

**HARMONY
COMMUNITY DEVELOPMENT DISTRICT
WORKSHOP AGENDA PACKAGE**

Thursday, May 29, 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

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 Director

Workshop Order Of Business

Thursday, May 29, 2025 – 4:30 p.m.

1. **Call to Order and Roll Call**
2. **Audience Comments** – *Three- (3) Minute Time Limit*
3. **Discussion of Fiscal Year 2026 Preliminary Budget.....** P. 3
4. **Supervisor Requests**
5. **Adjournment**

District Office:

313 Campus Street
Celebration FL 34747
407-566-1935

www.harmonycdd.org

Meeting Location:

Su Mesa Cafe
7250 Harmony Square Dr S
St. Cloud, FL 34773

Call-in 929-205-6099, ID 4276669233

HARMONY

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Statement of Revenues, Expenditures, and Changes in Fund Balance
General Fund
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL		PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2025	THRU 3/31/2025		April- 9/30/2025	PROJECTED FY 2025		BUDGET FY 2026
REVENUES							
Interest - Investments	\$ 30,000	\$ 6,322		\$ 6,427	\$ 12,749	-57.50%	-
Interest - Tax Collector	-	5,341		-	5,341	0.00%	-
Special Assmnts- Tax Collector	2,854,048	2,324,314		529,734	2,854,048	0.00%	3,231,427
Special Assessments-Tax Collector-VC1	-			-	-	0.00%	-
Special Assmnts- Discounts	(114,162)	(91,841)		(22,321)	(114,162)	0.00%	(129,257)
Other Miscellaneous Revenues	-	-		-	-	0.00%	-
Access Cards	1,200	130		132	262	-78.15%	-
Insurance Reimbursements	-	14,419		-	14,419	0.00%	-
Facility Revenue	600			-	-	-100.00%	-
Garden Lot	1,200	-		1,200	1,200	0.00%	-
TOTAL REVENUES	2,772,886	2,258,685		515,172	2,773,857		3,102,170

EXPENDITURES

Administration

P/R-Board of Supervisors	14,000	3,400		10,600	14,000	0.00%	14,000
FICA Taxes	1,071	322		749	1,071	0.00%	1,071
ProfServ-Arbitrage Rebate	1,200	-		1,200	1,200	0.00%	1,500
ProfServ-Dissemination Agent	1,500	2,000		-	2,000	33.33%	2,200
ProfServ-Engineering	70,000	31,442		38,558	70,000	0.00%	75,000
ProfServ-Legal Services	60,000	38,056		38,687	76,743	27.90%	75,000
ProfServ-Mgmt Consulting Serv	73,468	35,664		37,804	73,468	0.00%	75,672
ProfServ-Property Appraiser	392	554		-	554	41.33%	1,000
ProfServ-Recording Secretary	4,456			4,456	4,456	0.00%	2,000
ProfServ-Special Assessment	9,360	9,360		-	9,360	0.00%	9,100
ProfServ-Trustee Fees	10,160	6,324		3,836	10,160	0.00%	10,000
Auditing Services	5,000	-		5,000	5,000	0.00%	5,000
Postage and Freight	1,000	149		851	1,000	0.00%	1,000
Rental - Meeting Room	7,500	2,325		5,175	7,500	0.00%	5,000
Insurance - General Liability	27,000	26,543		457	27,000	0.00%	29,700
Printing and Binding	-	-		-	-	0.00%	-
Legal Advertising	1,200	225		975	1,200	0.00%	1,200
Misc-Records Storage	-	-		-	-	0.00%	-
Misc-Assessmnt Collection Cost	57,080	45,787		11,293	57,080	0.00%	64,629
Misc-Contingency	-	-		-	-	0.00%	-
Annual District Filing Fee	175	175		-	175	0.00%	175
Total Administration	344,561	202,326		159,640	361,966		373,246

Field

ProfServ-Field Management	387,084	187,905		199,179	387,084	0.00%	425,792
Miscellaneous Services	-	-		-	-	0.00%	-
Total Field	387,084	187,905		199,179	387,084		425,792

Landscape Services

Contracts - Mulch	77,347	-		77,347	77,347	0.00%	77,347
Contracts - Landscape	746,392	356,439		389,953	746,392	0.00%	768,784
Other Landscape	-	-		-	-	0.00%	
Contracts - Annuals	14,000	-		14,000	14,000	0.00%	14,000
R&M - Irrigation	30,000	14,725		15,275	30,000	0.00%	30,000
R&M - Trees and Trimming	40,000	18,399		21,601	40,000	0.00%	40,000
Miscellaneous Services	50,000	26,360		23,640	50,000	0.00%	50,000
Total Landscape Services	957,739	415,923		541,816	957,739		980,131

Utilities

Electricity - General	43,000	18,297		18,600	36,897	-14.19%	43,000
Electricity - Streetlighting	139,000	61,570		62,590	124,160	-10.68%	160,000
Utility - Water & Sewer	220,000	151,270		153,777	305,047	38.66%	225,000
Total Utilities	402,000	231,137		234,968	466,105		428,000

HARMONY

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Statement of Revenues, Expenditures, and Changes in Fund Balance
General Fund
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 3/31/2025	PROJECTED April- 9/30/2025	TOTAL PROJECTED FY 2025	% +/- Budget	ANNUAL BUDGET FY 2026
Operation & Maintenance						
Utility - Refuse Removal	3,500	2,055	2,089	4,144	18.40%	4,000
R&M-Ponds/Buck Lake	100,000	3,588	56,412	60,000	-40.00%	100,000
R&M-Pools	60,000	24,026	35,974	60,000	0.00%	60,000
R&M-Roads & Alleyways	2,000	7,200	-	7,200	260.00%	10,000
R&M-Streetlights	10,000		10,000	10,000	0.00%	10,000
R&M-Vehicles/Equipment	15,000	-	15,000	15,000	0.00%	15,000
R&M-User Supported Facility	-	-	-	-	0.00%	-
R&M-Equipment Boats	10,000	-	10,000	10,000	0.00%	10,000
R&M-Parks & Facilities	45,000	42,309	2,691	45,000	0.00%	55,000
R&M-Garden Lot	2,000	287	1,713	2,000	0.00%	2,000
Sidewalk Panel Replacements	20,000	-	20,000	20,000	0.00%	115,000
R&M- Invasive Plant Maintenance	105,000	-	105,000	105,000	0.00%	105,000
Security Enhancements	6,000	3,183	2,817	6,000	0.00%	6,000
Op Supplies - Fuel, Oil	8,000	-	8,000	8,000	0.00%	8,000
Cap Outlay - Vehicles	15,000	-	15,000	15,000	0.00%	15,000
Reserve - Other	280,000	-	280,000	280,000	0.00%	280,000
Security Monitoring Service						100,000
Total Operation & Maintenance	681,501	82,648	564,697	647,345		895,000
TOTAL EXPENDITURES	2,772,885	1,119,939	1,700,300	2,820,239		3,102,170
Excess (deficiency) of revenues						
Over (under) expenditures	1	1,138,746	(1,185,128)	(46,382)	-	-
Other Financing Sources (Uses)						
OPERATING TRANSFERS-OUT	(280,000)					-
CONTRIBUTION TO (USE) FUND BALANCE	-					
Total Financing Sources (Uses)	(280,000)					
Net change in fund balance	279,999	1,138,746	(1,185,128)	(46,382)		-
FUND BALANCE, BEGINNING	1,241,387	1,241,387	-	1,241,387		1,195,005
FUND BALANCE, ENDING	\$ 961,386	\$ 2,380,133	\$ (1,185,128)	\$ 1,195,005		1,195,005

HARMONY

Community Development District

AllFunds

Harmony Community Development District
Summary of Assessment Rates

			O & M			2014 Debt Service			2015 Debt Service			Total																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Neighborhood	Neighborhood Name	Lot Type	Lot Width	FY 2026	FY 2025	% Change (Decrease)/ Increase	FY 2026	FY 2025	% Change (Decrease)/ Increase	FY 2026	FY 2025	% Change (Decrease)/ Increase	FY 2026	FY 2025	\$ Change (Decrease)/ Increase	% Change (Decrease)/ Increase	Units	Acres	FY 2025 Par Balance Per Unit/Acre																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
A-1 B	Ashley Park Birchwood	MF	n/a	\$	802.59	\$	708.86	13.2%	0.0%	\$	605.71	\$	605.71	0.0%	\$	1,408.30	\$	1,314.57	\$	93.73	186	19.77	\$	3,400																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
		SF	80	\$	2,537.25	\$	2,240.94	13.2%	0.0%	\$	1,914.87	\$	1,914.87	0.0%	\$	4,452.12	\$	4,155.81	\$	296.31	9	23.58	\$	10,500																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
		SF	65	\$	2,061.51	\$	1,820.76	13.2%	0.0%	\$	1,555.83	\$	1,555.83	0.0%	\$	3,617.34	\$	3,376.59	\$	240.75	25		\$	8,600																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
		SF	52	\$	1,649.21	\$	1,456.61	13.2%	0.0%	\$	1,244.66	\$	1,244.66	0.0%	\$	2,893.87	\$	2,701.27	\$	192.60	35		\$	6,900																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
		SF	42	\$	1,332.05	\$	1,176.49	13.2%	0.0%	\$	1,005.31	\$	1,005.31	0.0%	\$	2,337.36	\$	2,181.80	\$	155.56	22		\$	5,500																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
C-1	Cypress	SF	35	\$	1,110.05	\$	980.41	13.2%	0.0%	\$	837.75	\$	837.75	0.0%	\$	1,947.80	\$	1,818.16	\$	129.64	15		\$	4,600																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
		SF	80	\$	2,495.56	\$	2,204.12	13.2%	0.0%	\$	1,883.40	\$	1,883.40	0.0%	\$	4,378.96	\$	4,087.52	\$	291.44	10	25.82	\$	10,300																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
		SF	65	\$	2,027.64	\$	1,790.84	13.2%	0.0%	\$	1,530.26	\$	1,530.26	0.0%	\$	3,557.90	\$	3,321.10	\$	236.80	30		\$	8,400																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
		SF	52	\$	1,622.11	\$	1,432.68	13.2%	0.0%	\$	1,224.21	\$	1,224.21	0.0%	\$	2,846.32	\$	2,656.89	\$	189.43	35		\$	6,700																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
		SF	42	\$	1,310.17	\$	1,157.16	13.2%	0.0%	\$	988.78	\$	988.78	0.0%	\$	2,298.95	\$	2,145.94	\$	153.01	30		\$	5,400																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
C-2	Cypress	SF	35	\$	1,091.81	\$	964.30	13.2%	0.0%	\$	823.98	\$	823.98	0.0%	\$	1,915.79	\$	1,788.28	\$	127.51	12		\$	4,500																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
		SF	80	\$	2,595.02	\$	2,291.97	13.2%	0.0%	\$	1,958.47	\$	1,958.47	0.0%	\$	4,553.49	\$	4,250.44	\$	303.05	4	17.54	\$	10,700																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
		SF	65	\$	2,108.46	\$	1,862.22	13.2%	0.0%	\$	1,591.26	\$	1,591.26	0.0%	\$	3,699.72	\$	3,453.48	\$	246.24	14		\$	8,700																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
		SF	52	\$	1,686.77	\$	1,489.78	13.2%	0.0%	\$	1,273.01	\$	1,273.01	0.0%	\$	2,959.78	\$	2,762.79	\$	196.99	13		\$	7,000																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
		SF	42	\$	1,362.39	\$	1,203.28	13.2%	0.0%	\$	1,028.20	\$	1,028.20	0.0%	\$	2,390.59	\$	2,231.48	\$	159.11	31		\$	5,600																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
D-1	Drake	SF	35	\$	1,135.32	\$	1,002.74	13.2%	0.0%	\$	856.83	\$	856.83	0.0%	\$	1,992.15	\$	1,859.57	\$	132.58	25		\$	4,700																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
		SF	80	\$	2,681.04	\$	2,367.94	13.2%	0.0%	\$	2,023.39	\$	2,023.39	0.0%	\$	4,704.43	\$	4,391.33	\$	313.10	9	10.35	\$	11,100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
		SF	65	\$	2,178.34	\$	1,923.95	13.2%	0.0%	\$	1,644.00	\$	1,644.00	0.0%	\$	3,822.34	\$	3,567.95	\$	254.39	20		\$	9,000																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
		SF	52	\$	1,742.68	\$	1,539.16	13.2%	0.0%	\$	1,315.20	\$	1,315.20	0.0%	\$	3,057.88	\$	2,854.36	\$	203.52	6		\$	7,200																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
		SF	n/a	\$	1,592.56	\$	1,406.58	13.2%	0.0%	\$	1,201.91	\$	1,201.91	0.0%	\$	2,794.47	\$	2,608.49	\$	185.98	11	2.32	\$	6,600																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
D-2 E G	Drake Estates Green	SF	n/a	\$	4,249.26	\$	3,753.01	13.2%	0.0%	\$	3,206.92	\$	3,206.92	0.0%	\$	7,456.18	\$	6,959.93	\$	496.25	51	28.70	\$	17,600																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
		SF	52	\$	1,918.25	\$	1,694.23	13.2%	0.0%	\$	1,447.71	\$	1,447.71	0.0%	\$	3,365.96	\$	3,141.94	\$	224.02	62	39.86	\$	8,000																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
		SF	42	\$	1,549.36	\$	1,368.42	13.2%	0.0%	\$	1,169.30	\$	1,169.30	0.0%	\$	2,718.66	\$	2,537.72	\$	180.94	85		\$	6,400																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
		SF	35	\$	1,291.13	\$	1,140.35	13.2%	0.0%	\$	974.41	\$	974.41	0.0%	\$	2,265.54	\$	2,114.76	\$	150.78	39		\$	5,400																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
		SF	35	\$	1,443.09	\$	1,274.56	13.2%	0.0%	\$	1,073.54	\$	1,073.54	0.0%	\$	2,516.63	\$	2,348.10	\$	168.53	39	20.34	\$	5,900																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
H-1	Rosewood	SF	40	\$	1,649.25	\$	1,456.64	13.2%	0.0%	\$	1,288.25	\$	1,288.25	0.0%	\$	2,937.50	\$	2,744.89	\$	192.61	14		\$	7,100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
		SF	50	\$	2,061.56	\$	1,820.80	13.2%	0.0%	\$	1,594.98	\$	1,594.98	0.0%	\$	3,656.54	\$	3,415.78	\$	240.76	13		\$	8,700																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
		SF	25	\$	1,030.78	\$	910.40	13.2%	0.0%	\$	766.82	\$	766.82	0.0%	\$	1,797.60	\$	1,677.22	\$	120.38	46		\$	4,200																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
H-2/F/A-2/M	H-2=Hawthorne F=Cherry Hill 2=Ashley Park M=Lakes	SF	50	\$	2,097.69	\$	1,852.71	13.2%	0.0%	\$	1,592.89	\$	1,592.89	0.0%	\$	3,690.58	\$	3,445.60	\$	244.98	164	45.56	\$	8,700																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
I/J/L/O K Office GC Comm Tract GA Cat Lake Access	I=South Lake Lake L=Enclave O=Waterside	SF	40		2,077.87	\$	1,835.21	13.2%	0.0%	\$	-	\$	-	0.0%	\$	1,534.73	\$	1,534.73	\$	242.66	138	153.00	\$	13,000																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
		SF	50	\$	2,597.33	\$	2,294.01	13.2%	0.0%	\$	-	\$	-	0.0%	\$	1,918.41	\$	1,918.41	\$	303.32	222		\$	16,200																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
		SF	60	\$	3,116.80	\$	2,752.81	13.2%	0.0%	\$	-	\$	-	0.0%	\$	2,302.10	\$	2,302.10	\$	363.99	31		\$	19,500																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
		SF	40	\$	2,077.87	\$	1,835.21	13.2%	0.0%	\$	-	\$	-	0.0%	\$	1,432.69	\$	1,432.69	\$	242.66	38		\$	-																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
		SF	50	\$	2,597.33	\$	2,294.01	13.2%	0.0%	\$	-	\$	-	0.0%	\$	1,790.86	\$	1,790.86	\$	303.32	28		\$	-																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
	Office	Golf Course Commercial Tract GA	SF	60	\$	3,116.80	\$	2,752.81	13.2%	0.0%	\$	-	\$	-	0.0%	\$	2,149.03	\$	2,149.03	\$	363.99	14		\$	-																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
			Office		\$	7,550.94	\$	6,669.12	13.2%	0.0%	\$	-	\$	-	0.0%	\$	5,505.44	\$	5,505.44	\$	881.83		0.28	\$	46,500																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
			GC		\$	7,550.94	\$	6,669.12	13.2%	0.0%	\$	-	\$	-	0.0%	\$	52,624.28	\$	52,624.28	\$	881.83		4.20	\$	444,400																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
			Comm		\$	7,550.94	\$	6,669.12	13.2%	0.0%	\$	-	\$	-	0.0%	\$	5,505.44	\$	5,505.44	\$	881.83		2.44	\$	46,500																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
			TBD		\$	7,550.94	\$	6,669.12	N/A	0.0%	\$	-	\$	-	N/A	\$	7,550.94	\$	6,669.12	\$	881.83		2.13	\$	-																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
TC* TC TC*	Town Center/Lakes Town Center Town Center	TBD		\$	7,550.94	\$	6,669.12	N/A	0.0%	\$	-	\$	-	0.0%	\$	7,550.94	\$	6,669.12	\$	881.83		2.61	\$	-																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
		SF	50	\$	2,176.83	\$	1,922.61	13.2%	0.0%	\$	-	\$	-	0.0%	\$	1,234.92	\$	1,234.92	\$	254.22	35	10.09	\$	10,420																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
		TC 1 and TC 2 TC 3 and TC 4		\$	7,550.94	\$	6,669.12	13.2%	0.0%	\$	-	\$	-	0.0%	\$	5,505.44	\$	5,505.44	\$	881.83		11.93	\$	46,500																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													

1.) All lands, with the exception of Parcel VC1, are assessed on the Tax Collector Assessment Roll
2.) FY 2023 Par balances provided are for informational purposes only, are subject to change, and take into account the payment of the 2022 tax bill. Please note this is not an official payoff, as payoffs must be obtained via estoppel from Inframark.