

HARMONY COMMUNITY DEVELOPMENT DISTRICT

AGENDA PACKAGE

Thursday, September 26, 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

CARBON

Harmony Community Development District

Board Members

Mark LeMenager, Chairman
Daniel Leet, Vice Chairman
Lucas Chokanis, Assistant Secretary
Kerul Kassel, Assistant Secretary
Joellyn Phillips, Assistant Secretary



Staff Members:

Angel Montagna, District Manager
Howard Neal, District Manager
Michael Eckert, District Counsel
David Hamstra, District Engineer
Kerry Satterwhite, Area Field Manager

Meeting Order Of Business

Thursday, September 26, 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. Ratification of Proposal #119293 from United Land Services for Mainline Repair at Cat Brier Trail and Schoolhouse Road Page 6
 - B. Field Manager: Inframark
 - i. Monthly Report Page 9
 - C. District Engineer: Pegasus Engineering
 - i. Five Oaks Drive CDD Maintenance Proposal
 - ii. Pond PS-2 and PS-3 Bathymetric Survey Page 15
 - iii. Clay Brick Road Sidewalk Improvements Page 17
 - iv. The Estates Drainage Improvement Bids Page 27
 - v. Garden Road Storage Shed
 - vi. Greenwood Alleyway
 - D. District Counsel: Kutak Rock
 - E. District Manager: Inframark
4. **Business Items**
 - A. Discussion of Harmony Tower Sign
5. **Consent Agenda**
 - A. Minutes from August 29, 2024, Regular Meeting Page 38
 - B. Financial Statements Page 46
 - C. Check Register #292..... Page 59
6. **Supervisor Requests**
7. **Adjournment**

The next meeting is scheduled for Thursday, October 24, 2024, at 6:00 p.m.

District Office:

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

Meeting Location:

3285 Songbird Circle
St. Cloud, FL 34773
Zoom: <https://zoom.us/j/4276669233>
Phone: 929-205-6099, ID 4276669233

Section 3

Staff Reports

Subsection 3A

Landscaping

Subsection 3A(i)

Ratification of Proposal #119293 [Mainline Irrigation Repair]



August 28, 2024

Contract No. - 119293

Harmony CDD

Mainline repair at the corner of Catbrier and School house road. Mainline size is unknown, price reflects up to 4". Price may change contingent on mainline size.

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Mainline repair	1.00	\$1,614.30	\$1,614.30
			\$1,614.30

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Property Improvements	\$0.00	\$1,614.30
		\$0.00
		\$1,614.30

Sale	\$1,614.30
Sales Tax	\$0.00
Total	\$1,614.30

By _____
Nicholas Lomasney

Date 8/28/2024
United Land Services

DocuSigned by:
Howard Neal
D11AB161EAD44AD...
By _____
Date 8/28/2024
Harmony CDD

Subsection 3B

Field Manager

Subsection 3B(i)

Monthly Report



Kerry Satterwhite
Inframark

HARMONY FIELD INSPECTION SEPTEMBER

Tuesday, September 17, 2024

16 Issues Identified

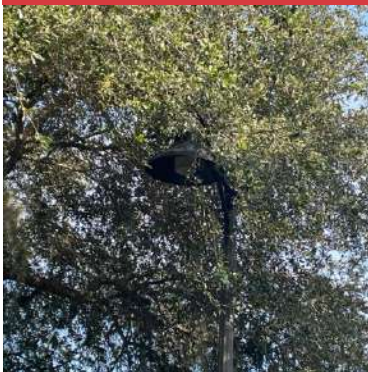


ENTRANCE TO ASHLEY POOL

Assigned To Inframark

Change in elevation is greater than 1/4 inch. Panel should be replaced.

Grinding will be done tomorrow - September 20th



FIVE OAKS DRIVE

Assigned To United

Branches around street lights should be trimmed



MIDDLEBROOK PLAYGROUND

Assigned To United

Improve turf conditions



SWIM CLUB POOL

Assigned To United

Trim hedge. Recommend closing pool for an hour to complete work



SWIM CLUB POOL

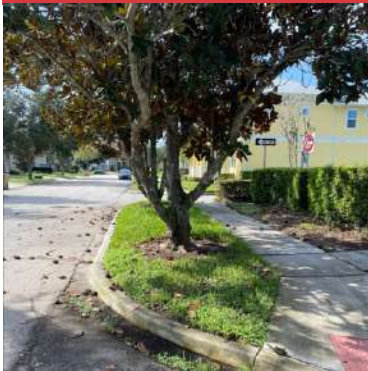
Recommend replacing pool furniture. Structurally unsafe and unable to clean surfaces



SWIM CLUB POOL

Assigned To United

Prune palms. What is pruning schedule



GOPHER APPLE WAY POCKET PARK

Assigned To United

Clean up Magnolia pods more frequently



OAK GLEN TRAIL ISLAND TURNABOUT

Assigned To Inframark

Repair broken curbs

This will be done Monday, September 23rd



MEN'S RESTROOM SPLASH PAD

Assigned To Inframark

Replace bowed door

The team repaired the door, but it needs to be replaced. As soon as P-card is received two doors will be purchased.



SPLASH PAD PAVILION

Assigned To United

Cut back ornamental grasses to clear walk



SPLASH PAD BED

Assigned To United

Replace dead junipers



SAND VOLLEYBALL COURT

Assigned To United

Elevate branches



BRANCHES IN CDD PROPERTY

Homeowner on Little Blue Lane is placing dead branches on CDD property



HARMONY SQUARE

Assigned To Inframark

Recommend daily maintenance of walks to remove leaves and landscape debris

A meeting has been held with the team. Starting September 20th it will be a daily task.



HARMONY SQUARE

Assigned To Inframark

Clean power wash columns

The work was started September 19th and will be completed tomorrow.



FIVE OAKS DRIVE

Surface algae starting to build up on ponds

Subsection 3C

District Engineer

Subsection 3C(ii)

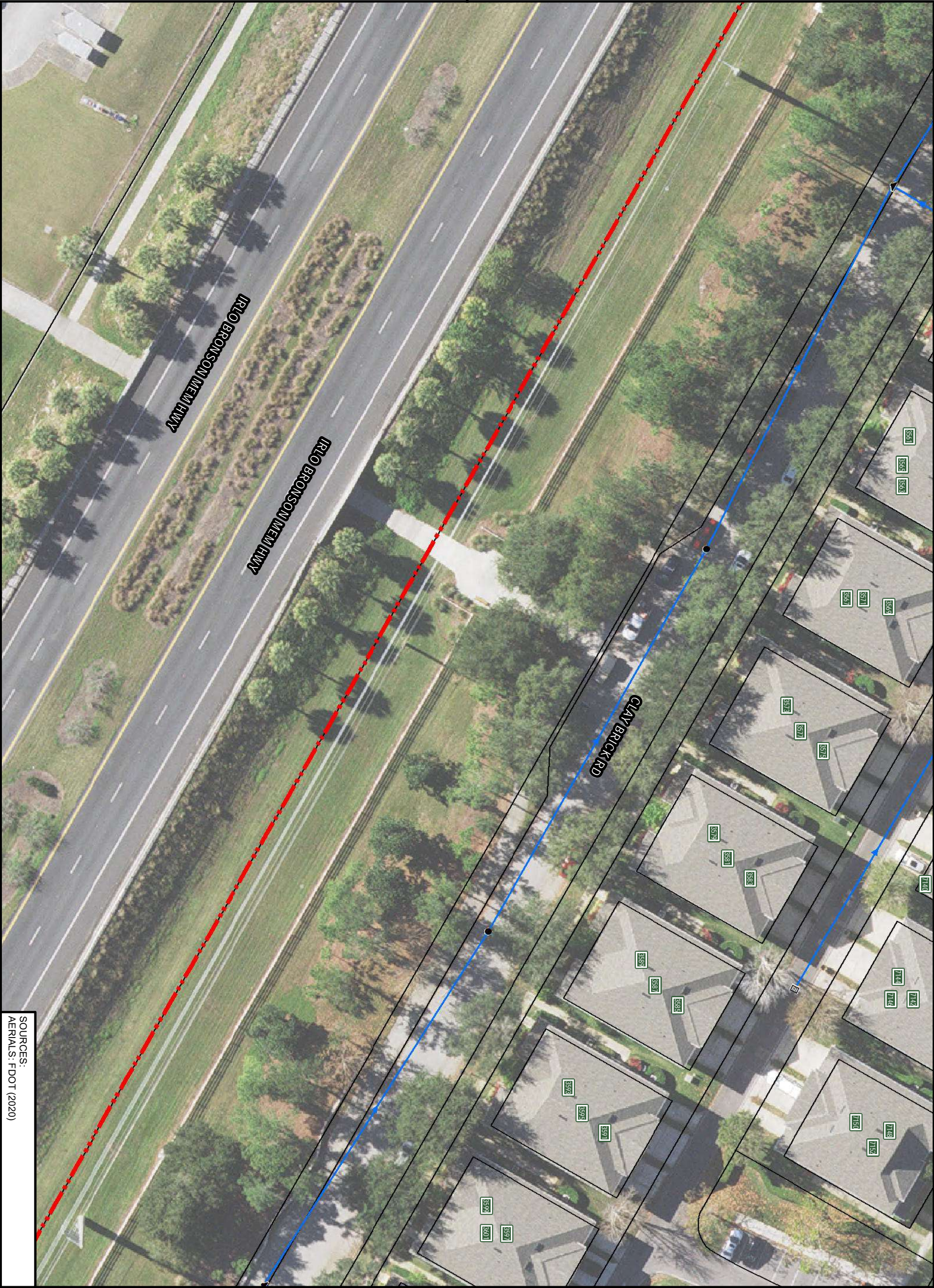
Ponds PS-2 & PS-3 Bathymetric Survey [Click To View]

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Subsection 3C(iii)

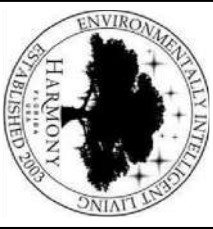
**Pedestrian Safety Issue
Sidewalk Improvements
[Clay Brick Road]**

Document Path: L:\Projects_Drainage\CDDs\MSC-22055 Harmony District Engineer\04 - Figures and Exhibits\Figure 1 - Pedestrian Safety Issue (Clay Brick Road).mxd



SOURCES:
AERIALS: FDOT (2020)

 **Pegasus**
ENGINEERING
301 WEST STATE ROAD 434, SUITE 309
WINTER SPRINGS, FL 32708
TEL: 407-992-9160 • FAX: 407-358-5155
WEB: WWW.PEGASUSENGINEERING.NET



**PEDESTRIAN SAFETY ISSUE
CLAY BRICK ROAD & SIDEWALK
UNDER U.S. HIGHWAY 192/441**
HARMONY COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA

SCALE: 1" = 40'
0 40'


CARBON

33533 Hwy Brick Rd



Exit Street View

Agenda Page 18



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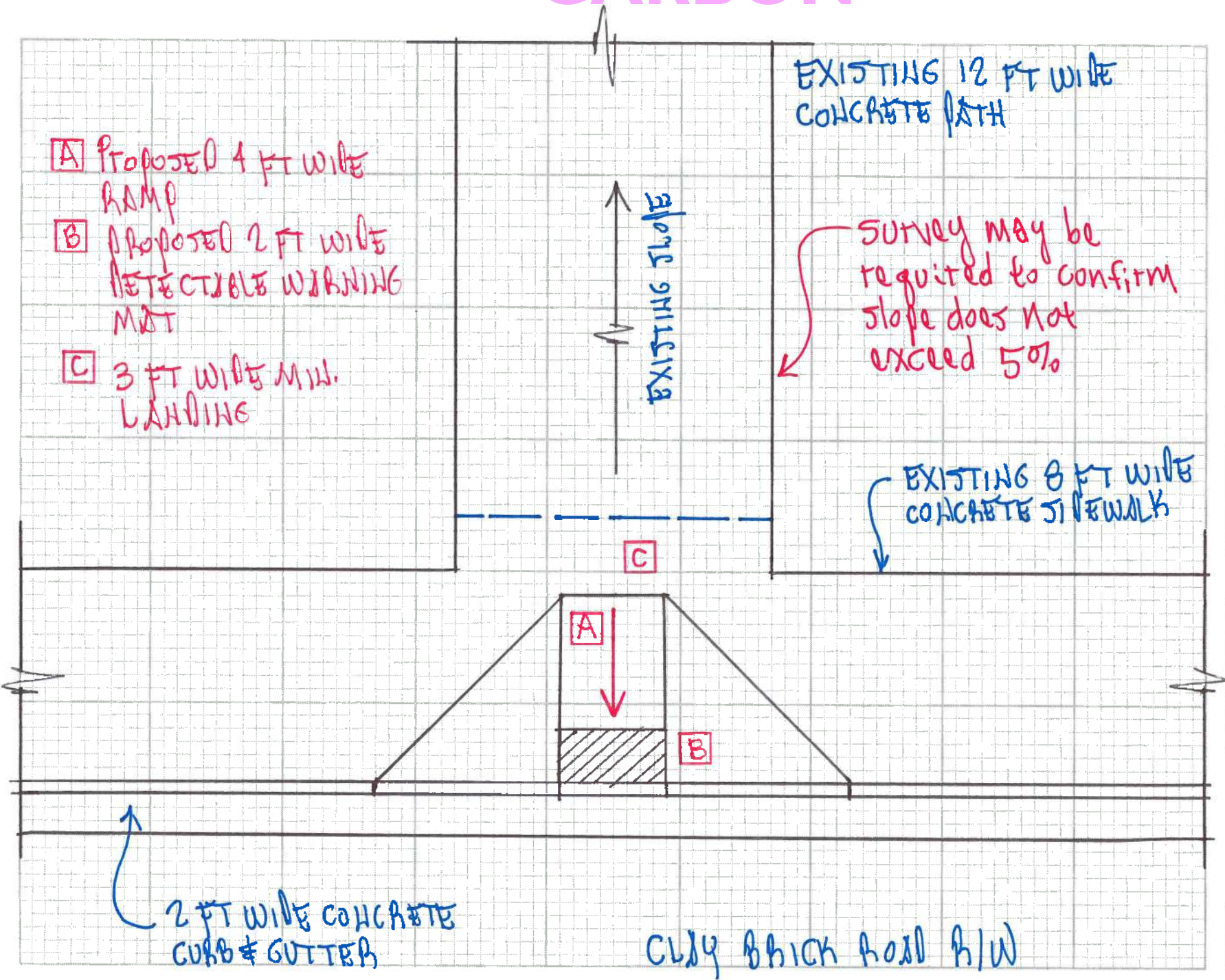
Google Earth

CARBON

PEC PROFESSIONAL ENGINEERING CONSULTANTS, INC.
engineers planners surveyors

200 East Robinson Street Suite 1560 Orlando, Florida 32801 407/422-8062 Fax 407/849-9401

PROJECT: HARMONY CDD (CLAY BRICK ROAD) JOB NO. _____
MADE BY: _____ CHECKED BY: _____ DATE: _____ SHEET _____ OF _____



CARBON





CARBON



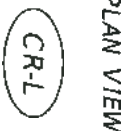
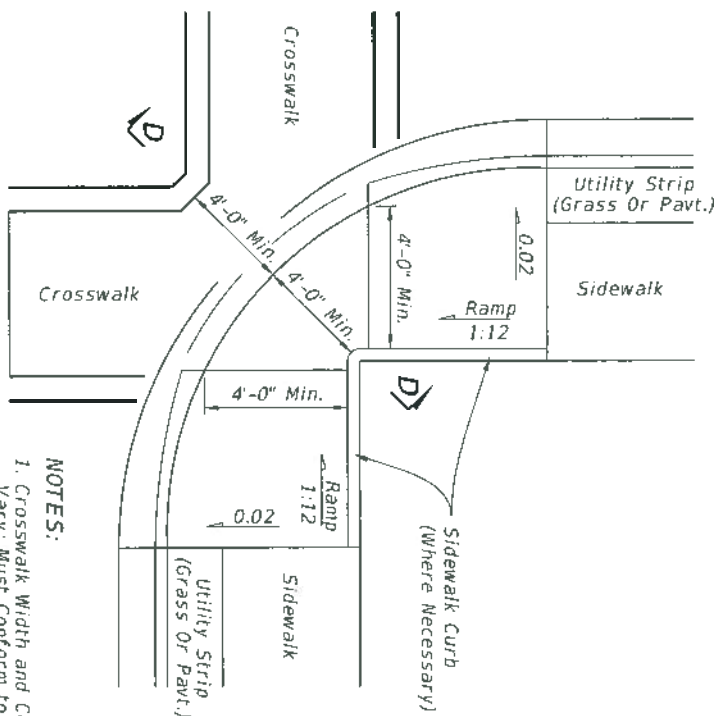
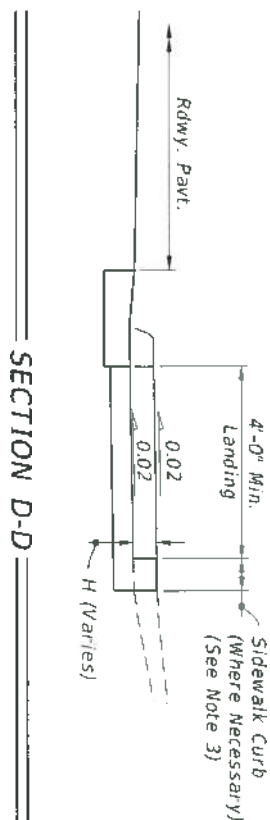
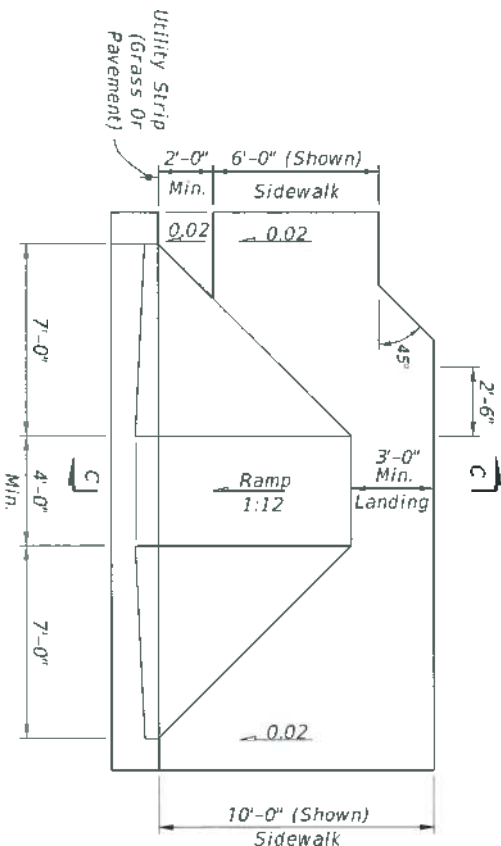
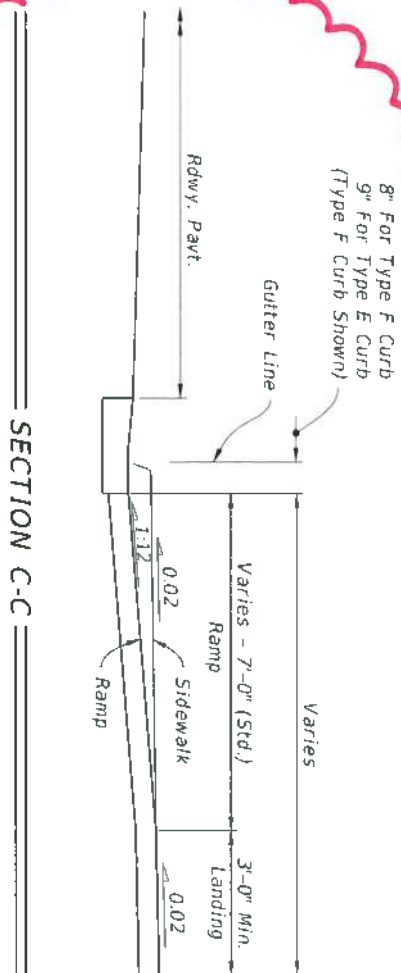
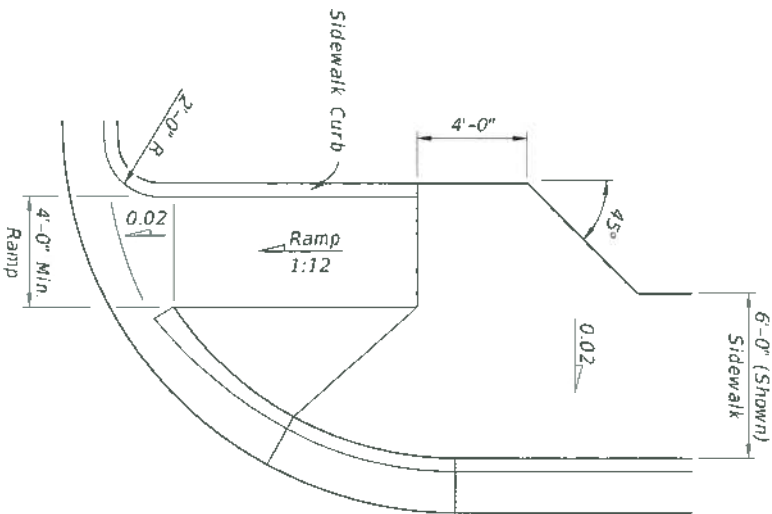
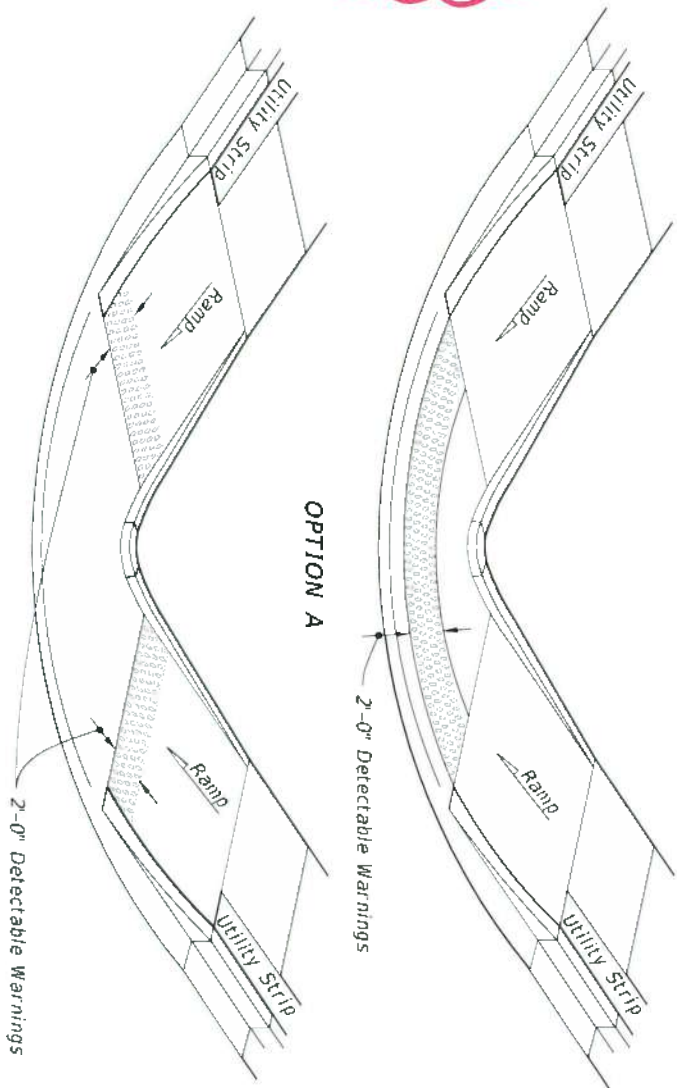
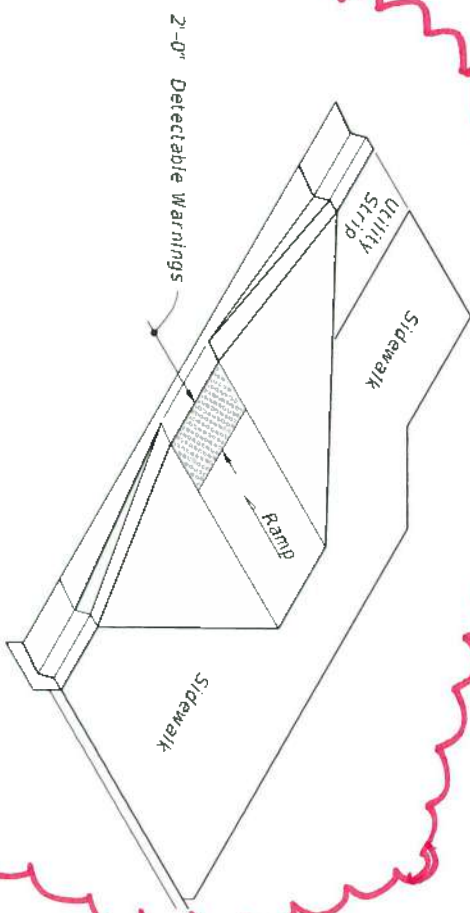
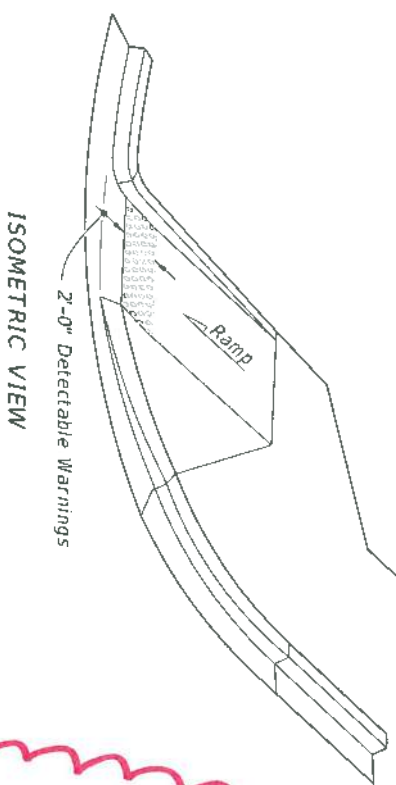
CARBON



CARBON



LAST REVISION 11/01/20	DESCRIPTION:		INDEX	SHEET
		 FY 2023-24 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	522-002 5 of 7



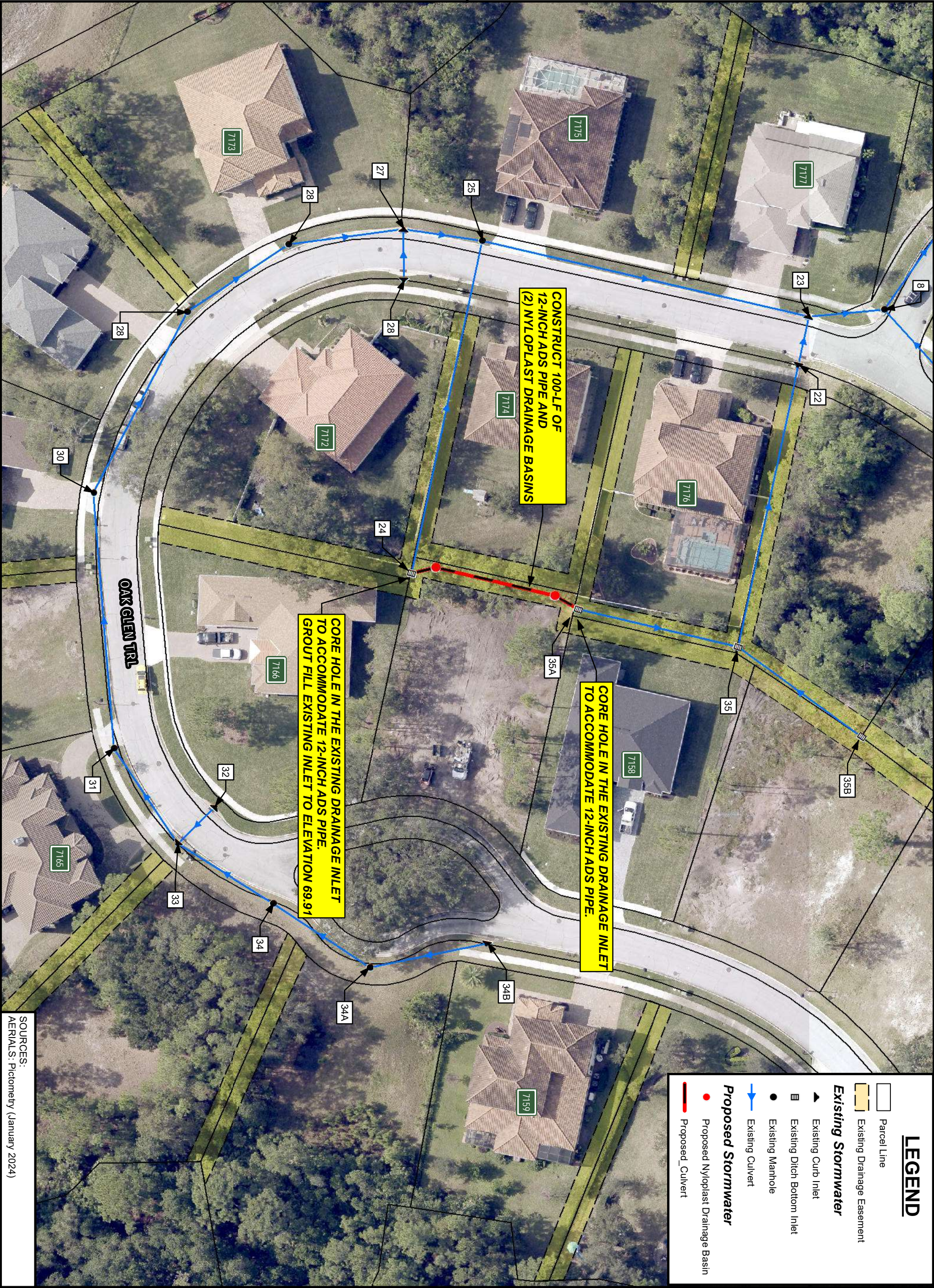
- NOTES:**
1. Crosswalk Width and Configuration Vary; Must Conform to Index 711-001.
 2. 15' Radius Curve Shown for CR-L.
 3. For additional information on sidewalk curb construction, see SIDEWALK CURB OPTIONS details, on Sheet 3.

SIDEWALK CURB RAMPS CR-H, CR-K & CR-L

Subsection 3C(iv)

Estates Drainage Improvements [Design & Bid]

Document Path: L:\Projects_Drainage\CDDs\MSC-22055 Harmony District Engineer\01 - District Engineer Assignments\37 - The Estates Drainage Improvements\Figures\01 - The Estates Drainage Improvements.mxd



SOURCES:
AERIALS: Pictometry (January 2024)

LEGEND

- Parcel Line
- Existing Drainage Easement
- Existing Stormwater
 - Existing Curb Inlet
 - Existing Ditch Bottom Inlet
 - Existing Manhole
 - Existing Culvert
- Proposed Stormwater
 - Proposed Nyloplast Drainage Basin
 - Proposed_Culvert



SCALE: 1" = 50'



THE ESTATES
DRAINAGE IMPROVEMENTS
HARMONY COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA



Pegasus
ENGINEERING
301 WEST STATE ROAD 434, SUITE 309
WINTER SPRINGS, FL 32708
TEL: 407-992-9160 • FAX: 407-358-5155
WEB: WWW.PEGASUSENGINEERING.NET

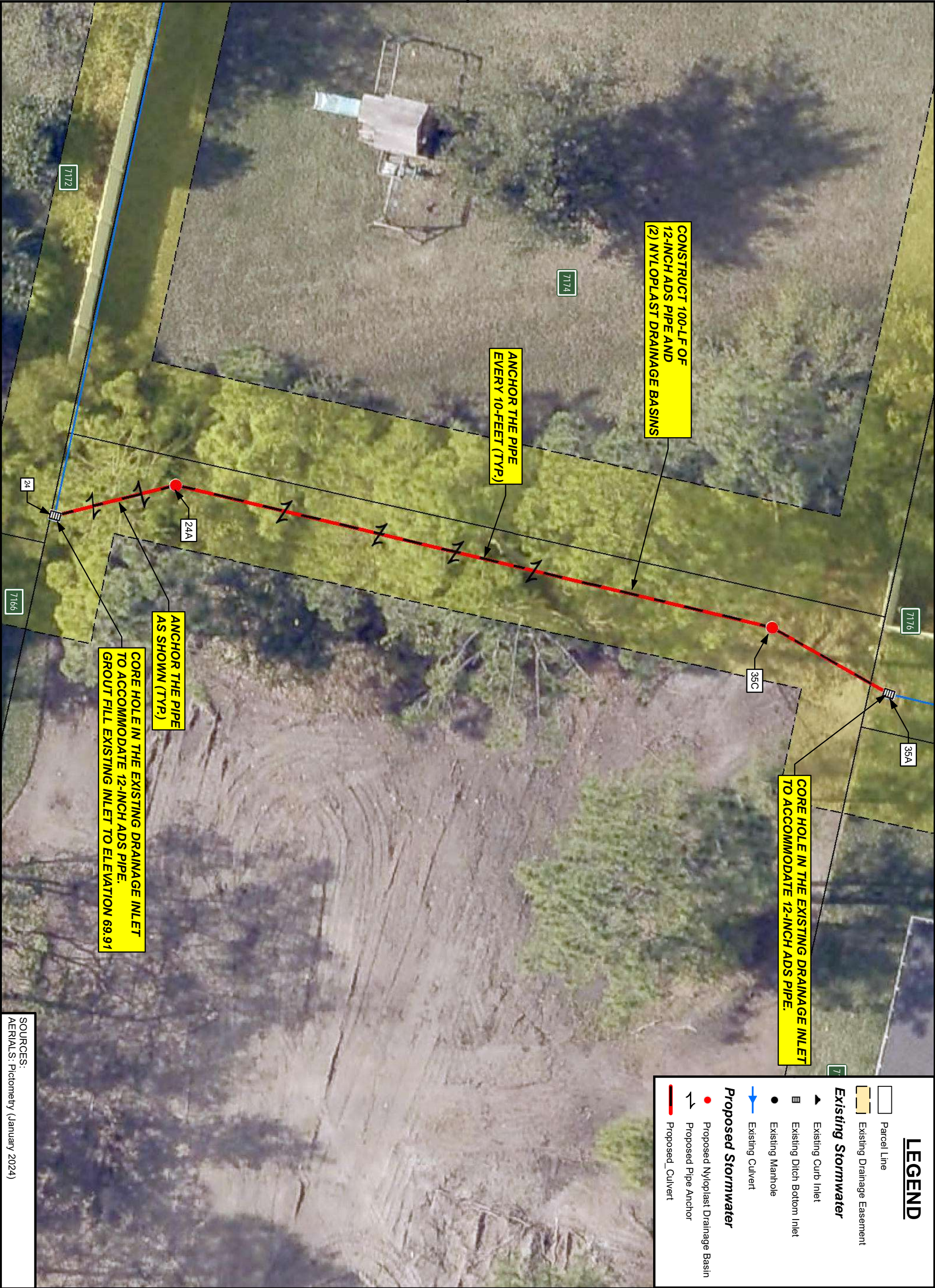
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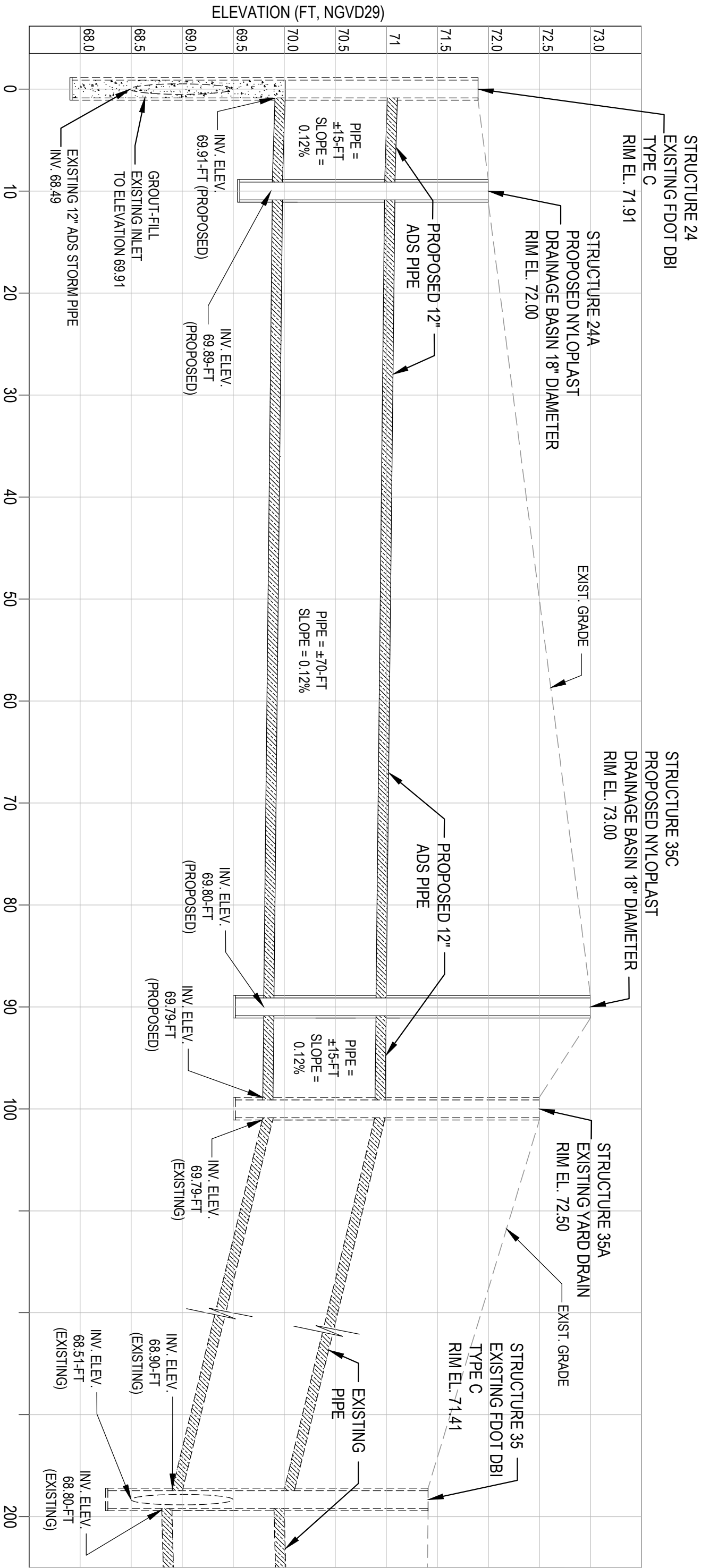
FIGURE

JOB NO.: MSC-22055
DATE: 8/28/2024

CARBON

Document Path: L:\Projects_Drainage\CDDs\MSC-22055 Harmony District Engineer\01 - District Engineer Assignments\37 - The Estates Drainage Improvements\Figures\01b - The Estates Drainage Improvements.mxd





- NOTES:
- Elevations reference the National Geodetic Vertical Datum of 1929 (NGVD).
 - Existing structure elevations were obtained from As-built Drawings dated October 31, 2007.

FIGURE 2



301 West SR 434, Suite 309 • Winter Springs, Florida 32708
Tel 407-992-9160 Fax 407-358-5155 Web www.pegasusenineering.net

THE ESTATES DRAINAGE IMPROVEMENTS
HARMONY COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA

PROPOSED SECTION
SCALE: 1" = 10' (HORIZONTAL)
SCALE: 1" = 1' (VERTICAL)

High Resolution Graphic Engineering Design Detail [Click To View]

{link works in browser, not off-line}

Element Environmental LLC
PO Box 1158
Mulberry, FL 33860 US
Jpiney@elementenv.com



Estimate

ADDRESS

Inframark - Harmony CDD
313 Campus Street
Celebration, FL 34747

ESTIMATE # 1113

DATE 09/12/2024

PROJECT SCOPE

AMOUNT

Drainage

16,280.00

Harmony CDD - The Estates drainage improvements.

Element Environmental will provide all labor, equipment, and materials to complete the following scope:

-Clear path between each inlet box. No large trees will be removed.

-Excavate and core existing inlet boxes to fit 12"ADS drain pipe. Seal new connections.

-Install 100 +/- feet of 12" ADS drain pipe on the slope indicated on plan provided. Bedding stone will be installed under the pipe per plan.

-Install 2 nyoplast drains to connect to 12" line.

-Pipe will be covered and graded. NO sod included with the exception of any disturbed area with the existing St Augustine lawns.

Miscellaneous

400.00

6 - Pipe Anchors will be installed per the plan provided. Parts and labor.

Thank you and have a great day!

TOTAL

\$16,680.00



TERMS AND CONDITIONS OF PAYMENT

Net 30 days

Prices quoted are valid for 90 days from the date of this proposal.

Thank you for the opportunity to partner with you on this project.

Sincerely,

James "PJ" Piney
ELEMENT ENVIRONMENTAL
863-797-9970

The undersigned parties warrant that they are authorized representatives of their respective companies or residence and have the requisite authority to bind their employer and/or principle.

Client Signature: _____ **Date:** _____

Print Name / Title: _____

Element Environmental

Signature: _____ **Date:** _____

Print Name / Title: _____

Lakeland Office:
1236 Stratton Ct West
Lakeland, FL 33813
PHONE: 863-797-9970



General Terms and Conditions

Estimate Approval: The authorizing party automatically enters a contract with Element Environmental when they confirm their estimate, pay a deposit, and/or verbally agree to the description and cost via our scheduling application. The authorizing party cannot request additional work from the crew directly unless it is approved by the project manager, and the additional costs are expressly approved by the authorizing party.

Scheduling: Job scheduling is dependent on weather conditions, workload, and geographic relationship to other scheduled work and other unforeseen issues. Element Environmental will do our best to meet all scheduled work dates but shall not be liable for damages due to delays. If the client requires that they be on site the day of the job, this must be expressed when confirming the estimate. If times are given, they are approximate, and Element Environmental will not be responsible for being late or early.

Cancellation of Work: The customer shall provide at least 24 hours' advance notice of any full or partial work cancellation. If a crew has been mobilized to the job site, the customer will be assessed a mobilization fee of \$250.00 for incurred expenses. If the job site is made inaccessible to the crews of Element because of parked vehicles or other obstructions a \$300 fee will be assessed.

Withdrawal of Proposal by Element Environmental: Proposals for work expire within 90 days of estimate unless otherwise noted. Element Environmental reserves the right to withdraw a proposal for any reason. In cases where Element Environmental withdraws a proposal (before work has begun), all deposits and payments will be refunded.

Completion of Contract: Element Environmental agrees to do its best to meet performance dates but shall not be liable in damages or otherwise for delays because of inclement weather, labor, or any other cause beyond its control.

Insurance by Contractor: Element Environmental warrants that it is insured for liability resulting from injury/damage to person(s) or property and that all employees are fully covered by Workers' Compensation as required by law. Current Certificates of Insurance are available upon request.

Safety & Tree Care Standards: All Element Environmental arboricultural operations will follow the latest version of the ANSI Z133.1 industry safety standards. All work is performed in accordance with the Best Management Practices (BMPs) set forth by the International Society of Arboriculture (ISA) as well as current American National Standards Institute (ANSI) Standards for Tree Care Operations. The authorizing party agrees to not enter the work area during arboricultural operations unless authorized by the crew leader on site.

Concealed Contingencies: Element Environmental is not responsible for damage to underground sprinklers, drain lines, invisible fences, or underground cables unless the system(s) are adequately and accurately mapped by the authorizing party. Any additional work or equipment required to complete the work, caused by the authorizing party's failure to make known or caused by previously unknown foreign material in the trunk, the branches, underground, or any other condition not apparent in estimating the work specified, shall be paid for by the customer on a time and materials basis.

Driveways/Sidewalks/Lawns: Element Environmental will reasonably attempt to minimize damage to driveways, sidewalks, lawns, patios or other property. In the event that our equipment causes settling, cracking, or other damage to driveways and/or sidewalks, and/or disturbances to the customer's lawn, or property, Element Environmental is not liable for any repairs or incurred costs.

Tree Risk: When prominent risk conditions in trees are detected by Element Environmental, we will make every effort to proceed with the work promptly. However, Element Environmental does not assume any liability for any accident, damage or injury that may occur on the ground or on any other object or structure prior to the work beginning, nor are we liable for any unforeseen hazards encountered.

Site Preparation: Customer agrees to remove or clearly mark any hazardous debris within the site. Items such as plastic tarps, tires, rebar, large metal objects, etc. can be detrimental to clearing equipment. Element Environmental reserves the right to charge daily rate pricing in the event that such debris are not removed or clearly marked causing equipment to break down and need repairs. If such an event occurs, Element Environmental agrees to communicate with the client and work diligently to repair equipment in a timely manner.

Lakeland Office:
1236 Stratton Ct West
Lakeland, FL 33813
PHONE: 863-797-9970



Ownership: The customer warrants that all trees, plant material and property upon which work is to be performed are either owned by him/her or that permission for the work has been obtained by the owner. The customer is solely responsible for obtaining any required permit to complete the work. Element Environmental is to be held harmless from all claims for damages resulting from the customer's failure to obtain such permission and permits.

Billing, Deposits, Terms of Payment: The final invoice for the balance due will be issued via email and/or text message at the completion of work. For extended period projects lasting several weeks, or other proposals requiring upfront purchase of materials, progress payments will be required prior to commencement of the job. Payment responsibility automatically falls to the authorizing party; it is not the responsibility of Element Environmental to wait for or seek payment from a third party (neighbor, insurance company, client, etc.). All invoices are payable upon completion of issuance of invoice. Accounts not paid in full within 15 days will result in a finance charge of 5% per month. Any fees incurred due to insufficient funds or returned checks will be the responsibility of the authorizing party and are subject to the terms of the original invoice. Please note that additional services will be delayed or cancelled due to outstanding balances.

Permitting: Hiring contractor will be responsible for obtaining any required permits prior to the start of any work.

Lakeland Office:
1236 Stratton Ct West
Lakeland, FL 33813
PHONE: 863-797-9970

Section 4

Business Items

{no review material}

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, August 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	Assistant Secretary
Kerul Kassel	Assistant Secretary
Joellyn Phillips	Assistant Secretary

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

Howard Neal	District Manager, Inframark
Kate John	District Legal Counsel, Kutak Rock
Jorge Baez	Field Services Supervisor, Inframark
Nick Lomasney	Benchmark Landscaping/United Land Service
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 6:00 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.

Mary, 3831 Songbird Circle, comments were not included in the minutes for the budget hearing.

Debbie, 7450 Oakmark Road, Care of the lawns around the lakes, things are improving.

THIRD ORDER OF BUSINESS **Staff Reports**

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

Mr. LeMenager commented on the fine job Benchmark did with an abandoned house and the work they did to clean it up.

Mr. Lomasney reported maintenance has been pretty wet but they have been able to get stuff done. Irrigations issues have been replaced. Mainline repair has been fixed near the fire hydrant. Did fertilizing around Cat Brier. Pallets of sod have been brought in to replace dead sod. Oak trees on Cordgrass are not established to do a big cut, second run will be in the fall to raise them up

Harmony CDD
August 29, 2024

again. Two trees to be replaced in this area and a proposal will be at the next meeting. Sundrop street tree to be replaced in September. For the pocket park project – seeing some dying plants in the pocket parks.

Ms. Kassel requested a budget number for doing this from the Board.

Mr. Lomasney commented on the sod at the playground on Middlebrook area. Seeding is recommended. Previous proposal of Bahia sod was reviewed for all the missing sod.

Mr. Chokanis commented that the grass needs to be fixed, but the proposal is expensive.

Ms. Kassel asked is the irrigation working here.

Mr. Lomasney responded that it is.

Discussion ensued about seeding and Bahia. See discussion due to price and being cost effective followed.

Ms. Phillips asked how many miles of irrigation in the community?

Mr. Lomasney responded that he is unsure.

Ms. Kassel asked who is responsible for the trees at Five Oaks Drive in front of the Ashley Park townhomes?

Mr. Lomasney responded that is the homeowner.

Ms. Kassel inquired would this be the HOA.

Ms. Kassel asked about the trees around the Ashley Park pool.

Mr. Leet noted Ashley Park HOA owns the surrounding areas. Discussion ensued.

Discussion over signs on Clay Brick Road that state Residents Park Only ensued.

Mr. Chokanis asked about the mainline break and how it was caused.

Mr. Lomasney explained what happened to the pipe.

Discussion over Schoolhouse Road irrigation ensued. Ms. Kassel called the school to see when it is going to be addressed, Mr. Lomasney contacted the school also.

B. Field Manager: Inframark

i. Monthly Report

Mr. Baez went over the projects that are being worked on. Painting is happening, water drinking fountain replaced at Buck Lake, Swim Club lattice done, five dog stations replaced, paver's in Ashley pool are being done, restrooms are being done two times a day to check for cleanliness, wax rings were replaced in the bathrooms, drained kids pool and tried to remove the stains, resurfacing maybe needed, all swings throughout the community have been replaced.

Ms. Kassel would like to see responses from Inframark like Benchmark does, dates to be included.

Harmony CDD
August 29, 2024

Mr. LeMenager commented that the pocket park behind his home, between Schoolhouse and Beargrass was the staging area for the alleyway and the sod there is dead. This should be in the Field Inspection Report.

Ms. Kassel inquired if Inframark has a sidewalk crew.

Mr. Neal responded they do.

Ms. Kassel asked if there was any update on the Waste Management claim.

Mr. Neal responded that he is still waiting to hear back from them.

Ms. Kassel asked if there was any update on the No Commercial Vehicle Parking signs.

Mr. Neal responded that the applicable application has been submitted to the County, but they have not received an update.

C. District Engineer: Pegasus

i. Community Maintenance Facility Update

ii. Safety Ramp Improvements at the Intersection of Clay Brick Road and the High School

Mr. Neal reported Mr. Hamstra was unable to attend due to a conflict.

Mr. LeMenager commented that he was not happy with the Engineer sending stuff late, and that everything is last minute.

Ms. Kassel commented on the bathymetric survey and asked how you read it.

The following information was emailed to the Supervisors prior to the meeting.

- Garden Road Storage Shed – we have called and emailed Osceola County repeatedly to speak with someone about not required a Site Development Plan (SPD) submittal and only proceed with a Building Permit Application as we were informed originally. Unfortunately, to be continued.
- Five Oaks Drive Proposed Maintenance Facility – we have not been able to secure a proposal from a Civil Engineering company yet to prepare and submit development plans to Osceola County. We have a few more names to contact and request proposals for the Board's approval.
- The Estates Drainage Improvements – we have completed the construction plans (refer to first attachment) and have requested PJ Piney with Element Environmental to provide a quote that can be reviewed by the Board at the September 26th CDD meeting.
- Bathymetric Survey for Ponds P2-2 and P2-3 (refer to the second attachment for a copy of the Bathymetric Survey).

Harmony CDD
August 29, 2024

D. District Counsel: Kutak Rock

i. Consideration of Agreement with Flock and Related Negotiation Issues

Ms. John provided a Flock agreement status update, background on the agreement and what was holding it up. Flock did agree with the changes, and it was signed.

Discussion over what happened followed.

ii. Consideration of Resolution 2024-12, Security Access Policy

Ms. John noted the District Manager should be the only one with access.

On MOTION by Ms. Kassel seconded by Mr. LeMenager, with all in favor, Resolution 2024-12 Security Access Policy

E. District Manager: Inframark

i. Arbitrage Rebate Report Capital Improvement Revenue Refunding Bonds, Series 2014

Mr. Neal noted this is for informational purposes. The report indicates that there is no cumulative rebate requirement liability as of June 29, 2024.

ii. Arbitrage Rebate Report Capital Improvement Revenue Refunding Bonds, Series 2015

Mr. Neal noted this is for informational purposes. The report indicates that there is no cumulative rebate requirement liability as of April 27, 2024.

iii. Consideration of LLS Tax Solutions Inc, Engagement Letter Capital Improvement Refunding Bonds, Series 2015

Mr. Neal stated this is the engagement letter for the next three years, \$600 per year. The arbitrage services are to assist in meeting requirements for federal income tax compliance purposes.

On MOTION by Ms. Kassel seconded by Mr. LeMenager, with all in favor, the LLS Tax Solutions Inc, Engagement Letter Capital Improvement Refunding Bonds, Series 2015 was approved.

Mr. Neal commented on the meeting schedule and that the October meeting is on the 31st which is Halloween. It was suggested to move it one week earlier to October 24th.

On MOTION by Mr. LeMenager and seconded by Ms. Kassel, with all in favor, moving the October 31st meeting to October 24th was approved.

Harmony CDD
August 29, 2024

FOURTH ORDER OF BUSINESS

Business Items

None.

FIFTH ORDER OF BUSINESS

Consent Agenda

A. Minutes for the July 25, 2024 Regular Meeting

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

B. Financial Statements (July 2024)

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

C. Check Register #291 (July 2024)

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

Ms. Kassel commented on user facility revenue being a negative. Access card revenue is so low, why is this so low. Discussion ensued.

Mr. Baez commented that he will take what he has to Celebration right of way for processing.

Ms. Kassel commented that Reserve - Other is negative \$59,801, why is this. This needs to be corrected and revised for the agenda.

Mr. Neal will talk to Christian, the accountant, about that.

Ms. Phillips commented that she has questions but she we will talk with Christian about them.

Mr. LeMenager commented that the District finally got all of our revenue, why did it take so long. He had one comment on the minutes, that when motioning to approve the budget with a 3.5% increase, he had thought that Mr. Leet said it specifically. Motion does not include the budget at 3.5%.

Ms. John noted the Board can approve the minutes to reflect that change.

Mr. Leet commented on the motion and clarified that the issues found on the financials within the consent agenda and the changes to the minutes are included in the motion Kerul/Dan made.

D. Ratification of Proposal #116697 from Benchmark Landscaping for 6839 Sundrop – Oak Tree

Mr. Neal noted this is to replace a tree which is scheduled for the second week of September.

E. Ratification of Proposal #26896 from Complete Access Control O.C. F. Inc for Ashley Pool

Mr. Neal noted this was to fix the access control to Ashley pool.

<p>On MOTION by Ms. Kassel seconded by Ms. Phillips, with all in favor, the Consent Agenda was approved as amended.</p>

Harmony CDD
August 29, 2024

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SIXTH ORDER OF BUSINESS **Supervisor Requests**

A. Discussion of Pools (Supervisor Phillips)

Ms. Phillips noted the pool is not staying as nice as it used to at Swim Club.

Mr. Baez stated EcoLab does the chemicals. Field does the cleaning of it.

Ms. Phillips continued that users should be showering to remove lotions and sunscreen.
Discussion ensued.

Mr. Leet suggested asking Ecolab and see what is going on and if more chemicals are needed to help with the lotions.

Mr. Leet stated a resident comment about the pond behind Oakmark, Field services could communicate even if nothing is there.

Ms. Kassel addressed plants in the pocket parks that they visited ten months ago, we now have dead plants. Asking the board what they want to approve for pocket park refurbishment work with Mr. Lomasney.

Mr. LeMenager commented that the pocket parks do not get used for anything, they are nice to look at but is this needed.

Mr. Leet stated there is \$45,000 in the budget.

Mr. Neal commented that there is \$5,000 remaining. Discussion ensued over pocket park usage. Resident made a comment about them.

Ms. Kassel asked the Board for a number.

Mr. Chokanis asked about the ramp for safety on Clay Brick Road.

Ms. Phillips asked what the ramp will do.

Mr. Chokanis responded that it would be to prevent kids falling off the curb.

Ms. Phillips stated back to the pocket parks. Discussion ensued over getting a proposal.

Ms. Kassel commented that we could use the line item for Landscape Services - Miscellaneous for field which is \$28,109. Discussion ensued.

Mr. Phillips asked about the ramp again. Discussion followed.

Mr. Chokanis tried to explain the purpose.

A resident commented on Clay Brick Rd and that school kids that are not from Harmony, are parking cars in the area.

Mr. LeMenager commented that this issue is old and is a County issue.

Mr. Chokanis suggested contacting the County. Discussion ensued.

Harmony CDD
August 29, 2024

227 **SEVENTH ORDER OF BUSINESS** **Adjournment**

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On MOTION by Mr. LeMenager, seconded by Mr. Chokanis, with
all in favor, the meeting adjourned at 7:15 p.m.

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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: September 16, 2024
SUBJECT: August 2024 Financials

Please find the attached August 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 August is approximately 102% of the annual budget.
 - Non Ad Valorem Assessment collections are currently at 99%.
 - Garden Lot - Includes lease payments for garden lot.
- Total Expenditures through August are at 82% of the annual budget.
 - ▶ Administrative
 - P/R-Board of Supervisors - Includes payroll for meetings through August 2024.
 - ProfServ-Engineering - Pegasus Engineering services. Includes services for maintenance facility, Buck Lake, storm sewer system and other matters.
 - Insurance - General Liability -Egis insurance policy paid \$22,932 in Full for FY24.
 - ▶ Field
 - ProfServ-Field Management - Contract with Inframark.
 - ▶ Landscaping Services
 - Contracts-Mulch - Contract with Benchmark Landscaping.
 - Contracts-Annals - Contract with Benchmark Landscaping.
 - Contracts-Landscape - Benchmark Landscaping provides landscaping services.
 - R&M-Other Landscape - Includes Buck Lake Park renovations, Harmony Square Park renovations and tree removal services.
 - Miscellaneous Services - Includes Verge Sod Work.
 - ▶ 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)

August 31, 2024

HARMONYCommunity Development District

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HARMONY

Community Development District

Governmental Funds**Balance Sheet**

August 31, 2024

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND RESERVES	SERIES 2014 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
ASSETS					
Cash - Checking Account	\$ 425,050	\$ -	\$ -	\$ -	\$ 425,050
Accounts Receivable	195	-	-	-	195
Due From Other Funds	-	-	22,324	13,424	35,748
Investments:					
Money Market Account	1,045,975	60,440	-	-	1,106,415
Interest Account	-	-	-	6,767	6,767
Prepayment Account	-	-	66,097	70,888	136,985
Reserve Fund	-	-	607,313	340,000	947,313
Revenue Fund	-	-	682,517	304,823	987,340
Prepaid Items	13,055	-	-	-	13,055
TOTAL ASSETS	\$ 1,484,275	\$ 60,440	\$ 1,378,251	\$ 735,902	\$ 3,658,868
LIABILITIES					
Accounts Payable	\$ 48,329	\$ -	\$ -	\$ -	\$ 48,329
Accrued Expenses	32,988	-	-	-	32,988
Due To Other Funds	35,748	-	-	-	35,748
TOTAL LIABILITIES	117,065	-	-	-	117,065
FUND BALANCES					
Nonspendable:					
Prepaid Items	13,055	-	-	-	13,055
Restricted for:					
Debt Service	-	-	1,378,251	735,902	2,114,153
Assigned to:					
Operating Reserves	467,801	-	-	-	467,801
Unassigned:	886,354	60,440	-	-	946,794
TOTAL FUND BALANCES	\$ 1,367,210	\$ 60,440	\$ 1,378,251	\$ 735,902	\$ 3,541,803
TOTAL LIABILITIES & FUND BALANCES	\$ 1,484,275	\$ 60,440	\$ 1,378,251	\$ 735,902	\$ 3,658,868

HARMONY

Community Development District

General Fund

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 30,000	\$ 27,500	\$ 44,801	\$ 17,301
Interest - Tax Collector	-	-	5,772	5,772
Special Assmnts- Tax Collector	2,791,633	2,791,633	2,757,936	(33,697)
Special Assessments-Tax Collector-VC1	(33,132)	(33,132)	-	33,132
Special Assmnts- Discounts	(111,665)	(111,665)	(74,766)	36,899
Other Miscellaneous Revenues	-	-	125	125
Access Cards	1,200	1,100	104	(996)
User Facility Revenue	600	550	(642)	(1,192)
Garden Lot	1,207	1,111	1,325	214
TOTAL REVENUES	2,679,843	2,677,097	2,734,655	57,558
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	14,000	12,837	6,800	6,037
FICA Taxes	1,071	979	581	398
ProfServ-Arbitrage Rebate	1,200	1,200	1,800	(600)
ProfServ-Dissemination Agent	1,500	1,500	1,500	-
ProfServ-Engineering	60,000	55,000	77,697	(22,697)
ProfServ-Legal Services	60,000	55,000	50,106	4,894
ProfServ-Mgmt Consulting	71,328	65,384	65,384	-
ProfServ-Property Appraiser	392	392	751	(359)
ProfServ-Recording Secretary	4,326	3,966	1,082	2,884
ProfServ-Special Assessment	9,087	9,087	8,822	265
ProfServ-Trustee Fees	10,160	10,160	4,636	5,524
Auditing Services	4,400	4,400	-	4,400
Postage and Freight	1,000	913	5,261	(4,348)
Rental - Meeting Room	7,500	6,875	1,553	5,322
Insurance - General Liability	20,000	20,000	22,932	(2,932)
Printing and Binding	-	-	174	(174)
Legal Advertising	1,200	1,100	796	304
Misc-Assessment Collection Cost	55,832	55,832	53,663	2,169
Annual District Filing Fee	175	175	175	-
Total Administration	323,171	304,800	303,713	1,087
<u>Field</u>				
ProfServ-Field Management	375,810	344,498	344,492	6
Total Field	375,810	344,498	344,492	6
<u>Landscape Services</u>				
Contracts-Mulch	77,347	70,906	77,348	(6,442)
Contracts-Annuaals	14,000	12,837	9,215	3,622
Contracts - Landscape	699,567	641,270	640,063	1,207
R&M-Other Landscape	-	-	17,495	(17,495)
R&M-Irrigation	30,000	27,500	4,909	22,591
R&M-Trees and Trimming	40,000	36,663	11,359	25,304
Miscellaneous Services	50,000	45,837	13,561	32,276
Total Landscape Services	910,914	835,013	773,950	61,063

HARMONY

Community Development District

General Fund

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Utilities</u>				
Electricity - General	43,550	39,921	32,954	6,967
Electricity - Streetlights	139,470	127,848	121,754	6,094
Utility - Water & Sewer	211,860	194,205	168,674	25,531
Total Utilities	394,880	361,974	323,382	38,592
<u>Operation & Maintenance</u>				
Utility - Refuse Removal	3,500	3,212	3,979	(767)
R&M-Ponds	20,000	18,333	43,569	(25,236)
R&M-Pools	35,000	32,083	27,739	4,344
R&M-Roads & Alleyways	2,000	1,837	16,250	(14,413)
R&M-Streetlights	10,000	9,167	-	9,167
R&M-Vehicles	15,000	13,750	4,904	8,846
R&M-Equipment Boats	10,000	9,167	5,307	3,860
R&M-Parks & Facilities	45,000	41,250	42,180	(930)
R&M-Garden Lot	2,000	1,833	4,913	(3,080)
Sidewalk Panel Replacements	20,000	18,333	-	18,333
R&M-Invasive Plant Maintenance	105,000	96,250	5,050	91,200
Security Enhancements	5,700	5,225	18,610	(13,385)
Op Supplies - Fuel, Oil	8,000	7,333	155	7,178
Cap Outlay - Vehicles	15,000	15,000	-	15,000
Reserve - Other	412,000	-	59,801	(59,801)
Total Operation & Maintenance	708,200	272,773	232,457	40,316
<u>Debt Service</u>				
Principal Debt Retirement	14,177	14,177	268,292	(254,115)
Interest Expense	12,423	12,423	6,767	5,656
Total Debt Service	26,600	26,600	275,059	(248,459)
TOTAL EXPENDITURES	2,739,575	2,145,658	2,253,053	(107,395)
Excess (deficiency) of revenues				
Over (under) expenditures	(59,732)	531,439	481,602	(49,837)
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(59,732)	-	-	-
TOTAL FINANCING SOURCES (USES)	(59,732)	-	-	-
Net change in fund balance	\$ (59,732)	\$ 531,439	\$ 481,602	\$ (49,837)
FUND BALANCE, BEGINNING (OCT 1, 2023)	885,608	885,608	885,608	
FUND BALANCE, ENDING	\$ 825,876	\$ 1,417,047	\$ 1,367,210	

HARMONY

Community Development District

General Fund Reserves

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

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

HARMONY

Community Development District

Series 2014 Debt Service Fund

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 60	\$ 55	\$ 65,186	\$ 65,131
Special Assmnts- Tax Collector	1,208,761	1,208,761	1,204,138	(4,623)
Special Assmnts- Prepayment	-	-	66,097	66,097
Special Assmnts- Discounts	(48,350)	(48,350)	(32,644)	15,706
TOTAL REVENUES	1,160,471	1,160,466	1,302,777	142,311
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	24,175	24,175	23,430	745
Total Administration	24,175	24,175	23,430	745
Debt Service				
Principal Debt Retirement	725,000	725,000	725,000	-
Principal Prepayments	-	-	20,000	(20,000)
Interest Expense	421,013	421,013	420,488	525
Total Debt Service	1,146,013	1,146,013	1,165,488	(19,475)
TOTAL EXPENDITURES	1,170,188	1,170,188	1,188,918	(18,730)
Excess (deficiency) of revenues Over (under) expenditures	(9,717)	(9,722)	113,859	123,581
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(9,717)	-	-	-
TOTAL FINANCING SOURCES (USES)	(9,717)	-	-	-
Net change in fund balance	\$ (9,717)	\$ (9,722)	\$ 113,859	\$ 123,581
FUND BALANCE, BEGINNING (OCT 1, 2023)	1,264,392	1,264,392	1,264,392	
FUND BALANCE, ENDING	\$ 1,254,675	\$ 1,254,670	\$ 1,378,251	

HARMONY

Community Development District

Series 2015 Debt Service Fund

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 30	\$ 28	\$ 33,815	\$ 33,787
Special Assmnts- Tax Collector	593,460	593,460	539,798	(53,662)
Special Assmnts- Other	26,600	26,600	275,059	248,459
Special Assmnts- Prepayment	-	-	160,270	160,270
Special Assmnts- Discounts	(23,738)	(23,738)	(14,634)	9,104
TOTAL REVENUES	596,352	596,350	994,308	397,958
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	11,869	11,869	10,503	1,366
Total Administration	11,869	11,869	10,503	1,366
Debt Service				
Principal Debt Retirement	295,000	295,000	295,000	-
Principal Prepayments	-	-	380,000	(380,000)
Interest Expense	269,100	269,100	268,459	641
Total Debt Service	564,100	564,100	943,459	(379,359)
TOTAL EXPENDITURES	575,969	575,969	953,962	(377,993)
Excess (deficiency) of revenues Over (under) expenditures	20,383	20,381	40,346	19,965
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	20,383	-	-	-
TOTAL FINANCING SOURCES (USES)	20,383	-	-	-
Net change in fund balance	\$ 20,383	\$ 20,381	\$ 40,346	\$ 19,965
FUND BALANCE, BEGINNING (OCT 1, 2023)	695,556	695,556	695,556	
FUND BALANCE, ENDING	\$ 715,939	\$ 715,937	\$ 735,902	

HARMONY
Community Development District

Supporting Schedules

August 31, 2024

HARMONY

Community Development District

Cash and Investment Report*August 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%	\$425,050
Money Market Account	BankUnited	Money Market Account	n/a	5.25%	\$1,045,975

Reserve Fund

Money Market Account	BankUnited	Money Market Account	n/a	5.25%	\$60,440
Subtotal					<u>\$1,471,025</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 2014 Prepayment Fund	US Bank	US Bank Gcts	n/a	5.25%	\$66,097
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%	\$532,517
Series 2015 Interest Fund	US Bank	US Bank Open-Ended Ct	n/a	5.25%	\$6,767
Series 2015 Prepayment Fund	US Bank	US Bank Gcts	n/a	5.25%	\$70,888
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%	\$244,823
Subtotal					<u>\$1,868,405</u>
Total					<u><u>\$3,339,430</u></u>

HARMONY

Community Development District

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

					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 2024				\$ 4,502,795	\$ 2,758,501	\$ 1,204,385	\$ 539,909
Allocation %				100%	61%	27%	12%
11/10/2023	\$ 21,549	\$ 1,163	\$ 440	\$ 23,151	\$ 14,183	\$ 6,192	\$ 2,776
11/24/2023	\$ 248,290	\$ 10,556	\$ 5,067	\$ 263,914	\$ 161,679	\$ 70,590	\$ 31,645
12/11/2023	\$ 2,797,087	\$ 118,924	\$ 57,083	\$ 2,973,094	\$ 1,821,376	\$ 795,228	\$ 356,489
12/22/2023	\$ 133,910	\$ 5,235	\$ 2,733	\$ 141,877	\$ 86,917	\$ 37,949	\$ 17,012
1/10/2024	\$ 68,699	\$ 2,168	\$ 1,402	\$ 72,269	\$ 44,274	\$ 19,330	\$ 8,665
1/10/2024	\$ 11,526	\$ 364	\$ 235	\$ 12,125	\$ 7,428	\$ 3,243	\$ 1,454
2/8/2024	\$ 581	\$ 18	\$ 12	\$ 611	\$ 375	\$ 164	\$ 73
2/8/2024	\$ 49,231	\$ 1,093	\$ 1,005	\$ 51,329	\$ 31,445	\$ 13,729	\$ 6,155
3/8/2024	\$ 65,412	\$ 723	\$ 1,335	\$ 67,469	\$ 41,333	\$ 18,046	\$ 8,090
3/8/2024	\$ 980.09	\$ -	\$ 20	\$ 1,000	\$ 613	\$ 267	\$ 120
4/8/2024	\$ 14,644.01	\$ -	\$ 299	\$ 14,943	\$ 9,154	\$ 3,997	\$ 1,792
4/8/2024	\$ 236,040.17	\$ -	\$ 4,817	\$ 240,857	\$ 147,554	\$ 64,423	\$ 28,880
5/8/2024	\$ 1,270.02	\$ -	\$ 26	\$ 1,296	\$ 794	\$ 347	\$ 155
5/8/2024	\$ 30,641.96	\$ -	\$ 625	\$ 31,267	\$ 19,155	\$ 8,363	\$ 3,749
6/10/2024	\$ 25,391.59	\$ (755)	\$ 518	\$ 25,155	\$ 15,411	\$ 6,728	\$ 3,016
6/18/2024	\$ 586,979.41	\$ (17,445)	\$ 11,979	\$ 581,513	\$ 356,247	\$ 155,540	\$ 69,726
TOTAL	\$ 4,292,231	\$ 122,044	\$ 87,597	\$ 4,501,872	\$ 2,757,936	\$ 1,204,138	\$ 539,798

Collected in % 99.98%

TOTAL OUTSTANDING	\$ 923	\$ 565	\$ 247	\$ 111
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Note (1): Variance between budget and assessment levy is due to prepayments received during the budget process.

Subsection 5C

Check Register

HARMONY COMMUNITY DEVELOPMENT DISTRICT
Invoice Report

INVOICE APPROVAL # 292
Date: 9/16/2024

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount	Total
BENCHMARK LANDSCAPING LLC	104062	R	1,614.30	
	104808	R	59,250.00	
		Vendor Total		\$60,864.30
CHARTER COMMUNICATIONS - ACH	1711353042124	R	119.98	
	1997500050624	R	123.98	
		Vendor Total		\$243.96
COMPLETE ACCESS CONTROL	24-1429	R	638.20	
		Vendor Total		\$638.20
ELAN FINANCIAL SERVICES	072024-1777	R	969.14	
	082024-1777	R	4,259.87	
		Vendor Total		\$5,229.01
ELEMENT ENVIROMENT LLC	1127	R	16,250.00	
		Vendor Total		\$16,250.00
FEDEX	8-548-12054	R	18.07	
	8-566-86429	R	28.28	
		Vendor Total		\$46.35
FLOCK SAFTY	INV-45622	R	12,100.00	
		Vendor Total		\$12,100.00
HARMONY C/O U.S. BANK	082024-203	R	150000.00	
	082024-204	R	60000.00	
		Vendor Total		\$210,000.00
INFRAMARK	130317	R	3,244.80	
	132193	R	880.24	
	132332	R	37,261.50	
		Vendor Total		\$41,386.54
KUTAK ROCK LLP	3438850	R	5,510.50	
		Vendor Total		\$5,510.50
LL TAX SOLUTIONS	3464	R	600.00	

HARMONY COMMUNITY DEVELOPMENT DISTRICT
Invoice Report

INVOICE APPROVAL # 291
Date: 9/16/2024

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount	Total
		Vendor Total		\$600.00
ORLANDO UTILITIES COMMISSION	041424-9921-	R	12,133.04	
		Vendor Total		\$12,133.04
POOLSURE	101295657988	R	60.00	
		Vendor Total		\$60.00
SPIES COMMERICAL POOL EXPRESS	309263	R	275.00	
		Vendor Total		\$275.00
TOHO WATER AUTHORITY - ACH	081924-89369	R	19,039.26	
		Vendor Total		\$19,039.26
WASTE CONNECTIONS OF FLORIDA	149527W460	R	387.76	
		Vendor Total		\$387.76
U.S BANK	7377743	R	5,170.63	
		Vendor Total		\$5,170.63
			Total Invoices	\$389,934.55