

HARMONY COMMUNITY DEVELOPMENT DISTRICT

AGENDA PACKAGE

Thursday, January 30, 2025

Remote Participation:

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

--or--

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



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

CARBON

Harmony Community Development District

Board Members:

Daniel Leet, Chairman
Lucas Chokanis, Vice Chairman
Joellyn Phillips, Assistant Secretary
Brittany Coronel, Assistant Secretary
Julie Williams, Assistant Secretary



Staff Members:

Joseph Gonzalez, District Manager
Michael Eckert, District Counsel
David Hamstra, District Engineer
Jose (Raul) Pabon, Field Supervisor
Howard Neal, Field Coordinator

Meeting Order Of Business

Thursday, January 30, 2025 – 6:00 p.m.

1. **Call to Order and Roll Call**
2. **Adoption of the Agenda**
3. **Audience Comments** – Three- (3) Minute Time Limit
4. **Staff Reports**
 - A. Landscaping Report
 - i. Consideration of United Landscaping Stump Grinding Proposal P. 3
 - ii. Consideration of United Landscaping Removing Dead Shrubs Proposal P. 5
 - iii. Consideration of United Landscaping Installing Sod Proposal..... P. 8
 - iv. Consideration of United Landscaping Installing Bahia Sod Proposal P. 10
 - v. Consideration of United Landscaping Removing Live Oak Trees Proposal..... P. 12
 - vi. Consideration of United Landscaping Installing Game Cameras Proposal P. 17
 - vii. Ratification of United Landscaping Main Line Repair Proposal P. 18
 - viii. Ratification of United Landscaping Main Line Repair at Dog Park Proposal P. 20
 - ix. Ratification of United Landscaping Main Line Repair at Dog Park #2 Proposal .. P. 22
 - x. Ratification of United Landscaping Controller Replacement Proposal P. 24
 - B. Field Inspection Report..... P. 26
 - C. District Engineer
 - D. District Counsel
 - E. District Manager
5. **Business Items**
 - A. Discussion on Meeting Location
 - B. Discussion on “No Commercial Vehicle Parking” Signs
6. **Consent Agenda**
 - A. Consideration of Minutes from December 19, 2024, Regular Meeting..... P. 35
 - B. Review of Financial Statements..... P. 40
 - C. Acceptance of Check Register #296..... P. 52
7. **Supervisor Requests**
8. **Adjournment**

The next meeting is scheduled for Thursday, February 27, 2025, at 6:00 p.m.

District Office:

313 Campus Street
Celebration FL 34747
407-566-1935
www.harmonycdd.org

Meeting Location:

7530 Old Melbourne Highway
St. Cloud, FL 34771
Zoom: <https://zoom.us/j/4276669233>
Phone: 929-205-6099, ID 4276669233



January 21, 2025

Contract No. - 146392

Harmony CDD



This proposal is for stump grinding the current stump located at 3412 Middle Brook pl as well as installation of a (45) gallon live oak tree. The tree will be staked in place once planted

ITEM	QTY	UNIT PRICE	TOTAL PRICE
(45) gallon live oak (installed)	1.00	\$760.00	\$760.00
Stump Grinding	1.00	\$150.00	\$150.00
Tree Stakes- Installed	1.00	\$106.81	\$106.81
			\$1,016.81

Contract No. - 146392

Harmony CDD

January 21, 2025

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Property Improvements	\$0.00	\$1,016.81
	\$0.00	\$1,016.81

Sale \$1,016.81**Sales Tax** \$0.00**Total** **\$1,016.81****By** _____
Nicholas Lomasney**Date** 1/21/2025

United Land Services**By** _____**Date** _____

Harmony CDD



January 21, 2025
Harmony CDD

Contract No. - 146468



Contract No. - 146468

Harmony CDD

January 21, 2025



This proposal is for removing (13) dead shrubs and installing 13- (15 gallon) viburnum shrubs.

(1) pallet of pine bark mulch will be applied after shrubs are installed.

ITEM	QTY	UNIT PRICE	TOTAL PRICE
13-(15 gallon) VO viburnum installed	13.00	\$115.00	\$1,495.00
Pine bark mulch installed	5.00	\$60.00	\$300.00
			\$1,795.00

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Property Improvements	\$0.00	\$1,795.00
		\$0.00
		\$1,795.00

Sale \$1,795.00

Sales Tax \$0.00

United Land Services • 12276 San Jose Blvd. Suite 747 • Jacksonville, FL 32223 Page 2/3

Contract No. - 146468

Harmony CDD

January 21, 2025

Total

\$1,795.00

By _____
Nicholas Lomasney

Date 1/21/2025

United Land Services

By _____

Date _____

Harmony CDD



January 21, 2025

Contract No. - 146486

Harmony CDD



This proposal is for installing 1,120 SQFT of sod on the verge as well as applying Bahia seed in the surrounding park areas

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Bahia sod - prepped and installed	1,120.00	\$1.80	\$2,016.00
Bahia seed and installation	2.00	\$628.15	\$1,256.30
rye seed and installation	2.00	\$135.00	\$270.00
			\$3,542.30

Contract No. - 146486

Harmony CDD

January 21, 2025

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Property Improvements	\$0.00	\$3,542.30
	\$0.00	\$3,542.30

Sale	\$3,542.30
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Sales Tax	\$0.00
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Total	\$3,542.30
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By _____
Nicholas Lomasney

Date 1/21/2025

United Land Services

By _____

Date _____

Harmony CDD



January 21, 2025

Contract No. - 146490

Harmony CDD



This proposal is to install 800 SQFT of Bahia sod on the verge as well as Bahia and rye seed in the surrounding park areas.

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Bahia seed and installation	2.00	\$628.15	\$1,256.30
Rye seed and installation	2.00	\$135.00	\$270.00
Bahia sod and installed	800.00	\$1.80	\$1,440.00
			\$2,966.30

Contract No. - 146490

Harmony CDD

January 21, 2025

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Property Improvements	\$0.00	\$2,966.30
	\$0.00	\$2,966.30

Sale \$2,966.30**Sales Tax** \$0.00**Total** **\$2,966.30****By** _____
Nicholas Lomasney**Date** 1/21/2025

United Land Services**By** _____**Date** _____

Harmony CDD



January 20, 2025

Harmony CDD

Contract No. - 145512



Contract No. - 145512

Harmony CDD

January 20, 2025



Contract No. - 145512

Harmony CDD

January 20, 2025



Contract No. - 145512

Harmony CDD

January 20, 2025



This proposal is to remove (3) live oak trees in or around the pool deck. The price includes removal and cleanup. This job will require the pool to be closed for (2) days

ITEM	QTY	UNIT PRICE	TOTAL PRICE
removal of (3) live oak trees	1.00	\$5,645.00	\$5,645.00
			\$5,645.00

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Property Improvements	\$0.00	\$5,645.00
		\$0.00
		\$5,645.00

Sale	\$5,645.00
Sales Tax	\$0.00
Total	\$5,645.00

Contract No. - 145512

Harmony CDD

January 20, 2025

By _____
Nicholas Lomasney

Date 1/20/2025

United Land Services

By _____

Date _____

Harmony CDD



January 20, 2025

Contract No. - 146145

Harmony CDD

This proposal is for buying and the installation of (5) game cameras. Once installed we recommend the management company monitor the cameras. Once complete United land services will turn over log in information for the (5) game cameras along with warranty. This task will take (2) guys (1) full day to complete installation. With a total of (20) hours .

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Install /prep	20.00	\$65.00	\$1,300.00
Game cameras	5.00	\$245.00	\$1,225.00
			\$2,525.00

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Property Improvements	\$0.00	\$2,525.00
		\$0.00
		\$2,525.00

Sale	\$2,525.00
Sales Tax	\$0.00
Total	\$2,525.00

By _____
Nicholas Lomasney

Date 1/20/2025
United Land Services

By _____
Date
Harmony CDD



January 03, 2025

Contract No. - 143348

Harmony CDD

Harmony Main Line Repair (2 in total+ 1 Lateral line) 1/2/25

1st Repair Main line 3"

2nd Repair Main line 2.5"

3rd Repair Lateral line 2.5"



Contract No. - 143348

Harmony CDD

January 03, 2025



ITEM	QTY	UNIT PRICE	TOTAL PRICE
Irrigation Repair Cost	1.00	\$1,756.00	\$1,756.00
			\$1,756.00

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Irrigation Repair	\$0.00	\$1,756.00
		\$0.00
		\$1,756.00

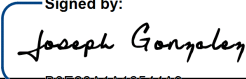
Sale	\$1,756.00
Sales Tax	\$0.00
Total	\$1,756.00

By _____

Alejandro Oyola

Date 1/3/2025

United Land Services

Signed by:

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By _____

1/6/2025

Harmony CDD



January 15, 2025
Harmony CDD

Contract No. - 145383



2 1/2 main line repair within clock #20 (dog park)

ITEM	QTY	UNIT PRICE	TOTAL PRICE
mainline repair (2 1/2')	1.00	\$835.00	\$835.00
			\$835.00

WORK ORDER SUMMARY

Contract No. - 145383

Harmony CDD

January 15, 2025

SERVICES	SALES TAX	TOTAL PRICE
Property Improvements	\$0.00	\$835.00
	\$0.00	\$835.00

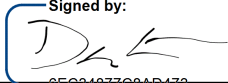
Sale	\$835.00
Sales Tax	\$0.00
Total	\$835.00

By _____

Nicholas Lomasney

Date 1/15/2025

United Land Services

Signed by: 

By _____

6EC34877C8AD473...

Date 1/20/2025

Harmony CDD



Proposal #143850

Date: 1/7/2025

PO #

Alejandro Oyola

Customer:

Inframark AP AP

Property:

Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

Harmony CDD Mainline Irrigation Repairs

Harmony CDD 01/06/2025

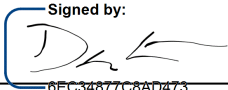
Dog Park 3" Broken Mainline Repair.

2.5" Lateral line Repair.



Default Group				\$970.00
Items	Quantity	Unit	Price/Unit	Price
Irrigation Repair				\$970.00
Mainline Repair Irrigation Costs	1.00	ea	\$970.00	\$970.00
PROJECT TOTAL:				\$970.00

Terms & Conditions

By	<div><div></div><div>Alejandro Oyola</div></div>	By	<div><div>Signed by:  6EC34877C8AD473...</div><div></div></div>
Date	<div><div>1/7/2025</div><div>United Land Services</div></div>	Date	<div><div>1/20/2025</div><div>Harmony CDD</div></div>



January 16, 2025
Harmony CDD

Contract No. - 145787



Controller (2) located on the right side of the main entrance appears to have been stolen. This proposal is to replace the controller and program the zones to operate as before

ITEM	QTY	UNIT PRICE	TOTAL PRICE
hunter pro-c installation	1.00	\$765.00	\$765.00
			\$765.00

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
United Land Services • 12276 San Jose Blvd. Suite 747 • Jacksonville, FL 32223		Page 1/2

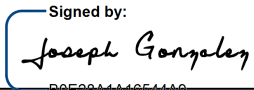
Contract No. - 145787	Harmony CDD	January 16, 2025
Hunter pro-c installation	\$0.00	\$765.00
	\$0.00	\$765.00

Sale	\$765.00
Sales Tax	\$0.00
Total	\$765.00

By _____
Nicholas Lomasney

Date 1/16/2025

United Land Services

Signed by:


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By _____

Date 1/21/2025

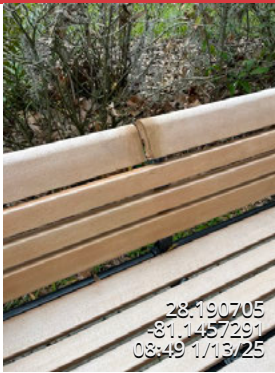
Harmony CDD

Howard Neal
Inframark

HARMONY CDD JANUARY FIELD INSPECTION

Monday, January 13, 2025

30 Issues Identified



ISSUE 1 - BROKEN BENCH

Assigned To Inframark

Bench needs to be repaired. Location: Town Square.



ISSUE 2 - RAISE CANOPY

Assigned To United Land Services

Raise tree canopy in the Town Square.



ISSUE 3 - SWIM CLUB DRAINS

Assigned To District Engineer

Drainage at Swim Club needs to be commercially cleaned. We are experiencing back ups.



ISSUE 4 - IRRIGATION CONTROLLER VANDALIZED

Assigned To United Land Services

Irrigation controller has been ripped out and needs to be replaced.



ISSUE 5 - TRIM HEDGES

Assigned To United Land Services

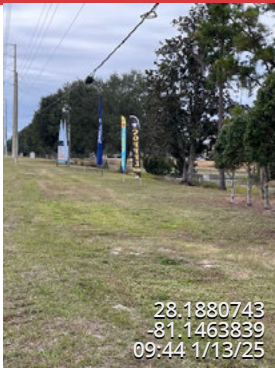
Hedges will be trimmed on Thursday.



ISSUE 6 - LIGHTS TO BE REPLACED

Assigned To Inframark

Lights will be swapped out from the orange.



ISSUE 7 - SIGNS ON CDD

Assigned To Inframark

Signs located on CDD property.



ISSUE 8 - DEAD TREE

Assigned To United Land Services

Dead tree and bushes at East entrance on exit side.



ISSUE 9 - STORM GRATES MISSING

Assigned To District Engineer

Storm grates are missing and one has fallen in the storm water system. Location: Pond off Bracken Fern Dr.



ISSUE 10 - TREE VANDALISM

Assigned To United Land Services And District Counsel

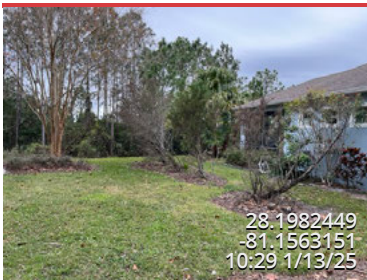
Trees in the conservation area have been cut down, vandalized and evidence of fire. Location: Pond off Bracken Fern Dr.



ISSUE 11 - DEAD TREE

Assigned To United Land Services

Dead pine tree needs to be removed. There is also a stump that needs to be grind down. Location: 6882 Sundrop St.



ISSUE 12 - DEAD BUSHES

Assigned To United Land Services

Dead bushes need to be removed and replaced. Location: 6882 Sundrop St.

**ISSUE 13 - DEAD TREE**

Assigned To United Land Services

Dead tree needs to be removed. Location: 6822 Goldflower Ave.

**ISSUE 14 - TOHO REPAIR**

Assigned To TOHO

TOHO have repaired their equipment. It was a broken internal pipe.

**ISSUE 15 - EASEMENT DAMAGE**

Assigned To Inframark

Documenting the easement access where a resident is building a pool. They have signed an easement agreement but we are monitoring the area. Location: Behind 3167 Dark Sky Dr.

**ISSUE 16 - VANDALISM ALONG TRAIL - PINE NEEDLE PATH**

Assigned To Harmony West CDD

Evidence of burning along trail, chairs, and damage to trees.



ISSUE 17 - CLEARING OF CDD PROPERTY

Assigned To District Counsel

Someone has cleared a path through CDD property. Location: Pond behind Dark Sky Dr.



ISSUE 18 - BAT HOUSE NEEDS PAINTING

Assigned To Inframark

Structure needs minor repairs and then painting.



ISSUE 19 - MORE SEED NEEDED

Assigned To United Land Services

Field needs more seed as there are patches where there is dirt.



ISSUE 20 - RESTROOMS VANDALISM

Assigned To Inframark

Buck Lake restrooms had fireworks set off at New Years. The field staff have painted the affected area. Time access doors could be looked into.

**ISSUE 21 - MULCH NEEDED**

Assigned To United Land Services

Mulch is needed at the Buck Lake playground.

**ISSUE 22 - REMOVE SHARP EDGES**

Assigned To Inframark

Sharp edges need to be removed in playground at Buck Lake.

**ISSUE 23 - REMOVE DEAD HEDGES**

Assigned To Inframark

Dead hedges to be removed by field staff. The splash pad chemicals are causing them to die.

**ISSUE 24 - POST PAD MISSING**

Assigned To Inframark

Post pad is missing and net needs to be replaced at basketball court.



ISSUE 25 - EXPOSED WIRING

Assigned To OUC

Find out from OUC what is going on here. Equipment has been removed but there is still wiring left. Location: Buck Lake carpark.



ISSUE 26 - GAZEBO

Assigned To Inframark

Gazebo needs to be painted and the lights did not work.



ISSUE 27 - REMOVE LOW HANGING MOSS

Assigned To United Land Services

Low hanging moss to be removed during routine maintenance.



ISSUE 28 - DEAD HEDGES

Assigned To United Land Services

There are hedges at the entrance to Feathergrass on both sides that are dead and need to be replaced.



ISSUE 29 - REPAIR STEPS

Assigned To Inframark

Steps at the Middlebrook playground need to be repaired to remove trip hazard. Mulch needs to be redistributed.



ISSUE 30 - FALLEN TREE

Assigned To Inframark

Tree has fallen at the edge of the pond. Location: 7471–7499 Five Oaks Dr.

**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, December 19, 2024, at 6:00 p.m. at 7530 Old Melbourne Highway, St Cloud, FL 34771.

Present and constituting a quorum were:

Daniel Leet	Chairman
Lucas Chokanis	Vice Chairman
Brittney Coronel	Assistant Secretary
Julie Williams	Assistant Secretary
Joellyn Phillips	Assistant Secretary

Also present,

Joseph Gonzalez	District Manager, Inframark
Michael Eckert	District Legal Counsel, Kutak Rock (<i>Via Phone</i>)
David Hamstra	District Engineer, Pegasus Engineering
Howard Neal	District Field Coordinator, Inframark
Nick Lomasney	Benchmark Landscaping/United Land Service
Jose Pabon	Field Supervisor, Inframark
Kerry Satterwhite	Director of Field, 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. Gonzalez called the meeting to order at 6:00 p.m. and a quorum was established.

SECOND ORDER OF BUSINESS Adoption of the Agenda

On MOTION by Mr. Leet seconded by Ms. Williams, with all in favor, the agenda was approved.

THIRD ORDER OF BUSINESS Audience Comments

A resident requested that attention be given to power washing on Five Oaks, specifically noting that the minutes should not reflect only the circle as being power washed. The resident emphasized the need for the circle to be reviewed by landscaping and also highlighted the necessity of power washing the main road sidewalk on Five Oaks.

A resident acknowledged the sidewalk grinding and inquired about Mr. Leet's post regarding the apartments. The resident also requested that more information be provided to the residents.

A resident reiterated their comment from the last meeting regarding South Lakes, specifically the one behind their home. While noting that its condition is improving, the resident expressed concern about weed growth potentially causing pipe blockages. The resident also inquired about the GoGov app and asked whether the new location would return to Harmony CDD.

A resident inquired about the East Tower, noting that it was brought up last year but remains unfinished. They expressed concerns about the lack of lighting, which negatively impacts road visibility, and requested that the current orange-tinted lights be replaced with brighter lights to improve safety.

A resident inquired about the GoGov app, addressing rumors circulating within the community that an additional full-time staff member would be required. However, the resident recalled attending the presentation meeting for the app, where it was stated that only a part-time staff member would be needed.

A resident raised concerns about parking on the streets off Five Oaks. They mentioned that two potential homebuyers had inquired about their experience living in Harmony and commented that the main road resembled a parking lot due to the presence of numerous trailers.

A resident mentioned that the entire trail around Long Pond near Buck Lake is infested with fire ants and requires treatment.

A resident inquired about any updates regarding the apartment development.

FOURTH ORDER OF BUSINESS Staff Reports

A. Landscaping

i. Consideration of United Land Services Seed Proposal

On MOTION by Mr. Leet seconded by Mr. Chokanis, with all in favor, United Land Services Seed Proposal was approved.

ii. Consideration of United Land Services Winter Annual Install Proposal

On MOTION by Mr. Leet seconded by Mr. Chokanis, with all in favor, United Land Services Winter Annual Install Proposal was approved.

iii. Ratification of Benchmark Main Line Repair Proposal

On MOTION by Mr. Leet seconded by Mr. Chokanis, with all in favor, Benchmark Main Line Repair Proposal was ratified.

B. Field Manager: Inframark

i. Field Inspection Monthly Report

Mr. Pabon mentioned that several projects are currently underway in Harmony, including concrete work for the sidewalks, painting of the pergola at the Swim Club and Ashley Pool, and ongoing pressure washing on Five Oaks. Additionally, sidewalk grinding is being performed on panels that do not require immediate replacement.

The concrete panels are being marked to indicate whether grinding or replacement is needed. An inventory checklist is being developed to send to a vendor for a sidewalk panel replacement proposal. A total of 22 miles of sidewalk panels are being assessed for inventory, and smaller panels can be replaced in-house by staff.

Larger panels on Cat Brier and Five Oaks that need replacement will be sent out to a vendor. The fence in the parking lot of Buck Lake is being repaired, with fence paneling being replaced. Painting is scheduled to be finalized tomorrow.

The Swim Club pool water heater is currently down and will need servicing. The scheduled service date is the 27th, and the vendor was selected because the heater is under warranty from the manufacturer until 2028, with parts covered until 2030.

Mr. Leet inquired about a timeline for the larger panels, and Mr. Pabon responded that many projects are currently being worked on. Mr. Pabon mentioned that he does not want to leave any project incomplete, but as soon as time permits to start a new project, he will gather proposals for the concrete work.

C. District Engineer

Mr. Hamstra reviewed items that were approved in October, as he had missed the previous meeting. The Five Oaks Drive maintenance facility, which had been discussed continuously over the last year, was approved in October. This approval included consulting, design, and permitting for the structure, with a total cost of \$65,525.00.

Mr. Eckert, District Legal Counsel, produced an agreement between the CDD and Common Oak Engineering. An end date has been finalized and will be provided to the engineer to execute at the beginning of the year. The Estates drainage improvements include rerouting the drainage pipe behind the property, which has been compromised by a fence installation.

The fence posts had been driven through the drainage pipe. Element Environmental proposed a bid for the work at a cost of \$16,680. Mr. Eckert provided an agreement for this as well. Mr. Hamstra provided the end date today, with materials to be delivered and work scheduled to start by mid-January.

The Clay Brick Road High School sidewalk ramp has been discussed over several meetings. The Board asked the Mr. Hamstra for a quote, and Mr. Hamstra reached out to PJ at

Element Environmental. The job was estimated to take 1-2 days, with a cost of approximately \$7,000. PJ was instructed to hold off on moving forward due to the presence of new Board members. The proposal will be presented at the next meeting. Mr. Chokanis expressed support for the improvement idea but noted that the cost for the job is high. Mr. Hamstra will have the quote available at the next meeting for the Board's vote.

D. District Counsel

i. Consideration of Resolution 2025-04, Declaring Surplus Property

On MOTION by Mr. Leet seconded by Ms. Coronel, with all in favor, Resolution 2025-04, Declaring Surplus Property was adopted.

ii. Consideration of Resolution 2025-05, Commercial Signage Policy

The item was tabled pending an update on pricing from market research conducted by the Mr. Gonzalez.

E. District Manager: Inframark

Mr. Gonzalez reported that the county has not yet responded to the request for no commercial parking signs. The garden shed is still in the process of securing the permit needed to acquire materials for its construction. Once the permit is obtained, delivery will take approximately 2-3 weeks.

A resident requested options for replacing the grass and sand with gravel to make the area sturdier for truck traffic. Mr. Gonzalez will look into the cost of leveling out the area.

FIFTH ORDER OF BUSINESS Business Items

A. Consideration of Jungle Lasers Software Proposal

This item was tabled.

SIXTH ORDER OF BUSINESS Consent Agenda

A. Consideration of Minutes from November 21, 2024, Regular Meeting

On MOTION by Mr. Leet seconded by Ms. Phillips, with all in favor, Minutes from November 21, 2024, Regular Meeting were approved.

B. Review of Financial Statements – November

On MOTION by Mr. Leet seconded by Ms. Phillips, with all in favor, Financial Statements for November 2024 were approved.

C. Acceptance of Check Register #295

On MOTION by Mr. Leet seconded by Ms. Phillips, with all in favor, Check Register #295 was approved.

SEVENTH ORDER OF BUSINESS**Supervisor Requests**

No requests at this time.

EIGHTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, the meeting adjourned at 8:49 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

TO: Board of Supervisors, Harmony CDD
FROM: Christian Haller, Accountant
CC: Angel Montagna, District Manager
DATE: January 21, 2025
SUBJECT: December 2024 Financials

Please find the attached December 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 December is approximately 77% of the annual budget.
 - Non Ad Valorem Assessment collections are currently at 78%.
- Total Expenditures through December are at 20% of the annual budget.
 - ▶ Administrative
 - P/R-Board of Supervisors - Includes payroll for meetings through December 2024.
 - ProfServ-Engineering - Pegasus Engineering services.
 - Insurance - General Liability -Egis insurance policy paid \$26,859 in Full for FY25.
 - ▶ Field
 - ProfServ-Field Management - Contract with Inframark.
 - ▶ Landscaping Services
 - Contracts-Landscape - Benchmark Landscaping provides landscaping services.
 - Miscellaneous Services - Includes Hurricane Milton clean up, Field overseeding.
 - ▶ 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-Parks & Facilities - Various supplies and repairs, including dog waste bags, field staff supplies, water leak repair.

General Fund Reserves

- ▶ \$415,878 fund balance.

HARMONY
Community Development District

Financial Report

December 31, 2024

Prepared by



HARMONYCommunity Development District

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HARMONY

Community Development District

Governmental Funds

Balance Sheet
December 31, 2024

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND RESERVES	SERIES 2014 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
ASSETS					
Cash - Checking Account	\$ 3,586,920	\$ -	\$ -	\$ -	\$ 3,586,920
Accounts Receivable	45	-	-	-	45
Due From Other Funds	-	-	907,247	399,212	1,306,459
Investments:					
Money Market Account	304,904	415,878	-	-	720,782
Prepayment Account	-	-	1,097	46,632	47,729
Reserve Fund	-	-	607,313	340,000	947,313
Revenue Fund	-	-	622,530	256,942	879,472
Prepaid Items	42,533	-	-	-	42,533
TOTAL ASSETS	\$ 3,934,402	\$ 415,878	\$ 2,138,187	\$ 1,042,786	\$ 7,531,253
LIABILITIES					
Accounts Payable	\$ 138,534	\$ -	\$ 111,339	\$ 52,331	\$ 302,204
Accrued Expenses	19,447	-	-	-	19,447
Due To Other Funds	1,306,459	-	-	-	1,306,459
TOTAL LIABILITIES	1,464,440	-	111,339	52,331	1,628,110
FUND BALANCES					
Nonspendable:					
Prepaid Items	42,533	-	-	-	42,533
Restricted for:					
Debt Service	-	-	2,026,848	990,455	3,017,303
Assigned to:					
Operating Reserves	467,801	-	-	-	467,801
Unassigned:	1,959,628	415,878	-	-	2,375,506
TOTAL FUND BALANCES	\$ 2,469,962	\$ 415,878	\$ 2,026,848	\$ 990,455	\$ 5,903,143
TOTAL LIABILITIES & FUND BALANCES	\$ 3,934,402	\$ 415,878	\$ 2,138,187	\$ 1,042,786	\$ 7,531,253

HARMONY

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 30,000	\$ 7,500	\$ 5,285	\$ (2,215)
Interest - Tax Collector	-	-	2,329	2,329
Special Assmnts- Tax Collector	2,854,048	1,997,834	2,227,472	229,638
Special Assmnts- Discounts	(114,162)	(79,913)	(89,011)	(9,098)
Access Cards	1,200	300	-	(300)
User Facility Revenue	600	150	-	(150)
Garden Lot	1,200	300	-	(300)
TOTAL REVENUES	2,772,886	1,926,171	2,146,075	219,904
EXPENDITURES				
Administration				
P/R-Board of Supervisors	14,000	4,667	2,200	2,467
FICA Taxes	1,071	357	176	181
ProfServ-Arbitrage Rebate	1,200	-	-	-
ProfServ-Dissemination Agent	1,500	-	-	-
ProfServ-Engineering	70,000	17,500	3,410	14,090
ProfServ-Legal Services	60,000	15,000	13,728	1,272
ProfServ-Mgmt Consulting	73,468	18,367	17,832	535
ProfServ-Property Appraiser	392	-	-	-
ProfServ-Recording Secretary	4,456	1,114	1,114	-
ProfServ-Special Assessment	9,360	9,360	9,360	-
ProfServ-Trustee Fees	10,160	-	2,540	(2,540)
Auditing Services	5,000	-	-	-
Postage and Freight	1,000	249	44	205
Rental - Meeting Room	7,500	1,875	500	1,375
Insurance - General Liability	27,000	27,000	26,859	141
Legal Advertising	1,200	300	-	300
Misc-Assessment Collection Cost	57,080	39,956	42,769	(2,813)
Annual District Filing Fee	175	175	175	-
Total Administration	344,562	135,920	120,707	15,213
Field				
ProfServ-Field Management	387,084	96,771	93,953	2,818
Total Field	387,084	96,771	93,953	2,818
Landscape Services				
Contracts-Mulch	77,347	19,338	-	19,338
Contracts-Annals	14,000	3,501	3,500	1
Contracts - Landscape	746,392	186,598	177,552	9,046
R&M-Irrigation	30,000	7,500	1,759	5,741
R&M-Trees and Trimming	40,000	9,999	2,849	7,150
Miscellaneous Services	50,000	12,501	9,809	2,692
Total Landscape Services	957,739	239,437	195,469	43,968

HARMONY

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Utilities</u>				
Electricity - General	43,000	10,750	8,216	2,534
Electricity - Streetlights	139,000	34,750	29,990	4,760
Utility - Water & Sewer	220,000	55,000	76,970	(21,970)
Total Utilities	402,000	100,500	115,176	(14,676)
<u>Operation & Maintenance</u>				
Utility - Refuse Removal	3,500	876	1,202	(326)
R&M-Ponds	100,000	25,000	3,088	21,912
R&M-Pools	60,000	15,000	2,068	12,932
R&M-Roads & Alleyways	2,000	501	-	501
R&M-Streetlights	10,000	2,500	-	2,500
R&M-Vehicles	15,000	3,750	-	3,750
R&M-Equipment Boats	10,000	2,500	-	2,500
R&M-Parks & Facilities	45,000	11,250	21,585	(10,335)
R&M-Garden Lot	2,000	500	205	295
Sidewalk Panel Replacements	20,000	5,000	-	5,000
R&M-Invasive Plant Maintenance	105,000	26,250	-	26,250
Security Enhancements	6,000	1,500	1,201	299
Op Supplies - Fuel, Oil	8,000	2,000	-	2,000
Cap Outlay - Vehicles	15,000	15,000	-	15,000
Reserve - Other	280,000	-	-	-
Total Operation & Maintenance	681,500	111,627	29,349	82,278
TOTAL EXPENDITURES	2,772,885	684,255	554,654	129,601
Excess (deficiency) of revenues Over (under) expenditures	1	1,241,916	1,591,421	349,505
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	(280,000)	-	(352,199)	(352,199)
Contribution to (Use of) Fund Balance	(279,999)	-	-	-
TOTAL FINANCING SOURCES (USES)	(559,999)	-	(352,199)	(352,199)
Net change in fund balance	\$ (279,999)	\$ 1,241,916	\$ 1,239,222	\$ (2,694)
FUND BALANCE, BEGINNING (OCT 1, 2024)	1,230,740	1,230,740	1,230,740	
FUND BALANCE, ENDING	\$ 950,741	\$ 2,472,656	\$ 2,469,962	

HARMONY

Community Development District

General Fund Reserves

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 3,006	\$ 3,006
TOTAL REVENUES	-	-	3,006	3,006
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	3,006	3,006
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	280,000	-	352,199	352,199
Contribution to (Use of) Fund Balance	280,000	-	-	-
TOTAL FINANCING SOURCES (USES)	560,000	-	352,199	352,199
Net change in fund balance	\$ 280,000	\$ -	\$ 355,205	\$ 355,205
FUND BALANCE, BEGINNING (OCT 1, 2024)	60,673	-	60,673	
FUND BALANCE, ENDING	\$ 340,673	\$ -	\$ 415,878	

HARMONY

Community Development District

Series 2014 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ -	\$ -	\$ 15,223	\$ 15,223
Special Assmnts- Tax Collector	1,202,792	841,954	931,032	89,078
Special Assmnts- Discounts	(48,112)	(33,678)	(37,205)	(3,527)
TOTAL REVENUES	1,154,680	808,276	909,050	100,774
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	24,056	16,839	17,877	(1,038)
Total Administration	24,056	16,839	17,877	(1,038)
Debt Service				
Principal Debt Retirement	760,000	-	-	-
Principal Prepayments	-	-	65,000	(65,000)
Interest Expense	383,712	191,856	191,856	-
Total Debt Service	1,143,712	191,856	256,856	(65,000)
TOTAL EXPENDITURES	1,167,768	208,695	274,733	(66,038)
Excess (deficiency) of revenues				
Over (under) expenditures	(13,088)	599,581	634,317	34,736
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	(560,000)	(560,000)	-	560,000
Contribution to (Use of) Fund Balance	(573,088)	-	-	-
TOTAL FINANCING SOURCES (USES)	(1,133,088)	(560,000)	-	560,000
Net change in fund balance	\$ (573,088)	\$ 39,581	\$ 634,317	\$ 594,736
FUND BALANCE, BEGINNING (OCT 1, 2024)	1,392,531	1,392,531	1,392,531	
FUND BALANCE, ENDING	\$ 819,443	\$ 1,432,112	\$ 2,026,848	

HARMONY

Community Development District

Series 2015 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ -	\$ -	\$ 7,930	\$ 7,930
Special Assmnts- Tax Collector	474,957	332,470	405,772	73,302
Special Assmnts- Prepayment	-	-	45,744	45,744
Special Assmnts- Discounts	(18,998)	(13,299)	(16,215)	(2,916)
TOTAL REVENUES	455,959	319,171	443,231	124,060
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	9,499	6,649	7,791	(1,142)
Total Administration	9,499	6,649	7,791	(1,142)
Debt Service				
Principal Debt Retirement	310,000	-	-	-
Principal Prepayments	-	-	70,000	(70,000)
Interest Expense	253,809	126,903	117,853	9,050
Total Debt Service	563,809	126,903	187,853	(60,950)
TOTAL EXPENDITURES	573,308	133,552	195,644	(62,092)
Excess (deficiency) of revenues				
Over (under) expenditures	(117,349)	185,619	247,587	61,968
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(117,349)	-	-	-
TOTAL FINANCING SOURCES (USES)	(117,349)	-	-	-
Net change in fund balance	\$ (117,349)	\$ 185,619	\$ 247,587	\$ 61,968
FUND BALANCE, BEGINNING (OCT 1, 2024)	742,868	742,868	742,868	
FUND BALANCE, ENDING	\$ 625,519	\$ 928,487	\$ 990,455	

HARMONY

Community Development District

Supporting Schedules

December 31, 2024

HARMONY

Community Development District

Cash and Investment Report*December 31, 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%	\$3,586,920 *
Money Market Account	BankUnited	Money Market Account	n/a	4.39%	\$304,904

Reserve Fund

Money Market Account	BankUnited	Money Market Account	n/a	4.39%	\$415,878
Subtotal					\$3,891,823

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 2014 Prepayment Fund	US Bank	US Bank Gcts	n/a	5.25%	\$1,097
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%	\$622,530
Series 2015 Prepayment Fund	US Bank	US Bank Gcts	n/a	5.25%	\$46,632
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%	\$256,942
Subtotal					\$1,874,514
Total					\$5,766,337

*Transfers made from Checking account in January to debt service and money market accounts. The Checking account balance should fall between 3-4 months operating costs at month end.

HARMONY

Community Development District

**Non-Ad Valorem Special Assessments
Osceola County Tax Collector - Monthly Collection Report
For the Fiscal Year Ending September 30, 2025**

					Allocation by Fund		
Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	General Fund	Series 2014 Debt Service Fund ⁽¹⁾	Series 2015 Debt Service Fund ⁽¹⁾
ASSESSMENTS LEVIED FY 2025				\$ 4,563,219	\$ 2,851,755	\$ 1,191,968	\$ 519,496
Allocation %				100%	62%	26%	11%
11/18/2024	\$ 28,616	\$ 1,488	\$ 584	\$ 30,689	\$ 19,179	\$ 8,016	\$ 3,494
11/22/2024	\$ 277,813	\$ 11,812	\$ 5,670	\$ 295,294	\$ 184,542	\$ 77,134	\$ 33,618
12/10/2024	\$ 4,263	\$ 52	\$ 87	\$ 4,403	\$ 2,751	\$ 1,150	\$ 501
12/11/2024	\$ 2,974,160	\$ 126,452	\$ 60,697	\$ 3,161,309	\$ 1,975,640	\$ 825,772	\$ 359,897
12/20/2024	\$ 68,556	\$ 2,626	\$ 1,399	\$ 72,582	\$ 45,359	\$ 18,959	\$ 8,263
TOTAL	\$ 3,353,409	\$ 142,431	\$ 68,437	\$ 3,564,276	\$ 2,227,472	\$ 931,032	\$ 405,772

Collected in % 78.11%

TOTAL OUTSTANDING	\$ 998,942	\$ 624,283	\$ 260,936	\$ 113,724
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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
Invoice Report

INVOICE APPROVAL # 296

Date: 1/16/2025

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount	Total
CHARTER COMMUNICATIONS - ACH	1997500110624	R	123.98	
		R		
		Vendor Total		\$123.98
ELAN FINANCIAL SERVICES	122524-1777	R	2,967.96	
		Vendor Total		\$2,967.96
HARMONY CDD	012025-203		795,907.95	
	12025-204		346,880.80	
		Vendor Total		\$1,142,788.75
INFRAMARK	14112	R	37,261.50	
		Vendor Total		\$37,261.50
KUTAK ROCK LLP	3511477	R	10,872.00	
		Vendor Total		\$10,872.00
ORLANDO UTILITIES COMMISSION	121124	R	13,220.26	
		Vendor Total		\$13,220.26
TOHO WATER AUTHORITY - ACH	111924	R	26,445.73	
			27.57	
		Vendor Total		\$26,473.30
UNITED LAND SERVICES	128123	R	59,052.00	
		Vendor Total		\$59,052.00
WASTE CONNECTIONS OF FLORIDA	1529560W460	R	387.76	
		Vendor Total		\$387.76
			Total Invoices	\$ 1,293,147.51