

**HARMONY
COMMUNITY DEVELOPMENT DISTRICT**

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 of Supervisors

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

Staff:

Joseph Gonzalez, District Manager
 Michael Eckert, District Counsel
 David Hamstra, District Engineer
 Jose Raul Pabon, Field Supervisor
 Howard Neal, Field Services Director

Meeting Agenda

Thursday, May 29, 2025 – 6:00 p.m.

- 1. Call to Order and Roll Call**
- 2. Adoption of the Agenda**
- 3. Shade Session – *This Portion of the Meeting is Closed to the Public***
 - A. Discussion of Security Camera Proposals
- 4. Audience Comments – *Three- (3) Minute Time Limit***
- 5. Business Items**
 - A. Consideration of Swartz Pool Furniture Specifications
 - i. Review of Kirby Side Chair P. 4
 - ii. Review of Kirby Square Table P. 9
 - iii. Review of Frog Pensacola Chaise..... P. 14
 - iv. Review of Frog Side Table..... P. 15
 - B. Consideration of Swartz Proposals
 - i. Consideration of Option 1 Sling Proposal P. 16
 - ii. Consideration of Option 2 Strap Proposal..... P. 17
 - iii. Consideration of Option 3 Recycled Plastic Proposal P. 18
 - iv. Review of Swartz Flyer P. 19
 - C. Consideration of RSR Proposals
 - i. Consideration of Red Steel Sculpture Refurbished Proposal P. 20
 - ii. Consideration of Rusty Steel Sculpture Refurbished Proposal..... P. 30
 - D. Consideration of Sun Deck and Dock LLC Proposals
 - i. Consideration of Kayak Access Dock Proposal..... P. 42
 - ii. Consideration of Structural Reconstruction Proposal P. 51
 - E. Discussion of Sidewalk Repair
 - F. Consideration of Jago Pro Sidewalk Repair Phase 2 Proposal P. 70
 - G. Consideration of Precision Sidewalk Safety Proposal P. 78
 - H. Consideration of Inframark Sidewalk Audit Cat Brier..... P. 94
 - I. Discussion of Solicitation of District Management Proposals
- 6. Staff Reports**
 - A. United Land Services Landscaping Report
 - i. Consideration of South Lake Regrading of Easement Proposal P. 114
 - ii. Consideration of Root and Soil Reduction Proposal..... P. 116
 - iii. Ratification of Sundrop Tree Removal Proposal P. 118
 - iv. Ratification of Tree at Ashley Pool Removal and Replacement Proposal..... P. 120
 - v. Ratification of a Stuck Valve at the Dog Park Proposal P. 123
 - vi. Ratification of Dog Park Mainline Repair 4” Proposal..... P. 124
 - B. Field Inspection Report..... P. 126
 - i. Consideration of Inframark Collection and Removal of Leaf
Piles Proposals..... P. 133
 - C. District Engineer

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

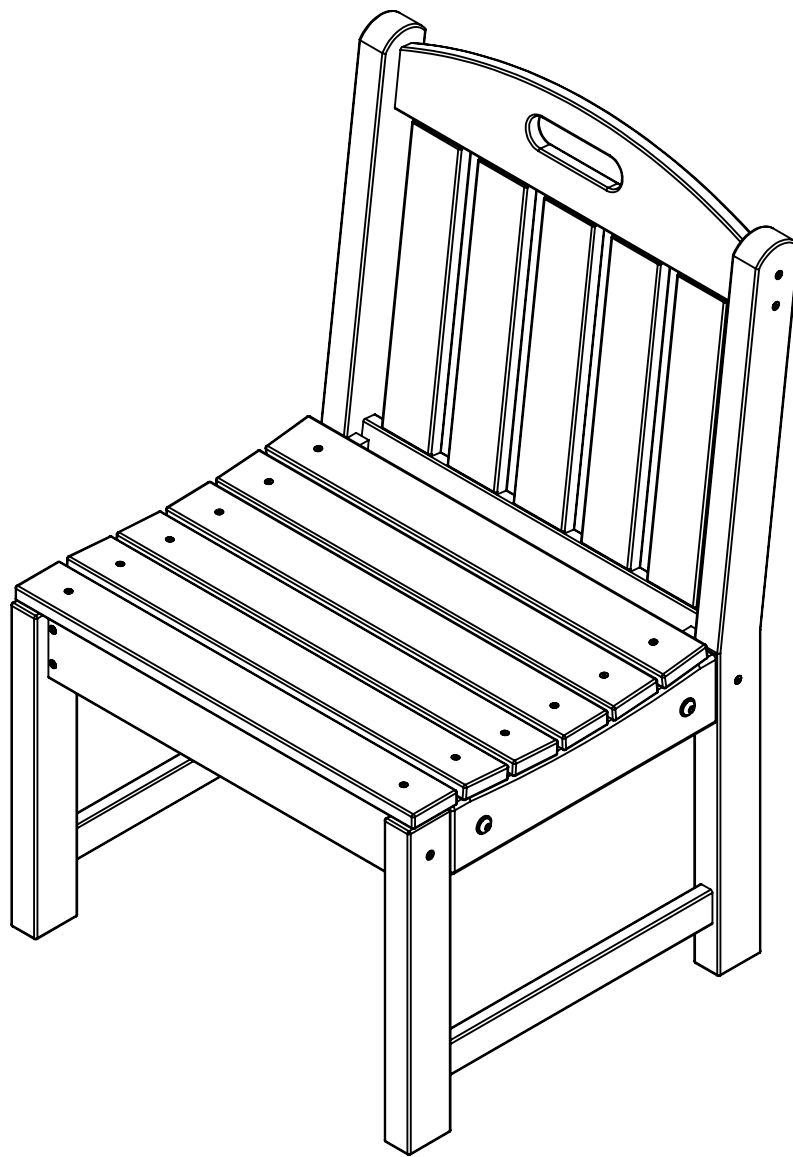
Call-in 929-205-6099, ID 4276669233

- i. Presentation of Two Quotes Regarding the Community Pool Deck Drainage System (Drains and Pipes Clean Out)..... P. 134
 - ii. Status of the Graden Road Storage Shed P. 144
 - iii. 7004 Beargrass Road / Alleyway Pavement Repair..... P. 152
 - iv. 3169 Dark Sky Drive CDD Open Space Impact..... P. 159
 - v. Status of the CDD Maintenance Facility
 - D. District Counsel
 - i. Review of Resolution 2000-10, Support and Legal Defense of the Board P. 162
 - ii. Consideration of Resolution 2025-08, Support and Legal Defense of the Board..... P. 165
 - iii. Discussion of Parking Ordinance..... P. 169
 - E. District Manager
 - i. Consideration of the Preliminary Budget for Fiscal Year 2026..... P. 176
 - ii. Consideration of Resolution 2025-09, Approving Fiscal Year 2026 Preliminary Budget and Setting the Public Hearing..... P. 179
 - iii. Review of Registered Voters Letter (2,512)..... P. 180
 - iv. Review of the First Quarter Website Audit..... P. 181
- 7. **Consent Agenda**
 - A. Consideration of Minutes from March 27, 2025, Budget Meeting..... P. 193
 - B. Consideration of Minutes from March 27, 2025, Regular Meeting..... P. 195
 - C. Review of Financial Statements..... P. 200
 - D. Acceptance of Check Register #299..... P. 213
 - E. Acceptance of Check Register #300..... P. 215
- 8. **Supervisor Requests**
- 9. **Adjournment**

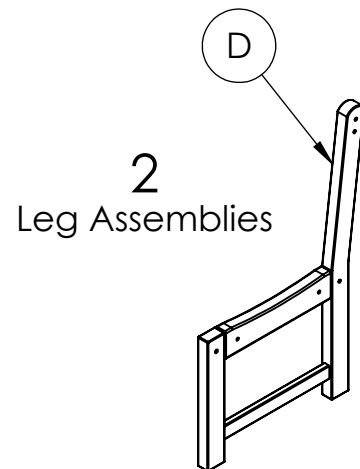
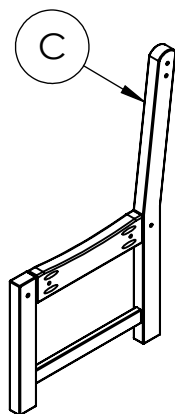
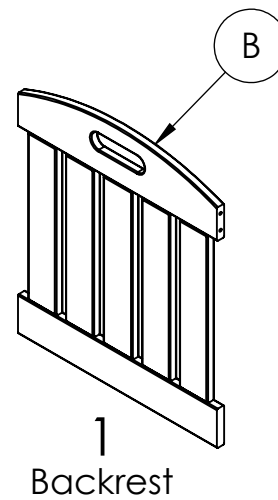
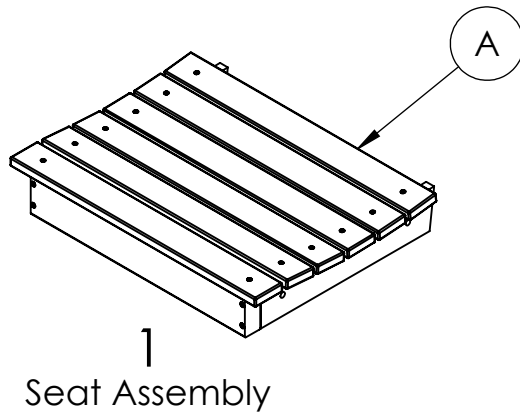
The next meeting is scheduled for Thursday, June 26, 2025, at 6:00 p.m.

CHAIR INSTRUCTIONS

CF1015 REV# 2
9-12-2022



CHAIR INSTRUCTIONS



REQUIRED TOOLS (NOT INCLUDED)

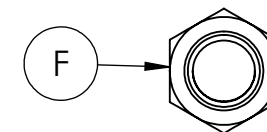
- POWER DRILL
- 7/32 ALLEN WRENCH
- 9/16 WRENCH
- #2 SQUARE DRIVE

NOTE: IT IS IMPORTANT TO KEEP ALL SCREWS LOOSE DURING ASSEMBLY UNTIL ENTIRE BENCH IS ASSEMBLED

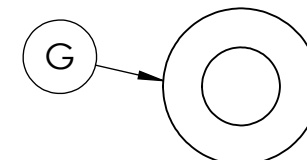
HARDWARE



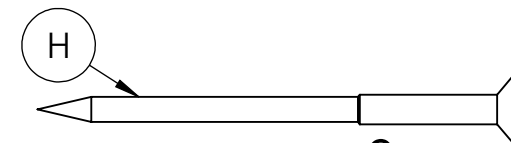
4
3/8" x 3" Button Head Cap Screws



4
3/8" Hex Nuts



8
3/8" Flat Washer



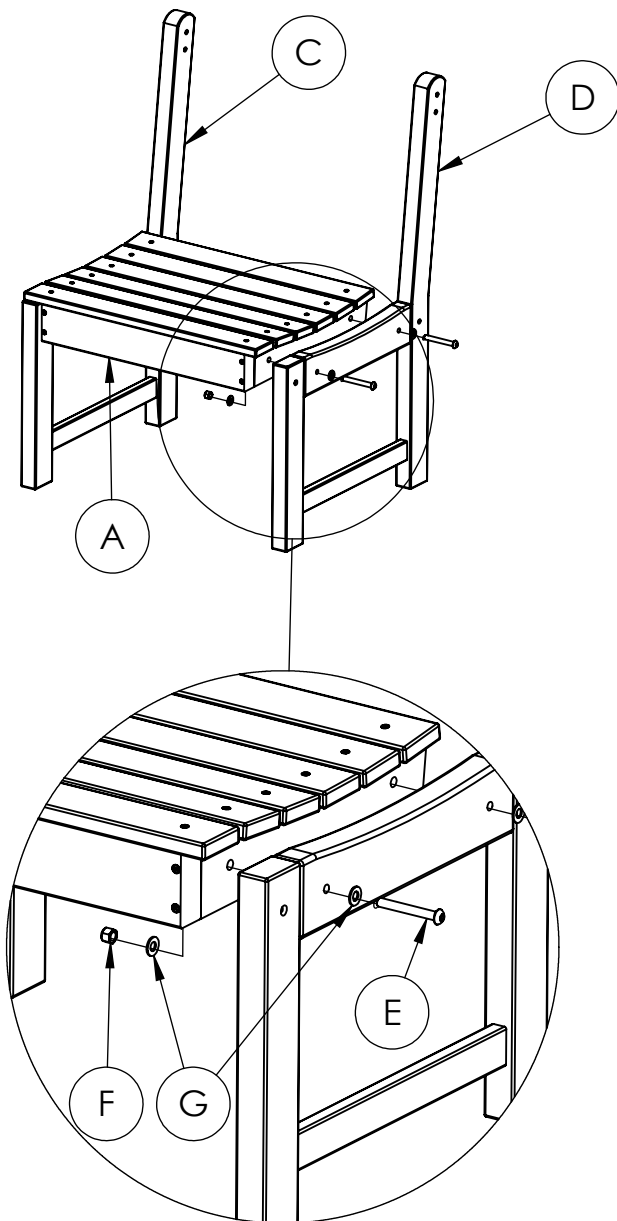
8
#10 x 2.5 Flat Head Screw

**HARDWARE &
TOOLS REQUIRED
FOR ASSEMBLY**

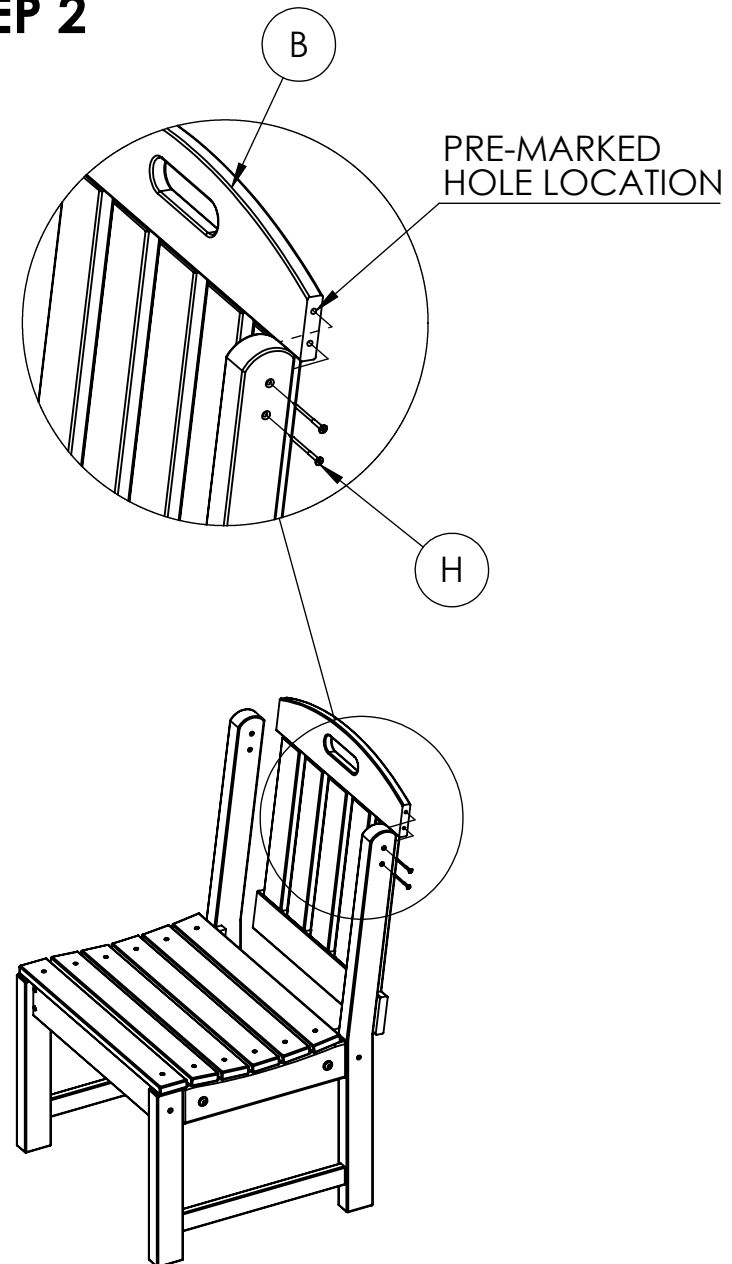
2/5

CHAIR INSTRUCTIONS

STEP 1

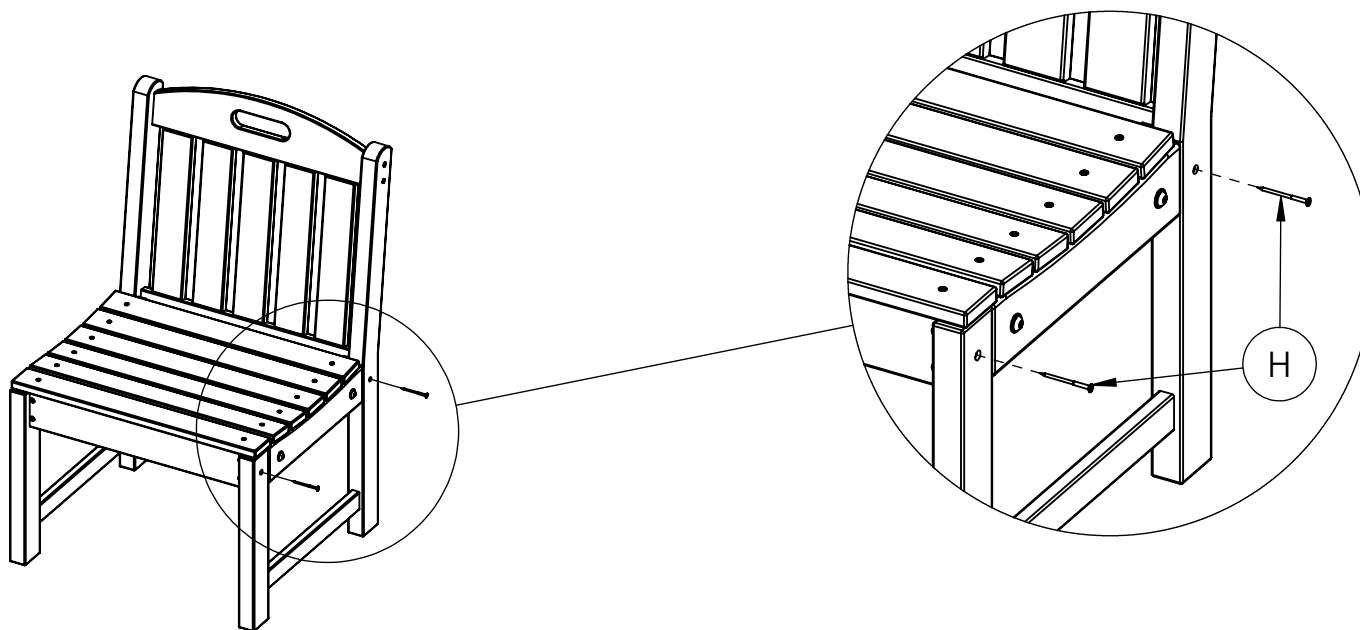


STEP 2



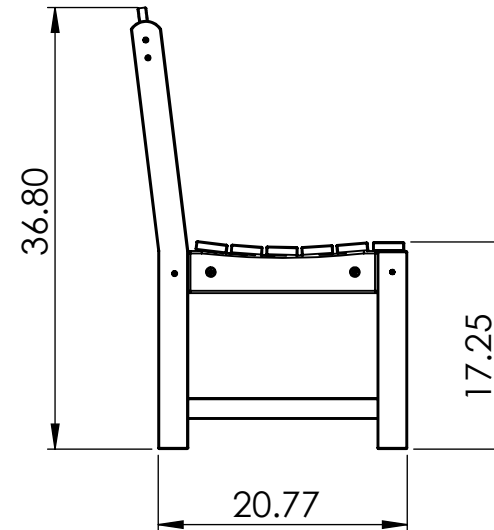
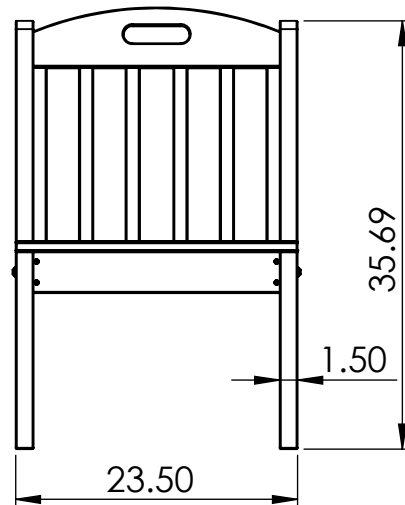
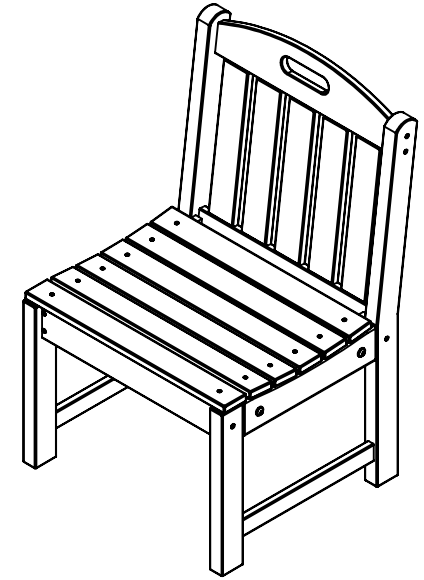
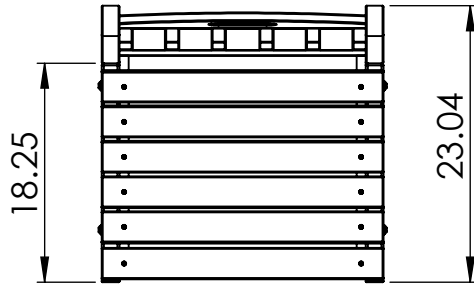
CHAIR INSTRUCTIONS

STEP 3



CHAIR SPECIFICATIONS

CF1015 REV #2
9-12-2022



CONSTRUCTION MATERIALS:
Recycled Plastic
HARDWARE:
Stainless Steel

ALL DIMENSIONS SHOWN IN INCHES

TABLE INSTRUCTIONS

CF1050 REV# 3
9-12-2022

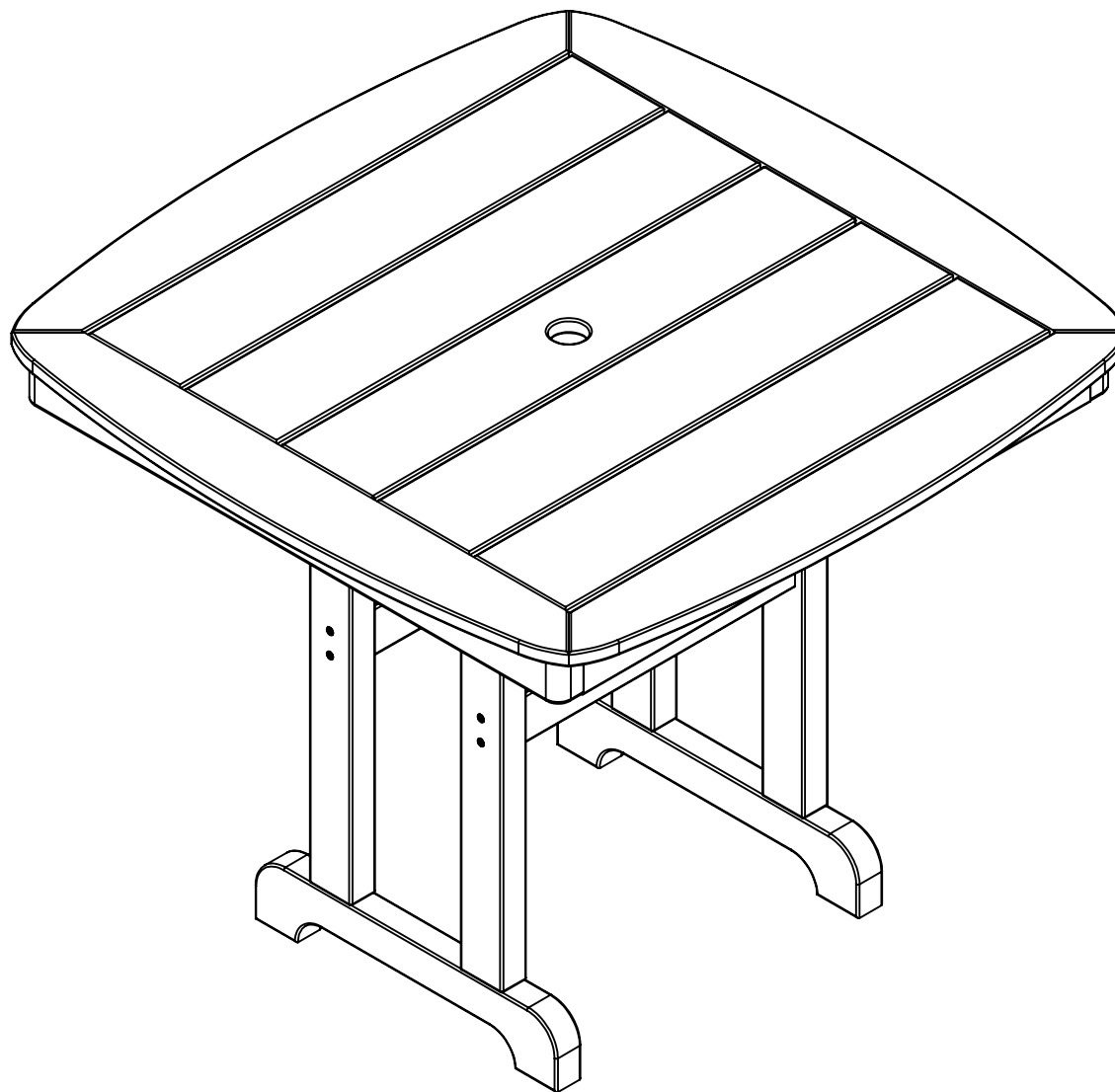
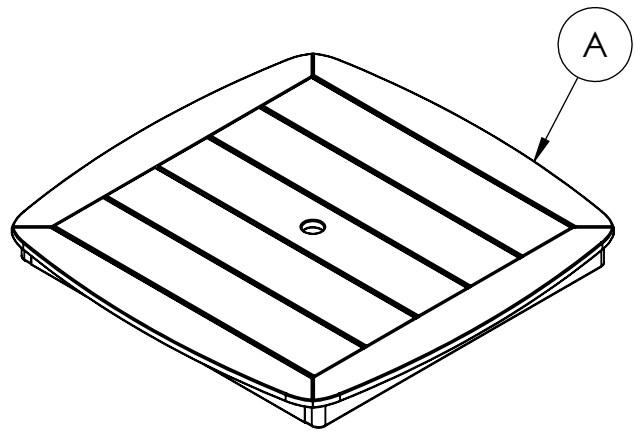
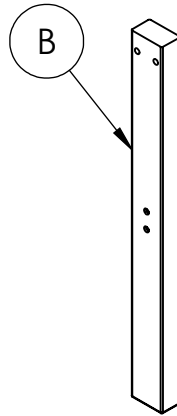


TABLE INSTRUCTIONS



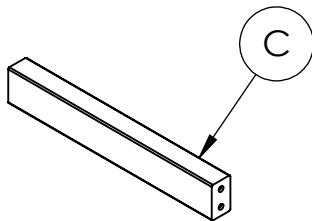
1

Table Top Assembly



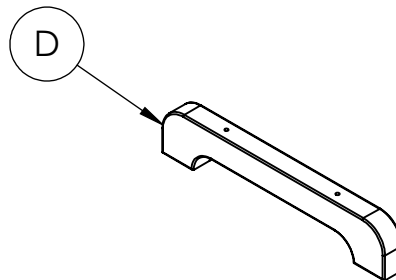
4

Table Legs



2

Cross Braces



2

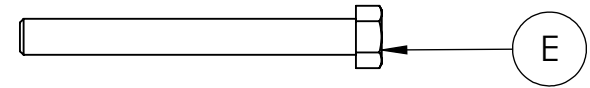
Table Foot

REQUIRED TOOLS (NOT INCLUDED)

- POWER DRILL
- #2 SQUARE DRIVE
- (2) 9/16" WRENCH OR SOCKET
- 7/16" SOCKET

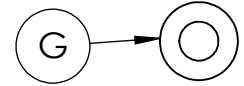
**NOTE: IT IS IMPORTANT TO KEEP ALL
SCREWS LOOSE DURING ASSEMBLY
UNTIL ENTIRE TABLE IS ASSEMBLED**

HARDWARE



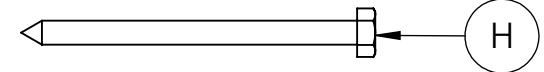
8

3/8" Hex Nuts



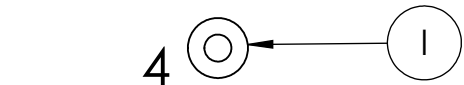
16

3/8" Flat Washer



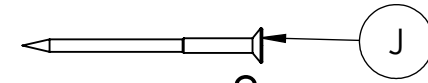
4

1/4" x 3.5" Lag Screws



4

1/4" Flat Washer



8

#10 x 2.5 Flat Head Screw

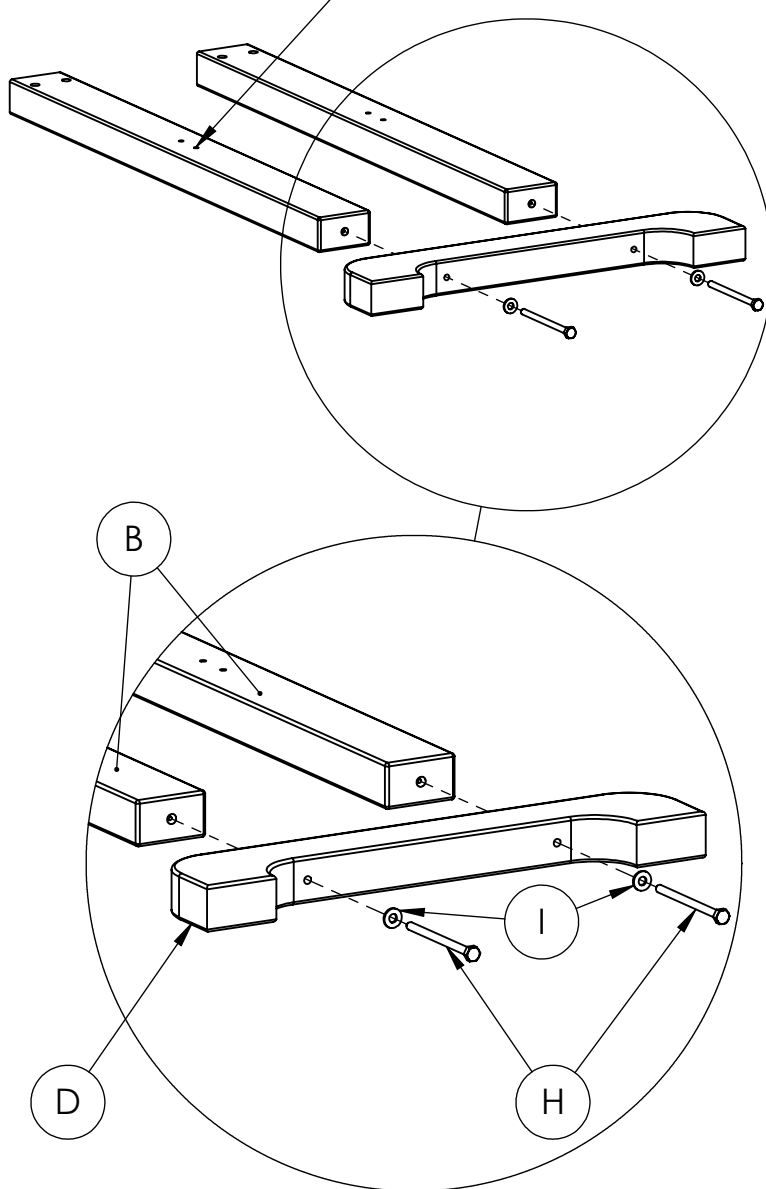
**HARDWARE &
TOOLS REQUIRED
FOR ASSEMBLY**

2/5

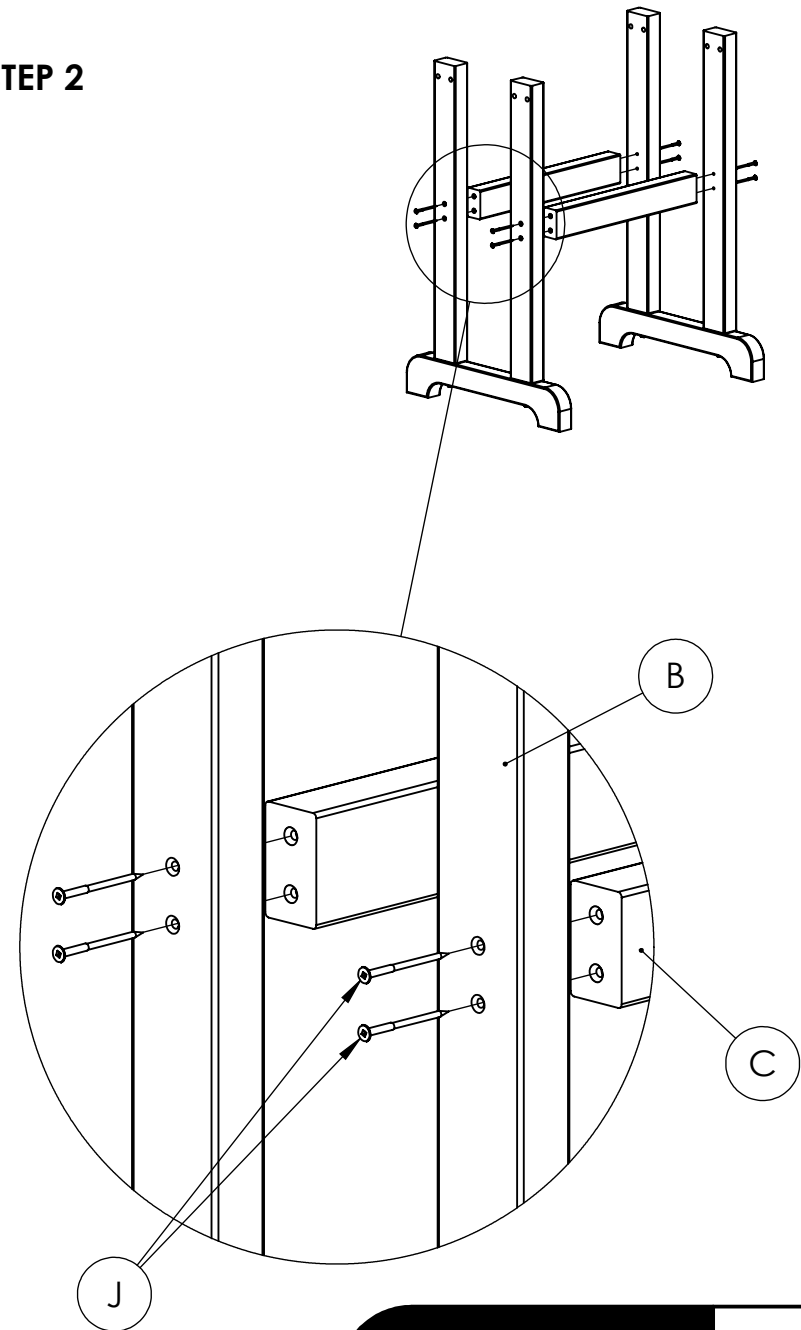
TABLE INSTRUCTIONS

STEP 1

COUNTERSINK HOLES
FACE SAME DIRECTION



STEP 2



ASSEMBLY

3/5

TABLE INSTRUCTIONS

STEP 3

- Attach leg assembly with table upside down - **leave bolts loose.**
- Flip table right side up then fully tighten all bolts.

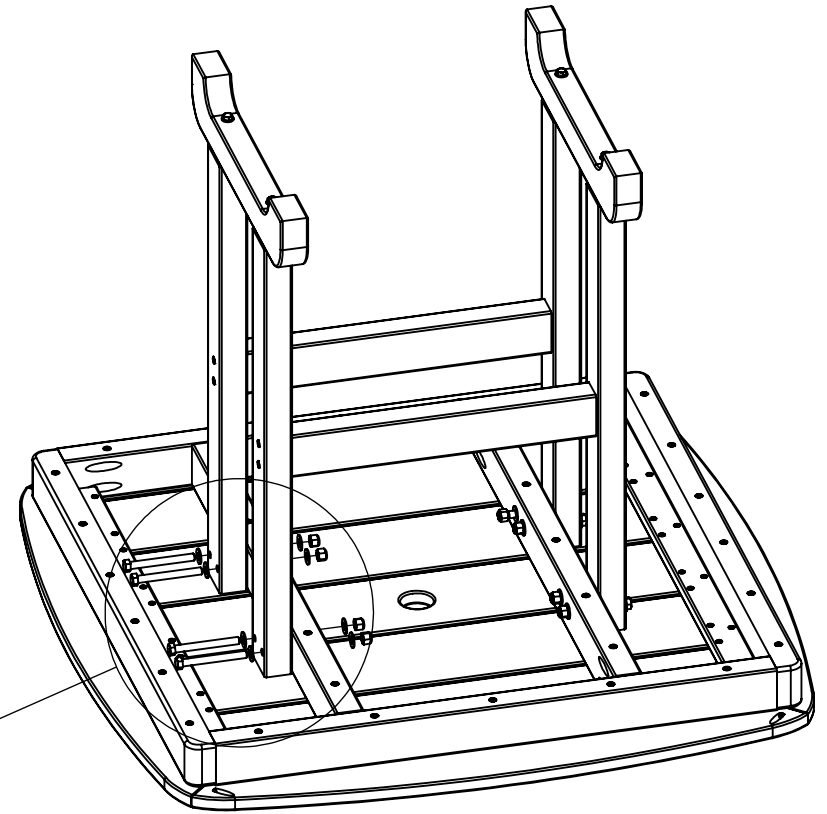
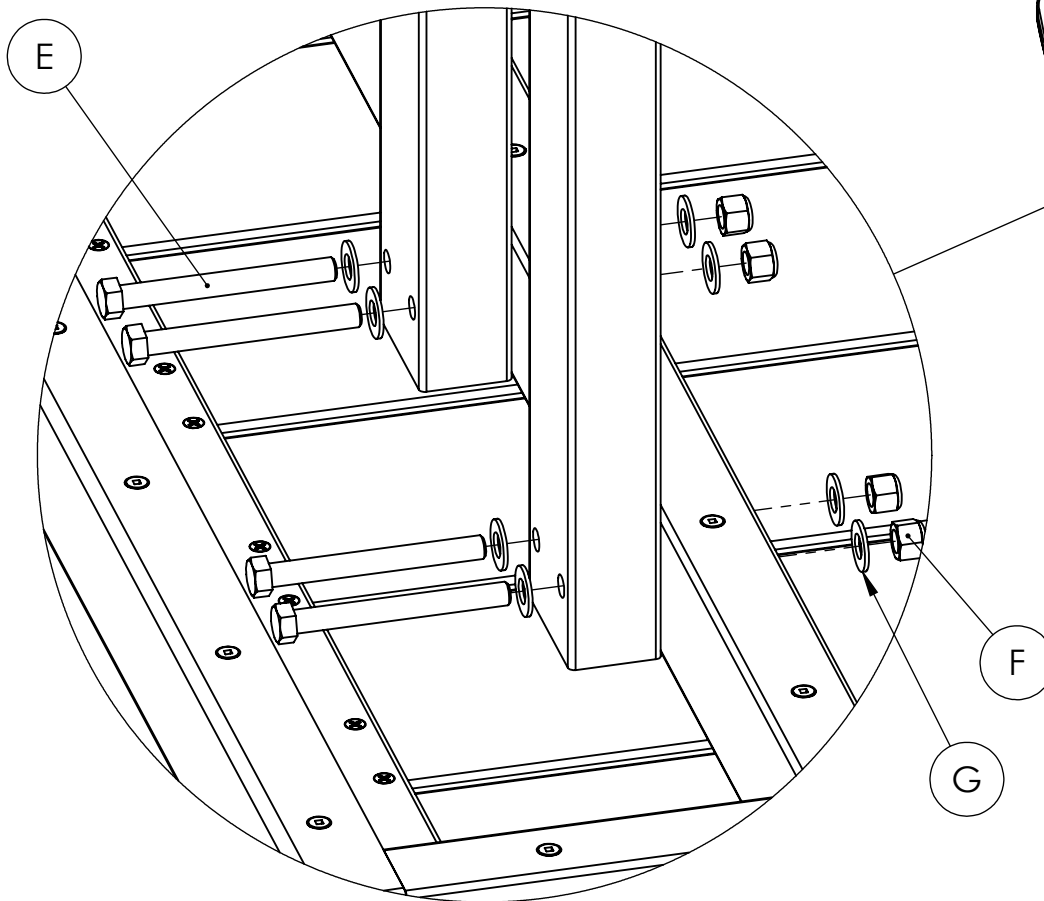
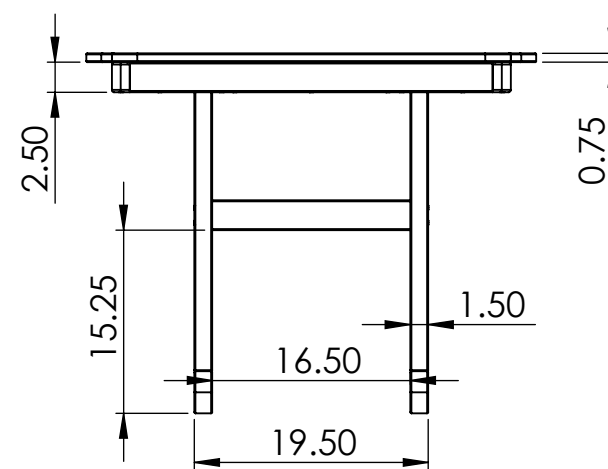
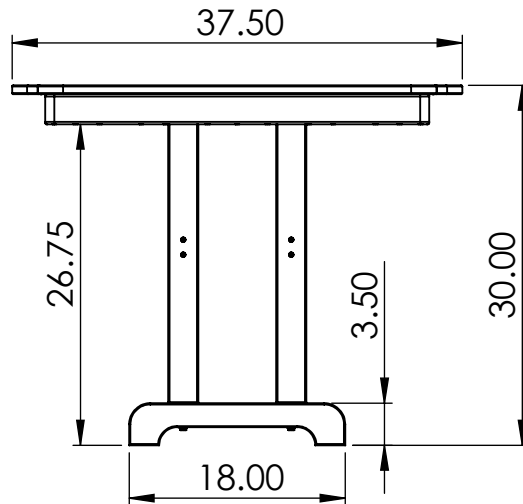
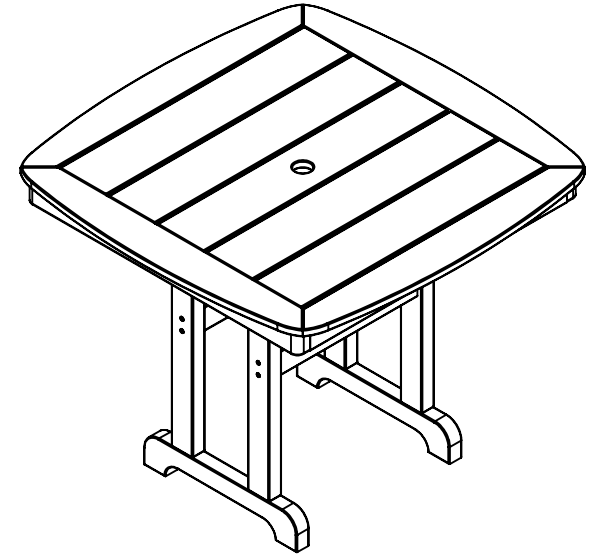
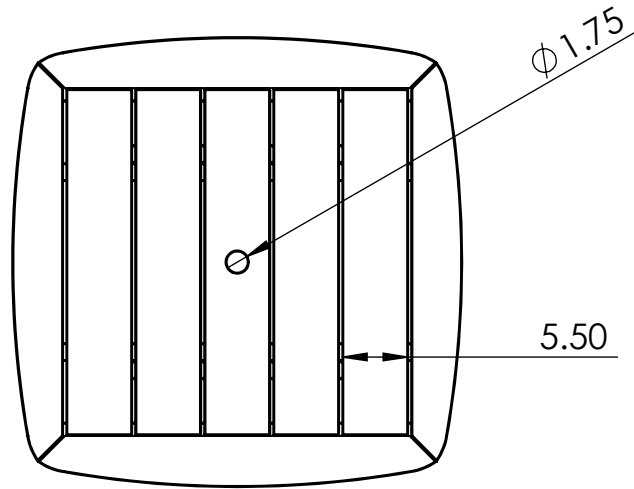
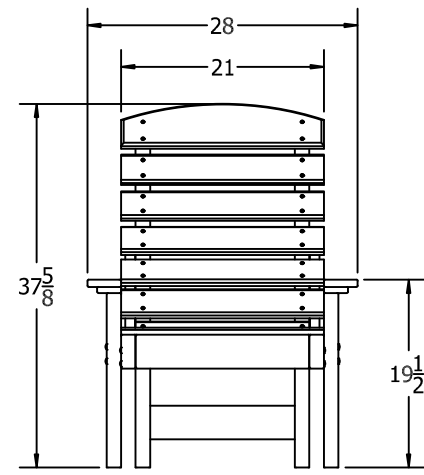
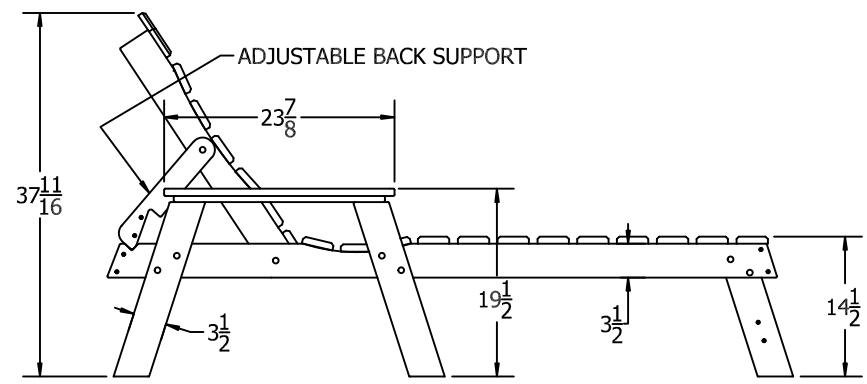
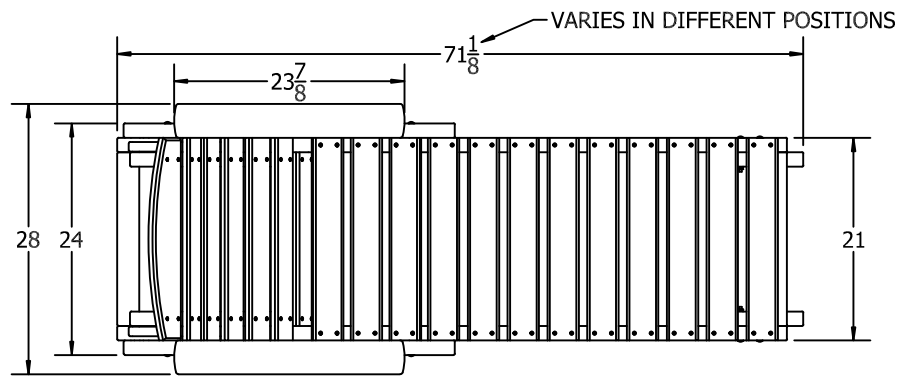
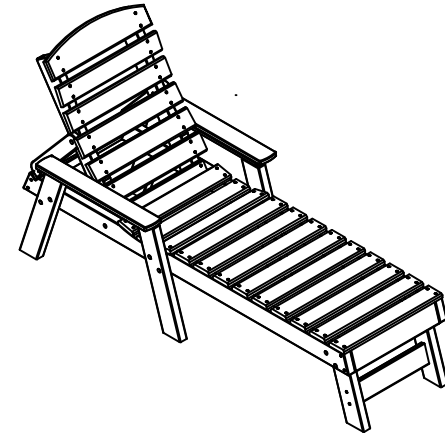


TABLE SPECIFICATIONSCF1050 REV# 3
9-12-2022

CONSTRUCTION MATERIALS:
Recycled Plastic
HARDWARE:
Stainless Steel

ALL DIMENSIONS SHOWN IN INCHES



● BLU ● CED ○ WHI
STANDARD COLORS

INSERT COLOR CODE IN PRODUCT NUMBER
BLUE= BLU, CEDAR= CED, WHITE=WHI
EXAMPLE: BLUE PENSACOLA CHAISE LOUNGE =
PB AD PENCL**BLU**

Adirondack Pensacola Chaise Lounge Specification Sheet

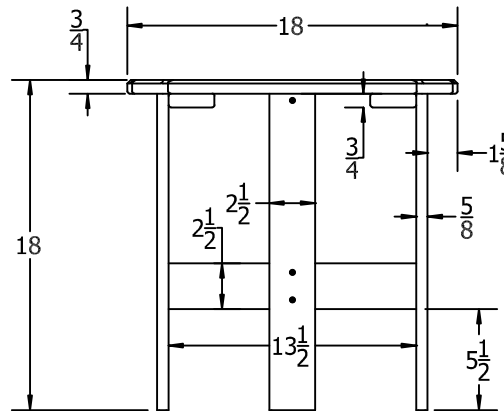
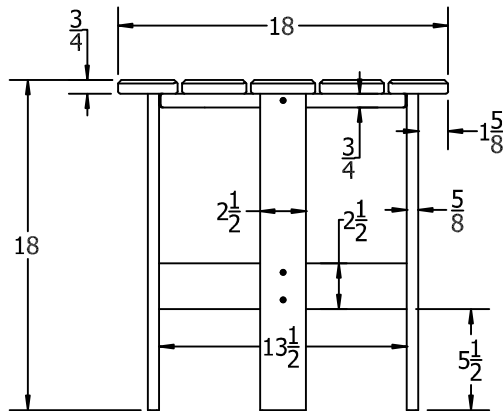
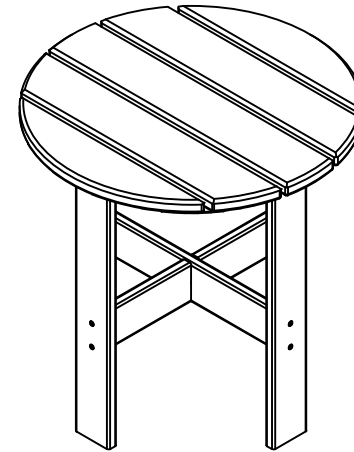
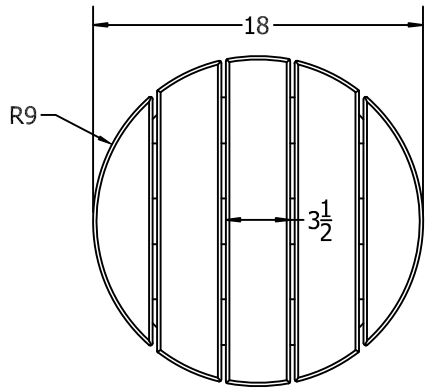
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Frog Furnishings
15750 S. Keeler Terrace
Olathe, KS 66062
www.frogfurnishings.com

NOT TO SCALE
Date: 11/2018





STANDARD COLORS

INSERT COLOR CODE IN PRODUCT NUMBER
 BLUE= BLU, CEDAR= CED, GREEN= GRE,
 RED= RED, WHITE=WHI

EXAMPLE: BLUE TRADITIONAL SIDE TABLE =
 PB AD TRAST**BLU**

Adirondack Traditional Side Table Specification Sheet

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Frog Furnishings
 15750 S. Keeler Terrace
 Olathe, KS 66062
www.frogfurnishings.com

NOT TO SCALE
 Date: 11/2018



Playgrounds, Site Furnishings, Bleachers & Shade Structures



P.O. BOX 112783 • NAPLES, FL 34108

E-mail: mail@parkplayusa.com

www.parkplayusa.com

Southwest FL Numbers

Naples: 239-597-9500

Ft. Myers: 239-772-4234

Orlando Area: 407-412-6156

Southeast FL: 954-903-4650

Tampa Bay: 813-949-2288

Option 1 - Sling

QUOTATION # 04141

TO: Inframark - Harmony Isle HOA
7124 Harmony Square Dr S
Harmony, FL 34771
407-566-1935

Attn: Joseph Gonzalez
joseph.gonzalez@inframark.com
jose.pabon@inframark.com

Date:	April 14, 2025
Ship Date:	Approx. 6-8 Weeks ARO
Terms:	50% Dep / Bal. at Shipment
F.O.B.:	Destination
Salesperson:	Tim Hill 407-412-6156
Shipped Via:	CC

Quantity	Description	Unit Price	Total
	Absolute Patio Furniture / Mi-Lor		
52	#605H201 Welded Sling Stack Chaise Lounge w/ Wide Arms	\$ 514.10	\$ 26,733.20
68	#609201 Aruba Welded Stack Sling Chair w/ Flat Arm	\$ 270.25	\$ 18,377.00
20	#236201S Welded 36" Round Pedestal Table, No Hole	\$ 360.72	\$ 7,214.40
18	#218201S Welded 18" Stack Table	\$ 118.58	\$ 2,134.44
			\$ 54,459.04
	BULK Order Discount		\$ (6,459.04)
			\$ 48,000.00
	Shipping & Handling		\$ 980.00
			\$ 48,980.00
	State Sales Tax (Osceola Co)		\$ 3,013.80
	TOTAL PRICE - SLING		\$ 51,993.80
	Price does not include off-loading or assembly. Price based on standard colors Price valid for 30 days.		
	To place an order as stated above, please sign below and return one copy along with a check made payable to Swartz Associates for \$25,996.90		
	X _____ Date: _____ - As Authorized Agent		Thank you.

Terms & Conditions: Prices do not include off-loading, assembly or installation unless stated. Additional freight services requested, such as lift-gate or inside delivery, will incur additional fees. If sales tax is not shown, Purchaser must provide a copy of tax exemption certificate. All equipment is per manufacturer's current specifications and standard colors. 3rd Party Installation pricing (if provided) does not include any ground preparation, borders or resilient surface material unless stated. Swartz Associates is not responsible for permits or any costs associated with obtaining permits, if required. All deposits are non-refundable and all orders are final. Canceled orders may be subject to a restocking fee. No retainers or holdbacks are permitted. Swartz Associates shall have no liability or responsibility for incidental or consequential damages or injuries associated with this transaction and the equipment being sold. If this invoice is not paid in full as required, any final balance due shall accrue interest at 1.5% per month and Purchaser shall be responsible for all collection costs, including reasonable attorney's fees. Swartz

Playgrounds, Site Furnishings, Bleachers & Shade Structures



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E-mail: mail@parkplayusa.com

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Ft. Myers: 239-772-4234

Orlando Area: 407-412-6156

Southeast FL: 954-903-4650

Tampa Bay: 813-949-2288

Option 2 - Strap

QUOTATION # 04142

TO: Inframark - Harmony Isle HOA
7124 Harmony Square Dr S
Harmony, FL 34771
407-566-1935

Attn: Joseph Gonzalez
joseph.gonzalez@inframark.com
jose.pabon@inframark.com

Date:	April 14, 2025
Ship Date:	Approx. 6-8 Weeks ARO
Terms:	50% Dep / Bal. at Shipment
F.O.B.:	Destination
Salesperson:	Tim Hill 407-412-6156
Shipped Via:	CC

Quantity	Description	Unit Price	Total
	Absolute Patio Furniture / Mi-Lor		
52	#204201 Biscayne Stack Chaise Lounge w/ 2" Vinyl Straps	\$ 368.95	\$ 19,185.40
68	#208201 Biscayne Welded Stack Chair w/ 2" Vinyl Straps	\$ 172.18	\$ 11,708.24
20	#236201S Welded 36" Round Pedestal Table, No Hole	\$ 360.72	\$ 7,214.40
18	#218201S Welded 18" Stack Table	\$ 118.58	\$ 2,134.44
			\$ 40,242.48
	BULK Order Discount		\$ (4,502.48)
			\$ 35,740.00
	Shipping & Handling		\$ 980.00
			\$ 36,720.00
	State Sales Tax (Osceola Co)		\$ 2,278.20
	TOTAL PRICE - STRAP		\$ 38,998.20
	Price does not include off-loading or assembly. Price based on standard colors Price valid for 30 days.		
	To place an order as stated above, please sign below and return one copy along with a check made payable to Swartz Associates for \$19,499.10		
	X _____ Date: _____ - As Authorized Agent		Thank you.

Terms & Conditions: Prices do not include off-loading, assembly or installation unless stated. Additional freight services requested, such as lift-gate or inside delivery, will incur additional fees. If sales tax is not shown, Purchaser must provide a copy of tax exemption certificate. All equipment is per manufacturer's current specifications and standard colors. 3rd Party Installation pricing (if provided) does not include any ground preparation, borders or resilient surface material unless stated. Swartz Associates is not responsible for permits or any costs associated with obtaining permits, if required. All deposits are non-refundable and all orders are final. Canceled orders may be subject to a restocking fee. No retainers or holdbacks are permitted. Swartz Associates shall have no liability or responsibility for incidental or consequential damages or injuries associated with this transaction and the equipment being sold. If this invoice is not paid in full as required, any final balance due shall accrue interest at 1.5% per month and Purchaser shall be responsible for all collection costs, including reasonable attorney's fees. Swartz

Playgrounds, Site Furnishings, Bleachers & Shade Structures



P.O. BOX 112783 · NAPLES, FL 34108

E-mail: mail@parkplayusa.com

www.parkplayusa.com

Southwest FL Numbers

Naples: 239-597-9500

Ft. Myers: 239-772-4234

Orlando Area: 407-412-6156

Southeast FL: 954-903-4650

Tampa Bay: 813-949-2288

Recycled Plastic Option

QUOTATION # 04221

TO: Inframark - Harmony Isle HOA
7124 Harmony Square Dr S
Harmony, FL 34771
407-566-1935

Attn: Joseph Gonzalez
joseph.gonzalez@inframark.com
jose.pabon@inframark.com

Date:	April 22, 2025
Ship Date:	Allow 8-10 Weeks Lead
Terms:	50% Dep / Bal. at Shipment
F.O.B.:	Destination
Salesperson:	Tim Hill 407-412-6156
Shipped Via:	CC

Quantity	Description	Unit Price	Total
	Kirby Built		
20	#ACF1050-WH Traditional 3' Square Dining Table (White)	\$ 695.00	\$ 13,900.00
68	#ACF1015-WH Traditional Dining Side Chair, No Arms (White)	\$ 415.00	\$ 28,220.00
			\$ 42,120.00
	BULK Order Discount		\$ (5,520.00)
			\$ 36,600.00
	Shipping & Handling		\$ 1,646.00
			\$ 38,246.00
	State Sales Tax (Osceola Co.)		\$ 2,369.76
	Total Delivered Kirby Built		\$ 40,615.76
	Frog Furnishings		
52	#PBADPENCL-WHI Pensacola Chaise Lounge (White)	\$ 748.02	\$ 38,897.04
18	#PBPBTRAST-WHI Adirondack 18" Round Side Table (White)	\$ 208.09	\$ 3,745.62
			\$ 42,642.66
	BULK Order Discount		\$ (6,692.66)
			\$ 35,950.00
	Shipping & Handling		\$ 1,615.00
			\$ 37,565.00
	State Sales Tax (Osceola Co.)		\$ 2,817.38
	Total Delivered Frog		\$ 40,382.38
TOTAL PRICE			\$ 80,998.14
Price does not include off-loading, assembly or installation Price based on standard colors			
To place an order as stated above, please sign below and return one copy along with a check made payable to Swartz Associates for \$40,499.07			
X _____ Date: _____ - As Authorized Agent			Thank you.

Terms & Conditions: Prices do not include off-loading, assembly or installation unless stated. Additional freight services requested, such as lift-gate or inside delivery, will incur additional fees. If sales tax is not shown, Purchaser must provide a copy of tax exemption certificate. All equipment is per manufacturer's current specifications and standard colors. 3rd Party Installation pricing (if provided) does not include any ground preparation, borders or resilient surface material unless stated. Swartz Associates is not responsible for permits or any costs associated with obtaining permits, if required. All deposits are non-refundable and all orders are final. Canceled orders may be subject to a restocking fee. No retainers or holdbacks are permitted. Swartz Associates shall have no liability or responsibility for incidental or consequential damages or injuries associated with this transaction and the equipment being sold. If this invoice is not paid in full as required, any final balance due shall accrue interest at 1.5% per month and Purchaser shall be responsible for all collection costs, including reasonable attorney's fees. Swartz Associates retains the right to remove and reclaim the equipment until invoice is paid in full. Prices valid for 30 days.



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Commercial Aluminum Outdoor Furniture

Sling Line

New for 2010

MANUFACTURING

TOP QUALITY

COMMERCIAL

OUTDOOR

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SINCE 1984



Over Forty Fabric Patterns



Sling Chaise Lounges and Chairs



77" l X 23 1/2" w X 14" h Weight 16 lbs.

Our slings have a contemporary style with the strength and durability of commercial grade outdoor furniture.

Bolt through construction for easy sling replacement.

The Mi-Lor Casual guarantee is the finest guarantee in the commercial outdoor furniture market today.

Pool Patio Beach Deck

Fully Stackable

28 1/2" l X
22" w X
35 1/2" h
Weight 8 lbs.



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Harmony CDD, FL

Turn-Key / Red Steel Sculpture Refurbished

March 27th, 2025

Harmony CDD
Established March 2000





1577 Centennial Blvd.
Bartow, FL 33830 USA.
Website: www.rsrindustrial.com
Tel: (863) 537-1110

Turn-Key / Red Steel Sculpture Refurbished

March 27th, 2025

Mr. Jose Raul Pabon – Field Service Manager
Inframark / Harmony CDD
7124 Harmony Square Dr S
Harmony, FL 34771

RSR is placed to quote the following project:

Project: Turn-Key / Red Steel Sculpture Refurbished

Scope of work, but not limited to:

- Mobilizing equipment, materials and RSR personnel to the working area, following safety MOT protocols.

Steel Red Steel Sculpture

- Set up an enclosure containment "Bubble Tent" to contain dust, and over spray as best the conditions can.
- **Disassembling & Assembling** - Dethatch and disassembling all the Steel Sculptures with LULL 6K Equipment toward the containment tent to be blast on site. We'll set on site a Hard Rubber Mat for transfer the sculpture to the containment tent for avoid turf damages. Then assembling all back.
- **Steel Surface Cleaning** - Surface will be cleaned in accordance with the SSPC-SP1 standard "Solvent Cleaning" to remove any soluble contaminants.
- **Surface Preparation** - Surface will be prepared in accordance with the SSPC-SP2 / SP3 / SP11 "Hand Tool, Power Tool & Power Tool Cleaning-to-Bare Metal", Where Apply "Spot Swipe Blast" SSPC-SP6 Commercial Blast to remove anything that may be detrimental to the coating application.
- Welding or Repair on site with Belzona 1121 or Resimac 103 Metal Repair / If is necessary "Spot Swipe Blast" the welding repairs and cleaning up.
- **Prime Base Coat** - A full coat (1) of a high solids, "**SW Macropoxy 646 Epoxy Primer**" High Build Epoxy @ 5.0 – 10 mils DFT.
- **Top-Coat** - A full coat (1) of a high solids, "**SW Acrolon HS 218**" Gloss Acrylic Polyurethane @ 3.0 - 6.0 mils DFT.
- **Square Plates and Hardware** - Installing new Square Plates (4ea) and new Hardware as Steel Screws, Washers, and Nuts.
- **Under neath Sculpture Sleeve-Pads** – Installing Tailor-Made under-neath "Polyethylene Sleeve-Pads" between the concrete base pad and the sculptures.
- **Concrete Deck Floor Anti-Slip Top-Coat** - A full coat (1) of a high solids, "**SW Acrolon HS 218**" Gloss Acrylic Polyurethane @ 3.0 - 6.0 mils DFT with "Shark Bites"
- Clean up area free of any trash or debris.

Total \$25,580.75

****Price do not include tax.**

Notes:

- **Deposit** – 25% advance down payment for mobilization and material expense.
- **Time Frame** – 5 days
- **Harmony CDD** – will provide space and for park the equipment's and materials.
- **Cost** – Including equipment, labor, materials, & supplies.
- **Payment Terms** – 30 days.
- **Price Quote Expire** - 45 days.

Acceptance and approval of this proposal is considered bidding in order to proceed with scheduling in the upcoming 2 weeks.

Approval Signature

Name of Authorized Approver

Date Approved

Thanks for considering **RSR** for perform on this project. Please don't hesitate to contact us if you should have any questions.

Cordially,

Tony Reyes

Tony Reyes
Senior Account Executive
RSR Industrial Group
M: (813) 494-3944
E: tony@rsrindustrial.com



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Mobilizing Equipment & General Set up



Safety is our #1 priority

We value your product, team, and time. Each step of our process begins with a safety-first approach. A safe workplace is a productive workplace!



Harmony CDD

Established March 2000



375CFM Compressor / Sand-Blast Equipment's



Containment Tent / Hard Rubber Mats/ LULL 6K Lift-Truck,

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Turn-Key / Red Steel Sculpture Refurbished



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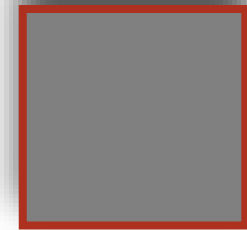


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Surface Preparation



1



SSPC-SP1
Solvent Cleaning

3



SSPC-SP11
Power Tool Cleaning to Bare Metal & Spot
Swipe Blast SSPC-SP6 Where is needed

2



SSPC-SP2 / SP3
Hand / Power Tool



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Welding (Where Apply) Repair on Site



BELZONA®
FLORIDA

resimac
americas

Application Areas:



- Seal steel holes or gaps (Where Apply) with “Belzona 1121 or Resimac Multi-Purpose Composite for Bonding, Sealing & Rebuilding 100% Solids Two Parts Paste”.

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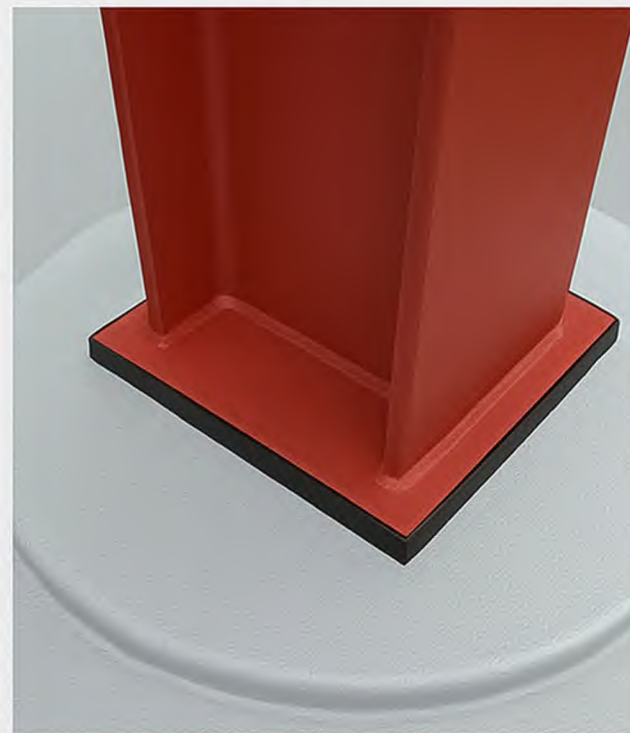
New Square Steel Plates 4 EA with New Hardware



BEFORE



AFTER



- **Under neath Sculpture Sleeve-Pads** – Installing Tailor-Made under-neath “Polyethylene Sleeve-Pads” between the concrete base pad and the sculptures.
- **Concrete Deck Floor Anti-Slip Top-Coat** - A full coat (1) of a high solids, “SW Acrolon HS 218” Gloss Acrylic Polyurethane @ 3.0 - 6.0 mils DFT with “Shark Bites”

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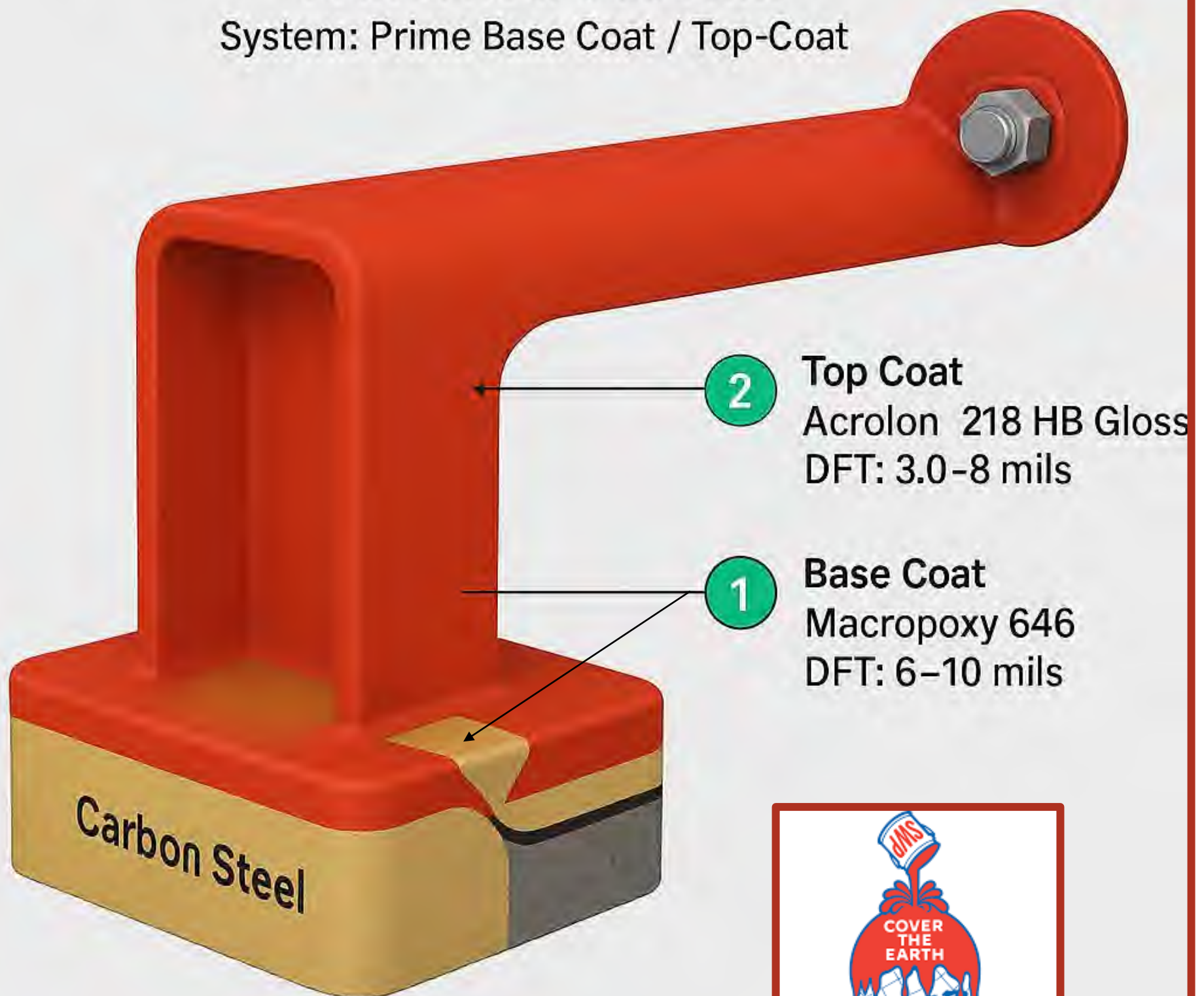


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Prime Base Coat / Top-Coat

CARBON STEEL REFURBISHMENT PAINTING SYSTEM

System: Prime Base Coat / Top-Coat



2

Top Coat
Acrolon 218 HB Gloss
DFT: 3.0-8 mils

1

Base Coat
Macropoxy 646
DFT: 6-10 mils

Carbon Steel



**SHERWIN
WILLIAMS®**



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Bartow, FL 33830 USA.
Website: www.rsrindustrial.com
Tel: (863) 537-1110

Harmony Square Project Overview



Harmony CDD

Established March 2000

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HELPING YOUR
BUSINESS SUCCEED.**

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Harmony CDD, FL

Turn-Key / Rusty Sculpture Refurbished

March 27th, 2025

Harmony CDD
Established March 2000





1577 Centennial Blvd.
Bartow, FL 33830 USA.
Website: www.rsrindustrial.com
Tel: (863) 537-1110

Turn-Key / Rusty Sculpture Refurbished

March 27th, 2025

Mr. Jose Raul Pabon – Field Service Manager
Inframark / Harmony CDD
7124 Harmony Square Dr S
Harmony, FL 34771

RSR is placed to quote the following project:

Project: Turn-Key / Rusty Sculpture Refurbished

Scope of work, but not limited to:

- Mobilizing equipment, materials and RSR personnel to the working area, following safety MOT protocols.

Steel Rusty Sculpture

- Set up an enclosure containment tent to contain dust, and over spray as best the conditions can.
- **Steel Surface Cleaning** - Surface will be cleaned in accordance with the SSPC-SP1 standard "Solvent Cleaning" to remove any soluble contaminants.
- **Surface Preparation** - Surface will be prepared in accordance with the SSPC-SP2 / SP3 / SP11 "Hand Tool, Power Tool & Power Tool Cleaning-to-Bare Metal", Where Apply "Spot Swipe Blast" SSPC-SP6 Commercial Blast to remove anything that may be detrimental to the coating application.
- Welding or Repair in place with Belzona 1121 or Resimac . / If is necessary "Spot Swipe Blast" the welding repairs and cleaning up.
- **Prime Base Coat** - A full coat (1) of a high solids, "**SW Macropoxy 646 Epoxy Primer**" High Build Epoxy @ 5.0 – 10 mils DFT.
- **Top-Coat** - A full coat (1) of a high solids, "**SW Acrolon HS 218**" Gloss Acrylic Polyurethane @ 3.0 - 6.0 mils DFT.
- Clean up area free of any trash or debris.

Total \$12,446.00

****Price do not include tax.**

Notes:

- **Deposit** – 25% advance down payment for mobilization and material expense.
- **Time Frame** – 5 days
- **Harmony CDD** – will provide space and for park the equipment's and materials.
- **Stencil / Decals** – we recommend you contact an outside vendor.
- **Cost** – Including equipment, labor, materials, & supplies.
- **Payment Terms** – 30 days.
- **Price Quote Expire** - 45 days.

Acceptance and approval of this proposal is considered bidding in order to proceed with scheduling in the upcoming 2 weeks.

Approval Signature

Name of Authorized Approver

Date Approved

Thanks for considering **RSR** for perform on this project. Please don't hesitate to contact us if you should have any questions.

Cordially,

Tony Reyes
Senior Account Executive
RSR Industrial Group
M: (813) 494-3944
E: tony@rsrindustrial.com



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Current Conditions



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Mobilizing Equipment & General Set up



Safety is our #1 priority

We value your product, team, and time. Each step of our process begins with a safety-first approach. A safe workplace is a productive workplace!



Harmony CDD

Established March 2000



375CFM Compressor / Sand-Blast Equipment's



Containment Tent / Aluminum Ladder / Scaffoldings

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Turn-Key / Rusty Sculpture Refurbished



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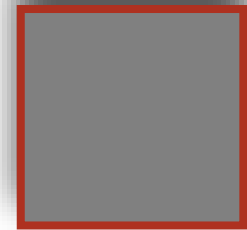


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Surface Preparation



1



SSPC-SP1
Solvent Cleaning

3



SSPC-SP11
Power Tool Cleaning to Bare Metal & Spot
Swipe Blast SSPC-SP6 Where is needed

2



SSPC-SP2 / SP3
Hand / Power Tool



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Before and After Surface Preparation SSPC-SP6

BEFORE

AFTER

Sandblasting Surface Preparation - Commercial Blast Finish



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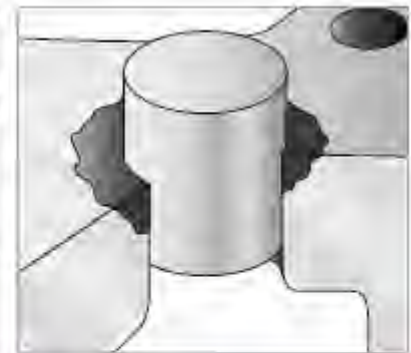
Welding (Where Apply) Repair on Site



BELZONA®
FLORIDA

resimac
americas

Application Areas:



Bonding and priming

Grinding and rebuilding

Wrapping and patching

Sealing and filling

- Seal steel holes or gaps (Where Apply) with "Belzona 1121 or Resimac Multi-Purpose Composite for Bonding, Sealing & Rebuilding 100% Solids Two Parts Paste".

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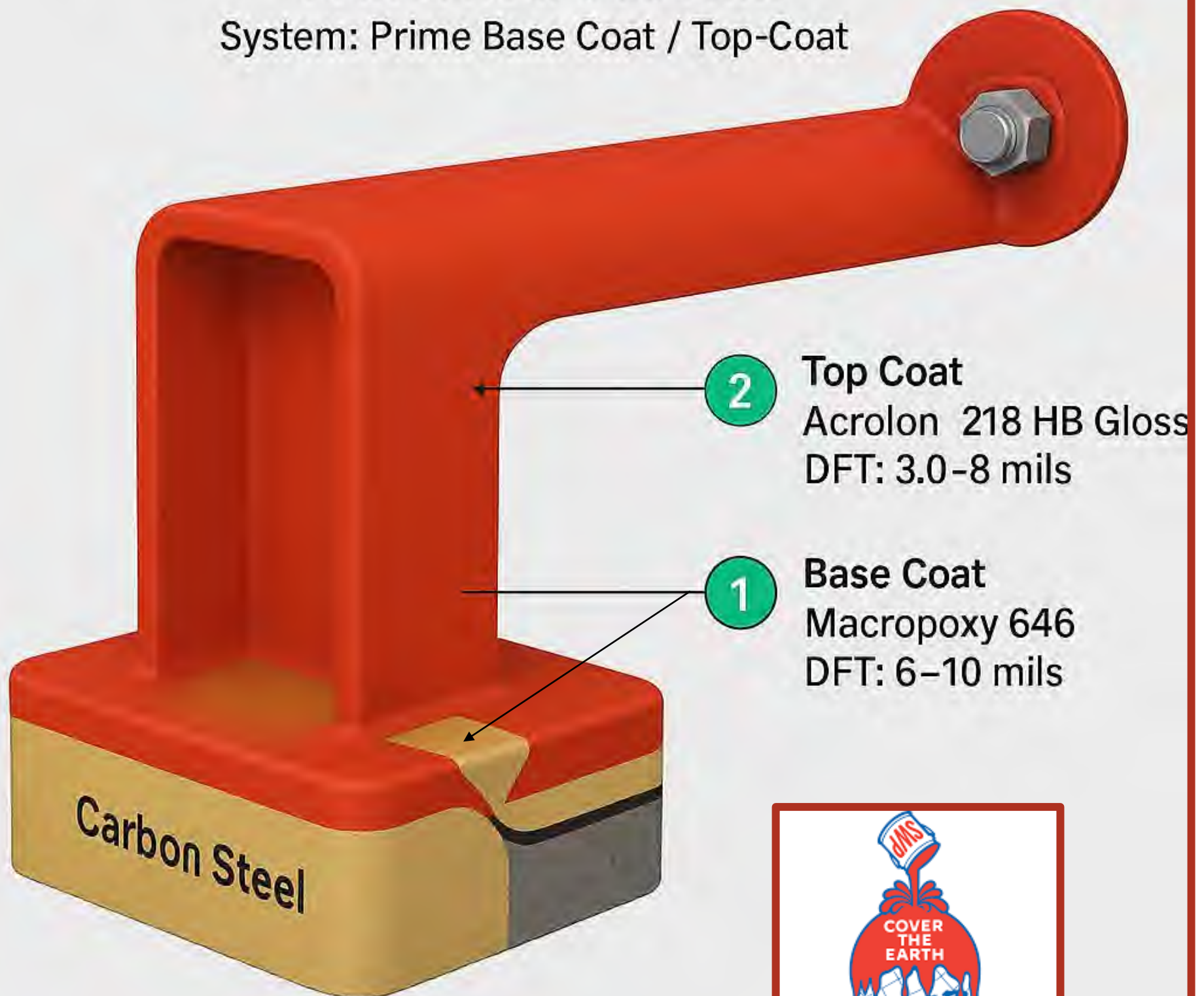


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Prime Base Coat / Top-Coat

CARBON STEEL REFURBISHMENT PAINTING SYSTEM

System: Prime Base Coat / Top-Coat



2

Top Coat
Acrolon 218 HB Gloss
DFT: 3.0-8 mils

1

Base Coat
Macropoxy 646
DFT: 6-10 mils



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Colors Schemes Ideas





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Project Overview



Harmony CDD
 Established March 2000

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Sunrise Deck & Dock LLC
 4075307796
 License No. CBC1252225
 806 West Verona Street Suite 2b
 Kissimmee, FL 34741

Prepared For

Raul Pabon
 HARMONY CDD
 0 Schoolhouse Rd
 Harmony, FL 34774

Proposal Date

05/15/2025

Proposal Number

0011633

Reference

Jaileen/Diego

Scope of Work

Sunrise Deck and Dock will carry out the demolition and reconstruction of the **kayak access dock**, which was damaged by heavy wave action and severe weather conditions caused by the most recent hurricane or storm. This dock is essential for the safe boarding and disembarking of kayaks, and its restoration will be completed using durable materials and marine-grade construction techniques.

The scope includes:

1. Complete Demolition of the Existing Dock (40' x 4'):

- Removal of all damaged structural components: stringers, ledgers, beams, and decking.
- Careful dismantling to preserve any reusable elements when possible.

2. Inspection of Existing Pilings:

- Structural assessment of current pilings.
- Pilings will be reused only if deemed to be in a structurally sound condition.
- If replacement is necessary, a fee of **\$150 per piling** will be added.

3. Reconstruction of the Dock Structure:

- Installation of a new substructure and deck using premium materials designed for marine environments and high-traffic use.

Materials Specification

1. Substructure:

- **Material:** *Southern Yellow Pine*, #1 grade, pressure-treated for marine use.
- **Key Features:**
 - High structural strength and load-bearing capacity.
 - Pressure-treated to resist rot, mold, and marine borers.
 - Ideal for constant moisture exposure and saltwater environments.

2. Decking Surface:

- **Recommended Material:** ThruFlow™ Decking
- **Key Features:**
 - Made from high-quality polypropylene, resistant to UV rays, mold, and corrosion.

- Open grid design allows water and sunlight to pass through — essential to prevent uplift during storms and reduce environmental impact.
- Slip-resistant surface, ideal for safe kayak access.
- Eco-friendly and compliant with environmental standards.
- Available in neutral colors such as Light Grey and Maple, blending naturally into the landscape.

ThruFlow’s major advantage: its open design reduces pressure from waves and prevents the dock from acting as a solid barrier, helping avoid damage like that caused by the last storm.

Project Benefits

- **Increased Durability:** Enhanced resistance to extreme weather.
- **Improved Safety:** Slip-resistant and stable surface for frequent kayak use.
- **Low Maintenance:** No painting or sealing required; resists stains and fading.
- **Environmentally Friendly:** Sustainable materials that protect aquatic ecosystems.
- **Modern Aesthetics:** Clean, professional finish that enhances the dock’s function and appearance.

Overview

The dock's **electricity** is not included in this proposal.

Timeline

The **approximate** start date is **4 to 12** weeks from signing the contract

Pricing

Description	Rate	Qty	Line Total
Demo Remove all decking, stringers, ledgers, and pilings will stay in the same position.	\$12.00	160	\$1,920.00
Ree-Deck Kayak sidewalk 40' x 4' Southern Yellow Pine PT Lumber Marine Grade #1: Stringers will be 2" x 8" every 16" fastened with stainless steel screws 3"; ledgers will be 2" x 8" fastened with stainless steel screws 3" and 1/2" carriage bolts on each side; and X braces will be 2" x 6" fastened with stainless steel 4 screws 3" and 3/8" lag bolts on each side.	\$50.00	160	\$8,000.00
True-Flow Decking Lifetime limited warranty Eco friendly Anti slippery Stay cooler 3 colors to choose	\$15.00	160	\$2,400.00
Small Dumpster Take the trash and all derbies form Sunrise Deck & Dock	\$750.00	1	\$750.00
Subtotal			13,070.00
Tax			0.00
Proposal Total (USD)			\$13,070.00

Payment methods:

Zelle: sunrisedock89@gmail.com

Check: Name to Sunrise Deck & Dock

Credit Card: Fee 3.5%

Payment#1: 10% upon Contract signing.

Payment#2: 50% on the startup date.

Payment#3: 20% Decking Install.

Payment#4: 10% Job complete.

Payment#5: 10% After passing the final inspection.

For cancellations, we will be collecting a
20%

In Case of final **Payment Delays**, after **10** days of the job being done, there will be a **\$500** Daily Late Fee

Terms

EXCLUDED ITEMS

Sunrise Deck & Dock **disclaims all liability** regarding the following terms:

- **Painting of the project**, unless previously specified in the contract.
- Any damage, removal, repair, or replacement of **irrigation, plumbing, or landscaping** systems.
- Any **electrical** work not expressly identified in the contract specifications.
- **Variance permit** fees, if required.
- **Land lease** permits and fees, if required.
- Any **items** not expressly listed as included in the contract are **considered excluded**.
- Any **modifications** to the design or structure requested by the customer or county will incur additional costs.

GENERAL PROVISIONS

• Project Conditions:

Sunrise Deck & Dock prices its projects based on standard site conditions. If the property conditions prevent materials from being jetted into place, any additional costs incurred may be added to the total project price.

Non-standard conditions include but are not limited to **stumps, roots, logs, muck, and rocks**. If such circumstances arise, a solution will be sought, and a change order to the original contract will be proposed with the corresponding additional costs.

• Delivery of Materials and Equipment:

During the course of the project, materials and equipment will be delivered to the construction site. These deliveries are typically made using large trucks and equipment, which may cause ruts in the grass or sod, leaks on driveways, or other potential damage. Any specific requirements or instructions regarding the delivery of materials and equipment must be communicated in writing at the time of contract signing.

• Modifications and Warranties:

Any work, modification, adjustment, addition, deletion, or manipulation performed on any system or portion of the project by anyone other than Sunrise Deck & Dock will void the contract and warranty. The materials used in the construction process may experience distortion over time, which does not constitute a valid warranty claim.

• **Sunrise Deck & Dock** warrants that, for a period of one (1) year from the completion of the project, the materials and workmanship used in the construction of docks, seawalls, marinas, etc., will be free from manufacturing or construction defects. This warranty only covers defects resulting from construction or material defects and is subject to the following conditions:

• Exclusions from Warranty:

This warranty does not cover damage or defects caused by:

- Atmospheric phenomena, bad weather, or adverse weather events.
- Flooding, extreme tides, or storms.

- Accidents caused by humans, negligence, abuse, vandalism, or misuse.
- Acts of nature affecting the structure, including but not limited to earthquakes, soil erosion, or similar events.

•Warranty Coverage:

The warranty only covers defects in the construction or materials used in the project. If, within the warranty period, defects are found to be attributable to materials or workmanship,

Sunrise Deck & Dock will commit to performing the necessary repairs at no additional cost to the owner, provided that it is demonstrated that the damage is not a result of the exclusions mentioned above.

•Warranty Activation Conditions:

The warranty is activated only if the property owner reports defects to **Sunrise Deck & Dock** within one (1) year from the completion date of the project. The defects will be evaluated by **Sunrise Deck & Dock**, who will determine if the damages are the result of defects in construction or materials.

•Limitation of Liability:

Under no circumstances will **Sunrise Deck & Dock** be responsible for indirect, incidental, or consequential damages that may arise due to construction defects, defective materials, or structural failures covered by this warranty

• Environmental Impact:

During construction, the process may stir up silt and lake-bottom sediments, which may enter lake-fed irrigation systems and clog pipes and pumps. Sunrise Deck & Dock assumes no responsibility for such damage and recommends that all pumps be turned off during construction.

• Access and Liability:

During the execution of the project, no person may enter the construction area unless accompanied by a Sunrise Deck & Dock representative. Materials and equipment must not be altered or disturbed in any way. Additionally, if any person sustains a personal injury or causes damage to property, equipment, or materials, with or without consent, Sunrise Deck & Dock shall not be held liable for such incidents. The purchaser agrees to indemnify, defend, and hold harmless Sunrise Deck & Dock, its agents, employees, and subcontractors from any claims, losses, damages, or expenses arising from such personal injury or property damage, including attorney's fees.

• Reference Plans and Models:

Sunrise Deck & Dock maintains a set of model project plans for reference and example. If one of these plans were offered as a model for the proposed project, the actual construction would be similar but may vary in dimensions, materials, and applicable building codes.

• Delays and Uncontrollable Circumstances:

Sunrise Deck & Dock shall not be held liable for construction delays due to circumstances beyond its control, including but not limited to strikes, material shortages, adverse weather conditions, accidents, or delays in the issuance of permits and inspections by government agencies.

• Dispute Resolution and Jurisdiction:

If either party finds it necessary to retain an attorney to enforce any provision of this contract, the prevailing party shall be entitled to recover attorney's fees, legal costs, and damages incurred from the non-prevailing party. Furthermore, both parties agree that any legal disputes shall be filed exclusively in Osceola County, Florida.

• Entire Agreement and Change Orders:

This document, along with the scope of work, specifications, included and excluded items, payment terms, and pricing, constitutes the entire agreement between the parties. Any verbal instructions or modifications shall be deemed invalid unless supported by a written change order approved by both parties.

- Any change order will result in an additional cost to the total project price.
- Payment for change orders must be made upon acceptance by Sunrise Deck & Dock.
- Change orders may require additional permits, whether environmental or construction-related, and all associated costs will be added to the total project price in the form of a written order.

Clause on Approvals and Required Permits

The Client acknowledges and agrees that the construction of aquatic structures, including but not limited to docks, boathouses, marinas, piers, decks, and seawalls, may be subject to approval by various regulatory entities and homeowners' associations. The estimated time to obtain these permits may vary depending on external factors beyond the control of Sunrise Deck & Dock.

2 to 6 weeks.

The Client is responsible for providing the required documentation to the HOA and complying with its regulations.

- **Environmental Protection Division (EPD) Permit:** Authorization from the Environmental Protection Division is a prerequisite for applying for a construction permit. The estimated time to obtain this permit is **4 to 8 weeks**, subject to reviews and potential additional requirements from the regulatory entity.
- **County Permit:** Once the environmental permit has been approved, the application for the County permit will proceed. The estimated time for issuing this permit is **2 to 6 weeks**, depending on the volume of applications and necessary reviews.
- **U.S. Army Corps of Engineers (USACE) Permit (if applicable):** If the project requires review and approval from **USACE**, the estimated time for obtaining this permit is **6 to 12 months**, subject to inspections, environmental evaluations, and possible adjustments to the plans. This permit may involve additional permitting costs or require the purchase of mitigation credits.
- **South Florida Water Management District (SFWMD) Permit (if applicable):** If required, the estimated time for approval from **SFWMD** is **2 to 6 months**, depending on project complexity and compliance with established water management regulations. This process may involve additional permitting costs or the need to purchase mitigation credits.

Final Considerations:

The **Client understands** that these timeframes are approximate and may be affected by external factors, including but not limited to regulatory changes, additional requirements imposed by authorities, delays in inspections, or the Client's failure to submit required documents on time.

The **Client agrees** that any additional costs arising from regulatory requirements, including permit fees, environmental evaluations, or the purchase of mitigation credits, will be the Client's sole responsibility.

Additionally, if the County requires a boundary survey or riparian lines survey, the Client shall bear the additional costs associated with these requirements.

Sunrise Deck & Dock shall not be held responsible for delays in obtaining permits, but commits to assisting with the management process to the best of its abilities.

Raul Pabon, HARMONY CDD











Sunrise Deck & Dock LLC
 4075307796
 License No. CBC1252225
 806 West Verona Street Suite 2b
 Kissimmee, FL 34741

Prepared For

Raul Pabon
 HARMONY CDD
 0 Schoolhouse Rd
 Harmony, FL 34774

Proposal Date

05/15/2025

Proposal Number

0011634

Reference

Jaileen/Diego

Scope of Work

Pricing Structure and Inclusions

To ensure clarity and organization for this large-scale project, the work will be divided into three clearly marked areas: **Section A, Section B, and Section C**, all of which will be labeled in the contract and in the attached layout sketch.

♦ Demolition (global line item):

The **complete demolition** of the existing dock will be listed as a **single global line item** that covers **Sections A, B, and C** in full.

This includes the removal of:

- Handrails
- Stringers
- Decking
- Ledgers
- Beams
- Cross bracing (X bracers)

□ Disposal Responsibility:

Sunrise Deck and Dock will handle the **removal and proper disposal of all debris, waste, and residual materials** from the job site. The work area will be cleaned and maintained throughout the project to ensure safety and minimize disruption.

♦ Structural Reconstruction (one line per section):

Each section (A, B, and C) will include a **separate line item** for the **complete structural reconstruction**, including:

- Installation of a new substructure using **Southern Yellow Pine, #1 grade**, marine-treated lumber
- Marine-grade fasteners, galvanized brackets, and structural hardware
- Cross bracing, beams, ledgers, and related supports
- **Full reconstruction of handrails**
- Skilled labor and project supervision

This breakdown allows the client to clearly view the cost and scope of each area of the dock.

♦ Decking Material (global line item):

The decking surface material is **not included** in the cost of individual sections.

Instead, it will be listed as a **separate global line item**, covering the **entire deck area of Sections A, B, and C**.

Available decking options include:

- Trex®
- Fiberon®
- WearDeck™
- TimberTech®
- OC Lumber™
- ThruFlow™ (recommended)

Why choose ThruFlow™ Decking:

- Open-grid design allows water and light flow, reducing storm damage risk
- Environmentally friendly – supports marine ecosystems
- Slip-resistant, safe for high-moisture environments
- UV and moisture-resistant; low maintenance
- Long-lasting and aesthetically clean

Overview

The dock's **electricity** is not included in this proposal.

Timeline

The **approximate** start date is **8 to 24** weeks from signing the contract

Pricing

Description	Rate	Qty	Line Total
Demo Remove all handrail, decking, stringers, ledgers, and pilings will stay in the same position.	\$5.00	4050	\$20,250.00
Ree-deck Section A Southern Yellow Pine PT Lumber Marine Grade #1: Stringers will be 2" x 10" every 16" fastened with stainless steel screws 3"; ledgers will be 2" x 12" fastened with stainless steel screws 3" and 1/2" carriage bolts on each side; and X braces will be 2" x 6" fastened with stainless steel 4 screws 3" and 3/8" lag bolts on each side.	\$40.00	1424	\$56,960.00
Ree-deck Section B Southern Yellow Pine PT Lumber Marine Grade #1: Stringers will be 2" x 10" every 16" fastened with stainless steel screws 3"; ledgers will be 2" x 12" fastened with stainless steel screws 3" and 1/2" carriage bolts on each side; and X braces will be 2" x 6" fastened with stainless steel 4 screws 3" and 3/8" lag bolts on each side.	\$40.00	1716	\$68,640.00
Ree-deck Section C Southern Yellow Pine PT Lumber Marine Grade #1: Stringers will be 2" x 10" every 16" fastened with stainless steel screws 3"; ledgers will be 2" x 12" fastened with stainless steel screws 3" and 1/2" carriage bolts on each side; and X braces will be 2" x 6" fastened with stainless steel 4 screws 3" and 3/8" lag bolts on each side.	\$40.00	910	\$36,400.00

Composite, PVC or True Flow Decking Colors TBD	\$15.00	4050	\$60,750.00
We have more than 20 colors to choose from			
Included Trex, Fiberon, TimberTech / Azek, Weardeck'			
Warranty starts from 25 years up to 50 years			
Certificate contractor with all these brands			
Screws over the decking match the color of the decking			
Small Dumpster	\$750.00	10	\$7,500.00
Take the trash and all derbies form Sunrise Deck & Dock			
Permits	\$5,500.00	1	\$5,500.00
Architect Design \$1500			
Engineer Sealed Doc \$750			
County Permit \$1250			
Application Fee \$2000			
Subtotal			256,000.00
Tax			0.00
Proposal Total (USD)			\$256,000.00

Notes

Payment methods:

Zelle: sunrisedock89@gmail.com

Check: Name to Sunrise Deck & Dock

Credit Card: Fee 3.5%

Payment#1: 10% upon Contract signing.

Payment#2: 50% on the startup date.

Payment#3: 20% Decking Install.

Payment#4: 10% Job complete.

Payment#5: 10% After passing the final inspection.

For cancellations, we will be collecting a
20%

In Case of final **Payment Delays**, after **10** days of the job being done, there will be a **\$500** Daily Late Fee

Terms

EXCLUDED ITEMS

Sunrise Deck & Dock **disclaims all liability** regarding the following terms:

- **Painting of the project**, unless previously specified in the contract.
- Any damage, removal, repair, or replacement of **irrigation, plumbing, or landscaping** systems.
- Any **electrical** work not expressly identified in the contract specifications.
- **Variance permit** fees, if required.
- **Land lease** permits and fees, if required.
- Any **items** not expressly listed as included in the contract are **considered excluded**.
- Any **modifications** to the design or structure requested by the customer or county will incur additional costs.

GENERAL PROVISIONS

- **Project Conditions:**

materials from being jetted into place, any additional costs incurred may be added to the total project price.

Non-standard conditions include but are not limited to

stumps, roots, logs, muck, and rocks. If such

circumstances arise, a solution will be sought, and a change order to the original contract will be proposed with the corresponding additional costs.

• **Delivery of Materials and Equipment:**

During the course of the project, materials and equipment will be delivered to the construction site. These deliveries are typically made using large trucks and equipment, which may cause ruts in the grass or sod, leaks on driveways, or other potential damage. Any specific requirements or instructions regarding the delivery of materials and equipment must be communicated in writing at the time of contract signing.

• **Modifications and Warranties:**

Any work, modification, adjustment, addition, deletion, or manipulation performed on any system or portion of the project by anyone other than Sunrise Deck & Dock will void the contract and warranty. The materials used in the construction process may experience distortion over time, which does not constitute a valid warranty claim.

• **Sunrise Deck & Dock** warrants that, for a period of one (1) year from the completion of the project, the materials and workmanship used in the construction of docks, seawalls, marinas, etc., will be free from manufacturing or construction defects. This warranty only covers defects resulting from construction or material defects and is subject to the following conditions:

• **Exclusions from Warranty:**

This warranty does not cover damage or defects caused by:

- Atmospheric phenomena, bad weather, or adverse weather events.
- Flooding, extreme tides, or storms.
- High winds, hurricanes, or cyclones.
- Accidents caused by humans, negligence, abuse, vandalism, or misuse.
- Acts of nature affecting the structure, including but not limited to earthquakes, soil erosion, or similar events.

• **Warranty Coverage:**

The warranty only covers defects in the construction or materials used in the project. If, within the warranty period, defects are found to be attributable to materials or workmanship, **Sunrise Deck & Dock** will commit to performing the necessary repairs at no additional cost to the owner, provided that it is demonstrated that the damage is not a result of the exclusions mentioned above.

• **Warranty Activation Conditions:**

The warranty is activated only if the property owner reports defects to **Sunrise Deck & Dock** within one (1) year from the completion date of the project. The defects will be evaluated by **Sunrise Deck & Dock**, who will determine if the damages are the result of defects in construction or materials.

• **Limitation of Liability:**

Under no circumstances will **Sunrise Deck & Dock** be responsible for indirect, incidental, or consequential damages that may arise due to construction defects, defective materials, or structural failures covered by this warranty

• **Environmental Impact:**

During construction, the process may stir up silt and lake-bottom sediments, which may enter lake-fed irrigation systems and clog pipes and pumps. Sunrise Deck & Dock assumes no responsibility for such damage and recommends that all pumps be turned off during construction.

• **Access and Liability:**

During the execution of the project, no person may enter the construction area unless accompanied by a Sunrise Deck & Dock representative. Materials and equipment must not be altered or disturbed in any way. Additionally, if any person sustains a personal injury or causes damage to property, equipment, or materials, with or without consent, Sunrise Deck & Dock shall not be held liable for such incidents. The purchaser agrees to indemnify, defend, and hold harmless Sunrise Deck & Dock, its agents, employees, and subcontractors from any claims, losses, damages, or expenses arising from such personal injury or property damage, including attorney's fees.

• **Reference Plans and Models:**

Sunrise Deck & Dock maintains a set of model project plans for reference and example. If one of these plans

dimensions, materials, and applicable building codes.

• **Delays and Uncontrollable Circumstances:**

Sunrise Deck & Dock shall not be held liable for construction delays due to circumstances beyond its control, including but not limited to strikes, material shortages, adverse weather conditions, accidents, or delays in the issuance of permits and inspections by government agencies.

• **Dispute Resolution and Jurisdiction:**

If either party finds it necessary to retain an attorney to enforce any provision of this contract, the prevailing party shall be entitled to recover attorney's fees, legal costs, and damages incurred from the non-prevailing party. Furthermore, both parties agree that any legal disputes shall be filed exclusively in Osceola County, Florida.

• **Entire Agreement and Change Orders:**

This document, along with the scope of work, specifications, included and excluded items, payment terms, and pricing, constitutes the entire agreement between the parties. Any verbal instructions or modifications shall be deemed invalid unless supported by a written change order approved by both parties.

•

Any change order will result in an additional cost to the total project price.

- Payment for change orders must be made upon acceptance by Sunrise Deck & Dock.
- Change orders may require additional permits, whether environmental or construction-related, and all associated costs will be added to the total project price in the form of a written order.

Clause on Approvals and Required Permits

The Client acknowledges and agrees that the construction of aquatic structures, including but not limited to docks, boathouses, marinas, piers, decks, and seawalls, may be subject to approval by various regulatory entities and homeowners' associations. The estimated time to obtain these permits may vary depending on external factors beyond the control of Sunrise Deck & Dock.

• **Homeowners' Association Approval** (if applicable): If the Client's property falls under the jurisdiction of a Homeowners' Association (**HOA**), obtaining the necessary approval may take an estimated **2 to 6 weeks**. The Client is responsible for providing the required documentation to the HOA and complying with its regulations.

• **Environmental Protection Division (EPD) Permit:** Authorization from the Environmental Protection Division is a prerequisite for applying for a construction permit. The estimated time to obtain this permit is **4 to 8 weeks**, subject to reviews and potential additional requirements from the regulatory entity.

• **County Permit:** Once the environmental permit has been approved, the application for the County permit will proceed. The estimated time for issuing this permit is **2 to 6 weeks**, depending on the volume of applications and necessary reviews.

• **U.S. Army Corps of Engineers (USACE) Permit (if applicable):** If the project requires review and approval from **USACE**, the estimated time for obtaining this permit is **6 to 12 months**, subject to inspections, environmental evaluations, and possible adjustments to the plans. This permit may involve additional permitting costs or require the purchase of mitigation credits.

• **South Florida Water Management District (SFWMD) Permit (if applicable):** If required, the estimated time for approval from **SFWMD** is **2 to 6 months**, depending on project complexity and compliance with established water management regulations. This process may involve additional permitting costs or the need to purchase mitigation credits.

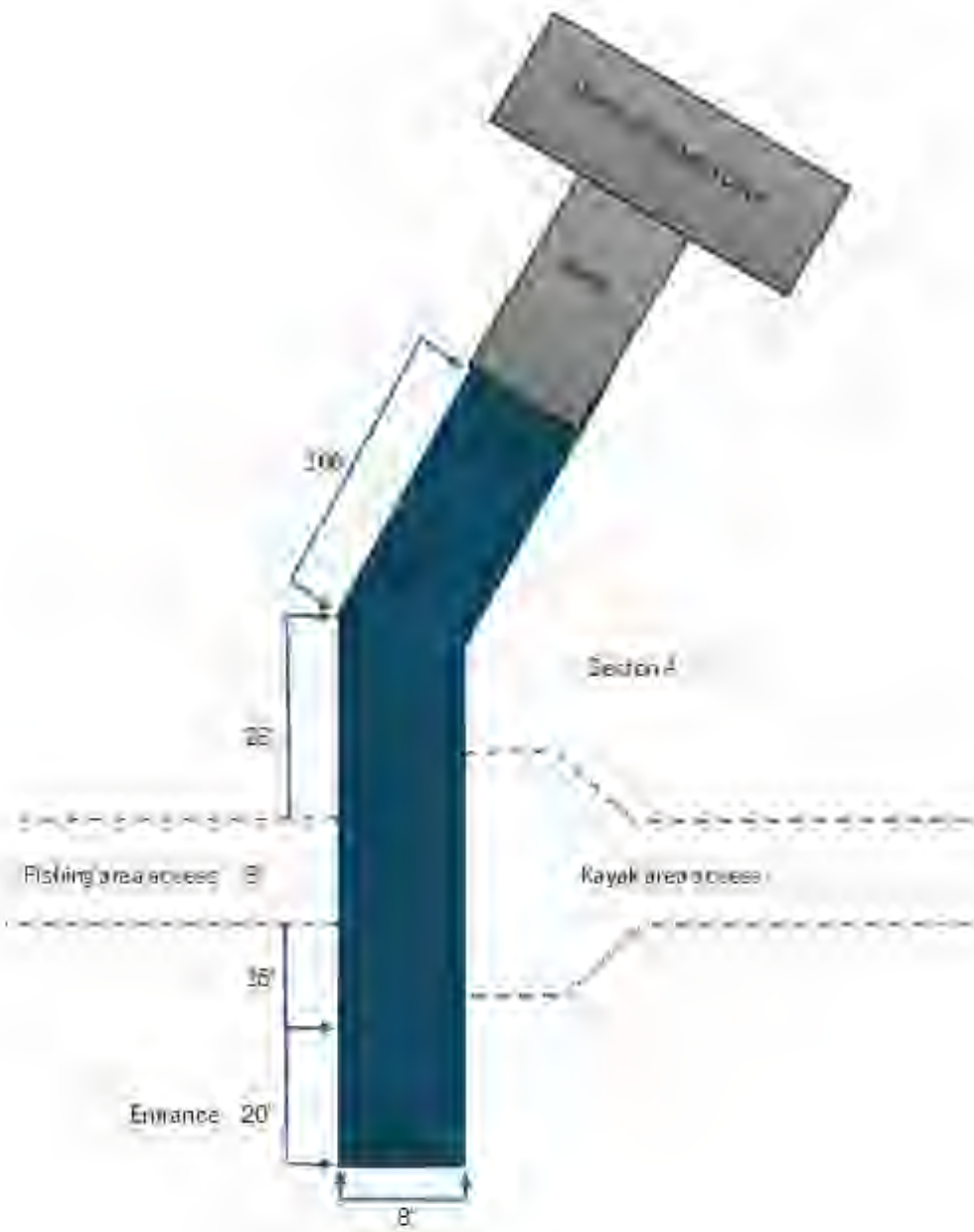
Final Considerations:

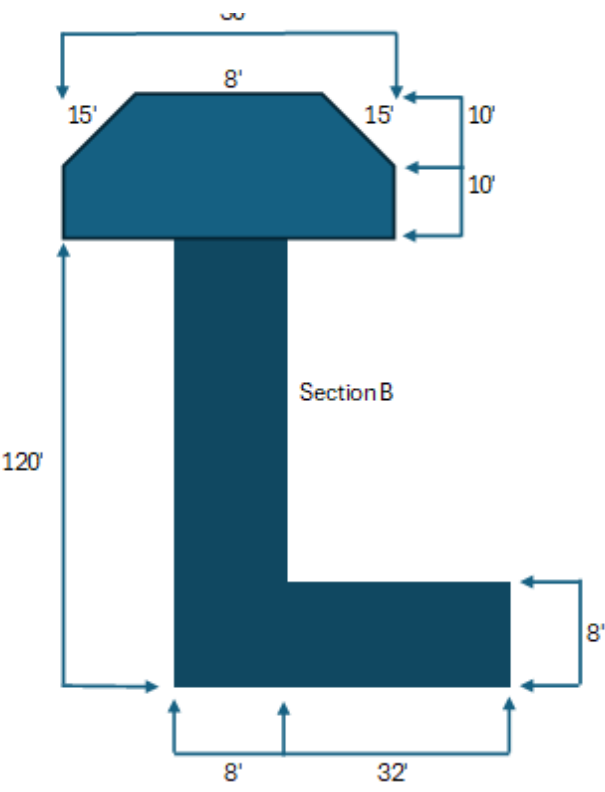
The **Client understands** that these timeframes are approximate and may be affected by external factors, including but not limited to regulatory changes, additional requirements imposed by authorities, delays in inspections, or the Client's failure to submit required documents on time.

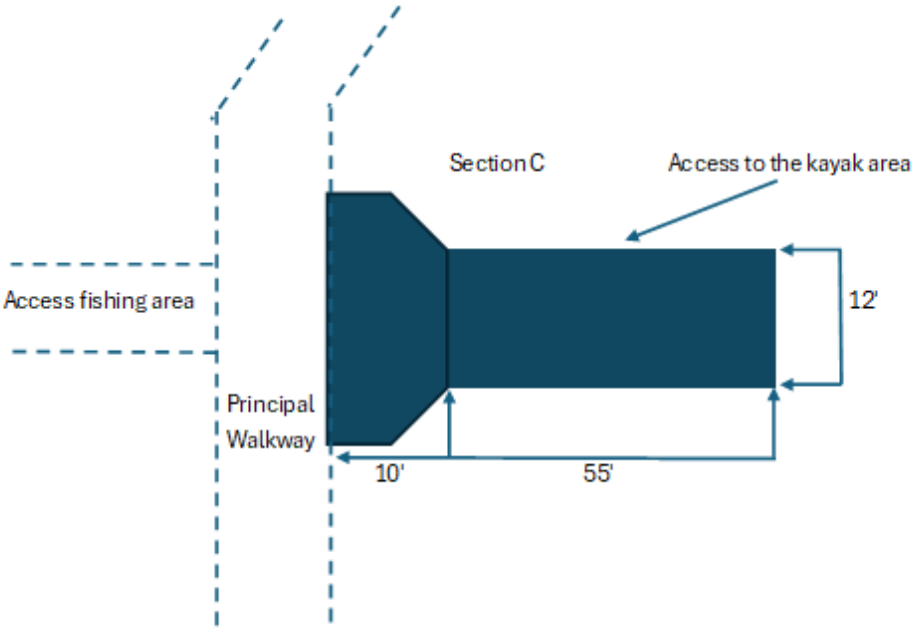
The **Client agrees** that any additional costs arising from regulatory requirements, including permit fees, environmental evaluations, or the purchase of mitigation credits, will be the Client's sole responsibility.

Additionally, if the County requires a boundary survey or riparian lines survey, the Client shall bear the additional costs associated with these requirements.

Sunrise Deck & Dock shall not be held responsible for delays in obtaining permits, but commits to assisting with the management process to the best of its abilities.





























Harmony CDD Sidewalk Repair Phase 2

April 24th, 2025





5754 East County rd Suite 5
Winter Haven , FL 33880 USA.
Website: www.jagosolutions.com
Tel: (615) 593-4305

Concrete Sidewalk Repair Phase 2

April 24th , 2025

Jose Raul – Property Manager
Email: jpabon@inframark.com
Phone: 689-272-7723
3500 Harmony Square Dr W
Harmony, FL 34773

JAGO is placed to quote the following project:

Project: Harmony CDD Sidewalk Repair Phase 2

Breakdown

- 100 Cubic Yards of Concrete (4000 PSI with additives)
- Shipping Hammer
- Diamond Disc for Concrete 12"
- Framing wood
- Construction Dumpster
- Labor 4 Manpower 30 days aprox

Total: \$40,339.20

Scope of work, but not limited to:

- Mobilizing equipment, materials and JAGO personnel to the working area, following safety MOT protocols.
- Demolish 29 squares 4' x 4' x 6"
- Demolish 81 squares of 8' x 4' x 6"
- Leveling and preparation of surface
- Pour concrete
- Broom finish
- Clean all debris

Notes:

- Time Frame – To be performed in 25-30 days
- Materials – Are included.
- Payment Terms – 30 days.
- Price Quote Expire – 45 days.

Acceptance and approval of this proposal is considered bidding to proceed with scheduling in the upcoming week.

Approval Signature Name of Authorized Approver Date Approved

Thanks for considering JAGO for perform on this project. Please don't hesitate to contact us if you should have any questions.

Cordially, **HONEST, CONSISTENCY, SAFETY AND RELIABILITY EVERY TIME**

Karla Reyes – Project Manager Coordinator
JAGO Solutions
M: (407) 893-1063



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Pictures



****HONEST, CONSISTENCY, SAFETY AND RELIABILITY EVERY TIME****

Pictures



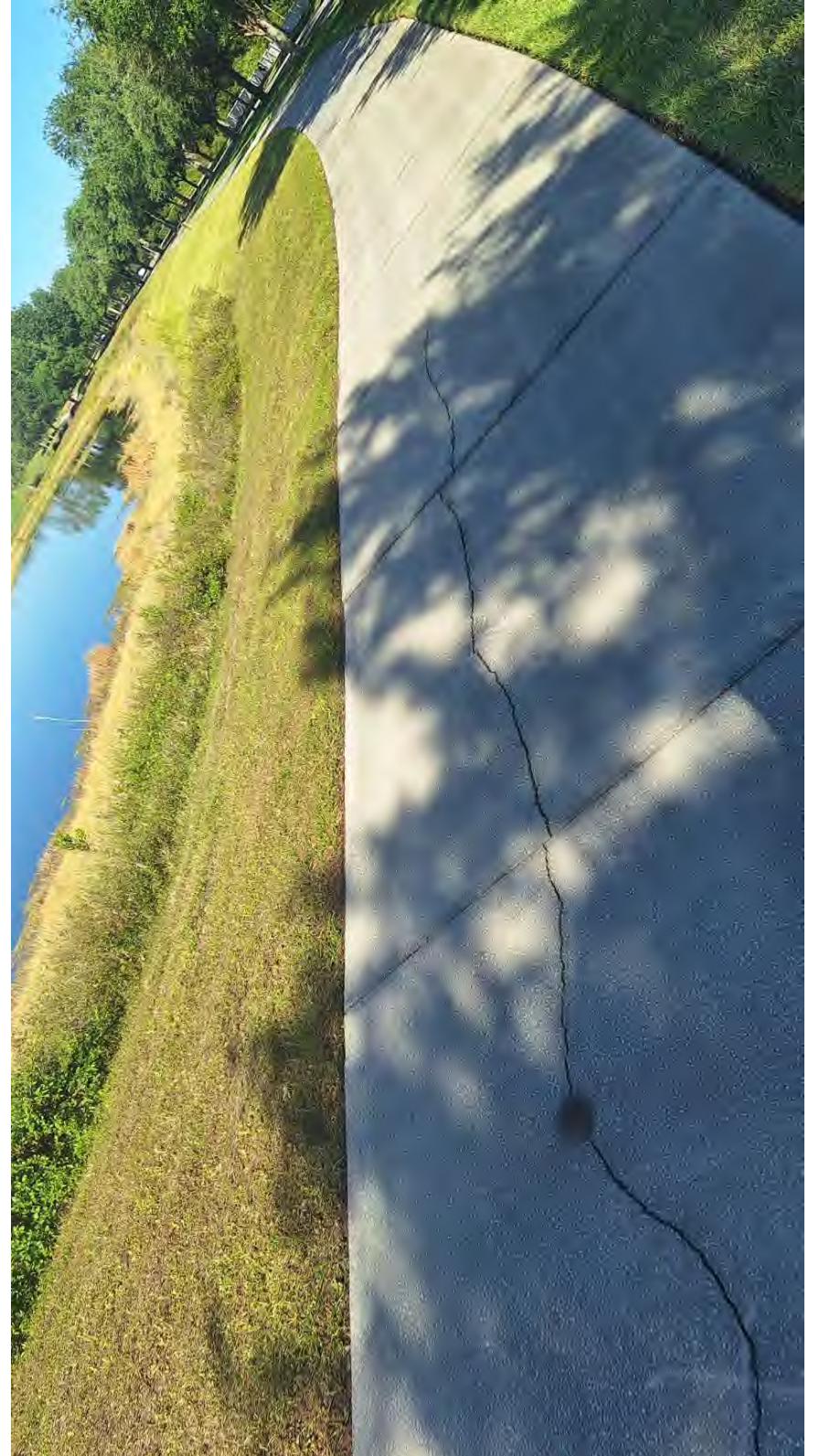
****HONEST, CONSISTENCY, SAFETY AND RELIABILITY EVERY TIME****

Pictures



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Pictures





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JAGO PRO INC.

Standard Terms & Conditions

1. No process warranty of any kind is given, expressed or implied. It is understood JAGO Pro Inc. is installing a system designed and conceived by the Customer. The Customer has calculated the capacities and has dimensioned all main equipment. The Customer has also designed the entire process and material flow. JAGO Pro Inc. shall not be liable for any loss or for any consequential, incidental, or special damages resulting from any miscalculation related to the establishment of the capacities or the product quality resulting from a lack in the design of the process or material flow and or any other complication that arises due to omission and or error from the design.
2. Ownership title of all equipment and materials provided and/or installed by JAGO Pro Inc. shall reside with JAGO Pro Inc. until Customer and JAGO Pro Inc. have both executed a notice of final completion and acceptance and all monies owed are paid to JAGO Pro Inc.
3. Uninterrupted work schedule means no delays by site issues, delivery of equipment and materials, testing or other trades that prevent JAGO Pro Inc. from meeting the expected efficiencies of the job bid in the order bid.
4. JAGO Pro Inc. will proceed with no work beyond our contracted agreement without a written change order that includes: agreed price, permission to proceed, and agreement to payment.
5. All milestone extensions will include costs for all rentals related to the extension including but not limited to scaffolding, lifts, trailers, dumpsters, supervision and per diem costs included as a lump sum submitted as part of the extension due to delays caused by the customer, weather or other trades. JAGO Pro Inc. expects the job progress schedule to be a mutually agreeable schedule to establish the activities and working time necessary to perform and complete its work. Regular updates (minimum monthly) of the schedule, needs to be supplied to JAGO Pro Inc. between the job start to finish.
6. No adjustments for liquidated, special, indirect, incidental, or consequential damages have been included in this bid and JAGO Pro Inc. will not accept or be held liable for such.
7. No Permits or Bonding costs were included in this bid unless otherwise specifically addressed as part of the bid package.
8. Payment terms are net 30 unless otherwise stipulated as part of the bid package.
9. JAGO Pro Inc. warrants its work no more than 12 months from time of installation. All manufacturer warranties are a pass through from JAGO Pro Inc. to the Customer. At no time will JAGO Pro Inc. supply additional warranty over the manufacturer or supplier's warranty. All warranties provided by JAGO Pro Inc. are labor only.
10. Customer is to supply necessary air, water, electricity, and sanitary facilities unless specifically addressed as part of the bid package.
11. JAGO Pro Inc. has not included testing, handling, and/or removal of hazardous material unless specifically addressed as part of the bid package.
12. JAGO Pro Inc. has not included NDT, Specialty, or 3rd party testing unless specifically addressed as part of the bid package.
13. JAGO Pro Inc. will require billings every two weeks based upon the percentage of project completion. A service charge of 1.5% (or the legal rate) per month will be charged on all monies owed over 30 days. Customer shall be responsible for JAGO Pro Inc's. legal fees and reasonable expenses associated with collection of unpaid billings.
14. All JAGO Pro Inc. proposal terms and condition shall be included as part of the final contract.
15. Under no circumstance can contract funds be held and or delayed from payment JAGO Pro Inc.
16. Customer understands that by forming any type of agreement with JAGO Pro Inc., the Customer will be restricted from hiring any of JAGO Pro Inc's., employees unless JAGO Pro Inc. for a period of 12 months.
17. JAGO Pro Inc. will not be responsible for field verifying any engineering or drawings provided by others.



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Thanks for your Business !



<https://jagosolutions.com/>

****HONEST, CONSISTENCY, SAFETY AND RELIABILITY EVERY TIME****



SIDEWALK TRIP HAZARD REMOVAL

Price Proposal

HARMONY COMMUNITY DEVELOPMENT DISTRICT



PRECISION SIDEWALK SAFETY CORP • APRIL 23, 2025

1202 SW 17th Street, Suite 201-122 • Ocala, FL 34471 • www.precisionsidewalksafety.com
Amanda Henson • 877-799-6783 x 525

THE INFORMATION IN THIS PROPOSAL IS CONFIDENTIAL

It is to be used only by the intended recipient and Precision Sidewalk Safety Corp in evaluating the project.
Any copying or unauthorized disclosure of this information is prohibited.



PREPARED FOR:

Harmony Community Development District • Harmony, FL

- Mr. Joseph Gonzalez, District Manager - Inframark
- Mr. Jose Pabon, Field Supervisor - Inframark
- Mr. Howard Neal, District Field Inspection Coordinator - Inframark
- Board of Supervisors for Harmony CDD

Precision Sidewalk Safety Corp (PSSC) uses proprietary and patented cutting technology to repair trip hazards created by changes in level on sidewalk panels. Our horizontal saw cut equipment and technique allow us to reach both ends of the sidewalk without damaging the adjacent slabs, retaining walls, sprinkler heads, landscaping, or anything else surrounding the walkway, resulting in a very high-quality repair. This unique approach has afforded Florida and South Carolina communities the ability to minimize liability and improve safety and aesthetics in their neighborhoods at more reasonable rates than conventional alternatives.

Site Review Summary

As requested, PSSC visited Harmony Community Development District (CDD) to review sidewalks in the community to identify hazards that create trip and fall liabilities that PSSC can repair. Prior to the review, PSSC met with Mr. Gonzalez, Mr. Pabon and Mr. Neal to discuss what is important to the District and understand specifications and boundaries for this project. As discussed with the Inframark team, many communities opt to complete repairs using a phased approach due to budgetary considerations, and because information on the number and sizes of sidewalk hazards for a whole community can quickly become obsolete - especially in Florida where there is a 12-month growing season for trees and plants.

After further discussion regarding the guidelines in the Americans with Disabilities Act (ADA), the Inframark team instructed PSSC to identify and price all changes in level measuring $\frac{1}{4}$ " to 2" in height that our company can repair on the sidewalks on Cat Brier Trail as the first phase in a community sidewalk repair plan.

A review of the sidewalks in the specified area was subsequently completed to estimate the number of hazards present and their sizes (see map for boundaries). This data can be used to extrapolate information regarding the whole community.

There are many other hazards present throughout the community in addition to those currently identified, however, these additional hazards were not reviewed and are not included in this proposal. The Americans with Disabilities Act (ADA) excerpts relevant to changes in level on walkways are included in Exhibit A.

Changes in level measuring $\frac{1}{4}$ " – 2" in height on the specified sidewalks at Harmony CDD were inventoried and a total of 695 hazards meeting the specifications were observed and recorded.

In order to provide an accurate, comprehensive proposal, PSSC takes height and width measurements of every hazard. To provide examples for the community, a sample of PSSC-repairable hazards on Cat Brier Trail just before Indian Grass Rd were marked with a blue lumber crayon. A number representing the height of the hazard in eighths of an inch is recorded on the highest portion of the hazard. For example, the number "3" would represent a hazard measuring $\frac{3}{8}$ inches high and the number "12" would represent a hazard measuring $\frac{12}{8}$ inches (1 $\frac{1}{2}$ inches) high. There are numerous panels throughout the property marked with orange paint.

THE INFORMATION IN THIS PROPOSAL IS CONFIDENTIAL





These marks were not made by PSSC, and they **are not** identifying marks for locations that are included in or excluded from this proposal.

PSSC calculates pricing based upon the amount of concrete we remove in order to achieve the proper slope. For improved accuracy on height averages, our technicians measure hazards 6 feet long or less. For larger panels like the ones in the reviewed areas of Harmony CDD, since many of the panels are at least 8 feet wide, two measurements were taken if the hazard was longer than 6 feet (see Figure 1 below).

Figure 1: Panels Over 6 Feet Wide



Many previous repairs utilizing a grinder have been attempted on the community sidewalks at Harmony CDD (see Figure 6 in Photo Examples below). Several of those locations on panels with a change in level meeting the height specification are **included** in this proposal since they will need to be repaired again by PSSC in order to remove remaining portions of the hazard and provide the proper slope to meet ADA compliance. To meet slope requirements for each repair, PSSC must take into account both the past measurements of the concrete that has been removed and the new amount that must be removed in order to eliminate the hazard.

There are several hazards on panels that are painted along a stretch of Cat Brier Trail. The repair to these panels will remove the paint along with the hazard. As directed by the Inframark team, repairs to these types of hazards are **included** in this proposal. Harmony CDD will need to make arrangements for the slabs to be repainted after repairs are completed since this is not a service provided by PSSC.

This location is an ideal application for our precision concrete cutting repair method. The service will allow Harmony CDD to mitigate risk and liability before an accident occurs, and to do it at a minimal cost. Our service includes a detailed, auditable report of every hazard repaired, so efforts to maintain safe sidewalks are well documented (see Repair Specifications section). This can be submitted to the insurance company, which will often provide lower rates or “credits” for communities with proactive programs in place to reduce liabilities.

When repair work is initiated, our experienced trip hazard removal specialists will precisely identify and record the exact measurements of each hazard PSSC can repair. This more precise evaluation may result in measurements that vary slightly from this estimate, however the high end of the price range provided is a “not to exceed” estimate.





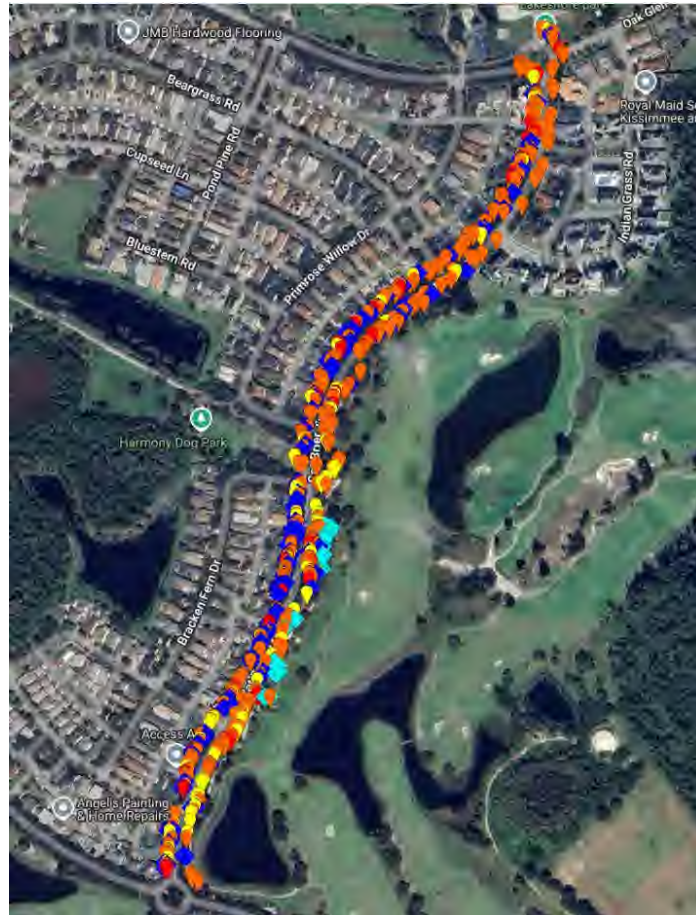
Methodology – Preparing This Estimate

1. PSSC conducted a census of hazards that we can repair throughout the specified areas of Harmony CDD; the hazards were then grouped into 3 categories:

<u>CATEGORY</u>	<u>SPECIFICATION</u>
Least Severe	¼ inch
Severe	3/8 inch to 7/8 inch
Most Severe	1 inch to 2 inches

2. An estimate of the volume of concrete requiring removal for each category was prepared based on our experience data base.
3. A “not to exceed” bid was prepared based on the estimated volume of repairs.

Site Review Area – Hazards Identified in the Reviewed Areas of Harmony CDD



The map in this proposal shows the approximate locations of trip hazards included in the scope of this proposal. The accuracy of this map is dependent on the technology available on smart phones and should be relied upon as approximations only. The **Blue Diamond** designates hazards previously repaired utilizing a grinder; these locations meeting the height specification must be repaired once again by PSSC in order to completely remove the hazard and provide the proper slope. The **Teal Diamonds** represents hazards on painted panels.

THE INFORMATION IN THIS PROPOSAL IS CONFIDENTIAL





Hazards above 2 inches in height are normally not included in PSSC estimates. Since most sidewalks are a total of 3.5 to 4 inches deep, municipal engineers recommend repairs up to 2 inches in height because removing more than that will reduce the structural integrity of the sidewalks if a vehicle or other heavy equipment drives over it. Sidewalks with hazards greater than 2 inches in height are recommended for alternative remediation by the property owner. Severely broken panels and panels hollowed out underneath also need to be alternatively remedied by the property owners. **At least one hazard previously repaired using a grinder that has insufficient material for another repair to be made was observed at the time of the review at Harmony CDD (see Figure 7). Since PSSC does not do demolition and replacement, this location and any others like it are excluded from this proposal.**

Before work commences, our on-site trip hazard removal specialists will assess all panels identified in this proposal to ensure changes in level can be repaired using our technique. If it is determined that any locations should be remedied in an alternative way instead of repaired using our horizontal saw cut method, PSSC will exclude those repairs from our service.

Some sidewalk panels have holes, missing pieces, or hairline cracks which do not result in changes of level. These types of sidewalk imperfections cannot be repaired utilizing our precision concrete cutting method and are also **excluded** from this estimate. In some cases where a crack exists on a stable panel, the concrete on one side will be raised higher, creating a trip hazard. PSSC will always repair this type of trip hazard unless directed otherwise, but the original crack in the panel will remain.

Our initial site review identified **695 PSSC-repairable hazards** measuring ¼" – 2" in height on the specified sidewalks at Harmony CDD (shown in Table 1 below).

TABLE 1: SPECIFIED SIDEWALKS AT HARMONY CDD 695 TRIP HAZARDS BY HEIGHT CATEGORIES				
LOCATION	LEAST SEVERE	SEVERE	MOST SEVERE	TOTAL
Cat Brier Trail	109	531	55	695
TOTAL				





Photo Examples

Figure 2



Example of a $\frac{1}{4}$ " high "Least Severe" hazard in the specified area on Cat Brier Trail.

Figure 3

Example of a $\frac{3}{8}$ " high "Severe" hazard in the specified area of Cat Brier Trail. This hazard is in the sample area marked for the community; it is marked "3" representing the height of the hazard in eighths of an inch.



Figure 4



Example of a $\frac{3}{4}$ " high "Severe" hazard in the specified area of Cat Brier Trail. This hazard is also in the sample area marked for the community; it is marked "6" representing the height of the hazard in eighths of an inch.



Figure 5

Multiple examples of "Most Severe" hazards in the specified area of Cat Brier Trail at Harmony CDD.

**Figure 6**

Examples of "Severe" and "Most Severe" hazards at Harmony CDD. These locations were previously "knocked down" a bit by a grinder rather than being repaired with an ADA-compliant 1:12 slope. The grinder did not remove the hazard fully nor did it slope the panel accurately and it did unnecessary damage to the adjacent panels. Hazards must be repaired properly by PSSC to remove remaining portions of the hazard and provide proper slope.





Figure 7

Example of a location that was previously repaired using a grinder and there is no longer sufficient material for another repair. Locations like this are **excluded** from this proposal.



Pricing Summary

As requested by the Inframark team for consideration, multiple pricing options are provided in this proposal. Repairs will be made at the ADA-compliant, 1:12 slope. Our technicians take exact measurements of every hazard when we perform our work, so the final price for the option selected will be determined by the actual volume of concrete removed to achieve the 1:12 slope for repairs, however **the high end of the range estimated is a “not to exceed” price.**

PSSC proposals are valid for 90 days, but if the signed authorization to repair all hazards in any of the options listed below is returned to PSSC within 45 days of the proposal date, PSSC will extend a discounted rate. If the community chooses to do any other portion of the work, no discount will be applied. If the signed authorization for one of these options is received after the 45 days but before the 90-day expiration, the standard price range will apply.

Option 1: Table 2 below provides pricing alternatives to repair all 695 PSSC-repairable hazards with changes in level measuring $\frac{1}{4}$ " – 2" in height on the reviewed sidewalks in community, **including** repair to hazards on painted sidewalk panels.

TABLE 2: PRICING FOR 695 HAZARDS $\frac{1}{4}$ " - 2" HIGH ON THE SPECIFIED SIDEWALKS AT HARMONY CDD, INCLUDING HAZARDS ON PAINTED PANELS

1:12 REPAIR SLOPE	PRICE RANGE
Price if signed authorization is returned to PSSC by June 7, 2025	\$83,245 - \$85,290
Price if signed authorization is returned to PSSC by July 22, 2025	\$86,480 - \$89,775

Option 2: Table 3 below provides pricing alternatives to repair all 663 PSSC-repairable hazards with changes in level measuring $\frac{1}{4}$ " – 2" in height on the reviewed sidewalks in community, **excluding** repair to hazards on painted sidewalk panels.





TABLE 3: PRICING FOR 663 HAZARDS ¼" - 2" HIGH ON THE SPECIFIED SIDEWALKS AT HARMONY CDD, EXCLUDING HAZARDS ON PAINTED PANELS

1:12 REPAIR SLOPE	PRICE RANGE
Price if signed authorization is returned to PSSC by June 7, 2025	\$79,325 - \$82,010
Price if signed authorization is returned to PSSC by July 22, 2025	\$83,670 - \$86,485

Option 3: Table 4 below provides pricing alternatives to repair all 586 PSSC-repairable hazards with changes in level measuring ¾" – 2" in height on the reviewed sidewalks in community, **including** repair to hazards on painted sidewalk panels.

TABLE 4: PRICING FOR 586 HAZARDS ¾" - 2" HIGH ON THE SPECIFIED SIDEWALKS AT HARMONY CDD, INCLUDING HAZARDS ON PAINTED PANELS

1:12 REPAIR SLOPE	PRICE RANGE
Price if signed authorization is returned to PSSC by June 7, 2025	\$75,780 - \$78,060
Price if signed authorization is returned to PSSC by July 22, 2025	\$79,455 - \$82,165

Option 4: Table 5 below provides pricing alternatives to repair all 558 PSSC-repairable hazards with changes in level measuring ¾" – 2" in height on the reviewed sidewalks in community, **excluding** repair to hazards on painted sidewalk panels.

TABLE 5: PRICING FOR 558 HAZARDS ¾" - 2" HIGH ON THE SPECIFIED SIDEWALKS AT HARMONY CDD, EXCLUDING HAZARDS ON PAINTED PANELS

1:12 REPAIR SLOPE	PRICE RANGE
Price if signed authorization is returned to PSSC by June 7, 2025	\$71,670 - \$74,765
Price if signed authorization is returned to PSSC by July 22, 2025	\$75,375 - \$78,875

PSSC understands that due to budget considerations, it is not always possible to complete all of the necessary repairs to attain compliance with the Americans with Disabilities Act at one time. Precision Sidewalk Safety is happy to work with our customers to complete the repairs in phases to accommodate this situation. Based upon our experience working with cities, colleges, and private communities all over the state of Florida, we have found that the best way to accomplish a phased approach is to divide the community into sections. All repairs can be completed in one section at a time, beginning with high-risk areas or areas that experience the heaviest foot traffic. Customers using this approach try to complete all repairs in 2 or 3 budget cycles.

If Harmony CDD decides to do the work in a phased approach other than the one already determined for this proposal, PSSC is happy to complete the selected amount of work on areas prioritized by the community. However, since the size and number of trip hazards will change over time, the pricing associated with the reviewed hazards will also change over time. The price range shown for the 695 hazards present today on the sidewalks reviewed for this proposal will no longer be valid in future years. **This estimate FLPN4535 is valid for 90 days.**





Option 5: If the community has a determined budget that it would like to spend on sidewalks, it can stipulate a not-to-exceed price to PSSC and highlight priority areas, in which case PSSC will work in that priority order until the price is met. When the community is ready to make additional repairs, PSSC will either review the next area and provide a proposal for the next phase, or the community can once again stipulate a not-to-exceed price.

Precision Sidewalk Safety estimates that the work can be completed in 5 - 7 days (depending on the option selected) with the note that wet weather will delay our operations. We will re-route pedestrian traffic on small sections of sidewalk (10'-15') for periods that range from 3 minutes to 20 minutes while those sections are being repaired. **We request that the community make arrangements for all vehicles to be moved away from the sidewalks in order for our crew to make the repairs. PSSC will also require that a representative of Harmony CDD review and accept the work (or request adjustments) prior to the crew's estimated departure.**

While the sidewalk restoration project is underway, we will:

- keep the sidewalks in service
- require no heavy equipment or traffic control
- remove all debris and recycle the concrete waste materials
- leave the proposed areas clean and trip hazard-free

Figure 8: Precision Sidewalk Safety Work Example





Savings Summary

Precision Sidewalk Safety provides a professional service to hundreds of municipalities and private communities throughout Florida and South Carolina. Based on data shared by many of these customers, the comparative analysis in Table 6 shows the differences between available methods for sidewalk trip hazard repair.

TABLE 6: REPAIR METHOD COMPARISON FOR HARMONY CDD			
METHOD	ADA COMPLIANT	TIME REQUIREMENT	POSSIBLE INCIDENTAL DAMAGES
Precision	Yes	5 - 7 Days	None
Grinding	No	34 - 39 Days	Adjacent sidewalk panels, landscaping, and sprinkler heads
Replacement	Yes	113 - 123 Days	Broken sidewalk panels from weight of trucks, damage to landscaping, and possible tree damage if root pruning

Grinding

Although grinding is sometimes used for the removal of trip hazards in private communities, it is not an ideal method for sidewalk repair as the equipment is not specifically designed for this use. Grinding often leaves unpleasant pitting and grooves on the surface of the concrete. Because it is very inflexible equipment, these markings occur not only on the panels with hazards, but also on the sidewalk panels adjacent to those panels. In addition, a grinder often leaves a hazard in place where someone could still trip and fall, because operators are forced to choose from either damaging something adjacent to the affected panel (landscaping, sprinkler heads, etc.) or leaving the repair with upturned edges. This repair method literally scrapes and pulverizes the concrete surface to take off some of the height differential, but it cannot meet the specified ADA requirements for proper slope.

In addition, grinding causes considerable dust and mess. If the dust is managed with water, the property risks slurry and runoff into storm drains or local water. In most cases, grinding cannot be compared to the Precision method, since grinding cannot achieve like results. Still, in a comparison of the same number and size hazards, Precision Sidewalk Safety is comparable in cost. Figure 9 shows results from a typical grind.

Figure 9: Typical Results from a Grinder



THE INFORMATION IN THIS PROPOSAL IS CONFIDENTIAL





Demolition and Replacement

The conventional approach to fully eliminating trip hazard liability is to demolish and replace hazardous panels. Done correctly to ensure a zero point of differential between existing and new sections, this method meets ADA specifications and is the most comparable alternative to the PSSC method. However, the number of hazards that can be repaired on a fixed budget is very limited. Demolition and replacement can also be very obtrusive to a property. Sidewalks are often closed for days and cars sometimes need to be moved. Incidental damages to landscaping can occur.

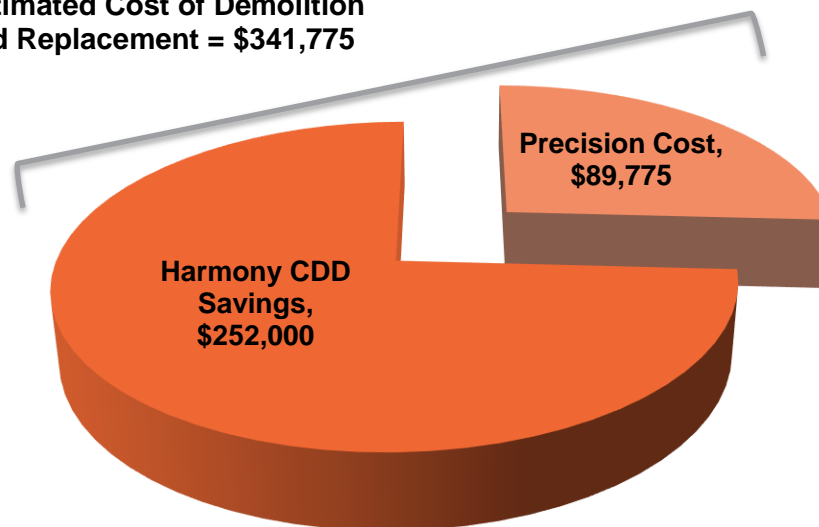
Based upon various panel sizes totaling approximately 22,785 square feet and an estimated replacement cost of roughly \$15.00 per square foot, we estimate the cost to demolish and replace panels is \$341,775. This takes into account:

- Cost of concrete
- Labor to break up and remove existing concrete
- Labor to pour, form, level, finish, float & cut control joints
- Fuel for multiple site visits to repair or break-up, remove, pour, remove forms, and restore adjacent items
- Equipment such as a backhoe, vehicle to transport backhoe, utility vehicle, and dump truck to remove debris
- Miscellaneous materials to prepare concrete

Based upon the “not to exceed” price to repair all PSSC-repairable hazards measuring ¼” – 2” on the reviewed sidewalks at Harmony CDD, the maximum cost for PSSC repairs is \$89,775 which is an **estimated savings of \$252,000 or 74%**, shown below. This comparison assumes that only one panel would be demolished and replaced which is usually not the case, since replacing slabs often requires a “run” of two to five slabs. The **actual cost** for demolition and replacement would likely be three times this amount.

COST SAVINGS COMPARED TO DEMOLITION AND REPLACEMENT

**Estimated Cost of Demolition
and Replacement = \$341,775**





Environment Savings:

As a member of several “green” building associations, Precision Sidewalk Safety tracks savings from the use of our service, which is a green building practice. We utilize a dust containment system to minimize dust and portable equipment that consumes minimal energy. The small sections of concrete we remove are recycled. By using Precision Sidewalk Safety instead of demolition and replacement, Harmony CDD would achieve the following environmental savings:

Natural Resources Saved:

- Approximately **1,033 tons** of waste concrete from removal and placement in landfills (est. **15,192 cubic feet** of concrete at an average weight of 132 lbs. per cubic foot)
- approximately same amount of materials and resources to replace the concrete that was removed

Fossil fuels saved: estimated **1,386 gallons**

- hauling equipment to and from the site to remove sidewalks
- operating backhoe equipment to break up and remove concrete
- round trip transportation of estimated **1,033 tons** of debris to the landfill
- round trip transportation of new materials to replace the removed sidewalks

Prevented release of Carbon Dioxide gas: estimated **12.45 Metric Tons**

Repair Specifications

Precision Sidewalk Safety will submit a summary itemizing each trip hazard repaired. This report will include the following, which serves as a detailed, auditable invoice for each repair:

- a. The physical location (address, light pole #, etc.) of each repair
- b. The specific hazard height - high side and low side measurement – in 8ths of an inch
- c. The total width of actual repair in inches
- d. The square footage of repaired panel

Debris from repaired areas will be collected and removed and a dust abatement system will be used during all repair operations. All resulting repairs will be flat and uniform with a coefficient of friction exceeding OSHA requirements for public walkways.

This proposal is based upon a repair slope of 1:12, removing all hazards that PSSC can repair according to the option selected by Harmony CDD.

The following special conditions are included in this proposal for the hazards identified in Table 1:

- Only hazards in the specified areas of the community as detailed in the Site Review Summary
- Hazards on panels which are intact, stable, and not cracked, fractured, or settled
- Hazards on panels with hairline, spider, or multiple cracks(s) which are otherwise “stable” and “intact”
- Hazards on panels with surface imperfections or missing/sunken partial sections that are 90% useable
- Hazards on access ramps that transition sidewalk to crosswalk
- Hazards on painted panels in the specified area – it will be up to the community to repaint these locations after the repairs are made





The following special conditions **are not** currently included in this proposal:

- Hazards greater than 2" or panels that are too broken for repair or are hollow underneath
- Hazards on sidewalks in the community that were not in the reviewed areas as detailed in the Site Review Summary

Safety:

Precision Sidewalk Safety Corp has a perfect safety record; we use OSHA approved equipment, certify all employees who work directly in trip hazard repair, and have outstanding safety practices for both employees and the public who may be using the walkways we are repairing. We have worked in dense urban, high pedestrian traffic areas, as well as residential neighborhoods and historic districts to complete projects without incident. Our clients often receive unsolicited compliments for the work we have performed.

Insurance and Incorporation:

Precision Sidewalk Safety Corp is a corporation registered in the state of Florida. Proof of liability, workers compensation, and auto insurance will be provided as requested.

Protection Under U.S. Patent and Trademark Laws:

The work provided by Precision Sidewalk Safety reveals equipment and processes, which are protected under United States patent laws. It is the use of these patents that enables us to provide the best available trip hazard removal service to our clients. Due to the nature of our business and in lieu of the ability to receive competitive bids for like services, our company provides documentation and reference to the patents that have been issued to our corporate office. Precision Concrete Cutting of Utah and its affiliates, along with The United States Patent and Trademark Office, takes an active and exacting role to protect and enforce intellectual property rights.

U.S. Pat. No. 6,896,604

U.S. Pat. No. 6,827,074

U.S. Pat. No. 7,143,760

U.S. Pat. No. 7,402,095

U.S. Pat. No. 7,000,606

U.S. Pat. No. 7,201,644

About Precision Sidewalk Safety Corporation:

Wendy and Alan MacMurray, the founders of Precision Sidewalk Safety Corp, have over 70 years combined experience in customer management, service delivery and project implementation and have been respected executives for global Fortune 500 companies as well as start-up companies. They introduced the Precision technology to Florida in late 2006 and South Carolina in 2007 and they now support hundreds of customers. The company has used its unique, patented technique to make over 700,000 repairs on sidewalks in the two states, saving communities an estimated \$141 million on sidewalk repairs.





EXHIBIT A: Excerpts from ADA Guidelines

Federal Register / Vol. 56, No. 144 / Friday, July 26, 1991 / Rules and Regulations

Federal Regulations on Trip Hazard Removal

Part III

Department of Justice

Office of the Attorney General

28 CFR Part 36 Nondiscrimination on the Basis of Disability Public Accommodations and in Commercial Facilities; Final rule

4.5 Ground and Floor Surfaces Excerpts from Federal Register

4.5.2 Changes in Level. Changes in level up to 1/4 in (6 mm) may be vertical and without edge treatment. Changes in level between 1/4 in and 1/2 in (6mm and 13mm) shall be beveled with a slope no greater than 1:2. Changes in level greater than 1/2 in (13 mm) shall be accomplished by means of a ramp that complies with 4.7 or 4.8.

4.7.2 Slope. Slopes of curb ramps shall comply with 4.8.2. Transitions from ramps to walks, gutters, or streets shall be flush and free of abrupt changes. Maximum slopes of adjoining gutters, road surface immediately adjacent to the curb ramp, or accessible route shall not exceed 1:20.

4.8.2 Slope and Rise. The least possible slope shall be used for any ramp. The maximum slope of a ramp in new construction shall be 1:12. The maximum rise for any run shall be 30 in (760 mm). Curb ramps and ramps to be constructed on existing sites or in existing building or facilities may have slopes and rises as allowed in 4.1.6(3)(a) if space limitations prohibit the use of a 1:12 slope or less.

3 – a – 1. A slope between 1:10 and 1:12 is allowed for a maximum rise of 6 inches.

3 – a – 1. A slope between 1:8 and 1:10 is allowed for a maximum rise of 3 inches. A slope steeper than 1:8 is not allowed.





Price Proposal • Amanda Henson • 877-799-6783 x513
 Proposal FLPN4535 • Harmony, FL • April 23, 2025

AUTHORIZATION TO PROCEED • FAX TO 866-669-1175

>>ESTIMATE IS VALID FOR 90 DAYS FROM DATE OF ISSUE<<

SCOPE OF PROJECT	According to the option selected by the community and using a repair slope of 1:12, repair changes in level that PSSC's method is able to repair in the reviewed areas as identified in Proposal FLPN4535. Please fill in the option selected, corresponding price (range), and authorization date, then complete invoice information in the approved by/billing info table below.		
COMMUNITY	Harmony CDD		
COST	OPTION #: _____	PRICE (RANGE):	DATE

This proposal provides a price which will not be exceeded given the scope of work specified and is based on: 1) an estimated number of hazards we anticipate our technician(s) can repair and 2) the resulting amount of concrete material our technician(s) will remove to render repairs compliant with approved customer specifications. Your final inventory of repairs may vary from this estimate. PSSC repairs only those uneven sidewalks specifically requested by you, our customer, and therefore makes no guarantee that the property is free of uneven sidewalk hazards or other trip hazards. PSSC may not complete a repair(s) because; 1. a hazard's actual measurement at the time of repair exceeds approved customer specifications, and/or 2. in the crew leader's judgment, our repair attempt would cause further damage to the concrete slab or be insufficient to satisfactorily remove the existing hazard and/or mitigate its potential liability. Such excluded hazards, if any, will be left "as found" and will require customer's alternative remedy. After the project is completed, new trip hazards will occur or reoccur due to tree roots, water, settling, and other natural and man-made causes outside of PSSC's control. Upon completion of the project, PSSC is not liable for any related claims, losses, or damages. At least 30 minutes prior to the crew's scheduled departure, customer (or designee) agrees to have inspected and either accepted all repairs as completed or determined suitable adjustment(s) (if any) as may be required, such that the crew's departure will not be delayed. PSSC will not be held responsible for cracks or other defects in poured concrete that may exist due to materials or methods used by original installer.

The undersigned acknowledges the above explanation of our estimate of work as well as the exclusions set forth in this Proposal, that he/she is legally authorized to engage Precision Sidewalk Safety Corp to deliver designated work, has seen a sample – photo or actual – of the resulting repair, and agrees to notify or mediate affected property owners.

Initial below in the space provided if you authorize PSSC to INCLUDE the following repair types:

_____ **Repair of hazards on painted panels - slabs will need to be repainted by Harmony CDD**

APPROVED BY	NAME	
	SIGNATURE	
	TITLE	
	PHONE	ALT. PHONE
BILLING INFO (All invoices sent electronically)	INVOICE TO NAME	
	ADDRESS	
	INVOICE TO EMAIL ADDRESS	

Upon receipt of this signed acceptance of the details provided throughout this proposal, PSSC will schedule the requested repairs. Every effort will be made to accommodate the requested start date.

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MAINTENANCE Solutions



www.inframark.com/community-management/#maintenance

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- 💧 Community Inspections/Reporting
- 💧 Debris Removal
- 💧 General Maintenance
- 💧 Landscape Inspections/Reporting
- 💧 Light Changeouts and Maintenance
- 💧 Maintenance of Storm Structures
- 💧 Management of Vendor Contracts
- 💧 Minor Boardwalk and Wood Structure Repairs
- 💧 Minor Electrical
- 💧 Minor Patch Repairs in Roadways or Alleyways
- 💧 On-site Staff
- 💧 Painting
- 💧 Pressure Washing
- 💧 Porter Services
- 💧 Review of Landscape Architectural Designs
- 💧 Sidewalk Grinding and Replacement
- 💧 Sign Installations and Maintenance

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GC# CBC1257480

CALL 407.566.1935 or

EMAIL maintenance@inframark.com

www.inframark.com/community-management/#maintenance



Concrete Tripping Hazard Removal

Concrete grinding is the most cost-effective way to remove tripping hazards. Commercial concrete repair projects have unique challenges and repairs need to be completed with as little disturbance as possible to the surrounding environment. Tripping hazards that are more than 2 inches require the removal and replacement of a concrete panel. Our Inframark team will take all precautions to ensure safety and minimize environmental impact.

Our previous clients understand our commitment to quality, craftsmanship, and budgets; therefore, they return to our Inframark Team for concrete projects. Our team have become experts in sidewalk work which is why we are chosen for repeat work.

Uneven concrete on sidewalks, curbs and other common areas can create an unsafe environment on your property. The American with Disabilities Act (ADA) prohibits vertical changes in level greater than 1/4 of an inch on sidewalks and walkways. Anything over this can become a serious tripping hazard making it important to rectify these issues effectively.

Pricing Structure

Pricing for Sidewalk Replacement

Sidewalk panel replacement for trip hazards over 2" or broken panels, will be priced according to the square feet of the panel. Total square feet per panel was determined during the sidewalk audit which is included in the proposal. Tree root systems will also be removed to ensure we get the best outcome and longevity.

Panel replacement is priced by the square foot = \$ 24.25 sqft

Irrigation damage is inevitable when performing panel replacement work, we understand this. What we do not know is what irrigation will be affected by this work.

Irrigation repairs due to lines crossing sidewalks during replacement will be repaired by the Districts Landscape Vendor. All irrigation repairs will be billed separately to the District.

This estimate does not include any permits if required. Permits will be billed separately after manager's approval.

Below are some of the challenges we face during panel replacement:



**Inframark**

313 Campus St
Celebration, FL 34747

Phone: 407-566-1935

Date 05/01/2025

Work Order # HCDD-1-2025

Customer ID Harmony CDD

Quotation valid until 07/01/2025

Prepared by: **Howard Neal**

Description		Unit Price	Quantity	Amount
Sidewalk Panel Replacement Along Cat Brier Walking Path:		\$24.25	3,573.14	\$86,648.65
<ul style="list-style-type: none"> ✓ Root Removal Under Panels ✓ Removal of Panel and Replacement ✓ Haul Away all Material Off-site ✓ Replace all Damaged Sod ✓ Install ADA Pads 				
Total	Labor and Materials			\$86,648.65

Full payment is due within 60 days of finalizing the project.

If you have any questions concerning this quotation, contact Howard Neal at
Howard.Neal@inframark.com

By: Howard Neal

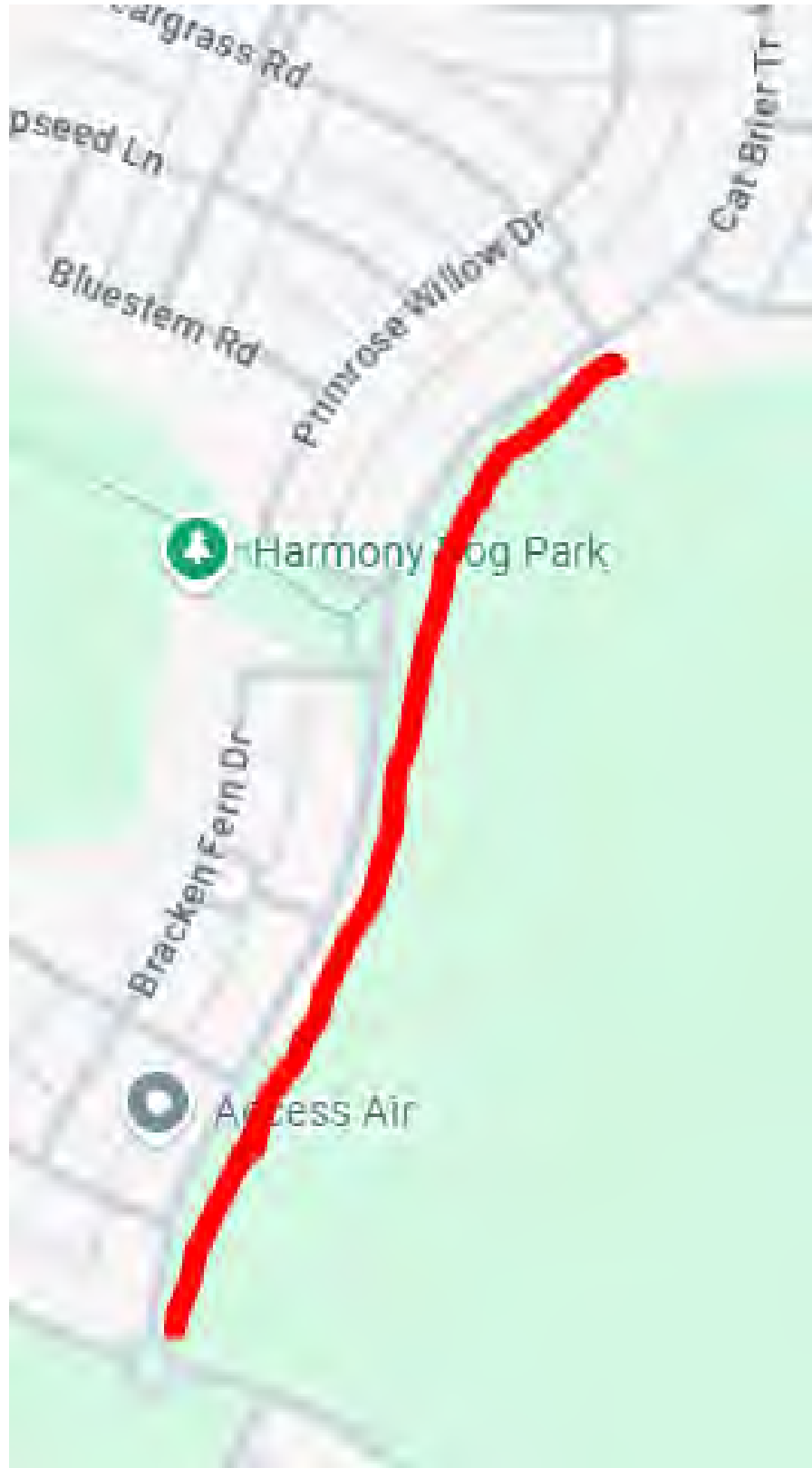
By: _____

Date: 05/01/2025

Date: _____

Inframark

Harmony CDD



Location	Concern	Panel(s)	Size	SQFT	Latitude	Longitude
Issue 1 - Across From 3374 Cat Brier Trail	Panels Lifting	3	8 x 6.5	156	28.194267	-81.150935
Issue 2 - 3374-3398 Cat Brier Trail	Cracked Panel	1	8 x 6.5	52	28.1943369	-81.1509167
Issue 3 - 3366-3372 Cat Brier Trail	Cracked Panel	1	10 x 8 ADA pad will be needed.	80	28.1946029	-81.1508984
Issue 4 - 3366-3372 Cat Brier Trail	Panels Cracked And Lifting	2	8 x 6.5	104	28.1948613	-81.1506971
Issue 5 - Across From 3366 Cat Brier Trail	Cracked Panel	1	8 x 6.5	52	28.1951712	-81.1505426
Issue 6 - 3356-3364 Cat Brier Trail	Cracked And Lifting	1	8 x 9 ADA pad will be needed.	72	28.1954308	-81.1504408
Issue 7 - 3356-3364 Cat Brier Trail	Cracked Panel	1	8 x 6	48	28.1956119	-81.15026
Issue 8 - 3356-3364 Cat Brier Trail	Cracked Panel	1	8 x 6	48	28.1956341	-81.1502363
Issue 9 - 3356-3364 Cat Brier Trail	Cracked Panel	1	5 x 10	50	28.1957348	-81.1500716
Issue 10 - 3356-3364 Cat Brier Trail	Cracked Panel	1	7 x 10	70	28.1954821	-81.1503068
Issue 11 - 3356-3364 Cat Brier Trail	Sunk Panel	1	6 x 10	60	28.195692	-81.1501177
Issue 12 - Across From 3360 Cat Brier Trail	Lifting Panels	12	8 x 6.5	624	28.1960933	-81.1499727
Issue 13 - Across From 3358 Cat Brier Trail	Cracked Panel	1	10 x 17	170	28.1960664	-81.1499464
Issue 14 - Across From 3356 Cat Brier Trail	Chipped Panel	1	8 x 2	16	28.196157	-81.1498787
Issue 15 - Across From 3356 Cat Brier Trail	Cracked Panel	1	8 x 6.5	52	28.1963166	-81.1498316
Issue 16 - Across From Dahoon Holly Ct	Cracked Panel	1	5 x 8	40	28.1964747	-81.1497932
Issue 17 - Across From 3350 Cat Brier Trail	Cracked Panel	1	10 x 18	180	28.1969353	-81.1495071
Issue 18 - 3350 Cat Brier Trail	Lifting Panel	1	Colored and stamped concrete. 5 x 6	30	28.1970053	-81.1494561
Issue 19 - Across From 3348 Cat Brier Trail	Panel Lifted	1	8 x 6.5	52	28.1971983	-81.1495277

Issue 20 - Across From 3348 Cat Brier Trail	Panels Sunk	3	8 x 6.5	156	28.1972071	-81.1495251
Issue 21 - Across From 3346 Cat Brier Trail	Panel Lifted	1	8 x 6.5	52	28.1972985	-81.149502
Issue 22 - Across From 3346 Cat Brier Trail	Panel Lifted	1	8 x 6.5	52	28.1973052	-81.1494457
Issue 23 - Across From 3344 Cat Brier Trail	Panel Lifted	1	8 x 5.5	44	28.1976728	-81.1494288
Issue 24 - Across From 3342 Cat Brier Trail	Cracked Panel	1	8 x 7.5	60	28.1976955	-81.1494275
Issue 25 - Across From 3342 Cat Brier Trail	Cracked Panel	1	8 x 5	40	28.1977542	-81.1494014
Issue 26 - Across From Bracken Fern	Panel Cracked	1	5 x 5	25	28.198076	-81.1494028
Issue 27 - Across From Bracken Fern	Panel Cracked	1	6.5 x 9 ADA pad needed.	58.5	28.1980386	-81.1494643
Issue 28 - Across From Primrose Willow	Panel Lifting	1	8 x 7.5	60	28.1983711	-81.1493945
Issue 29 - Across From Primrose Willow	Panel Cracked	1	6 x 8.5 ADA pad needed.	52	28.1985781	-81.1493629
Issue 30 - Across From 3338 Cat Brier Trail	Panel Lifting	1	8 x 6	48	28.1986915	-81.1492695
Issue 31 - Across From 3338 Cat Brier Trail	Panel Lifting	1	8 x 7.5	60	28.1987302	-81.1492831
Issue 32 - Across From 3326 Cat Brier Trail	Panels Lifting	2	8 x 6.5	104	28.1994932	-81.1487171
Issue 33 - Across From 3324 Cat Brier Trail	Panel Cracked	1	8 x 5.33	42.6	28.1995906	-81.1485418
Issue 34 - Across From Beargrass	Panel Cracked	1	15 x 13	195	28.2000824	-81.1478146
Issue 35 - Across From Primrose Willow	Panel Lifting	1	8 x 5.5	44	28.198403	-81.1492377
Issue 36 - Across From 3350 Cat Brier Trail	Panel Lifting	1	8 x 6.5	52	28.1971288	-81.1495323
Issue 37 - Across From 3352 Cat Brier Trail	Panels Lifting	4	8 x 6.5	208	28.1969653	-81.1494837
Issue 38 - Across From 3356 Cat Brier Trail	Panel Cracked	1	8 x 6.5	52	28.1964249	-81.1498259
Issue 39 - Across From 3366 Cat Brier Trail	Panel Lifting	1	8 x 6.5	52	28.1952526	-81.1507876
Issue 40 - Across From 3368 Cat Brier Trail	Panel Lifting	1	8 x 6.5	52	28.19504	-81.1506337



Inframark

HARMONY CDD SIDEWALK AUDIT - CAT BRIER

Monday, April 7, 2025

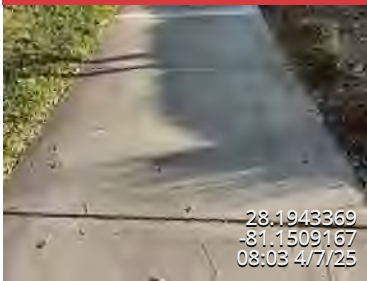
42 Items Identified



ISSUE 1 - ACROSS FROM 3374 CAT BRIER TRAIL

Assigned To Three Panels Lifting

Three - 8 x 6.5



ISSUE 2 - 3374-3398 CAT BRIER TRAIL

Assigned To Cracked Panel

8 x 6.5



ISSUE 3 - 3366-3372 CAT BRIER TRAIL

Assigned To Cracked Panel

10 x 8

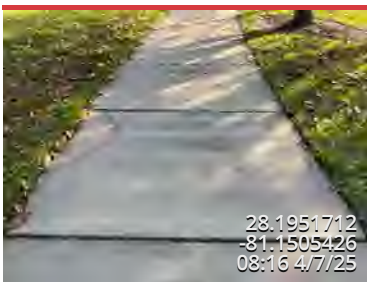
ADA pad will be needed.



ISSUE 4 - 3366-3372 CAT BRIER TRAIL

Assigned To Two Panels Cracked And Lifting

Two - 8 x 6.5



ISSUE 5 - ACROSS FROM 3366 CAT BRIER TRAIL

Assigned To Cracked Panel

8 x 6.5

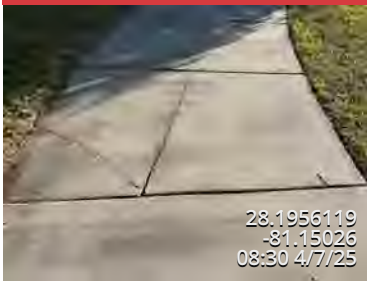


ISSUE 6 - 3356-3364 CAT BRIER TRAIL

Assigned To Cracked And Lifting

8 x 9

ADA pad will be needed.



ISSUE 7 - 3356-3364 CAT BRIER TRAIL

Assigned To Cracked Panel

8 x 6



ISSUE 8 - 3356-3364 CAT BRIER TRAIL

Assigned To Cracked Panel

8 x 6



ISSUE 9 - 3356-3364 CAT BRIER TRAIL

Assigned To Cracked Panel

5 x 10



ISSUE 10 - 3356-3364 CAT BRIER TRAIL

Assigned To Cracked Panel

7 x 10



ISSUE 11 - 3356-3364 CAT BRIER TRAIL

Assigned To Sunk Panel

6 x 10



ISSUE 12 - ACROSS FROM 3360 CAT BRIER TRAIL

Assigned To Twelve Lifting Panels

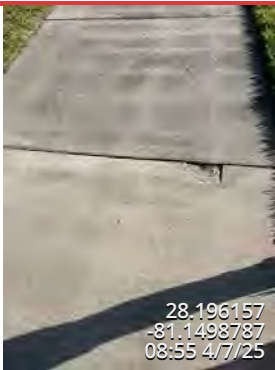
Twelve - 8 x 6.5



ISSUE 13 - ACROSS FROM 3358 CAT BRIER TRAIL

Assigned To Cracked Panel

10 x 17



ISSUE 14 - ACROSS FROM 3356 CAT BRIER TRAIL

Assigned To Chipped Panel

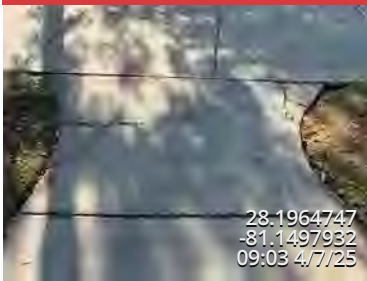
8 x 2



ISSUE 15 - ACROSS FROM 3356 CAT BRIER TRAIL

Assigned To Cracked Panel

8 x 6.5



ISSUE 16 - ACROSS FROM DAHOON HOLLY CT

Assigned To Cracked Panel

5 x 8



ISSUE 17 - ACROSS FROM 3350 CAT BRIER TRAIL

Assigned To Cracked Panel

10 x 18

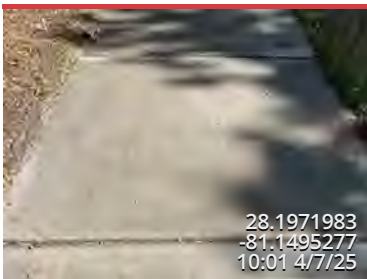


ISSUE 18 - 3350 CAT BRIER TRAIL

Assigned To Lifting Panel

Colored and stamped concrete.

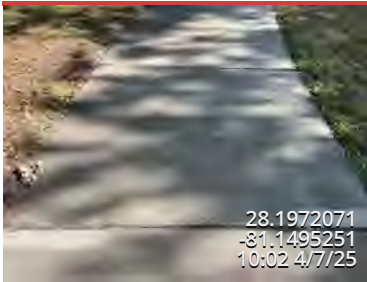
5 x 6



ISSUE 19 - ACROSS FROM 3348 CAT BRIER TRAIL

Assigned To Panel Lifted

8 x 6.5



ISSUE 20 - ACROSS FROM 3348 CAT BRIER TRAIL

Assigned To Three Panels Sunk

Three - 8 x 6.5



ISSUE 21 - ACROSS FROM 3346 CAT BRIER TRAIL

Assigned To Panel Lifted

8 x 6.5



ISSUE 22 - ACROSS FROM 3346 CAT BRIER TRAIL

Assigned To Panel Lifted

8 x 6.5



ISSUE 23 - ACROSS FROM 3344 CAT BRIER TRAIL

Assigned To Panel Lifted

8 x 5.5



ISSUE 24 - ACROSS FROM 3342 CAT BRIER TRAIL

Assigned To Cracked Panels

8 x 7.5



ISSUE 25 - ACROSS FROM 3342 CAT BRIER TRAIL

Assigned To Panels Cracked

8 x 5



ISSUE 26 - ACROSS FROM BRACKEN FERN

Assigned To Panel Cracked

5 x 5



ISSUE 27 - ACROSS FROM BRACKEN FERN

Assigned To Panel Cracked

6.5 x 9

ADA pad needed.



ISSUE 28 - ACROSS FROM PRIMROSE WILLOW

Assigned To Panel Lifting

8 x 7.5



ISSUE 29 - ACROSS FROM PRIMROSE WILLOW

Assigned To Panel Cracked

6 x 8.5

ADA pad needed.



ISSUE 30 - ACROSS FROM 3338 CAT BRIER TRAIL

Assigned To Panel Lifting

8 x 6

28.1986915
-81.1492695
10:40 4/7/25



ISSUE 31 - ACROSS FROM 3338 CAT BRIER TRAIL

Assigned To Panel Lifting

8 x 7.5

28.1987302
-81.1492831
10:42 4/7/25



ISSUE 32 - ACROSS FROM 3326 CAT BRIER TRAIL

Assigned To Two Panels Lifting

8 x 6.5

28.1994932
-81.1487171
14:53 4/7/25

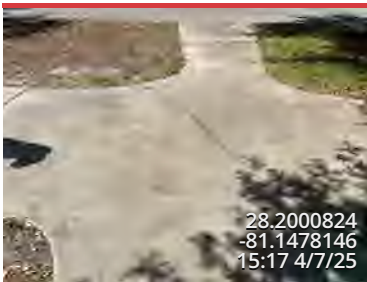


ISSUE 33 - ACROSS FROM 3324 CAT BRIER TRAIL

Assigned To Panel Cracked

8 x 64"

28.1995906
-81.1485418
14:56 4/7/25



ISSUE 34 - ACROSS FROM BEARGRASS

Assigned To Panel Cracked

15 x 13

28.2000824
-81.1478146
15:17 4/7/25



ISSUE 35 - ACROSS FROM PRIMROSE WILLOW

Assigned To Panel Lifting

8 x 5.5



ISSUE 36 - ACROSS FROM 3350 CAT BRIER TRAIL

Assigned To Panel Lifting

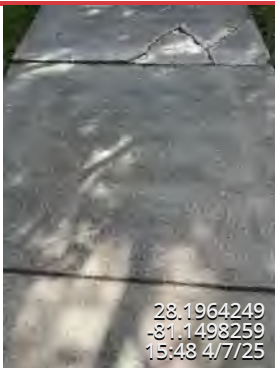
8 x 6.5



ISSUE 37 - ACROSS FROM 3352 CAT BRIER TRAIL

Assigned To Panels Lifting

Four - 8 x 6.5



ISSUE 38 - ACROSS FROM 3356 CAT BRIER TRAIL

Assigned To Panel Cracked

8 x 6.5



ISSUE 39 - ACROSS FROM 3366 CAT BRIER TRAIL

Assigned To Panel Lifting

8 x 6.5



ISSUE 40 - ACROSS FROM 3368 CAT BRIER TRAIL

Assigned To Panel Lifting

8 x 6.5



ISSUE 41 - CORNER FIVE OAKS AND CAT BRIER TRAIL

Assigned To Panel Cracked

5 x 12



ISSUE 42 - ACROSS FROM 3374 CAT BRIER TRAIL

Assigned To Panel Lifting

8 x 6



May 21, 2025
Harmony CDD

Contract No. - 168852



This proposal is for the regrading of the easement lot next to 3391 Sagebrush St. looks to be old concrete wash out during construction. We will level the first half next to sidewalk and replace with Bahia sod. this includes irrigation adjustments and removal of debris

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Regrading /removal	20.00	\$60.00	\$1,200.00
Bahia Sod /Installation (900 SQFT)	900.00	\$1.80	\$1,620.00
Irrigation Adjustments ,Parts and Labor	1.00	\$460.00	\$460.00
			\$3,280.00

Contract No. - 168852

Harmony CDD

May 21, 2025

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Property Improvements	\$0.00	\$3,280.00
	\$0.00	\$3,280.00
	Sale	\$3,280.00
	Sales Tax	\$0.00
	Total	\$3,280.00

By _____
Nicholas Lomasney

Date 5/21/2025
United Land Services

By _____

Date _____
Harmony CDD



May 21, 2025
Harmony CDD

Contract No. - 168841



This proposal is for the soil and root reduction at 3446 School house Rd. We cannot remove every root for the health of the tree, any roots with a safety concern will be removed. This proposal also includes irrigation adjustments and (640 SQFT) of sod installed.

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Soil /Root Reduction	12.00	\$60.00	\$720.00
St Augustine Sod / Installation	640.00	\$1.80	\$1,152.00
Irrigation Adjustments, Parts / Labor	1.00	\$425.00	\$425.00

Contract No. - 168841

Harmony CDD

May 21, 2025

\$2,297.00

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Property Improvements	\$0.00	\$2,297.00
	\$0.00	\$2,297.00

Sale	\$2,297.00
Sales Tax	\$0.00
Total	\$2,297.00

By _____
Nicholas Lomasney

Date 5/21/2025
United Land Services

By _____

Date _____
Harmony CDD



April 24, 2025
Harmony CDD

Contract No. - 163918



This proposal is for the removal of dead tree at 6827 SunDrop rd. this includes stump grinding and hauling off all debris related to tree removal. 3 sqft of sod will be added in the place of the tree. Not responsible for watering new sod this is not CDD irrigated area .

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Tree removal/sod	1.00	\$965.00	\$965.00
			\$965.00

WORK ORDER SUMMARY

Contract No. - 163918

Harmony CDD

April 24, 2025

SERVICES	SALES TAX	TOTAL PRICE
Property Improvements	\$0.00	\$965.00
	\$0.00	\$965.00

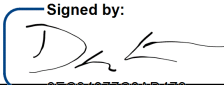
Sale	\$965.00
Sales Tax	\$0.00
Total	\$965.00

By _____

Nicholas Lomasney

Date 4/24/2025

United Land Services

Signed by: 

By _____

6EC34877C8AD473...

Date 4/25/2025

Harmony CDD



Contract No. - 163933

Harmony CDD



Contract No. - 163933

Harmony CDD



This proposal is for the removal of live oak, stump grinding and installation of replacement 45-gallon live oak. An irrigation bubbler will be added at the Base of the new tree.

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Tree removal/ stump grinding	1.00	\$1,250.00	\$1,250.00
Live Oak	1.00	\$754.57	\$754.57
Irrigation bubbler	2.00	\$60.00	\$120.00
Tree Stakes- Installed	1.00	\$109.39	\$109.39
			\$2,233.96

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Property Improvements	\$0.00	\$2,233.96

Contract No. - 163933

Harmony CDD

	\$0.00	\$2,233.96
Sale		\$2,233.96
Sales Tax		\$0.00
Total		\$2,233.96

DRAFT

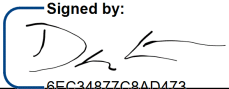
By

Nicholas Lomasney

Date

United Land Services

Signed by:



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By

4/25/2025

Date

Harmony CDD



Proposal #163309

Date: 4/22/2025
Tony Roberts

Customer:

Inframark AP AP
Inframark
313 Campus Street
Kissimmee, FL 34747

Property:

Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

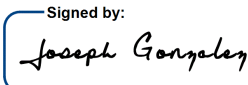
Harmony CDD Dog Park stuck valve

Harmony CDD Dog Park stuck valve
Labor and materials to replace stuck valve

Repairs Proposed	\$527.88
Irrigation Repair	\$527.88
PROJECT TOTAL:	\$527.88

Terms & Conditions

By _____
Tony Roberts
Date 4/22/2025
United Land Services

Signed by:

By _____
B0E28A1A16544A9...
Date 4/28/2025
Harmony CDD



Proposal #163309

Date: 4/24/2025
Tony Roberts

Customer:

Inframark AP AP
Inframark
313 Campus Street
Kissimmee, FL 34747

Property:

Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

Harmony CDD Dog Park stuck valve



Harmony CDD Dog Park stuck valve

Labor and materials to replace stuck valve

Repairs Proposed	\$527.88
Irrigation Repair	\$527.88

PROJECT TOTAL: \$527.88

Terms & Conditions

By

Tony Roberts

Date

4/24/2025

United Land Services

Signed by:

Joseph Gonzalez

B0E28A4A16544A0...

By

4/28/2025

Harmony CDD



Kyle Goldberg
Inframark

HARMONY CDD MAY FIELD INSPECTION

Monday, May 12, 2025

24 Items Identified



ITEM 1 - BLOCKED DRAINAGE

Assigned To District Engineer

The Harmony Swim Club pool is experiencing some drainage issues due to a possible calcium buildup.



ITEM 2 - LOW HANGING BRANCH

Assigned To United Land Services

There are a few low hanging branches at Harmony Square that should be removed.

Any branch lower then 10 will be removed in June at the Harmony square



ITEM 3 - RUSTED ART PIECES

Assigned To FYI

Due to the different metals used there is some rust and deterioration on the art pieces. A proposal from RSR Industrial Group to repair and replace metals for these pieces.



ITEM 4 - DUMPING

Assigned To FYI

Someone's been dumping cut trees in the garden recycling center. United Land Services is aware and will be adding a combination lock to the gate.

untied will work with the garden club to resolve this matter



ITEM 5 - SHED

Assigned To FYI

We're waiting on the vendor to reschedule to install the shed in the right spot.



ITEM 6 - ARBACOLA TREATMENT

Assigned To FYI

Deer have eaten Arbacola at the roundabout in front of North Lake. United Land Services are aware and treating the area to revive the plants.

[more treatment is scheduled for first week of June](#)



ITEM 7 - PALM PRUNING

Assigned To United Land Services

United Land Services have scheduled palm pruning for June.



ITEM 8 - TREE REPLACEMENT

Assigned To United Land Services

A tree at Ashley Pool has been struck by lightning. United Land Services has scheduled to replace this tree and trim another for later this month.

[we will inform the board once completed](#)



ITEM 9 - NEW MULCH

Assigned To FYI

New ADA mulch has been installed in playgrounds around the community.



ITEM 10 - DIRT PATCH

Assigned To Inframark And United Land Services

Grass has not recovered in this area. Arrow is showing a washout in this area, area needs to be regraded.

[this matter will be discussed at the next CDD meeting](#)

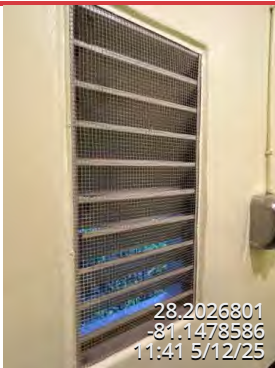


ITEM 11 - DEAD TREE

Assigned To United Land Services

Dead tree at 6827 Sundrop Street. United Land Services has scheduled to remove this tree later this month.

[once complete we will let the board know](#)



ITEM 12 - NEW SCREEN

Assigned To Inframark

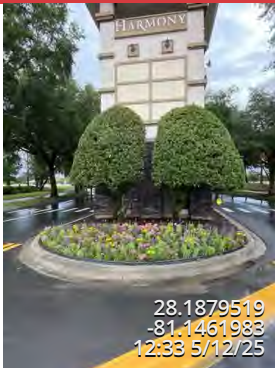
Inframark field services to add a mesh screen to reduce the amount of bugs getting into the Buck Lake Bathrooms.



ITEM 13 - WASP NEST

Assigned To Inframark

Inframark field services are aware and will remove this nest in the Buck Lake Bathrooms



ITEM 14 - ANNUALS

Assigned To FYI

New annuals have been installed at the East entrance.



ITEM 15 - TRIM HEDGES

Assigned To United Land Services

Hedges should be trimmed during routine maintenance. Location: East Entrance.

shrubs will be trimmed with in the next (2) site visits



ITEM 16 - ADA PAD REPLACEMENT

Assigned To Inframark

Inframark field services have been replacing ADA pads throughout the community. Eight more pads still need to be replaced.



ITEM 17 - PRESSURE WASHING

Assigned To Inframark

The inside portion of the fence should be pressure washed.

Location: Inside of fence by E Irlo Bronson Memorial Highway



ITEM 18 - DUMPING

Assigned To FYI

It appears to be some dumping next to E Irlo Bronson Memorial Hwy. We'll continue to monitor this area, if the dumping continues, signage may be needed.



ITEM 19 - NEW LIGHT

Assigned To Inframark

New bulbs have been bought for the West Entrance sign and will be installed later this week.



ITEM 20 - CRACKED OUC BOX

Assigned To District Manager And OUC

An OUC electrical box has been damaged. District Manager to contact OUC to get a replacement. Location: 7100 Oak Glen Trail



ITEM 21 - EXPOSED PIPE

Assigned To District Manager And OUC

There's an exposed pipe by the buck lake dock entrance. District Manager to reach out to OUC to see if they can provide a cover.
Location: 7098--7110 Oak Glen Trail



ITEM 22 - KAYAK SHED

Assigned To FYI

Two proposals will be provided to fix the kayak shed damaged in the hurricane.



ITEM 23 - CONSERVATION AREA VANDALISM

Assigned To FYI

Vandalism is still occurring in the conservation area. New branches are being cut.



ITEM 24 - DOG PARK FENCE

Assigned To Inframark

Replacement parts have been received and work will be completed later this month.



Inframark
313 Campus Street, Celebration FL 34747
Phone: 407-922-5086

Date 04/07/2025
Work Order # 036-2-2025
Customer ID Harmony CDD

Proposal For:
Harmony CDD

Quotation valid until 05/31/2025

Prepared by: Howard Neal

Description		Unit Price	Quantity	Amount
Collection and Removal of Leave Piles				
✓ Labor for Two people to remove leave piles <ul style="list-style-type: none"> • Cat Brier Trail • Schoolhouse Rd 		\$75.00	8	\$600.00
Total	Labor and Materials			\$600.00

Full payment is due within 60 days of finalizing the project.

If you have any questions concerning this quotation, contact Howard Neal at
howard.neal@Inframark.com

By: Howard Neal

By: _____


Date: 04/07/2025
Inframark

Date: _____
Harmony CDD



PROJECT MEMORANDUM

To: Local Vender

From: David Hamstra, P.E., CFM 
District Engineer

Date: May 5, 2025

Re: **Harmony Community Development District (CDD)**
Community Pool Deck and Parking Lot Drainage

Subject: Request for Proposal

The Harmony CDD is currently experiencing localized ponding associated with the existing inlets and conveyance pipes associated with the Community Pool and parking lot due to clogged pipes. On behalf of the Harmony Community Development District (CDD), Pegasus Engineering respectfully requests a proposal for the flushing and cleaning of the existing drainage system located at the Harmony CDD Community Pool and parking area (refer to **Figure 1** for the Project Location).

Regarding the project site, please note the following details:

1. It should be noted that Pegasus staff were unable to locate the construction plans for the project area and the pool deck drains are currently full of water. Therefore, the connectivity shown on Figure 1 is our best assumption regarding the connectivity of the inlets and pipes. The actual connectivity may vary.
2. Regarding the drainage structure types, Drainage Structures #1 to #6 are 12" x 12" Nyloplast drains, Structure #7 is a ditch bottom inlet in the parking lot, and Structure #8 a storm manhole.
3. A site visit to review the project area is encouraged. Please contact Raul Pabon in advance of your visit to gain access. Raul can be reached at 689-272-7723 (cell) or via email (jose.pabon@inframark.com).

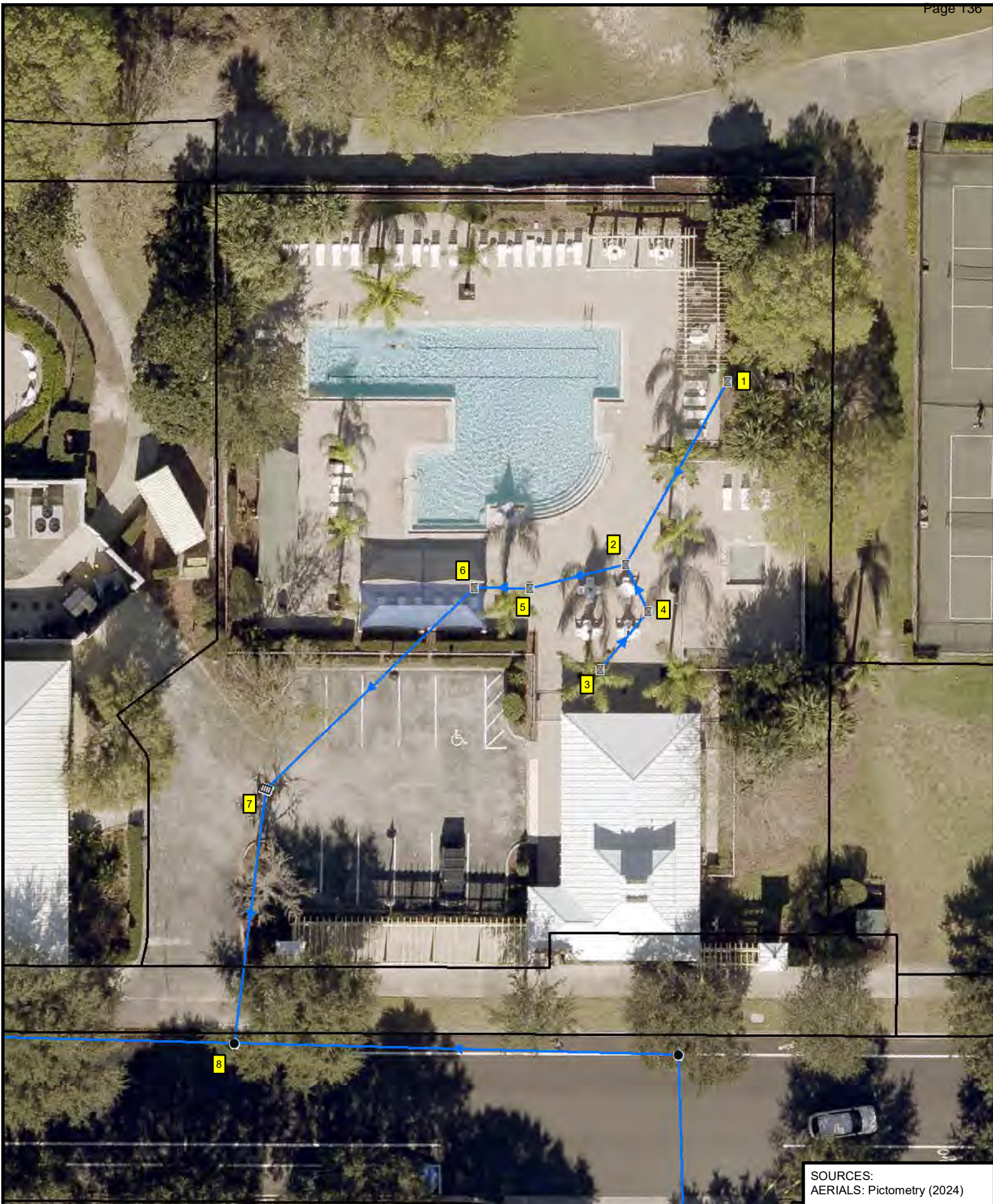
Pegasus Engineering is requesting that your proposal include the following items:

1. All the storm pipes and drains shall be cleaned and flushed out from Structure #1 to Structure #8 (refer to **Figure 1**).
2. Use of a Vacuum Truck to remove the debris and debris-laden water from the drainage system.
3. Provide Maintenance of Traffic (MOT) (as needed) for the trucks and equipment used during cleaning and flushing process. It should be noted that the CDD field personnel do not have MOT equipment, devices, or personnel needed for MOT.

If you have any questions, please contact me directly at 407-992-9160, extension 309, or by email at david@pegasusengineering.net. Please copy Beth Whitehart on all correspondence (beth@pegasusengineering.net).

END OF MEMO

cc: Jennifer Goldyn, Inframark
Joseph Gonzalez, Inframark
Howard Neal, Inframark
Raul Pabon, Inframark
Pegasus Project File MSC-22055



SOURCES:
AERIALS: Pictometry (2024)



SCALE: 1" = 30'



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

COMMUNITY POOL AND PARKING AREA

HARMONY COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA



JOB NO.: MSC-22055
DATE: 5/3/2025

FIGURE

1

REQUEST FOR PROPOSAL

Harmony COMMUNITY DEVELOPMENT DISTRICT (CDD) Community Pool and Parking Lot Project

Advertisement Date..... May 5, 2025
 Deadline for Questions May 16, 2025
 Deadline for Proposal Submittal..... **May 23, 2025 at 5:00 P.M.**
 Preliminary Proposal Evaluation May 26, 2025
 Proposal Award (Harmony CDD Board Meeting) **May 29, 2025**

Project Owner:

Harmony Community Development District (CDD)
 Joseph Gonzalez
 District Manager
 313 Campus Street
 Celebration, Florida 34747

Questions in Writing to:

Pegasus Engineering
 Beth Whikehart, P.E., CFM
 Project Engineer
 301 West State Road 434, Suite 309
 Winter Springs, Florida 32708
 Phone: 407-992-9160
E-mail: beth@pegasusengineering.net

Proposals Remitted to:

Harmony Community Development District (CDD)
 David Hamstra, P.E., CFM
 District Engineer
 c/o Pegasus Engineering
 301 West State Road 434, Suite 309
 Winter Springs, Florida 32708
 Phone: 407-992-9160
E-mail: david@pegasusengineering.net
Cc: beth@pegasusengineering.net



PROPOSAL: P39800

DATE: May 13, 2025

SUBMITTED TO: Harmony Community Development District (CDD) C/O Pegasus Engineering

STREET: 301 West State Road 434 Suite 309

PHONE: (407) 992-9160

CITY, STATE & ZIP: Winter Springs , FL 32708

EMAIL: david@pegasusengineering.net

ATTENTION: David Hamstra

JOB NAME: Harmony Pool Drainage

We propose to furnish a crew and all necessary equipment to clean 8 storm drain structures and jet attached lines as noted on plan at the above mentioned job location. This work will be performed at our following hourly and/or unit prices:

Jet-Vac Equipment	(at \$2,950.00 Per Day)	1 day(s)	\$2,950.00
Disposal (Includes travel)	(at \$650.00 Per Truck Load)	1 truck load(s)	\$650.00
Support Truck	(at \$450.00 Per Day)	1 day(s)	\$450.00
Fuel Surcharge (Vac & Support Equip.)	(at \$90.00 Days)	1 Days	\$90.00
Environmental Fee	(at \$30.00 Per Day)	1 day(s)	\$30.00
Flex Hose 6"	(at \$3.95 Per L.F.)	200 L.F.	\$790.00

ESTIMATED TOTAL: **\$4,960.00**

NOTE: We will remove loose debris from structures and pipes (except hazardous waste). If we find contaminated liquids or soils (like oil or fuel), the customer must get them tested and approved for disposal, and extra costs will apply. We are not responsible for any issues caused by pre-existing conditions, original installation, or design.

PAYMENT: The COD (Cash on Delivery) payment made by the client to Shenandoah General Construction, LLC serves as a deposit for the initial services to be rendered. This payment is provided to secure the commencement of work and cover the costs associated with the outlined scope of work at the time of agreement. Refer to Credit Card Authorization form for clarification.

MATERIALS AND WORKMANSHIP: All materials will meet the specified standards, and all work will be done professionally according to industry practices.

ESTIMATE AND CONDITIONS: The price is based on current conditions and may change if there are unforeseen issues that could not be seen during Shenandoah's field visit or scope changes. The estimate is for guidance only; final costs depend on actual work and conditions. Shenandoah General Construction, LLC may adjust the estimate, as necessary.

EXCLUSIONS: Engineering, permits, testing, and bonds are not included in the pricing unless specifically noted.

INSURANCE: The owner is responsible for carrying necessary insurance, such as fire and tornado. Our workers are fully insured under Workman's Compensation.

WAIVER OF CLAIMS: Both parties waive all tort claims against each other and limit any claims to breach of contract only.

TRAVEL TIME AND CANCELLATIONS: Same-day job cancellations may be subject to an \$800.00 cancellation fee.



SIGNATURE:



SHENANDOAH GENERAL CONSTRUCTION, LLC
Perry Hoff

TITLE
Estimator

DATE
05/13/2025

ACCEPTANCE OF PROPOSAL / SIGN & RETURN

The above prices, specification and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

SIGNATURE:

DATE:

COMPANY NAME:

REPRESENTATIVE:

TITLE:


FLORIDA'S COMMERCIAL PIPELINE CLEANING, INSPECTION AND REHAB SPECIALIST

1420 Martin Luther King Jr Blvd
 Sanford, FL 32771
 (407) 792-1360
 info@atlanticpipe.us

PROPOSAL

7942

CUSTOMER: PEGASUS ENGINEERING	PHONE:	DATE: 05/14/2025
STREET: 301 West State Road 434, Suite 309	JOB NAME: Harmony CDD	
CITY/STATE/ZIP: Winter Springs, FL,	JOB LOCATION: 3402 Feathergrass Ct, Harmony, FL, 34773	
ATTN: Beth Whikehart	E-MAIL: beth@pegasusengineering.net	

QUANTITY	DESCRIPTION	UOM	RATE	TOTAL
Seq: CL ST				
6.00	Vac Truck Hourly (6 Hour Min)	HRS	295.00	1,770.00
2.00	Flex Hose	EA	600.00	1,200.00
6.00	Easement Machine	HRS	125.00	750.00
1.00	Water Meter Acquisition	EA	350.00	350.00
1.00	Licensed Disposal	EA	800.00	800.00
1.00	Fuel Recovery - Vac Truck (Per Mobilization)	EA	150.00	150.00
TOTAL				5,020.00

ANY UNFORSEEN OR ABNORMAL PIPELINE OR SITE CONDITIONS WILL BE SUBJECT TO RENEGOTIATION WITHOUT
 PENALTY TO APS



FLORIDA'S COMMERCIAL PIPELINE CLEANING, INSPECTION AND REHAB SPECIALIST

1420 Martin Luther King Jr Blvd
Sanford, FL 32771
(407) 792-1360
info@atlanticpipe.us

PROPOSED RATES MAY CHANGE BASED UPON THE FOLLOWING CONDITIONS:

- 1) Calls Outs of less than 1000 LF of readily available pipeline may be billed at the hourly rate, with a 4 hour minimum. Any time on site beyond the minimum may be billed at the hourly rate
- 2) Emergency Call Outs will be subject to increased rates.
- 3) Heavy Cleaning encountered will be performed at an hourly rate, unless otherwise specified
- 4) Travel Time charges are assessed on a job by job basis
- 5) Atlantic Pipe Services provides, free cloud downloads for videos and reports. Hard Copy Reports with DVD or USB may be purchased at \$75.00 per set.
- 6) Safety Training / Orientation required for projects will be charged at the hourly rate per unit on site
- 7) Due to rising costs of fuel and overall expenses, additional fees must be assessed. These pass-through costs are assessed through daily charges, per piece of equipment on site.

Atlantic Pipe Services is committed to providing the same responsiveness, turn around time and quality of work that our valued customers have become accustomed to. APS has invested in technologies that allow us to be more efficient with operations and save on costs, however the extreme volatility within the fuel market is something we cannot control. This additional charge helps APS cover increased costs, as well as maintain the same level of service.

We propose to hereby furnish the following:

Our proposal includes all labor, material, equipment and workmanship to perform storm drainage cleaning at the above referenced project.

Project is quoted hourly and is subject to a 4 Hour minimum. Any time spent on site above and beyond the 4 Hour Minimum will be billed additionally at the same rates within the proposal.

Proposal does not include plugging and dewatering.



FLORIDA'S COMMERCIAL PIPELINE CLEANING, INSPECTION AND REHAB SPECIALIST

1420 Martin Luther King Jr Blvd
Sanford, FL 32771
(407) 792-1360
info@atlanticpipe.us

Heavy Cleaning Rates	Heavy Cleaning determined by percentage of debris in pipeline			
	12" Diameter	25.00%	3"	Debris
	15" Diameter	25.00%	4"	Debris
	18" Diameter	20.00%	4"	Debris
	24" Diameter	20.00%	5"	Debris
	30" Diameter	20.00%	6"	Debris
	36" Diameter	20.00%	7"	Debris
	42" Diameter	15.00%	6"	Debris
	48" Diameter	15.00%	7"	Debris
	54" Diameter	10.00%	5"	Debris
	60" Diameter	10.00%	6"	Debris
	In the event the required cleaning is beyond normal Heavy Cleaning, the cleaning will be performed under an hourly rate. Subject to prior client notification and approval.			

CUSTOMER RESPONSIBILITIES

- ☐ Local Dump-Site for safe disposal of debris / waste material removed from Project Location
- ☐ Local Metered Water Source
- ☒ Exposure of structures and access to all work areas without delay
- ☒ Stabilized Access to Work Areas - Two Wheel Drive Accessible
- ☐ Access to secure site for equipment storage
- ☒ Maintenance of Traffic - If Applicable

CUSTOMER RESPONSIBILITIES

Delays experienced outside of APS's direct control will be subject to an hourly charge for each unit on site

Weekend and Night Work may be subject to increase rates

Any unforeseen or abnormal pipe / site conditions will be subject to renegotiation without penalty to APS

Payment terms are NET 30 days of invoice date. APS does not agree to "Pay when paid" terms

APS Proposals are valid for 30 days from date of submission.

ATLANTIC PIPE SERVICES, LLC

PRINT NAME / TITLE		DATE	5/14/2025
SIGNATURE	Hunter Viets		

Acceptance of Proposal : The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to perform the work specified. Payment will be made as outlined.

CUSTOMER

PRINT NAME / TITLE		DATE	
SIGNATURE			

ATLANTIC PIPE SERVICES, LLC STANDARD TERMS & CONDITIONS OF BUSINESS

COMPANY: Atlantic Pipe Services, LLC, a Florida Limited Liability Company, whose address 1420 Martin Luther King Jr. Blvd, Sanford, Florida, 32771
(Hereinafter referred to as "APS")

CUSTOMER: Any corporation, company, organization, agent or individual entering into a written agreement with APS for the provision of services or materials or any other business dealing, for which payment is agreed with or becomes due and payable to APS (hereinafter referred to as "Customer")

PROPOSAL & QUOTATION: All proposals or quotations provided by APS must be in writing and signed by an authorized representative of the company to be valid and any such proposal or quotation is valid for acceptance within 30 days of the respective proposal date, unless agreed otherwise in writing.

PAYMENT TERMS: Payment of all invoices is due within 30 days from the invoice date, unless terms are agreed otherwise, in writing from APS. Any Dispute or query regarding the invoiced amount must be communicated in writing within 10 days (objection period) from the invoice date and customer will be deemed to have accepted the invoice as delivered and all services / work standards relating thereto, unless objected to in writing within the objection period. Customer agrees that no retainage will held for all services performed.

REMEDIES FOR NON-PAYMENT: All sums not paid when due will bear interest at the rate of 1.5% per month from due date until paid or the maximum legal rate permitted by law, whichever is less. In the event of legal action being deemed necessary to enforce payment, APS shall be entitled to all costs of collection, including a reasonable attorney's fee. In addition, if the customer fails to make payment to APS as herein provided, then APS may stop work without prejudice to any other remedy it may have. The parties further agree that in the event of any controversy arising between them, then in such event, the State Courts of Seminole County, Florida, shall be the forum in which the parties agree to try and have heard any matters of litigation arising out of such controversies.

WARRANTIES: All workmanship and materials are guaranteed against defects in workmanship for a period of one year from the date of substantial completion of the project. This warranty is in lieu of all other warranties, expressed or implied, including any warranties of merchantability of fitness for a particular purpose. APS will not be responsible for damage to its work by other parties or normal wear and tear. Any repair work necessitated by caused damage will be considered as an order for extra work.

INDEPENDENT CONTRACTOR: Both APS and the customer agree that APS will act as an independent contractor in the performance of its duties under this contract. Accordingly, APS shall be responsible for payment of all taxes, including Federal, State, and local taxes arising out of APS's activities, including by way of illustration but not limitation, Federal and State income tax, social security tax, Unemployment Insurance taxes, and any other taxes.

UNFORESEEN OCCURRENCE: In the event that any unforeseen occurrences or conditions are encountered after the work has commenced and which APS judge, at their sole discretion, to significantly affect or may affect the services, the risk involved in providing the services or there being a material change to the proposed or quoted scope of services, APS may a) Immediately cease work without liability to the customer, or b) renegotiate with customer to change the scope of work with price adjustment or change order, or c) Apply downtime /hourly or day rates until occurrence or condition is resolved to the satisfaction of APS.

DOWNTIME/STOPPAGES/ADDITIONAL WORK: In the event that APS is unable to work or encounter stoppages due to circumstances beyond their control or unforeseen circumstances or occurrences, particularly any underground structure problems causing delay or stoppage of work or in the event of any work being required beyond the quoted scope of work, then an hourly or daily rate will be charged, subject to prior customer notification in writing from APS.

PROJECT ESTIMATES: APS may from time to time provide written estimates of projected timescale or hours for a particular project at customer request, however, this in no way binds APS to a final timescale for the services to be provided. The actual hours will be determined by specific site requirements and operational demands, which cannot be wholly determined due to the nature of the services provided by APS.

CUSTOMER PURCHASE ORDERS: In the event that the customer chooses to issue a purchase order, whether verbal or in writing, such purchase order shall be governed by APS Standard Terms & Conditions of Business as detailed herein and any such client agreement cannot change the payment terms under any circumstances unless specifically agreed to in writing APS and such agreement being authorized and signed by the owner or director of APS. In the event of any inconsistency between the APS terms and conditions as detailed herein and the terms of a service order, the APS terms and conditions shall prevail. In any event, settlement of all APS correctly submitted invoices must be made within 30 days from invoice date, irrespective of customer having received payment from their respective customer.

CONTRACT ACCEPTANCE: In the event that the client fails to sign acceptance of an APS proposal or quotation, due to oversight by either or both parties or any other reason and the services are commenced or completed on the clients written or verbal instruction due to emergency, urgency or some other reason, then these terms and conditions will be deemed to have been accepted by the client as if such proposal or quotation had been signed.

CUSTOMER RESPOSIBILITIES: The customer will normally provide the following services, at no cost to APS for the duration of the project, unless agreed otherwise in writing by APS, a)Approved dumpsite and disposal for all materials to be removed from site of work, b) Access and exposure of all structures for APS personnel and equipment without delay, c) All temporary site facilities including suitable storage space for equipment, d)Any special permits and/or licenses, without delay, e) Supply and access to all water required for the project with meter if applicable. f)Work areas prepared and accessible, without delay, to enable the services to be provided, g) Authorized representative of the customer at the site of work, at all times services are being performed and with authority to accept the services as completed and / or hours worked and h) Location and exposure of all manholes in the project area.

CERTIFICATE OF COMPLETION

OSCEOLA COUNTY BUILDING OFFICE

ADDRESS: 7300 EVEN FIVE OAKS DR
SAINT CLOUD, FL 34773

PROJECT TITLE: COMM-Shed

PERMIT #: P24-010858

DATE COMPLETED: May 22, 2025

PERMIT TYPE: Commercial - Shed

DESCRIPTION OF WORK: Installation of a pre-manufactured shed. No utility connections.

Issued By:

Ismael Castro
Osceola County Building Official












[illegible]



OSCEOLA COUNTY BUILDING OFFICE
1 COURTHOUSE SQUARE, SUITE 1400, KISSIMEE, FLORIDA 34745
OFFICE (887) 742-0200 FAX (887) 742-0202

Commercial - Shed Inspection Record
ISSUED: JANUARY 13, 2024

POST THIS PERMIT OUTSIDE & PROTECT FROM WEATHER. DISPLAY IN A CONSPICUOUS LOCATION. VISIBLE FROM THE STREET UNTIL ALL FINAL INSPECTIONS ARE APPROVED BY THE OSCEOLA COUNTY BUILDING OFFICE.

OWNER: BRANDON EDD
CONTRACTOR: BILLY DUNN AND CONSTRUCTION, LLC

DESCRIPTION OF WORK PERMITTED: Installation of a pre-manufactured shed, for utility connections.

The person accepting the permit(s) listed below shall conform to the terms of the applications on file with the Osceola County Building Office and shall conform to the requirements of the current Florida Building Code.

Permit Number: P24-010858
Parcel Number: 30261131170010040

Site Address: 7300 EVEN FIVE OAKS DR
Subdivision: HARMONY PH 3

Two permit inquiries in 6 months is approved (penalties are not recorded unless due time frame)

Commercial 1000 Footings
Commercial 1005: Structure Concrete Pour
Commercial 1006: Steeldecking Paving/Asph
Commercial 1011: Sign on Grade
Commercial 1120: Utility / Beam / Down Cut
Commercial 1020: Ext. Sheathing/Sheeping
Commercial 1020: Ext. Wall Drywall/Plumbing
Commercial 1027: Ext. Lath & Bricks Tie
Commercial 1028: Exterior wall covering (in-progress inspection)
Commercial 1030: Framing
Commercial 1040: Building Floor
Commercial 1000: Fire Department File

ADDITIONAL INSPECTIONS:

TO REQUEST A BUILDING PERMIT INSPECTION, GO TO <http://osceola.fl.us/building> or if you are unable to reach us by email, you may request a building permit inspection by calling (887) 742-0200 between 8:30 A.M. to 4:30 P.M. There is a \$50.00 fee for each inspection.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY BE RECORDED WITH THE COUNTY CLERK'S OFFICE. IF YOU ARE THE FIRST NEWSPAPER, YOU WILL BE REQUIRED TO OBTAIN FURTHER NOTICE OF COMMENCEMENT.

Public Notice: Osceola County utilizes live video and drones to conduct some inspections. By accepting this permit, you are consenting to the use of video equipment to complete your inspection requests. If this is not acceptable, then you must provide written notification to the Building Department before requesting any inspection.

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this permit and other permits found in the public records of this county, and the applicant is responsible for obtaining all necessary permits and approvals. In addition, the applicant is responsible for obtaining all necessary permits and approvals for water management districts, state agencies or municipalities.

Page 3 of 3

Page 1 of 2





SOURCES:
AERIALS: FDOT (2023)



SCALE: 1" = 60'



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

**7004 BEARGRASS ROAD &
3305 POND PINE ROAD**

**HARMONY COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA**



JOB NO.: MSC-22055
DATE: 5/3/2025

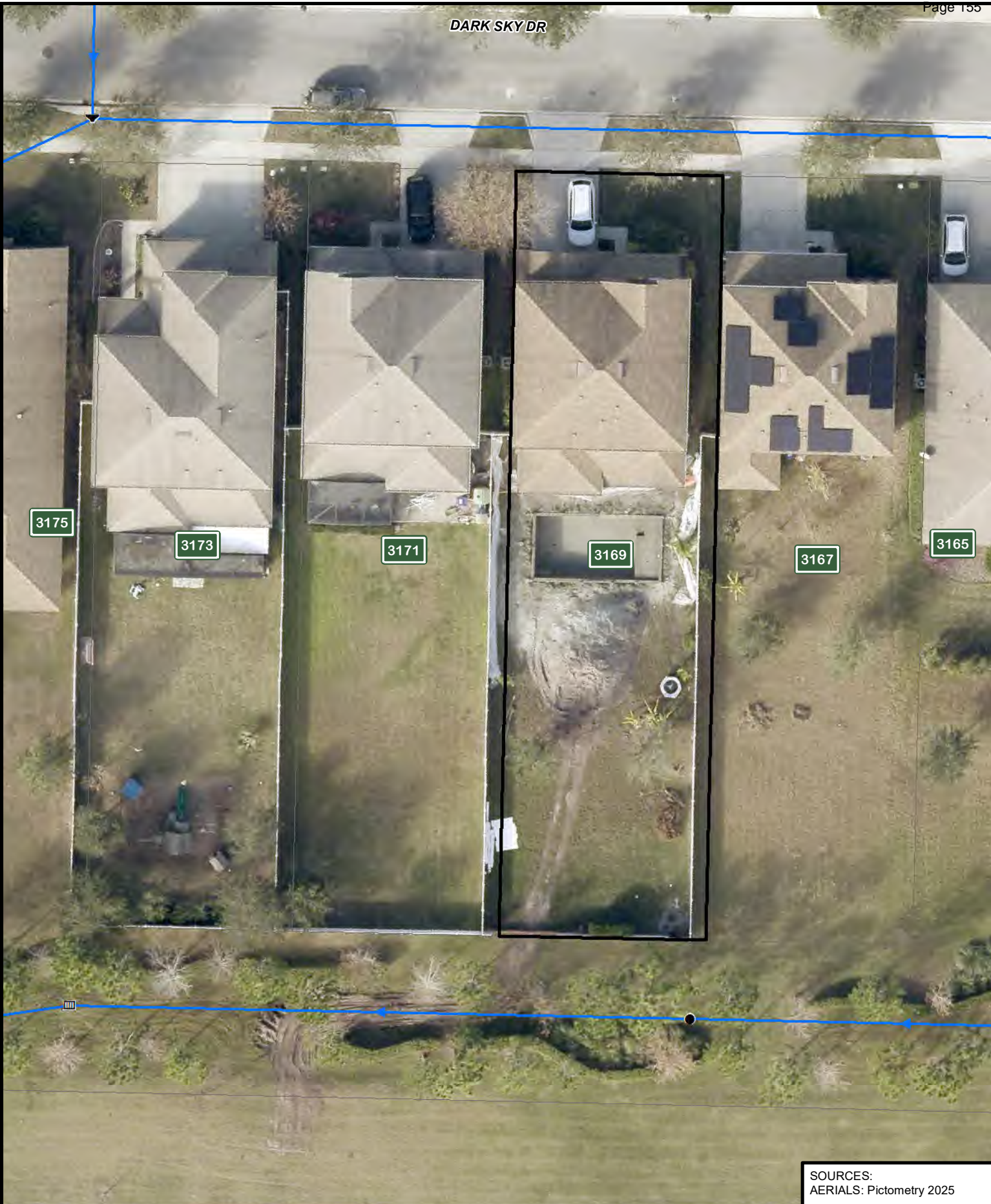
FIGURE

1





DARK SKY DR



SOURCES:
AERIALS: Pictometry 2025



SCALE: 1" = 30'



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

3169 DARK SKY DRIVE

HARMONY COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA



JOB NO.: MSC-22055
DATE: 5/3/2025

FIGURE

1







David Hamstra

From: David Hamstra
Sent: Saturday, May 3, 2025 2:13 PM
To: Eckert, Michael C.
Cc: 'Dan Leet'; Goldyn, Jennifer; Gonzalez, Joseph; Howard Neal; Pabon, Jose; Metin, Kubra
Subject: Harmony CDD | 3169 Dark Sky Drive
Attachments: Figure 1.pdf; Photo 01.JPG; Photo 02.JPG; Photo 03.JPG; Access Agreement Cordgrass All Seasons.pdf; Access Missigman Holland Pools.pdf

Importance: High

Good Afternoon Mike,

I hope this email finds you doing well this weekend. I wanted to bring to your attention a matter regarding 3169 Dark Sky Drive. A pool was recently installed at this location and the pool vendor utilized CDD property to gain access during construction. In doing so, the CDD area was impacted and requires minor re-grading and sod. Please refer to the attached figure for the location and visual evidence of the impact to the CDD property. Also, please refer to the attached photographs that document the current condition as of Thursday's site inspection. Please let me know how best to move forward.

I would like to bring to your attention that the CDD dealt with this same issue at a few locations circa 2020 and 2021. The District Counsel at that time prepared a Standard Form that the pool vendor had to sign to secure permission to use CDD property and be responsible to restore the CDD property to the pre-damaged conditions. Please find attached a few versions of that form and we may need to update the form moving forward. Lastly, we need to put back in place a process that all pool and/or fence vendors must sign a similar form prior to any access to CDD property.

Thank you for your assistance and have a great weekend!

Respectfully,

David W. Hamstra, P.E., CFM
 Stormwater Department Manager | Pegasus Engineering, LLC
 301 West State Road 434, Suite 309 | Winter Springs, Florida 32708
 407-992-9160 work (extension 309) | 407-247-0003 cell
david@pegasusengineering.net



Date 5/23/20**ACCESS AGREEMENT**

DURING THE CONSTRUCTION OF A SWIMMING POOL AT THE RESIDENCE OF:

CLIENT: Michael Wright
 ADDRESS: 3369 Cordgrass Pl
 CITY: Saint Cloud, FL PHONE: (404) 395-4134

THE PROPERTY OF:

NAME: Harmony Community Development District (CDD)
 ADDRESS: _____
 CITY: _____ PHONE: (407) 301-2235

WILL HAVE TO BE USED FOR ACCESS DURING THE CONSTRUCTION:

BY SIGNING THIS AGREEMENT I AM GIVING MY PERMISSION TO LET ALL SEASONS POOLS, INC. USE MY PROPERTY FOR ACCESS TO CONSTRUCT A SWIMMING POOL. I AM ALSO AWARE THAT ~~MY NEIGHBOR~~, FOR WHOM THE POOL IS BEING BUILT, WILL ASSUME ALL RESPONSIBILITY FOR DAMAGES, IF ANY, DURING THE NORMAL CONSTRUCTION OF THE SWIMMING POOL.

NEIGHBOR'S SIGNATURE: _____

HARMONY CDD
 7360 Five Oaks Dr
 Harmony FL 34773

NEIGHBOR'S SIGNATURE: _____

I DO HEREBY AGREE TO ASSUME ALL RESPONSIBILITY FOR ANY DAMAGE OCCURRED DURING NORMAL CONSTRUCTION OF THE SWIMMING POOL TO BOTH MY OWN AND MY NEIGHBOR'S PROPERTY.

CLIENT SIGNATURE: Michael WrightCLIENT SIGNATURE: [Signature]

Access Authorization

This letter authorizes Holland Pools and/or contractors hired by Holland Pools to encroach upon the property located at:

ACCESS THRU FIRE BREAK SEVERAL HOUSES DOWN AND
USE CDD LAND BEHIND THE HOUSES TO ACCESS BACK YARD

Site Address Where Access is Given (Address, City and Zip Code)

For the purpose of construction and/or renovation of a swimming pool, swimming pool equipment and associated amenities as described in the construction contract upon the property located at:

Carl Missigman

3451 Feathergrass ct

Address of Construction Project (Address, City and Zip Code)

Holland Pools will be granted use of this access within the time frame of construction, starting from the initial excavation of the pool and/or the commencement of renovation.

Carl Missigman will be responsible to return the encroached access area to the original grade and repair any damages to the existing access property found to be caused by Holland Pools and/or contractors hired by Holland Pools.

The cost to repair any and all damages to the access property sod, landscaping, irrigation, driveway, street curbing or sidewalks is the sole responsibility of the party who is having the pool constructed.

Access

Property Owner:

HARMONY CDD
 7360 Five Oaks Dr
 Harmony FL 34773

Date: _____

Construction Project

Property Owner:

Signature and Printed Name

DocuSigned by:

Carl Missigman

Signature and Printed Name

Date: 5/13/2021

Holland Pools

Representative:

Signature and Printed Name

Date: 5/13/21

RESOLUTION 2000 - 10

RESOLUTION SETTING FORTH THE POLICY OF THE
HARMONY COMMUNITY DEVELOPMENT
DISTRICT BOARD OF SUPERVISORS WITH REGARD
TO THE SUPPORT AND LEGAL DEFENSE OF THE
BOARD OF SUPERVISORS AND DISTRICT STAFF

WHEREAS, the Board of Supervisors and the officers, agents, and employees of the Harmony Community Development District ("District") are constantly presented with the necessity for making decisions regarding various phases of District policy and management; and

WHEREAS, it is essential to the effective operation of the District that such decisions be made in an environment where the threat of personal liability for the Board and its officers, agents, and employees is maintained at a minimum; and

WHEREAS, the Board of Supervisors wishes to formalize a policy with regard to the support and legal protection of the Board of Supervisors and its officers, agents, and employees so as to reduce the threat of personal liability to such individuals.

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

1. As set forth in this Resolution, the Harmony Community Development District, in accordance with Florida Law, agrees that the following Board members and officers, agents, or employees of the District shall not be held liable or named as a party defendant in any action allegedly caused by the negligence or wrongful act or omission of action within the scope of their office, employment, agency, or function, provided they have not acted in bad faith, with malicious purpose, or in a manner exhibiting wanton and willful disregard of human rights, safety, or property:

- (a) All members of the Board of Supervisors; and
- (b) The District Manager, Secretary, Assistant Secretary(s), District Engineer, and Counsel for the District (the "staff").

2. The District, in accordance with Florida Law, recognizes that the exclusive remedy for the actions described in paragraph 1 above, shall be by action against the Harmony Community Development District or the Chairperson of the Board of Supervisors in his or her official capacity.

3. As set forth in this Resolution, the District hereby agrees to provide legal representation to defend any civil action arising from a complaint for damages or injuries suffered as a result of any act or omission of action of any of the above-listed Board and staff members of the District, present or former, arising out of and in the scope of his or her employment or function, unless, in the case of a tort action, the Board or staff member acted in bad faith, with malicious purpose, or in a manner exhibiting wanton and willful disregard of human rights, safety, or property. Provided, however, that if the affected Board member and staff member of the District in good faith believes that there is a conflict of interest in said attorneys retained by the District providing representation to said individual, then at the request of said individual, District will and shall employ attorneys of said individual's selection to appear and defend the claim, action or item on behalf of the individual at the expense of the District. By this provision, the District does not waive any immunity from liability as granted under Florida Law, including the District's stating that to the extent the State does not through its laws protect the members of the Board and its officers, employees, or agents from liability, it is committed to doing so to the extent described in this Resolution.

4. The District may insure itself in order to cover all reasonable costs and fees directly arising out of or in connection with any legal claim or suit which directly results from a decision or act made by a Board member or staff while performing the duties and functions of his or her position.

5. This Resolution is intended to evidence the District's support of Board members and staff who perform acts and render decisions in the good faith performance of their duties and functions. The District will neither support nor defend an individual whose act or decision is the result of fraud, malfeasance or knowing criminal misconduct. The District will neither support nor defend those actions or omissions committed by an individual outside the scope of his/her office or committed in bad faith or with malicious purpose or in a manner exhibiting wanton and willful disregard of human rights, safety, or property. In the event that the District has expended funds to provide an Attorney to defend a staff or Board member who is found to be personally liable by virtue of actions outside the scope of his or her employment or function, or was acting in bad faith, with malicious purpose, or in a manner exhibiting wanton and willful disregard of human rights, safety, or property, the individual shall be required to reimburse the District for funds so expended. The District may recover such funds in a civil action against such individual.

4. The District agrees to pay any final judgment, including damages, costs, and Attorney's fees, arising from the complaint for damages or injuries

suffered as a result of any action or omission of action of any staff or Board member in a civil or civil rights lawsuit described in Section 111.07, Florida Statutes. If the civil action arises under Section 768.28, Florida Statutes, as a tort claim, the limitations and provisions of that section governing payment shall apply. If the action is a civil rights action arising under 42 U.S.C. § 1983, or similar federal statutes including by of example and not of limitation those statutes listed in 42 U.S.C. § 1988(b) (1994), payment for the full amount of judgment may be made unless the individual has been determined in the final judgment to have caused the harm intentionally. The District agrees to pay any compromise or settlement of any claim or litigation described in this paragraph, provided, however, that the District determines such compromise or settlement to be in the District's best interest.

7. This Resolution shall not apply to actions initiated by the District against a Board member, officer, agent, or employee.

THIS RESOLUTION PASSED AND ADOPTED this 24th day of March, 2000.


Secretary


Chairman

RESOLUTION 2025-08

A RESOLUTION SETTING FORTH THE POLICY OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS WITH REGARD TO THE SUPPORT AND LEGAL DEFENSE OF THE BOARD OF SUPERVISORS, OFFICERS, AND STAFF; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) and the officers and staff of the Harmony Community Development District (“District”) are constantly presented with the necessity for making decisions regarding various phases of District policy and management; and

WHEREAS, it is absolutely essential to the effective operation of the District that such decisions be made in an environment where the threat of personal liability for the Board and its officers and staff is maintained at a minimum; and

WHEREAS, the District desires to update its policy with regard to support and defense adopted through Resolution 2000-10 over twenty-five (25) years ago; and

WHEREAS, the Board wishes to formalize an updated policy with regard to the support and legal protection of the Board and its officers and staff so as to reduce the threat of personal liability to such individuals and allow for an effective decision-making environment.

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

SECTION 1. As set forth in this Resolution, the District, in accordance with Florida law, agrees that the following Board members, officers and staff (together, “Indemnitees”) of the District shall be provided the benefit of the indemnification, support, and legal defense provisions provided in this Resolution:

- A.** All members of the Board of Supervisors; and
- B.** Secretary and Assistant Secretaries, Treasurer and Assistant Treasurers, and other District officers, as well as District Staff (e.g., the District Manager, the District Engineer, and the District Counsel).

SECTION 2. As set forth in this Resolution and in accordance with Sections 111.07 and 768.28, *Florida Statutes*, the District hereby agrees to provide legal representation to defend any and all civil actions, including federal civil rights and other federal civil claims, arising from a complaint for damages or injuries suffered as a result of any action or omission of action of all Indemnitees, present or former, arising out of and in the scope of his or her employment or function, unless, in the case of a tort action, the Indemnitee acted in bad faith, with malicious purpose, or in a manner exhibiting wanton and willful disregard of human rights, safety, or property. Defense of such civil actions includes, but is not limited to, any civil rights lawsuit seeking relief personally against any Indemnitee for an act or omission under color of state law, custom or usage, wherein it is alleged that such Indemnitee has deprived another person of rights secured under the Federal Constitution or laws, including, by way of example, actions under 42 U.S.C. § 1983 or other federal statute. The District hereby further agrees to provide legal representation to defend against any other litigation arising against an Indemnitee from the performance of his or her official

duties while serving a public purpose, including civil, administrative (including, but not limited to professional grievances, ethics claims, etc.) or criminal actions as permitted by law, unless the Indemnatee acted in bad faith, with malicious purpose, or in a manner exhibiting wanton and willful disregard of human rights, safety, or property. By these provisions, the District does not waive any immunity from liability or limited waiver of such immunity as granted under Florida law. Rather, the District is stating that to the extent the State does not through its laws protect the Indemnitees from liability, the District is committed to doing so to the extent described in this Resolution and as permitted by law.

SECTION 3. The District may insure itself in order to cover all reasonable costs and fees directly arising out of or in connection with any legal claim or suit that directly results from a decision or act made by an Indemnatee while performing the duties and functions of his or her position.

SECTION 4. This Resolution is intended to evidence the District's support of Indemnitees who perform acts and render decisions in the good faith performance of their duties and functions. The District will neither support nor defend those actions or omissions committed by an individual outside the scope of his or her office or committed in bad faith or with malicious purpose or in a manner exhibiting wanton and willful disregard of human rights, safety, or property. By adoption of this Resolution, the Indemnatee(s) in question are each presumed to have acted within the scope of his or her office and are presumed to be acting in good faith, without a malicious purpose and not in a manner exhibiting wanton and willful disregard of human rights, safety or property. The District's Board of Supervisors may overcome this presumption only by unanimous vote of those participating and voting, in accordance with Section 7 herein.

SECTION 5. In the event that the District has expended funds to provide an attorney to defend an Indemnatee who is found to be personally liable by virtue of actions outside the scope of his or her employment or function, or is found to have acted in bad faith, with malicious purpose, or in a manner exhibiting wanton and willful disregard of human rights, safety, or property, the individual shall be required to reimburse the District for funds so expended. The District may recover such funds in a civil action against such individual.

SECTION 6. Subject to the condition that the Indemnatee did not act in bad faith, with malicious purpose, or in a manner exhibiting wanton and willful disregard of human rights, safety, or property, the District agrees to pay any final judgment, including damages, fines, penalties or other damages, costs, and attorney's fees and costs, arising from any complaint for damages or injuries suffered as a result of any action or omission of action of any Indemnatee as described in Section 111.07, *Florida Statutes*, to the extent permitted by law. If the action arises under Section 768.28, *Florida Statutes*, as a tort claim, the limitations and provisions of that section governing payment shall apply. If the action is a civil rights action arising under 42 U.S.C. § 1983, or similar federal statutes, payment for the full amount of judgment may be made unless the individual has been determined in the final judgment to have caused the harm intentionally. The District agrees to pay any compromise or settlement of any claim or litigation described in this paragraph, provided, however, that the District determines such compromise or settlement to be in the District's best interest.

SECTION 7. To rebut the presumption of the automatic payment of judgments or provision of legal representation pursuant to this Resolution, at least one of the following determinations shall be made by a unanimous decision of the District's Board of Supervisors participating and voting:

- A. The actions of the Indemnatee were outside the scope of his or her duties and authority; or
- B. The acts or omissions of the Indemnatee constituted bad faith, malicious purpose, intentional infliction of harm or were done in a manner exhibiting wanton and willful disregard of human rights, safety or property; or

- C. The Indemnatee received financial profit or advantage to which he or she was not legally entitled.

SECTION 8. To ensure the provision of legal representation pursuant to this Resolution, the following must be met:

- A. A copy of the summons, complaint, notice, demand letter or other document or pleading in the action, or a letter setting forth the substance of any claim or complaint, must be delivered to the District Chair, Vice Chair, District Manager or District Counsel within fourteen (14) calendar days after actual receipt of any such document together with a specific request in writing that the District defend or provide representation for the Indemnatee; and
- B. The Indemnatee must cooperate continuously and fully with the District in the defense of the action.

SECTION 9. Any indemnification, legal defense or other protection provided pursuant to this representation shall not extend to:

- A. Consulting or other outside professional or business activities for which the Indemnatee received financial or other material compensation, which are outside the scope of his or her District duties and authority; and
- B. Any independent contractor for whom defense or indemnification is not authorized pursuant to Section 1.B. of this Resolution, unless the Board votes to authorize such indemnification, legal defense, or other protection; and
- C. Any fine, penalty or other punishment imposed as a result of conviction for a criminal offense, and any legal fees and costs incurred to defend criminal prosecution in which a conviction is obtained; and
- D. Claims brought against the Indemnatee by the District's Board of Supervisors; and
- E. Any indemnification or defense prohibited by law.

SECTION 10. In the event legal representation or defense is provided pursuant to this Resolution, the Indemnatee may either:

- A. Retain legal counsel appointed by the District, in which case legal counsel shall be paid directly by the District; or
- B. Retain legal counsel chosen by the Indemnatee, in which case the District shall have the right to:
 - i. Approve, in advance, any agreement for legal fees or disbursements; and
 - ii. Pay all or part of the legal fees, costs and other disbursements and to set a maximum for legal fees, costs and other disbursements; and
 - iii. Direct the defense and settle or compromise the action or claim; and

- iv. Reduce or offset any monies that may be payable by the District by any court costs or attorney's fees awarded to the Indemnatee.

SECTION 11. The benefits of the policy adopted in this Resolution shall not enlarge the rights that would have been available to any third-party plaintiff or claimant in the absence of this policy.

SECTION 12. To the extent permitted by law, this policy shall inure to the benefit of the heirs, personal representatives and estate of the Board member and/or officer.

SECTION 13. The District reserves the right to change, modify or withdraw this Resolution in its sole discretion, except as to actions, demand or other claims based on acts or omissions that occurred before the effective change, modification or withdrawal of this Resolution.

SECTION 14. This Resolution shall not apply to actions initiated by the District against a Board Supervisor, committee member, officer, agent, staff member, or employee.

SECTION 15. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 16. This Resolution shall be effective as of its adoption on the date listed below and shall apply to any acts or omissions occurring after that date. Resolution 2000-10 shall remain effective for any acts or omissions occurring prior to the date of adoption of this Resolution.

PASSED AND ADOPTED this 29 day of May 2025.

ATTEST:

**HARMONY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair

ORDINANCE #_____

AN ORDINANCE OF THE OSCEOLA COUNTY BOARD OF COUNTY COMMISSIONERS REGULATING THE PARKING OF VEHICLES ON COUNTY-OWNED RIGHT OF WAY WITHIN THE HARMONY SUBDIVISION; PROVIDING A PURPOSE AND INTENT; PROVIDING FOR DEFINITIONS OF TERMS; PROVIDING FOR DUAL REAR WHEEL VEHICLE PARKING; PROVIDING FOR EXEMPTIONS; PROVIDING FOR PARKING OF VEHICLES; PROVIDING FOR RESPONSIBILITY; PROVIDING FOR ENFORCEMENT; PROVIDING FOR SUPPLEMENTAL ENFORCEMENT, CIVIL PENALTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the County Commission has been requested by the Harmony Community Development District Board of Supervisors to adopt certain parking regulations which would address numerous parking issues impacting the subdivision; and

WHEREAS, the County Commission finds that the Harmony subdivision has a proliferation of recreational and commercial vehicles, including boats, trailers and camper type vehicles parked in the subdivision for extended periods of time; and

WHEREAS, County Commission finds that the nature of the Harmony community has led to an excessive number of recreational and commercial vehicles parked on the county-owned rights of way throughout the subdivision as well as untagged and/or inoperable vehicles being parked in the subdivision; and

WHEREAS, the County Commission finds this situation is aesthetically incompatible with a residential subdivision and creates pedestrian and vehicular safety hazards; and

WHEREAS, it is determined that the parking of vehicles, outside of certain approved parking areas within Harmony subdivision creates problems with access for emergency response vehicles and therefore poses a risk to the health and safety of Harmony residents; and

WHEREAS, it is hereby determined that the parking of vehicles, outside of certain approved parking areas within Harmony subdivision constitutes a nuisance in that it presents an unsightly condition; and

WHEREAS, it is determined that such unsightly occurrences diminish property values and generally degrade the quality of life for the residents of said neighborhood; and

WHEREAS, the County Commission finds that the enactment of this ordinance will promote the public health, safety and welfare; and

WHEREAS, the prohibitions contained within this ordinance are legislatively deemed to be reasonable and the least restrictive measure to control and regulate such unsightly situations and are intended to come within the meaning and purview of *City of Coral Gables v. Wood*, 305 So2d 261 (Ha. 3d DCA 1974) and *Henley v. City of Cape Coral*, 292 So.2d 410 (Ha. 2d DCA 1974).

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF OSCEOLA COUNTY, FLORIDA:

Section 1. Purpose and Intent.

The purpose and intent of this Ordinance is to adopt provisions regulating the parking of vehicles on county-owned Right of Way located within the Harmony subdivision, as defined by the metes and bounds description attached hereto as Exhibit A (hereinafter referred to as "Harmony"), in order to ameliorate nuisance conditions caused by improperly parked vehicles.

Section 2. Definitions of Terms.

The following definitions of terms shall apply for the purpose of this Ordinance:

- A. "Dual rear wheel vehicle" means motor trucks, trailers, semi- trailers, tractor trailer combinations, and all other vehicles used, intended for use, or designed for use as a means of transporting persons or property and propelled by power other than muscular power which have more than or are designed to have more than four (4) weight-bearing wheels, but not including dual rear wheel pickup trucks with a one ton or less load capacity.
- B. "Parked" means the standing of a vehicle, whether occupied or not otherwise than temporarily for the purpose of and while actually engaged in loading or unloading merchandise or embarking or disembarking passengers.
- C. "Person" means any individual, firm, sole proprietorship, partnership, corporation, or unincorporated association.
- D. "Right of Way" means land which the County owns or has an easement devoted to, planned, proposed, or required for use as, or in conjunction with, a public road.

- E. “Substantially Shielded from Public View” means that the vehicle must be parked behind opaque fencing or other lawfully permitted visual barrier unless on the authorized and approved paved parking area.
- F. “Vehicle” means every device capable of traveling or being moved upon a public highway or public waterway and in, upon, or by which any person or property may be transported or drawn upon a public highway or public waterway, including, but not limited to cars, trucks, motorcycles, and other similar devices.

Section 3. Dual Rear Wheel Vehicle Parking; Exemptions.

- A. Within Harmony, no person shall park or suffer, cause, or permit the parking of a dual rear wheel vehicle unless such vehicle is parked within the confines of a garage or other structure (as may be permitted by applicable codes, ordinances, and regulations) in such a fashion as to be fully shielded from public view, except temporarily while actually engaged in loading or unloading passengers or property.
- B. Notwithstanding the parking restrictions of this Section 3, dual rear wheel vehicles which fall within the purview of the following types of vehicles may be allowed as a conditional use pursuant to the standards and procedures of the Osceola County Zoning Regulations and/or Land Development Regulations:
 - 1. Authorized Emergency Vehicles as defined by Florida Statute 316.003(1) when parked on a lot accommodating the dwelling unit within which the vehicle operator resides on a 24-hour call to duty basis.
 - 2. Tow Trucks meeting the standards of Chapter 15B-9, Florida Administrative Code, which are owned or maintained by a wrecker operator approved by the Division of Florida Highway Patrol for inclusion on the wrecker rotation list for the wrecker rotation zone(s) serving Osceola County pursuant to Florida Statute 321.051 and Chapter 15B-9, Florida Administrative Code, when parked on a lot accommodating the dwelling unit within which its operator resides on a 24-hour call basis for towing services to the public.

Section 4. Parking All Vehicles; Where prohibited.

- A. The parking of any vehicle or trailer shall be prohibited in the following areas:

1. All times of day within the Osceola County Right of Way which is marked by signage as “No Parking,” consistent with the map attached hereto as **Exhibit B**. Funding for the fabrication and installation and maintenance of the “No Parking” signage shall be individually or collectively funded by the County, Harmony Community Development District or the Harmony Homeowners Association, Inc.
2. Within the Osceola County Right of Way between the hours of 11:00 pm and 7:00 am.

Section 5. Responsibility.

The owner of vehicle parked in violation of this ordinance shall be responsible for not complying with this ordinance. Nothing herein negates or modifies the ability of any applicable homeowner’s association to regulate parking by its members.

Section 6. Enforcement

The Code Enforcement Board shall have jurisdiction to hear and decide violations of this Article. Any person who violates any of the provisions of this Article, shall upon Code Enforcement action, be punished as provided in Osceola County Code Chapter 7 and its Amendments. The jurisdiction of the Code Enforcement Board shall not be exclusive. Any alleged violation of any of the provisions of this Article may pursue by appropriate remedy, whether by injunctive, declaratory, or other civil or criminal sanction, in court, at the option of the County. The provisions of this ordinance may be additionally enforced as a non-criminal infraction by the sheriff, deputy sheriff, and any other authorized law enforcement officer.

Section 7. Supplemental Enforcement; Civil Penalty.

This Ordinance may be enforced pursuant to the supplemental procedures contained in Chapter 7 of the Osceola County Code of Ordinances. The civil penalty for violation of this ordinance shall be \$100.00 per violation.

Section 8. Severability.

It is declared to be the intent of the Board of County Commissioners that, if any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof

Section 9. Conflict.

Any Ordinance or part thereof in conflict with this Ordinance or any part hereof is hereby repealed to the extent of the conflict.

Section 10. Inclusion Into The Code.

The provisions of this Ordinance shall be included and incorporated within the Code of Ordinances of Osceola County, Florida, and maybe re-numbered or re-lettered to accommodate such inclusion.

Section 11. Effective Date.

This Ordinance shall be filed with the Department of State and become effective one hundred and twenty (120) days after the date of its adoption.

ATTEST:

BOARD OF COUNTY COMMISSIONERS OF
OSCEOLA COUNTY, FLORIDA

BY: _____
Chairman/Vice-Chairman

OSCEOLA COUNTY CLERK OF THE BOARD

BY: _____
Clerk/Deputy Clerk of the Board

On

By

Exhibit A Legal Description of Harmony

Exhibit B Map of No Parking Areas

Exhibit A

Legal Description of Harmony

DRAFT

Exhibit B

Map of No Parking Areas

DRAFT

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	THRU	April-	PROJECTED		BUDGET
	FY 2025	3/31/2025	9/30/2025	FY 2025		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

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		ANNUAL
	BUDGET	THRU	April-	PROJECTED	% +/-(-)	BUDGET
	FY 2025	3/31/2025	9/30/2025	FY 2025	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

Summary of Assessment Rates

				O & M			2014 Debt Service			2015 Debt Service			Total						
		Lot	Lot			% Change			% Change			% Change		\$ Change	% Change			FY 2025 Par	
Neighborhood	Neighborhood Name	Type	Width	FY 2026	FY 2025	(Decrease)/ Increase	FY 2026	FY 2025	(Decrease)/ Increase	FY 2026	FY 2025	(Decrease)/ Increase	FY 2026	FY 2025	(Decrease)/ Increase	(Decrease)/ Increase	Units	Acres	Balance Per Unit/Acre
A-1	Ashley Park	MF	n/a	\$ 802.59	\$ 708.86	13.2%	\$ 605.71	\$ 605.71	0.0%	\$ -	\$ -	N/A	\$ 1,408.30	\$ 1,314.57	\$ 93.73	7.1%	186	19.77	\$ 3,400
	Birchwood	SF	80	\$ 2,537.25	\$ 2,240.94	13.2%	\$ 1,914.87	\$ 1,914.87	0.0%	\$ -	\$ -	N/A	\$ 4,452.12	\$ 4,155.81	\$ 296.31	7.1%	9	23.58	\$ 10,500
		SF	65	\$ 2,061.51	\$ 1,820.76	13.2%	\$ 1,555.83	\$ 1,555.83	0.0%	\$ -	\$ -	N/A	\$ 3,617.34	\$ 3,376.59	\$ 240.75	7.1%	25		\$ 8,600
		SF	52	\$ 1,649.21	\$ 1,456.61	13.2%	\$ 1,244.66	\$ 1,244.66	0.0%	\$ -	\$ -	N/A	\$ 2,893.87	\$ 2,701.27	\$ 192.60	7.1%	35		\$ 6,900
		SF	42	\$ 1,332.05	\$ 1,176.49	13.2%	\$ 1,005.31	\$ 1,005.31	0.0%	\$ -	\$ -	N/A	\$ 2,337.36	\$ 2,181.80	\$ 155.56	7.1%	22		\$ 5,500
		SF	35	\$ 1,110.05	\$ 980.41	13.2%	\$ 837.75	\$ 837.75	0.0%	\$ -	\$ -	N/A	\$ 1,947.80	\$ 1,818.16	\$ 129.64	7.1%	15		\$ 4,600
C-1	Cypress	SF	80	\$ 2,495.56	\$ 2,204.12	13.2%	\$ 1,883.40	\$ 1,883.40	0.0%	\$ -	\$ -	N/A	\$ 4,378.96	\$ 4,087.52	\$ 291.44	7.1%	10	25.82	\$ 10,300
		SF	65	\$ 2,027.64	\$ 1,790.84	13.2%	\$ 1,530.26	\$ 1,530.26	0.0%	\$ -	\$ -	N/A	\$ 3,557.90	\$ 3,321.10	\$ 236.80	7.1%	30		\$ 8,400
		SF	52	\$ 1,622.11	\$ 1,432.68	13.2%	\$ 1,224.21	\$ 1,224.21	0.0%	\$ -	\$ -	N/A	\$ 2,846.32	\$ 2,656.89	\$ 189.43	7.1%	35		\$ 6,700
		SF	42	\$ 1,310.17	\$ 1,157.16	13.2%	\$ 988.78	\$ 988.78	0.0%	\$ -	\$ -	N/A	\$ 2,298.95	\$ 2,145.94	\$ 153.01	7.1%	30		\$ 5,400
		SF	35	\$ 1,091.81	\$ 964.30	13.2%	\$ 823.98	\$ 823.98	0.0%	\$ -	\$ -	N/A	\$ 1,915.79	\$ 1,788.28	\$ 127.51	7.1%	12		\$ 4,500
	C-2	Cypress	SF	80	\$ 2,595.02	\$ 2,291.97	13.2%	\$ 1,958.47	\$ 1,958.47	0.0%	\$ -	\$ -	N/A	\$ 4,553.49	\$ 4,250.44	\$ 303.05	7.1%	4	17.54
		SF	65	\$ 2,108.46	\$ 1,862.22	13.2%	\$ 1,591.26	\$ 1,591.26	0.0%	\$ -	\$ -	N/A	\$ 3,699.72	\$ 3,453.48	\$ 246.24	7.1%	14		\$ 8,700
		SF	52	\$ 1,686.77	\$ 1,489.78	13.2%	\$ 1,273.01	\$ 1,273.01	0.0%	\$ -	\$ -	N/A	\$ 2,959.78	\$ 2,762.79	\$ 196.99	7.1%	13		\$ 7,000
		SF	42	\$ 1,362.39	\$ 1,203.28	13.2%	\$ 1,028.20	\$ 1,028.20	0.0%	\$ -	\$ -	N/A	\$ 2,390.59	\$ 2,231.48	\$ 159.11	7.1%	31		\$ 5,600
		SF	35	\$ 1,135.32	\$ 1,002.74	13.2%	\$ 856.83	\$ 856.83	0.0%	\$ -	\$ -	N/A	\$ 1,992.15	\$ 1,859.57	\$ 132.58	7.1%	25		\$ 4,700
D-1	Drake	SF	80	\$ 2,681.04	\$ 2,367.94	13.2%	\$ 2,023.39	\$ 2,023.39	0.0%	\$ -	\$ -	N/A	\$ 4,704.43	\$ 4,391.33	\$ 313.10	7.1%	9	10.35	\$ 11,100
		SF	65	\$ 2,178.34	\$ 1,923.95	13.2%	\$ 1,644.00	\$ 1,644.00	0.0%	\$ -	\$ -	N/A	\$ 3,822.34	\$ 3,567.95	\$ 254.39	7.1%	20		\$ 9,000
		SF	52	\$ 1,742.68	\$ 1,539.16	13.2%	\$ 1,315.20	\$ 1,315.20	0.0%	\$ -	\$ -	N/A	\$ 3,057.88	\$ 2,854.36	\$ 203.52	7.1%	6		\$ 7,200
D-2	Drake	SF	n/a	\$ 1,592.56	\$ 1,406.58	13.2%	\$ 1,201.91	\$ 1,201.91	0.0%	\$ -	\$ -	N/A	\$ 2,794.47	\$ 2,608.49	\$ 185.98	7.1%	11	2.32	\$ 6,600
E	Estates	SF	n/a	\$ 4,249.26	\$ 3,753.01	13.2%	\$ 3,206.92	\$ 3,206.92	0.0%	\$ -	\$ -	N/A	\$ 7,456.18	\$ 6,959.93	\$ 496.25	7.1%	51	28.70	\$ 17,600
G	Green	SF	52	\$ 1,918.25	\$ 1,694.23	13.2%	\$ 1,447.71	\$ 1,447.71	0.0%	\$ -	\$ -	N/A	\$ 3,365.96	\$ 3,141.94	\$ 224.02	7.1%	62	39.86	\$ 8,000
		SF	42	\$ 1,549.36	\$ 1,368.42	13.2%	\$ 1,169.30	\$ 1,169.30	0.0%	\$ -	\$ -	N/A	\$ 2,718.66	\$ 2,537.72	\$ 180.94	7.1%	85		\$ 6,400
		SF	35	\$ 1,291.13	\$ 1,140.35	13.2%	\$ 974.41	\$ 974.41	0.0%	\$ -	\$ -	N/A	\$ 2,265.54	\$ 2,114.76	\$ 150.78	7.1%	39		\$ 5,400
H-1	Rosewood	SF	35	\$ 1,443.09	\$ 1,274.56	13.2%	\$ 1,073.54	\$ 1,073.54	0.0%	\$ -	\$ -	N/A	\$ 2,516.63	\$ 2,348.10	\$ 168.53	7.2%	39	20.34	\$ 5,900
		SF	40	\$ 1,649.25	\$ 1,456.64	13.2%	\$ 1,288.25	\$ 1,288.25	0.0%	\$ -	\$ -	N/A	\$ 2,937.50	\$ 2,744.89	\$ 192.61	7.0%	14		\$ 7,100
		SF	50	\$ 2,061.56	\$ 1,820.80	13.2%	\$ 1,594.98	\$ 1,594.98	0.0%	\$ -	\$ -	N/A	\$ 3,656.54	\$ 3,415.78	\$ 240.76	7.0%	13		\$ 8,700
		SF	25	\$ 1,030.78	\$ 910.40	13.2%	\$ 766.82	\$ 766.82	0.0%	\$ -	\$ -	N/A	\$ 1,797.60	\$ 1,677.22	\$ 120.38	7.2%	46		\$ 4,200
H-2/F/A-2/M	H-2=Hawthorne F=Cherry Hill A-2=Ashley Park M=Lakes	SF	50	\$ 2,097.69	\$ 1,852.71	13.2%	\$ 1,592.89	\$ 1,592.89	0.0%	\$ -	\$ -	N/A	\$ 3,690.58	\$ 3,445.60	\$ 244.98	7.1%	164	45.56	\$ 8,700
	I=South Lake J=East Lake L=Enclave O=Waterside		40			13.2%			0.0%			0.0%				7.2%			
I/J/L/O		SF		\$ 2,077.87	\$ 1,835.21		\$ -	\$ -		\$ 1,534.73	\$ 1,534.73		\$ 3,612.60	\$ 3,369.94	\$ 242.66		138	153.00	\$ 13,000
		SF	50	\$ 2,597.33	\$ 2,294.01	13.2%	\$ -	\$ -	0.0%	\$ 1,918.41	\$ 1,918.41	0.0%	\$ 4,515.74	\$ 4,212.42	\$ 303.32	7.2%	222		\$ 16,200
		SF	60	\$ 3,116.80	\$ 2,752.81	13.2%	\$ -	\$ -	0.0%	\$ 2,302.10	\$ 2,302.10	0.0%	\$ 5,418.90	\$ 5,054.91	\$ 363.99	7.2%	31		\$ 19,500
	K	North Lake	SF	40	\$ 2,077.87	\$ 1,835.21	13.2%	\$ 1,432.69	\$ 1,432.69	0.0%	\$ 3,510.56	\$ 3,267.90	0.0%	\$ 3,510.56	\$ 3,267.90	\$ 242.66	7.4%	38	
		SF	50	\$ 2,597.33	\$ 2,294.01	13.2%	\$ -	\$ -	0.0%	\$ 1,790.86	\$ 1,790.86	0.0%	\$ 4,388.19	\$ 4,084.87	\$ 303.32	7.4%	28		\$ -
		SF	60	\$ 3,116.80	\$ 2,752.81	13.2%	\$ -	\$ -	0.0%	\$ 2,149.03	\$ 2,149.03	0.0%	\$ 5,265.83	\$ 4,901.84	\$ 363.99	7.4%	14		\$ -
Office		Office		\$ 7,550.94	\$ 6,669.12	13.2%	\$ -	\$ -	0.0%	\$ 5,505.44	\$ 5,505.44	0.0%	\$ 13,056.38	\$ 12,174.55	\$ 881.83	7.2%		0.28	\$ 46,500
GC	Golf Course	Golf Course		\$ 7,550.94	\$ 6,669.12	13.2%	\$ -	\$ -	0.0%	\$ 52,624.28	\$ 52,624.28	0.0%	\$ 60,175.22	\$ 59,293.39	\$ 881.83	1.5%		4.20	\$ 444,400
Comm	Commercial	Comm		\$ 7,550.94	\$ 6,669.12	13.2%	\$ -	\$ -	0.0%	\$ 5,505.44	\$ 5,505.44	0.0%	\$ 13,056.38	\$ 12,174.55	\$ 881.83	7.2%		2.44	\$ 46,500
Tract GA		TBD		\$ 7,550.94	\$ 6,669.12	N/A	\$ -	\$ -	0.0%	\$ -	\$ -	N/A	\$ 7,550.94	\$ 6,669.12	\$ 881.83	N/A		2.13	\$ -
Cat Lake Access		TBD		\$ 7,550.94	\$ 6,669.12	N/A	\$ -	\$ -	0.0%	\$ -	\$ -	N/A	\$ 7,550.94	\$ 6,669.12	\$ 881.83	N/A		2.61	\$ -
TC/M*	Town Center/Lakes	SF	50	\$ 2,176.83	\$ 1,922.61	13.2%	\$ -	\$ -	0.0%	\$ 1,234.92	\$ 1,234.92	0.0%	\$ 3,411.75	\$ 3,157.53	\$ 254.22	8.1%	35	10.09	\$ 10,420
TC	Town Center	TC 1 and TC 2		\$ 7,550.94	\$ 6,669.12	13.2%	\$ -	\$ -	0.0%	\$ 5,505.44	\$ 5,505.44	0.0%	\$ 13,056.38	\$ 12,174.55	\$ 881.83	7.2%		11.93	\$ 46,500
TC*	Town Center	TC 3 and TC 4		\$ 7,550.94	\$ 6,669.12	13.2%	\$ -	\$ -	0.0%	\$ 4,283.68	\$ 4,283.68	0.0%	\$ 11,834.62	\$ 10,952.80	\$ 881.83	8.1%		7.43	\$ 36,200
																	1561	427.95	\$ -

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

RESOLUTION 2025-09**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT APPROVING THE BUDGET FOR FISCAL YEAR 2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW**

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“Board”) of the Harmony Community Development District (“District”) prior to June 15, 2025, a proposed operation and maintenance budget and debt service budgets for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“Proposed Budget”); and

WHEREAS, the Board has considered said Proposed Budget and desires to set the required public hearing thereon;

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

Date: Thursday, July 28, 2025

Hour: 6:00 p.m.

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

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least two days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.
Adopted this 29th day of May, 2025.

ATTEST:

**HARMONY COMMUNITY
DEVELOPMENT District**

Secretary/Assistant Secretary

Chairman/Vice Chairman

Exhibit A: Fiscal Year 2026 Proposed Budget



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 21, 2025

Ms. Melinda Gallo
District Administrative Assistant II
Harmony Community Development District
313 Campus St
Celebration, FL 34747

RE: Harmony Community Development District – Registered Voters

Dear Ms. Gallo:

Thank you for your letter requesting confirmation of the number of registered voters within the Harmony Community Development District as of April 15, 2025.

The number of registered voters within the Harmony CDD is 2,512 as of April 15, 2025.

If I can be of further assistance, please contact me at 407.742.6000.

Respectfully yours,

A handwritten signature in blue ink that reads "Mary Jane Arrington".

Mary Jane Arrington
Supervisor of Elections

Vote
Osceola



Quarterly Compliance Audit Report

Harmony

Date: April 2025 - 1st Quarter

Prepared for: Sandra Demarco

Developer: Inframark

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

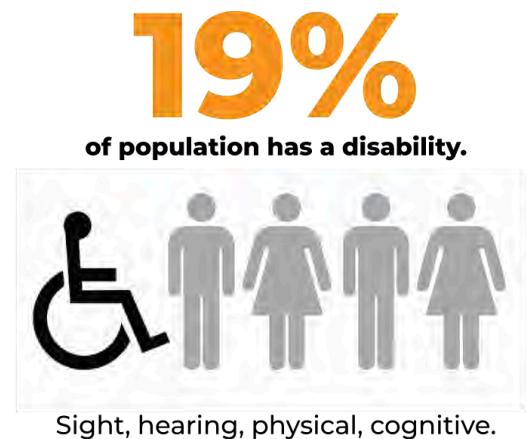
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This 'friendlier' language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

**MINUTES OF MEETING
HARMONY COMMUNITY DEVELOPMENT DISTRICT**

The budget meeting of the Board of Supervisors of the Harmony Community Development District (“CDD” or “District”) was held Thursday, March 27, 2025, at 4:30 p.m. at Su Mesa Café, 7250 Harmony Square Dr S, St. Cloud, FL 34773.

Present and constituting a quorum were:

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

Also present,

Joseph Gonzalez	District Manager, Inframark
Kyle Goldberg	Field Inspection Coordinator, Inframark
Jose Pabon	Field Supervisor, Inframark
Howard Neal	Field Services Director, 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. Leet called the meeting to order at 4:30 p.m. and a quorum was established.

SECOND ORDER OF BUSINESS Audience Comments

A resident commented on the topic of budget increases, noting that the operations and maintenance fees have steadily risen over the past few years. The resident requested that the District consider aligning future budget increases with the rate of inflation.

THIRD ORDER OF BUSINESS Discussion of Fiscal Year 2026 Preliminary Budget

The Board reviewed the preliminary budget with Mr. Gonzalez. Mr. Gonzalez discussed the initial columns outlining projections for the upcoming fiscal year, including potential increases in specific line items. In response, the Board expressed a desire for a more in-depth understanding of these budget components and requested input from someone with strong expertise in budget preparation and financial analysis.

Mr. Gonzalez clarified that the purpose of the current budget workshop was not to adopt the budget, but rather to review the projected increases for Fiscal Year 2026. Mr. Gonzalez noted that the upcoming budget workshop would serve as the deciding meeting, during which the Board would formally adopt the budget and submit it to the County.

FOURTH ORDER OF BUSINESS Supervisor Requests

There were no requests at this time.

FIFTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Leet, seconded by Ms. Williams, with all in favor, the meeting adjourned at 5:36 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

**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, March 27, 2025, at 6:00 p.m. at Su Mesa Café, 7250 Harmony Square Dr S, St. Cloud, FL 34773.

Present and constituting a quorum were:

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

Also present,

Joseph Gonzalez	District Manager, Inframark
Kubra Metin	District Legal Counsel, Kutak Rock
Kyle Goldberg	Field Inspection Coordinator, Inframark
Jose Pabon	Field Supervisor, Inframark
Nick Lomasney	Area Operations Manager, United Land Services
Howard Neal	Field Services Director, 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. Leet 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. Coronel, with all in favor, the agenda was adopted.

THIRD ORDER OF BUSINESS Audience Comments

A resident stated that she had missed the recent meeting and heard there were comments made regarding the roundabout. The resident expressed interest in obtaining a way to review the meeting minutes. Additionally, the resident mentioned that she wanted to address an email that had been sent to the Board concerning the bond refinance.

A resident mentioned inquiring about the speed bumps and noted having witnessed someone speeding in the area. The resident also asked if aeration could be implemented around the ponds. Additionally, the resident stated that she had spoken with the landscaping company regarding the annuals, as she feels they have not been looking well-maintained. The resident also requested that the trails be properly maintained.

A resident stated that she regularly uses the pool at the swim club and expressed concern that, since the restaurant opened, the parking lot has primarily been used by restaurant patrons rather than those using the pool.

FIFTH ORDER OF BUSINESS Business Items

B. Discussion on Bond Refinancing

Dylan Schwartz from FMS Bond Refinance presented his presentation to the Board.

C. Discussion on “No Commercial Vehicle Parking” Signs

Mr. Yeager joined the call and stated that he is unsure of the capacity in which the sheriff can be required to enforce the signage. Mr. Leet mentioned that an ordinance was established a few years ago. Mr. Yeager will send over the ordinances for the Board to review.

FOURTH ORDER OF BUSINESS Staff Reports

A. United Land Services Landscaping Report

It was mentioned that the circle has been completed, including the installation of sod and the feather grass. It was also noted that deer have been eating the Arbutus; deer repellent has been ordered and will be applied next week. A proposal for annuals is scheduled to be discussed at today’s meeting.

i. Consideration of Damaged Sod Proposal

The item was tabled until next month, pending a professional opinion from United.

ii. Consideration of Spring Flowers Annuals Proposal

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, Spring Flowers Annuals Proposal was approved.

FIFTH ORDER OF BUSINESS Business Items

B. Discussion of SOD Damage Behind Dark Sky

The item was tabled until next month, pending a professional opinion from United.

C. Discussion of Leaf Clean-Up

Mr. Gonzalez will contact the County regarding drainage cleaning and will confer with the District Engineer about utilizing APS for cleaning the drains. The boats at the bass docks will be removed for painting. It was noted that the issues pending from the field inspection have been completed. Pressure washing has been performed at the community entrances. For Issue Number 7, it was mentioned that the entire team is needed to remove the accumulated leaves. Issues 11 and 12 were completed on the same day as the inspection.

FOURTH ORDER OF BUSINESS Staff Reports**B. Field Inspection Report**

Issue Number 19 was completed today. The ADA pads have been ordered and, once they arrive, they will be installed by the field staff.

i. Discussion of Jago Pro Proposals

The sidewalk proposal was tabled until the District Engineer assesses the sidewalk repair.

A proposal for commercial door installation submitted by Economy Systems

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, commercial door installation proposal was approved.

A proposal for the Buck Lake restroom pump by WindRiver.

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, Buck Lake restroom pump proposal was approved.

D. District Engineer

The ramp at Clay Brook Road has been completed.

E. District Counsel

- i. Notice of Rule Development for License Fee and Removal Deposit**
- ii. Notice of Rulemaking for License Fee and Removal Deposit**

The Board opened the floor for discussion regarding the license fee.

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, the floor was open for discussion regarding the license fee.

A resident commented that allowing signage could become a headache for the CDD and may create challenges for management. The resident also expressed concern that the proposed fee amount is too small.

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, the floor was closed for discussion regarding the license fee.

iii. Consideration of Resolution 2025-06, Setting Rate Ranges

A motion was to adopt Resolution 2025-06, as amended, with the license fee set at \$500 on an annual basis and the deposit fee set between \$1,000 and \$2,000.

On MOTION by Mr. Leet, seconded by Ms. Coronel, with all in favor, Resolution 2025-06, Setting Rate Ranges was adopted as amended.

iv. Consideration of Resolution 2025-07, Adopting Signage Policy

A motion was made to adopt Resolution 2025-07, with the amendment that Mr. Gonzalez must bring any proposed signage to the Board for approval.

On MOTION by Mr. Leet, seconded by Ms. Coronel, with all in favor, Resolution 2025-07, Adopting Signage Policy was adopted as amended.

v. Consideration of Adoption of Current License Fee and Current Deposit Amount by Motion

On MOTION by Mr. Leet, seconded by Ms. Coronel, with all in favor, Current License Fee and Current Deposit Amount was adopted.

vi. Discussion of Board Member Social Media Engagement

This item was tabled.

F. District Manager

Mr. Gonzalez had nothing to report.

FIFTH ORDER OF BUSINESS Business Items

A. Presentation by MBS Capital Markets, LLC Regarding Bond Refinance

i. Agreement for Underwriting Services

ii. Refunding Summary

MBS presented the bond refinance presentation and informed the Board of the refunding summary. A motion was made to direct District Counsel and District Management to work with FMS.

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, the Board directed District Counsel and District Management to work with FMS.

D. Discussion of Harmony Pool Cameras

E. Discussion of Flock Safety System

The matter cannot be discussed at this time and will need to be addressed in a shade session.

F. Discussion of Chatflow 360 AI

A 24/7 answering service will be implemented, which will also assist in navigating the website. The system will be capable of recording questions submitted by residents.

SIXTH ORDER OF BUSINESS **Consent Agenda****A. Consideration of Minutes from February 27, 2025, Regular Meeting****B. Review of Financial Statements****C. Acceptance of Check Register #298**

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

SEVENTH ORDER OF BUSINESS **Supervisor Requests**

There are no supervisor 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 9:22 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

TO: Board of Supervisors, Harmony CDD
FROM: Christian Haller, Accountant
CC: Angel Montagna, District Manager
DATE: May 16, 2025
SUBJECT: April 2025 Financials

Please find the attached April 2025 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 April is approximately 85% of the annual budget.
 - Non Ad Valorem Assessment collections are currently at 84%.
 - Garden Lot - Includes lease payments for garden lot.
- Total Expenditures through April are at 47% of the annual budget.
 - ▶ Administrative
 - P/R-Board of Supervisors - Includes payroll for meetings through April 2025.
 - ProfServ-Legal Services - Kutak Rock general counsel through April 2025.
 - Insurance - General Liability -Egis insurance policy paid in Full for FY25.
 - ProfServ-Trustee Fees - US Bank series 2014 and 2015 services.
 - ▶ Field
 - ProfServ-Field Management - Contract with Inframark.
 - ▶ Landscaping Services
 - Miscellaneous Services - Includes Hurrican Milton clean up, Field overseeding.
 - ▶ Utilities
 - Utility-Water & Sewer - Services provided by TOHO.
 - ▶ Operation & Maintenance
 - R&M-Roads & Alleyways - Includes ramp improvements.
 - R&M-Parks & Facilities - Various supplies and repairs, including dog waste bags, field staff supplies, water leak repair.

General Fund Reserves

- ▶ \$421,054 fund balance.

HARMONY

Community Development District

Financial Report

April 30, 2025

Prepared by



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HARMONY
Community Development District

Financial Statements

(Unaudited)

April 30, 2025

HARMONY

Community Development District

Governmental Funds**Balance Sheet**

April 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND RESERVES	SERIES 2014 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
ASSETS					
Cash - Checking Account	\$ 712,557	\$ -	\$ -	\$ -	\$ 712,557
Accounts Receivable	10	-	-	-	10
Due From Other Funds	-	-	34,501	15,037	49,538
Investments:					
Money Market Account	1,316,725	421,054	-	-	1,737,779
Prepayment Account	-	-	1,097	173,813	174,910
Reserve Fund	-	-	607,313	340,000	947,313
Revenue Fund	-	-	1,480,311	632,751	2,113,062
Prepaid Items	427	-	-	-	427
TOTAL ASSETS	\$ 2,029,719	\$ 421,054	\$ 2,123,222	\$ 1,161,601	\$ 5,735,596
LIABILITIES					
Accounts Payable	\$ 32,610	\$ -	\$ -	\$ -	\$ 32,610
Due To Other Funds	49,538	-	-	-	49,538
TOTAL LIABILITIES	82,148	-	-	-	82,148
FUND BALANCES					
Nonspendable:					
Prepaid Items	427	-	-	-	427
Restricted for:					
Debt Service	-	-	2,123,222	1,161,601	3,284,823
Assigned to:					
Operating Reserves	467,801	-	-	-	467,801
Unassigned:	1,479,343	421,054	-	-	1,900,397
TOTAL FUND BALANCES	\$ 1,947,571	\$ 421,054	\$ 2,123,222	\$ 1,161,601	\$ 5,653,448
TOTAL LIABILITIES & FUND BALANCES	\$ 2,029,719	\$ 421,054	\$ 2,123,222	\$ 1,161,601	\$ 5,735,596

HARMONY

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 30,000	\$ 17,500	\$ 17,105	\$ (395)
Interest - Tax Collector	-	-	5,555	5,555
Special Assmnts- Tax Collector	2,854,048	2,854,048	2,409,363	(444,685)
Special Assmnts- Discounts	(114,162)	(114,162)	(92,662)	21,500
Access Cards	1,200	700	610	(90)
Insurance Reimbursements	-	-	14,419	14,419
User Facility Revenue	600	350	-	(350)
Garden Lot	1,200	700	1,069	369
TOTAL REVENUES	2,772,886	2,759,136	2,355,459	(403,677)
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	14,000	11,667	5,800	5,867
FICA Taxes	1,071	893	513	380
ProfServ-Arbitrage Rebate	1,200	600	-	600
ProfServ-Dissemination Agent	1,500	1,500	2,000	(500)
ProfServ-Engineering	70,000	40,833	35,353	5,480
ProfServ-Legal Services	60,000	35,000	43,867	(8,867)
ProfServ-Mgmt Consulting	73,468	42,856	41,608	1,248
ProfServ-Property Appraiser	392	392	554	(162)
ProfServ-Recording Secretary	4,456	2,599	-	2,599
ProfServ-Special Assessment	9,360	9,360	9,360	-
ProfServ-Trustee Fees	10,160	5,927	6,324	(397)
Auditing Services	5,000	5,000	4,850	150
Postage and Freight	1,000	581	149	432
Rental - Meeting Room	7,500	4,375	2,325	2,050
Insurance - General Liability	27,000	27,000	26,543	457
Legal Advertising	1,200	700	477	223
Misc-Assessment Collection Cost	57,080	57,080	46,408	10,672
Annual District Filing Fee	175	175	175	-
Total Administration	344,562	246,538	226,306	20,232
<u>Field</u>				
ProfServ-Field Management	387,084	225,799	219,223	6,576
Total Field	387,084	225,799	219,223	6,576
<u>Landscape Services</u>				
Contracts-Mulch	77,347	45,122	-	45,122
Contracts-Annals	14,000	8,169	-	8,169
Contracts - Landscape	746,392	435,395	417,221	18,174
R&M-Irrigation	30,000	17,500	16,200	1,300
R&M-Trees and Trimming	40,000	23,331	18,399	4,932
Miscellaneous Services	50,000	29,169	26,360	2,809
Total Landscape Services	957,739	558,686	478,180	80,506

HARMONY

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Utilities</u>				
Electricity - General	43,000	25,083	21,360	3,723
Electricity - Streetlights	139,000	81,083	72,062	9,021
Utility - Water & Sewer	220,000	128,333	179,016	(50,683)
Total Utilities	402,000	234,499	272,438	(37,939)
<u>Operation & Maintenance</u>				
Utility - Refuse Removal	3,500	2,044	2,482	(438)
R&M-Ponds	100,000	58,333	3,588	54,745
R&M-Pools	60,000	35,000	24,293	10,707
R&M-Roads & Alleyways	2,000	1,169	7,200	(6,031)
R&M-Streetlights	10,000	5,833	-	5,833
R&M-Vehicles	15,000	8,750	-	8,750
R&M-Equipment Boats	10,000	5,833	-	5,833
R&M-Parks & Facilities	45,000	26,250	55,553	(29,303)
R&M-Garden Lot	2,000	1,167	287	880
Sidewalk Panel Replacements	20,000	11,667	-	11,667
R&M-Invasive Plant Maintenance	105,000	61,250	-	61,250
Security Enhancements	6,000	3,500	3,557	(57)
Op Supplies - Fuel, Oil	8,000	4,667	-	4,667
Cap Outlay - Vehicles	15,000	15,000	-	15,000
Reserve - Other	280,000	-	3,969	(3,969)
Total Operation & Maintenance	681,500	240,463	100,929	139,534
TOTAL EXPENDITURES	2,772,885	1,505,985	1,297,076	208,909
Excess (deficiency) of revenues Over (under) expenditures	1	1,253,151	1,058,383	(194,768)
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	(280,000)	(280,000)	(352,199)	(72,199)
TOTAL FINANCING SOURCES (USES)	(280,000)	(280,000)	(352,199)	(72,199)
Net change in fund balance	\$ (279,999)	\$ 973,151	\$ 706,184	\$ (266,967)
FUND BALANCE, BEGINNING (OCT 1, 2024)	1,241,387	1,241,387	1,241,387	
FUND BALANCE, ENDING	\$ 961,388	\$ 2,214,538	\$ 1,947,571	

HARMONY

Community Development District

General Fund Reserves

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 8,158	\$ 8,158
TOTAL REVENUES	-	-	8,158	8,158
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	8,158	8,158
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	280,000	280,000	352,199	72,199
TOTAL FINANCING SOURCES (USES)	280,000	280,000	352,199	72,199
Net change in fund balance	\$ 280,000	\$ 280,000	\$ 360,357	\$ 80,357
FUND BALANCE, BEGINNING (OCT 1, 2024)	60,697	60,697	60,697	
FUND BALANCE, ENDING	\$ 340,697	\$ 340,697	\$ 421,054	

HARMONY

Community Development District

Series 2014 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ -	\$ -	\$ 38,618	\$ 38,618
Special Assmnts- Tax Collector	1,202,792	1,202,792	1,007,058	(195,734)
Special Assmnts- Discounts	(48,112)	(48,112)	(38,731)	9,381
TOTAL REVENUES	1,154,680	1,154,680	1,006,945	(147,735)
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	24,056	24,056	19,398	4,658
Total Administration	24,056	24,056	19,398	4,658
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	215,912	276,254	(60,342)
Excess (deficiency) of revenues Over (under) expenditures	(13,088)	938,768	730,691	(208,077)
Net change in fund balance	\$ (13,088)	\$ 938,768	\$ 730,691	\$ (208,077)
FUND BALANCE, BEGINNING (OCT 1, 2024)	1,392,531	1,392,531	1,392,531	
FUND BALANCE, ENDING	\$ 1,379,443	\$ 2,331,299	\$ 2,123,222	

HARMONY

Community Development District

Series 2015 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ -	\$ -	\$ 20,088	\$ 20,088
Special Assmnts- Tax Collector	474,957	474,957	438,907	(36,050)
Special Assmnts- Prepayment	-	-	172,925	172,925
Special Assmnts- Discounts	(18,998)	(18,998)	(16,880)	2,118
TOTAL REVENUES	455,959	455,959	615,040	159,081
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	9,499	9,499	8,454	1,045
Total Administration	9,499	9,499	8,454	1,045
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	136,402	196,307	(59,905)
Excess (deficiency) of revenues				
Over (under) expenditures	(117,349)	319,557	418,733	99,176
Net change in fund balance	\$ (117,349)	\$ 319,557	\$ 418,733	\$ 99,176
FUND BALANCE, BEGINNING (OCT 1, 2024)	742,868	742,868	742,868	
FUND BALANCE, ENDING	\$ 625,519	\$ 1,062,425	\$ 1,161,601	

HARMONY

Community Development District

Supporting Schedules

April 30, 2025

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
1/9/2025	\$ 10,873	\$ 222	\$ 343	\$ 11,438	\$ 7,148	\$ 2,988	\$ 1,302
1/9/2025	\$ 136,433	\$ 4,306	\$ 2,784	\$ 143,523	\$ 89,694	\$ 37,490	\$ 16,339
2/10/2025	\$ 40,058	\$ 907	\$ 818	\$ 41,783	\$ 26,112	\$ 10,914	\$ 4,757
2/10/2025	\$ 2,620	\$ 7	\$ 53	\$ 2,680	\$ 1,675	\$ 700	\$ 305
3/11/2025	\$ 38,799	\$ 400	\$ 792	\$ 39,990	\$ 24,992	\$ 10,446	\$ 4,553
3/11/2025	\$ 1,903	\$ -	\$ 39	\$ 1,942	\$ 1,214	\$ 507	\$ 221
4/9/2025	\$ 38,423	\$ -	\$ 784	\$ 39,207	\$ 24,502	\$ 10,241	\$ 4,464
4/9/2025	\$ 10,277	\$ -	\$ 210	\$ 10,487	\$ 6,554	\$ 2,739	\$ 1,194
TOTAL	\$ 3,632,795	\$ 148,273	\$ 74,260	\$ 3,855,328	\$ 2,409,363	\$ 1,007,058	\$ 438,907

Collected in %

84.49%

TOTAL OUTSTANDING	\$ 707,891	\$ 442,392	\$ 184,910	\$ 80,589
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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

Cash and Investment Report
April 30, 2025

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%	\$712,557
Money Market Account	Bank United	Money Market Account	n/a	3.99%	\$1,316,725

Reserve Fund

Money Market Account	Bank United	Money Market Account	n/a	3.99%	\$421,054
Subtotal					<u>\$2,450,336</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	4.25%	\$1,097
Series 2014 Reserve Fund	US Bank	US Bank Gcts	n/a	4.25%	\$607,313
Series 2014 Revenue Fund	US Bank	US Bank Gcts	n/a	4.25%	\$1,480,311
Series 2015 Prepayment Fund	US Bank	US Bank Gcts	n/a	4.25%	\$173,813
Series 2015 Reserve Fund	US Bank	US Bank Gcts	n/a	4.25%	\$340,000
Series 2015 Revenue Fund	US Bank	US Bank Gcts	n/a	4.25%	\$632,751
Subtotal					<u>\$3,235,285</u>
Total					<u><u>\$5,685,621</u></u>

HARMONY COMMUNITY DEVELOPMENT DISTRICT
Invoice Report

INVOICE APPROVAL # 299

Date: 4/16/2025

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount	Total
AARON'S BACKFLOW SERVICES	40171	R	8,890.00	
		Vendor Total		<u>\$8,890.00</u>
CHARTER COMMUNICATIONS - ACH	1997518012825	R	120.00	
	19975000101625	R	133.98	
		Vendor Total		<u>\$253.98</u>
BERGER, TOOMBS, ELMGAINS & FRANK	371136	R	4,850.00	
		Vendor Total		<u>\$4,850.00</u>
		R		
		Vendor Total		<u>\$0.00</u>
ELAN FINANCIAL SERVICES	112624-01777	R	356.02	
		Vendor Total		<u>\$356.02</u>
ELEMENT ENVIROMENTAL	1197	R	7,200.00	
		Vendor Total		<u>\$7,200.00</u>
FEDEX	8-787-48920	R	37.58	
	8-727-45577	R	20.51	
		Vendor Total		<u>\$58.09</u>
INFRAMARK	145951	R	100.00	
	147140	R	37,261.50	
		Vendor Total		<u>\$37,361.50</u>
KUTAK ROCK LLP	3539235	R	6,957.50	
		Vendor Total		<u>\$6,957.50</u>
LEONARD	88000427	R	3,969.00	
		Vendor Total		<u>\$3,969.00</u>
ORLANDO UTILITIES COMMISSION	11025	R	13,217.65	
		Vendor Total		<u>\$13,217.65</u>
OSCEOLA NEWS-GEZETTE	F7BA084D-0095	R	73.69	
		Vendor Total		<u>\$73.69</u>
SUMESA CAFÉ		R	475.00	
		Vendor Total		<u>\$475.00</u>

HARMONY COMMUNITY DEVELOPMENT DISTRICT
Invoice Report

INVOICE APPROVAL # 299

Date: 4/16/2025

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount	Total
TOHO WATER AUTHORITY - ACH	031725.-8389	R	24,169.56	
		Vendor Total		\$24,169.56
UNITED LAND SERVICES	131352	R	765.00	
	132156	R	1,594.80	
	140405	R	1,016.81	
	140408	R	5,662.06	
	140412	R	1,795.00	
	140416	R	744.00	
	140420	R	2,259.00	
	140534	R	3,542.30	
	140538	R	2,966.30	
	143141	R	60,782.67	
		Vendor Total		\$81,127.94
WASTE CONNECTIONS OF FLORIDA	1533696W460	R	426.54	
		Vendor Total		\$426.54
			Total Invoices	\$ 189,386.47

HARMONY COMMUNITY DEVELOPMENT DISTRICT
Invoice Report

INVOICE APPROVAL # 300

Date: 5/16/2025

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount	Total
AARON'S BACKFLOWSERVICES	41198	R	1,260.00	
		Vendor Total		<u>\$1,260.00</u>
BERGER, TOOMBS ELAM GAINS & FRANK	371136	R	4,850.00	
		Vendor Total		<u>\$4,850.00</u>
CHARTER COMMUNICATIONS - ACH	19975000040625	R	120.00	
	1997518042825	R	133.98	
		Vendor Total		<u>\$253.98</u>
ELAN FINANCIAL SERVICES	325251777	R	3,962.85	
		Vendor Total		<u>\$3,962.85</u>
FAR OUT SOLUTIONS LLC	123166	R	51.80	
	124647	R	51.80	
		Vendor Total		<u>\$103.60</u>
INFRAMARK	149058	R	4,420.83	
	149087	R	37,261.50	
		Vendor Total		<u>\$41,682.33</u>
HARMONY CDD	051325-203	R	34,500.96	
	051325-204	R	15,036.58	
		Vendor Total		<u>\$49,537.54</u>
KUTAK ROCK LLP	3553049	R	5,811.00	
		Vendor Total		<u>\$5,811.00</u>
LLS TAX SOLUTIONS INC	3729	R	600.00	
		Vendor Total		<u>\$600.00</u>
OSCEOLA NEW GAZETTE	F7BA084D-0083	R	44.66	
	F7BA084D-0097	R	73.59	
	F7BA084D-0099	R	59.71	
		Vendor Total		<u>\$177.96</u>
ORLANDO UTILITIES COMMISSION	31425	R	13,554.78	
		Vendor Total		<u>\$13,554.78</u>

HARMONY COMMUNITY DEVELOPMENT DISTRICT
Invoice Report

INVOICE APPROVAL # 300

Date: 5/16/2025

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount	Total
PEGASUS ENGINEERING	227865	R	3,911.40	
		Vendor Total		\$3,911.40
SPIES	315372	R	267.00	
	316996	R	267.00	
	Vendor Total		\$534.00	
TOHO WATER AUTHORITY - ACH	051625-8389ACH	R	24,682.97	
		Vendor Total		\$24,682.97
UNITED LAND SERVICES	148590	R	1,475.00	
	148591	R	527.88	
	148226	R	60,782.67	
	Vendor Total		\$62,785.55	
WASTE CONNECTIONS OF FLORIDA	154628-W460	R	426.54	
		Vendor Total		\$426.54
			Total Invoices	\$ 214,134.50