miscellaneous Services	-	-	808	(808)
<b>Total Field</b>	<b>375,810</b>	<b>156,590</b>	<b>157,395</b>	<b>(805)</b>
<b>Landscape Services</b>				
Contracts-Mulch	77,347	32,230	77,348	(45,118)
Contracts-Annuals	14,000	5,835	-	5,835
Contracts - Landscape	699,567	291,486	283,243	8,243
R&M-Irrigation	30,000	12,500	-	12,500
R&M-Trees and Trimming	40,000	16,665	3,438	13,227

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Miscellaneous Services	50,000	20,835	2,205	18,630
<b>Total Landscape Services</b>	<b>910,914</b>	<b>379,551</b>	<b>366,234</b>	<b>13,317</b>
<b>Utilities</b>				
Electricity - General	43,550	18,146	14,315	3,831
Electricity - Streetlights	139,470	58,113	50,680	7,433
Utility - Water & Sewer	211,860	88,275	90,114	(1,839)
<b>Total Utilities</b>	<b>394,880</b>	<b>164,534</b>	<b>155,109</b>	<b>9,425</b>
<b>Operation &amp; Maintenance</b>				
Utility - Refuse Removal	3,500	1,460	1,731	(271)
R&M-Ponds	20,000	8,333	42,150	(33,817)
R&M-Pools	35,000	14,583	6,479	8,104
R&M-Roads & Alleyways	2,000	835	-	835
R&M-Streetlights	10,000	4,167	-	4,167
R&M-Vehicles	15,000	6,250	190	6,060
R&M-Equipment Boats	10,000	4,167	157	4,010
R&M-Parks & Facilities	45,000	18,750	19,538	(788)
R&M-Garden Lot	2,000	833	-	833
Sidewalk Panel Replacements	20,000	8,333	-	8,333
R&M-Invasive Plant Maintenance	105,000	43,750	5,050	38,700
Security Enhancements	5,700	2,375	2,746	(371)
Op Supplies - Fuel, Oil	8,000	3,333	61	3,272
Cap Outlay - Vehicles	15,000	15,000	-	15,000
Reserve - Other	412,000	-	59,801	(59,801)
<b>Total Operation &amp; Maintenance</b>	<b>708,200</b>	<b>132,169</b>	<b>137,903</b>	<b>(5,734)</b>
<b>Debt Service</b>				
Principal Debt Retirement	14,177	-	268,292	(268,292)
Interest Expense	12,423	-	6,767	(6,767)
<b>Total Debt Service</b>	<b>26,600</b>	<b>-</b>	<b>275,059</b>	<b>(275,059)</b>
<b>TOTAL EXPENDITURES</b>	<b>2,739,575</b>	<b>1,006,091</b>	<b>1,279,467</b>	<b>(273,376)</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(59,732)	1,389,816	824,475	(565,341)
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	(59,732)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(59,732)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (59,732)	\$ 1,389,816	\$ 824,475	\$ (565,341)
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>885,608</b>	<b>885,608</b>	<b>885,608</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 825,876</b>	<b>\$ 2,275,424</b>	<b>\$ 1,710,083</b>	



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ -	\$ -	\$ -
<b>TOTAL REVENUES</b>	-	-	-	-
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	-
Net change in fund balance	\$ -	\$ -	\$ -	\$ -
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	-	-	<b>60,440</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 60,440</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 60	\$ 25	\$ 25,550	\$ 25,525
Special Assmnts- Tax Collector	1,208,761	1,087,885	946,426	(141,459)
Special Assmnts- Discounts	(48,350)	(43,515)	(37,318)	6,197
<b>TOTAL REVENUES</b>	<b>1,160,471</b>	<b>1,044,395</b>	<b>934,658</b>	<b>(109,737)</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	24,175	21,758	18,182	3,576
<b>Total Administration</b>	<b>24,175</b>	<b>21,758</b>	<b>18,182</b>	<b>3,576</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	725,000	-	-	-
Principal Prepayments	-	-	20,000	(20,000)
Interest Expense	421,013	210,507	210,506	1
<b>Total Debt Service</b>	<b>1,146,013</b>	<b>210,507</b>	<b>230,506</b>	<b>(19,999)</b>
<b>TOTAL EXPENDITURES</b>	<b>1,170,188</b>	<b>232,265</b>	<b>248,688</b>	<b>(16,423)</b>
Excess (deficiency) of revenues Over (under) expenditures	(9,717)	812,130	685,970	(126,160)
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(9,717)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(9,717)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (9,717)	\$ 812,130	\$ 685,970	\$ (126,160)
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>1,264,392</b>	<b>1,264,392</b>	<b>1,264,392</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,254,675</b>	<b>\$ 2,076,522</b>	<b>\$ 1,950,362</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 30	\$ 13	\$ 9,052	\$ 9,039
Special Assmnts- Tax Collector	593,460	534,114	424,269	(109,845)
Special Assmnts- Other	26,600	23,940	275,059	251,119
Special Assmnts- Prepayment	-	-	89,382	89,382
Special Assmnts- Discounts	(23,738)	(21,364)	(16,729)	4,635
<b>TOTAL REVENUES</b>	<b>596,352</b>	<b>536,703</b>	<b>781,033</b>	<b>244,330</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	11,869	10,683	8,151	2,532
<b>Total Administration</b>	<b>11,869</b>	<b>10,683</b>	<b>8,151</b>	<b>2,532</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	295,000	-	-	-
Principal Prepayments	-	-	25,000	(25,000)
Interest Expense	269,100	134,550	134,550	-
<b>Total Debt Service</b>	<b>564,100</b>	<b>134,550</b>	<b>159,550</b>	<b>(25,000)</b>
<b>TOTAL EXPENDITURES</b>	<b>575,969</b>	<b>145,233</b>	<b>167,701</b>	<b>(22,468)</b>
Excess (deficiency) of revenues Over (under) expenditures	20,383	391,470	613,332	221,862
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	20,383	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>20,383</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 20,383	\$ 391,470	\$ 613,332	\$ 221,862
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>695,556</b>	<b>695,556</b>	<b>695,556</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 715,939</b>	<b>\$ 1,087,026</b>	<b>\$ 1,308,888</b>	

HARMONY  
Community Development District

**Supporting Schedules**

**February 29, 2024**

**HARMONY**  
Community Development District

**Non-Ad Valorem Special Assessments  
Osceola County Tax Collector - Monthly Collection Report  
For the Fiscal Year Ending September 30, 2024**

Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	Allocation by Fund		
					General Fund	Series 2014 Debt Service Fund <sup>(1)</sup>	Series 2015 Debt Service Fund <sup>(1)</sup>
<b>ASSESSMENTS LEVIED FY 2024</b>				\$ 4,502,795	\$ 2,758,501	\$ 1,204,385	\$ 539,909
Allocation %				100%	61%	27%	11.99%
11/10/2023	\$ 21,549	\$ 1,162.7	\$ 440	\$ 23,151	\$ 14,183	\$ 6,192	\$ 2,776
11/24/2023	\$ 248,290	\$ 10,556.5	\$ 5,067	\$ 263,914	\$ 161,679	\$ 70,590	\$ 31,645
12/11/2023	\$ 2,797,087	\$ 118,923.6	\$ 57,083	\$ 2,973,094	\$ 1,821,376	\$ 795,228	\$ 356,489
12/22/2023	\$ 133,910	\$ 5,234.9	\$ 2,733	\$ 141,877	\$ 86,917	\$ 37,949	\$ 17,012
1/10/2024	\$ 68,699	\$ 2,168.0	\$ 1,402	\$ 72,269	\$ 44,274	\$ 19,330	\$ 8,665
1/10/2024	\$ 11,526	\$ 363.8	\$ 235	\$ 12,125	\$ 7,428	\$ 3,243	\$ 1,454
2/8/2024	\$ 581	\$ 18.4	\$ 12	\$ 611	\$ 375	\$ 164	\$ 73
2/8/2024	\$ 49,231	\$ 1,093.2	\$ 1,005	\$ 51,329	\$ 31,445	\$ 13,729	\$ 6,155
<b>TOTAL</b>	\$ 3,330,873	\$ 139,521	\$ 67,977	\$ 3,538,371	\$ 2,167,676	\$ 946,426	\$ 424,269

Collected in % 78.6%

<b>TOTAL OUTSTANDING</b>	\$ 964,424	\$ 590,825	\$ 257,959	\$ 115,639
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Note (1): Variance between budget and assessment levy is due to prepayments received during the budget process.

**HARMONY**  
Community Development District

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**Cash and Investment Report**  
*February 29, 2024*

**General Fund**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account- Operating	Bank United	Checking Account	n/a	0.00%	\$575,688
Money Market Account	BankUnited	Money Market Account	n/a	5.25%	\$1,278,006
<b>Subtotal</b>					<u>\$1,853,694</u>

**Debt Service Funds**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2015 Interest Fund	US Bank	US Bank Open-Ended Cc	n/a	3.82%	\$6,767
Series 2015 Prepayment Fund	US Bank	US Bank Gcts	n/a	5.25%	\$354,007
Series 2015 Reserve Fund	US Bank	US Bank Gcts	n/a	5.25%	\$340,000
Series 2015 Revenue Fund	US Bank	US Bank Gcts	n/a	5.25%	\$602,141
Series 2014 Reserve Fund	US Bank	US Bank Gcts	n/a	5.25%	\$607,313
Series 2014 Revenue Fund	US Bank	US Bank Gcts	n/a	5.25%	\$1,329,725
<b>Subtotal</b>					<u>\$3,239,953</u>
<b>Total</b>					<u><u>\$5,093,647</u></u>

# **Subsection 5C**

# **Check Register**

**HARMONY CDD**

General Fund

**INVOICE APPROVAL # 286**

14-Mar-24

<u>Payee</u>	<u>Invoice Number</u>	<u>A= Approval R= Ratification</u>	<u>Invoice Amount</u>	<u>Total</u>
BENCHMARK LANDSCAPING LLC	65476	R	59,250.00	
	68964	R	1,160.00	
	71073	R	59,250.00	
	71670	R	4,000.00	
	71671	R	11,305.00	
	72221	R	1,320.00	
	<b>Vendor Total</b>			
CHARTER COMMUNICATIONS - ACH	1997518012824	R	\$ 119.98	
	1997500020624	R	\$ 123.98	
	<b>Vendor Total</b>			
DIGITAL ASSURANCE	97021	R	\$ 1,500.00	
	<b>Vendor Total</b>			
ELAN FINANCIAL SERVICES	12424.1777	R	\$ 1,494.62	
	<b>Vendor Total</b>			
ELEMENT ENVIRONMENTAL	1094	R	\$ 25,010.00	
	<b>Vendor Total</b>			
FEDEX	8-414-90360	R	\$ 44.74	
	<b>Vendor Total</b>			
INFRAMARK, LLC	110775		\$ 7.66	
	111403		\$ 37,261.50	
	<b>Vendor Total</b>			
KUTAK ROCK LLP	3352377	R	\$ 3,439.50	
	<b>Vendor Total</b>			
ORLANDO UTILITIES COMMISSION	100323ACH	R	\$ 13,959.50	
	<b>Vendor Total</b>			



**HARMONY CDD**

General Fund

**INVOICE APPROVAL # 286**

<u>Payee</u>	<b>Invoice Number</b>	<b>A= Approval R= Ratification</b>	<b>Invoice Amount</b>	<b>Total</b>
PEGASUS ENGINEERING, LLC	227115	R	\$ 7,855.00	
	227051	R	\$ 5,050.00	
	<b>Vendor Total</b>			<b>\$ 12,905.00</b>
POOLSURE	1012956478243	R	\$ 222.75	
	1012695648494	R	\$ 35.00	
	101295648493	R	\$ 60.00	
	101295649673	R	\$ 549.75	
	101295649327	R	\$ 60.00	
	101295649328	R	\$ 35.00	
	101295650331	R	\$ 60.00	
	101295650762	R	\$ 413.25	
	102956950763	R	\$ 694.50	
	101295650332	R	\$ 35.00	
	101295650944	R	\$ 60.00	
	101295650945	R	\$ 35.00	
	101295648234	R	\$ 676.50	
<b>Vendor Total</b>			<b>\$ 2,936.75</b>	
PROPET DISTRIBUTORS INC	144985	R	\$ 1,223.60	
	<b>Vendor Total</b>			<b>\$ 1,223.60</b>
SERVUSAT	4742	R	\$ 1,150.00	
	<b>Vendor Total</b>			<b>\$ 1,150.00</b>
SOLITUDE LAKE MANAGEMENT	PSI029291	R	\$ 9,450.00	
	PSI029292	R	\$ 500.00	
	<b>Vendor Total</b>			<b>\$ 9,950.00</b>

**HARMONY CDD**

General Fund

**INVOICE APPROVAL # 286**

<u>Payee</u>	<b>Invoice Number</b>	<b>A= Approval R= Ratification</b>	<b>Invoice Amount</b>	<b>Total</b>
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TOHO WATER AUTHORITY - ACH	011924-8389 ACH	R	\$ 14,778.82	
			Vendor Total	<b>\$ 14,778.82</b>

WASTE CONNECTIONS OF FL.	1486615W460	R	\$ 346.21	
			Vendor Total	<b>\$ 346.21</b>

			<b>Total</b>	<b>\$ 262,536.86</b>
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