HARMONY COMMUNITY DEVELOPMENT DISTRICT

AGENDA PACKAGE

Thursday, August 7, 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:
Jennifer Goldyn, Regional Director
Michael Eckert, District Counsel
David Hamstra, District Engineer
Jose Raul Pabon, Field Supervisor
Howard Neal, Field Services Director

Meeting Agenda Thursday, August 7, 2025 – 4:00 p.m.

1	C	all to Order and Roll Call
1.		
2. 3.		loption of the Agenda Idience Comments – Three- (3) Minute Time Limit
3. 4.		esentations by Proposers for District Management and Field Management and
4.		aintenance Services
	i.	Vesta District Services (District Management and Field)
	1.	a. Presentation
		b. Board Member Questions
	::	•
	11.	Rizzetta & Company (District Management and Field) a. Presentation
		b. Board Member Questions
	:::	<u>.</u>
	iii.	PFM Group Consulting (District Management Only) a. Presentation
	:	b. Board Member Questions Covernmental Management Services (District Management Only)
	iv.	Governmental Management Services (District Management Only) a. Presentation
		b. Board Member Questions Special District Services (District Management Only)
	v.	Special District Services (District Management Only) a. Presentation
	:	b. Board Member Questions Borman Construction (Field Management and Meintenance Only)
	vi.	Berman Construction (Field Management and Maintenance Only) a. Presentation
_	D.	b. Board Member Questions
5. 6.		inking of Proposals for Field Management and Maintenance Services
	\mathbf{M}	anagement and Maintenance Services
7.		thorization to District Counsel to Prepare and the Chairman to Execute an
		reement for Field Management and Maintenance Services
8.		lection of Company for District Management Services and Direction to District
	Co	ounsel to Prepare and the Chairman to Execute an Agreement for District
	\mathbf{M}	anagement Services
9.	Βι	siness Items
	i.	Presentation of Fiscal Year 2026 Budget by District Management and
		Board Discussion Regarding Adjustments to the Budget, if any
		a. Consideration of Resolution 2025-11, Adopting the Fiscal
		Year 2026 Final Budget P. 260
	ii.	Public Hearing on Levying the O&M Assessments
		a. Consideration of Resolution 2025-12, Levying the O&M
		Assessments P. 280
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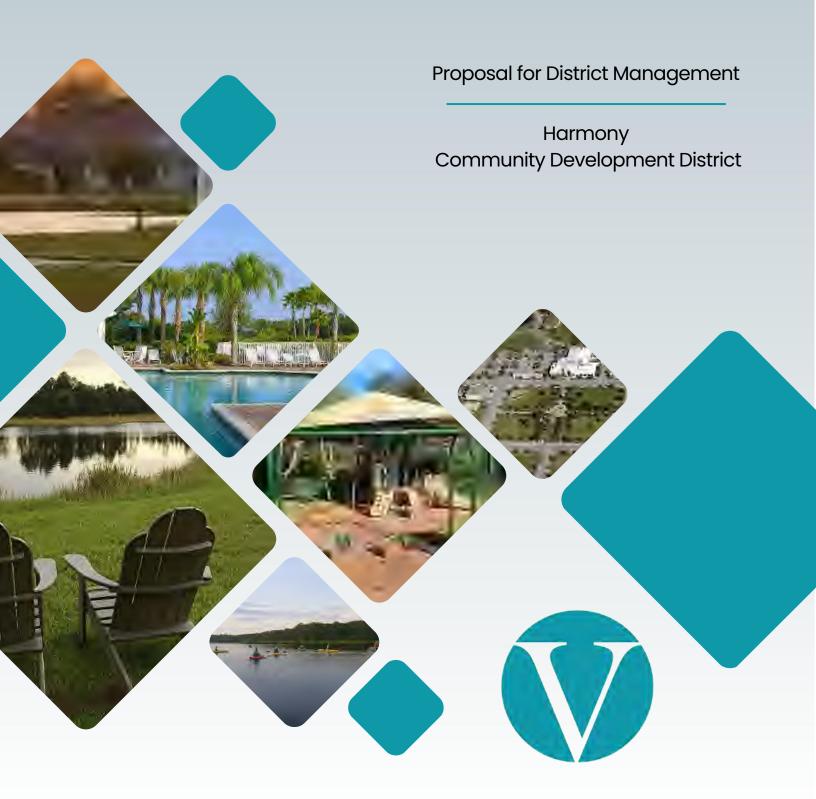
District Office: 313 Campus Street Celebration FL 34747 407-566-1935 www.harmonycdd.org

Meeting Location: Su Mesa Cafe 7250 Harmony Square Dr S St. Cloud, FL 34773 Call-in 929-205-6099, ID 4276669233

	iii.	Consideration of Resolution 2025-13, Adopting the Fiscal Year	
		2026 Meeting Schedule	P. 286
	iv.	Consideration of Goals and Objectives for Fiscal Year 2026	
		(due by October 1, 2025)	P. 288
	v.	Discussion of Next Meeting Date or Meeting Continuation	
10.	Staf	ff Reports	
	i.	United Land Services Landscaping Report	
	ii.	Field Inspection Report	P. 292
	iii.	District Engineer	
	iv.	District Counsel	
	v.	District Manager	
11.	Co	onsent Agenda	
	i.	Consideration of Minutes from June 26, 2025, Regular Meeting	P. 300
	ii	Consideration of Minutes from July 03, 2025, Continued Meeting	P. 305
	iii.	Consideration of Minutes from July 24, 2025, Special Meeting	P. 307
	iv.	Review of Financial Statements	P. 310
	v.	Acceptance of Check Register #302	P. 323
12.	Su	pervisor Requests	
13.		ljournment	

The next meetings are scheduled for Thursday, August 28, 2025 and Thursday, September 25, 2025, at 6:00 p.m.

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



Vesta District Services

Your Community, Our Commitment

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FLORIDA'S COMMUNITY MANAGEMENT SPECIALIST

A 30-YEAR TRACK RECORD WORTHY OF YOUR TRUST



CELEBRATING 30 YEARS OF SERVICE TO OUR COMMUNITIES 1995 - 2025

July 15, 2025

Re: Harmony Community Development District - Proposal for District Management

Dear Board of Supervisors,

On behalf of Vesta Property Services Inc., it is my pleasure to submit the following proposal for District Management-related services for your Community Development District. This submission outlines our company's qualifications and capabilities, in hopeful anticipation of providing these important services to the Board and residents of your District.

Vesta has extensive experience managing transitions between management companies for large districts and understands the importance of a strong initial commitment. We have successfully supported previous transitions by providing both amenity and field operations assistance, and we are fully familiar with the unique challenges and service requirements involved. Our team is enthusiastic about the opportunity and ready to begin immediately, bringing trusted professionals you can rely on.

Vesta's proposal includes the services of our talented and experienced District Manager, Barry Jeskewich, with Heath Beckett as the backup District Manager, overseen and supported by our local Regional Director of District Services, Kyle Darin (see bios within). You will also have the assistance of our uniquely qualified financial, accounting, and administrative leadership and support teams to resolve any immediate issues and to forward plan for the benefit of the residents of the District.

Thank you for your consideration of our proposal. We very much look forward to the opportunity to serve the community and work with the District, the Board of Supervisors, and other District staff. Should you have any questions or require additional information, please feel free to contact me directly at (321) 263-0132 x742 or kdarin@vestapropertyservices.com.



Most respectfully,

Kyle Darin
District Services Regional Director
250 International Pkwy #208
Lake Mary, Florida 32746
(321) 263-0132 x742

ABOUT US

Founded in 1995 and headquartered in Jacksonville, Florida, **Vesta's success has been driven by three key factors**:

- Our commitment to <u>meeting our clients' needs</u>, first and foremost.
- Our Culture is our "secret sauce" and allows us to source and hire the best associates in the industry.
- The close <u>Teamwork</u> between our (1) Senior Management team,
 (2) Shared Services associates both in our corporate
 headquarters and part of our close regional support, and (3)
 industry's best-in-class Frontline Managers and their
 teammates in a variety of operational disciplines.





MISSION & VALUES

Vesta's Mission is to provide communities with exceptional associates delivering unparalleled management and lifestyle services. To that end, we ensure outstanding support for our clients & associates.

Our Three Core Values are:

- Be Accountable
- Act Respectfully
- Serve Honorably

OUR REACH

We have fifteen (15) fully-staffed offices based throughout Florida. Vesta successfully provides a wide-ranging suite of professional community management services from Amelia Island to Miami and almost every city in between.



OUR STORY: COMPANY OVERVIEW, TIMELINE & MILESTONES

Originally incorporated as Point Management in 1973, Vesta Property Services, Inc. provides financing, management, and ancillary services to developers of planned-unit communities and resident associations in connection with clubhouses, golf courses, amenity and infrastructure facilities, and commercial real estate, as well as Special District and governmental agency management. Below is a timeline featuring some key milestones that have marked our journey:

1995

THE LAUNCH OF VESTA PROPERTY SERVICES, INC.



In Jacksonville, Florida, Frank Surface's trailblazing vision launches Vesta Property Services to be a single source for: (1) affordable and flexible financing, (2) expert community management services, and (3) creative and thriving lifestyle services – all under one umbrella, consistently improving and growing, and propelled by a best-in-class Senior Leadership Team.

2011

AMENITIES LEADERSHIP



Vesta acquires Florida's leading, statewide provider of amenities management services - Amenity Services Group, Inc. - specializing in serving the vital operations, maintenance, and lifestyle needs of Community Development Districts since 1997.

2020

DISTRICT SERVICES / STATEWIDE OFFICES





Vesta brought our vision of becoming a premier full-service community management company to life by acquiring DPFG Management & Consulting, LLC — a specialist in district management and financing — in 2020.

Present

GROWTH



Vesta now has 15 offices throughout Florida, manages over 600 communities and special districts, and employs 1,200 associates for our clientele.



We work so our residents can love where they live, in every community, every single day.

77







Operations, Service, Leadership, and Problem-Solving are key passions of Barry, who forecasts, identifies efficiencies, and coordinate teams to deliver results. Barry has garnered national exposure for multiple professional achievements; the transfer of land ownership from the Indiana Department of Natural Resource decommissioned Avoca Fish Hatchery to the Marshal Township residents, crowdfunding the development of mixed-use public greenspace for the City of Bedford, and the importance of summer camps for development in the lives of our youth.

Barry earned a bachelor's degree in Parks, Recreation, and Leisure Management from Purdue University, is a Licensed Community Association Manager, and a graduate of both the NRPA Directors School and the School of Park Foundations. He has participated in a number of think tank workshops, Podcasts, and mentoring programs.

Before joining Vesta, Barry was the onsite Director of Operations for a large (2,000+ homes) master planned community and CDD in St. Augustine, Florida called Shearwater.

Heath Beckett Backup District Manager



Heath Beckett is the District Manager overseeing the Tampa and Orlando markets. He joined Vesta Property Services three months ago, bringing over 23 years of experience in the hotel and hospitality industry. Heath has held various leadership roles throughout his career, quickly rising through the ranks to become a General Manager at Hilton and, most recently, at Marriott properties.

With a strong background in operations and a passion for delivering exceptional customer experiences, Heath's expertise aligns seamlessly with the community management industry. His hands-on approach and dedication to service excellence make him a valuable asset to the Vesta team.

Heath holds a degree in Data Communications from Cincinnati State College. His combination of technical knowledge and hospitality experience allows him to bring a unique perspective to his role, ensuring communities receive top-tier service and operational efficiency.

Kyle DarinRegional Director, District Services



Kyle has been with Vesta Property Services since 2021, first serving as our onsite General Manager at MiraBay (Harbor Bay CDD) in Apollo Beach. Prior to Vesta, Kyle held executive leadership roles in world-class hotels and resorts in Tampa, Boca Raton, Las Vegas, and Orlando. Kyle specializes in operations and process management, having led several optimization and efficiency initiatives during his operational career at locations such as the Boca Raton Resort & Club (a Waldorf Astoria Resort), The Hilton and Waldorf Astoria Bonnet Creek, and The Venetian | The Palazzo Las Vegas.

With over 15 years of leadership experience, Kyle has managed budgets in excess of \$100M, teams as large as 4,000 associates, oversaw and managed several capital projects, hotel and community clubhouse renovations and rebranding, and brings with him a passion for service excellence, employee training, and effective management of staff. In his role as District Manager, Kyle is able to provide valuable counsel to boards, sharp insight during the budget process, professional and effective communication, and skilled leadership and management of vendors and fellow staff. Kyle prides himself on building, maintaining, and improving relationships across all industries, and is able to leverage those relationships to the benefit of his clients.

Scott Smith
Vice President, District Services



Scott Smith has over 17 years of experience working with special districts and communities throughout the state of Florida. He joined Vesta in 2020 and became the Vice President of District Services in 2022.

He oversees and supports the District Services team in all aspects throughout the state. Prior to joining Vesta, he was a Director of Operations for another District Management firm out of Tampa for 12 years where he worked as a District Manager, Onsite Amenity Manager & an Association Manager during his tenure with that firm and has experience in all aspects of Community Management. Scott also worked in the hospitality industry before starting in Property Management and held management positions with Universal Studios and The Florida Aquarium in Tampa. Scott is currently involved in multiple industry associations and is also a graduate of the Leadership Tampa Bay Class of 2020.

Michael Bush Field Service Manager



Michael is a dedicated Field Manager with over 15 years of experience in the property management industry. Throughout his career, he has developed a strong passion for creating outstanding living environments and building lasting relationships with both residents and property owners.

Michael has overseen a diverse portfolio of properties, including multi-family residential units and commercial spaces. These experiences have deepened his understanding of the unique challenges and opportunities that each property type presents. He believes that effective property management extends beyond maintaining buildings—it's about enhancing the quality of life for residents while maximizing value for property owners.

In his role as Field Manager, Michael has successfully led teams across multiple locations, implementing industry best practices and fostering a culture of collaboration. Known for his strong communication skills and supportive leadership style, he takes pride in mentoring his team and helping them grow professionally. His commitment to excellence and team development consistently leads to high resident satisfaction and strong operational outcomes.

Logan Muether Senior Financial Analyst



Logan Muether is Vesta District Services Senior Financial Analyst with experience relating to special district formation, implementation, financing and management. He has been working with DPFG/Vesta since 2019 and became the Senior Financial Analyst in 2021. Logans primary responsibilities include management and applications of special assessment bonds and methodologies, strategic financial planning, and financial analysis for clients.

As Senior Financial Analyst of our District Management Services Division, Logan develops and prepares the annual budgets and administers all annual assessment rolls for Vesta District Services. During his tenure, Logan has developed budgets totaling over \$200M in special assessments on behalf of the special districts. Logan holds a Bachelor's of Science in Business Administration with a focus in finance from Florida Southern College.





Skye Lee has 17 years in accounting and financial services. Before joining the Vesta Corporate Accounting team in 2020, Skye was responsible for overseeing the accounting in over 200 properties in the residential and commercial industry, as well as serving as a Development Analyst. She specialized in auditing, acquisition and disposition underwriting, due diligence, and construction accounting.

As Controller for our District Management Services Division, Skye oversees our staff accounting team members who are responsible for budgeting and forecasting and financial statement accounting as well as construction accounting. She oversees Accounts Payable, Accounts Receivable and our Payroll Services.

Patricia Kerr Account Manager

Ms. Kehr has 27 years of Governmental accounting experience, ranging from the Federal Government to Municipalities to Community Development Districts. Before joining Vesta, she worked for the Dept. of Defense, the Dept. of Justice, and a County in Florida.

Her responsibilities have included handling several major funds and the fixed assets on behalf of a large municipality. She conducted annual fixed asset training and annual Disaster Assessment training. Ms. Kehr was part of the accounting team that prepared the Comprehensive Annual Financial Report for the County for eleven years.

Ms. Kehr is well-versed in GAAP and GASB Standards, FEMA accounting requirements, financial analysis and reporting, and GL reconciliation.

Jacquelyn Leger Senior Administrator

Ms. Leger is responsible for managing our Special Districts
Administration Department. She oversees all the administrative
responsibilities including the departments records management
procedures and implementation guidelines through the State of
Florida, Division of Library and Information Services and Bureau of
Archives and Records Management.

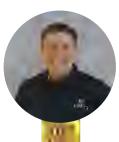
CORPORATE LEADERSHIP **TFAM**



David Surface Chief Executive Officer

David has been the CEO of Vesta since 2020, overseeing the company's executive team and day-to-day operations. During the past decade, he has been significantly responsible for Vesta's strong growth by spearheading our mergers-and-acquisitions and strategic partnerships. As a result, Vesta has tripled in size during this period and achieved widespread recognition as a leading, full-service property management company in Florida.

His career experience includes all aspects of real estate, both commercial as well as residential. Prior to joining Vesta, David was managing partner for a real estate finance, management, and brokerage company serving institutional clients



Daniel Armstrong Chief Financial Officer

Dan oversees the financial and administrative functions of Vesta's corporate entity. His career has included the performance and oversight of accounting, administrative services, and financial reporting for a range of entities, from large corporations following SEC requirements, to not-for-profit associations, clubs and trusts which serve many of our clients, and special-purpose entities that provide financing for purchasing related association facilities.

Dan started as a Florida CPA at Deloitte & Touche in 1993, specializing in the audits of publicly traded and real estate clients. He joined Vesta as Controller in 2001.



Chrissy Richie Chief Accounting Officer



Christine was appointed Corporate Controller for Vesta Property Services in June 2013, overseeing accounting and human resources functions. She previously served as CFO for a multimillion-dollar healthcare provider operating in 14 states. With over 25 years of leadership experience, Christine has built financial infrastructure for multiple start-ups, including accounting systems, compliance, risk management, employee benefits, and organizational development.

QUALIFICATIONS AND EXPERTISE

The following outlines Vesta's specific experience, qualifications, and duties related to general District Management services.

M

Meetings, Hearings, Workshops, Capital Planning

- Plan, Organize, Lead, and Facilitate/Conduct all Meetings, Workshops and Public Hearings.
- Supervisor Orientations, Training and Serving as a Trusted Advisor.
- Lead Boards in Executive Goal Setting for the District.
- Bond Refinancing, Assessment Methodology, Establishments.

C

Capital Planning

- We offer Strategic long-term Capital Planning, using reserve studies and financial outlook analysis modeling.
- Executive level experience in all aspects of long-term infrastructure budget management.

Records



- We maintain a robust, highly organized filing system when it comes to District records.
 Everything from communications to meeting minutes, invoices and check registers are archived and maintained by our professional team of Administrators.
- Like our Accounting team, our Administrators are readily available to assist with any
 document or record required by Supervisors, and to respond to Public Records
 requests of the District. The administrator will be proficient in providing requested
 information quickly.

District Operations



- Plan, organize and lead in the operational oversight of CDDs with operations and capital budgets in excess of \$25 million.
- Oversee performance of Amenity and Field Operations personnel, vendors, and District contracts.
- Experienced District Managers with prominent level of Facilities Operations knowledge in public works, infrastructure improvements including, storm water systems, roads, and bridges and highly amenitized facilities.

Accounting & Reporting, Audits, Budgeting, Administration, Assessments & Revenue Collection

- Accounting administration of combined operational and debt service budgets in excess of \$41.3 million.
- Placing special assessments on County tax bill, and/or collect directly, for 21,487 parcels throughout 10 counties in Florida.
- Provided construction accounting for capital improvement programs in excess of \$80 million.
- Assessment consultant on 55 CDD bond issuances; issuing, refunding, or restructuring debt in excess of \$450 million.



COMMUNICATION PLATFORM

Utilizing the latest technology, we created Vesta Vantage Pro® as a communication and productivity tool for boards, committees, and residents. Easy-to-use and maintain, Vesta Vantage Pro® provides your community with a platform to distribute information, educate, and support the community. Our online services will help you efficiently and economically:

- Target and send group emails.
- · Collect resident information.
- Support resident services and access to information.
- Provide education on procedures and rules.

Your Community Website and/or downloadable applications can be sent to your mobile device, so residents and stakeholders will experience the ultimate level of service, convenience, savings, and management efficiency.

Online Forms:

Bring our management office online for convenience and "an office that never closes."

Board Member Access:

Board Members can access all financial reports, maintenance reports, homeowner accounts, violation history and all other community information.

Online Resource Center:

Offers a secure, easy-to-organize, centralized location for important documents such as covenants and bylaws, board and committee meeting minutes and newsletters. Association information is in one place – online and available 24 hours a day, 7 days a week.

Messenger Service:

Notify individual residents, board members, or committee members of matters requiring immediate attention; to send a reminder about an upcoming event; and to distribute documents electronically (governing documents, newsletters, etc.).

For Our Employees:

Vesta's Managers are equipped with the latest software to access Community documents, edit, sign, and send while out in the field.

<u>Community inspections</u> (see details on next page) are efficiently managed through our ability to send pictures and notes of homeowner violations (regarding our HOA Management engagements) or Vendor issues direct to our database for documentation.

WORK ORDERS, INSPECTIONS, & PREVENTATIVE MAINTENANCE SOFTWARE

Included in Vesta's Proposed Management Fee



Work Orders

Know what's working and what isn't, and who is fixing what, when. We assign Work Orders to our Team (or vendors) to fulfill maintenance requests related to community assets, infrastructure, and equipment. (Allows tasks to be scheduled with staff as well as vendors.)



Maintain Quality Control

Reduce downtime and ensure that your equipment runs safely and efficiently to meet or surpass standards.



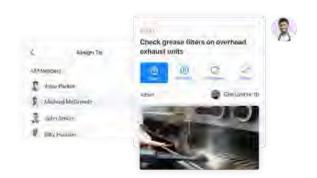
Schedule Inspections

Never worry about an inspection falling through the cracks. We set due dates and repeatability settings and get alerts when inspections are past due. We all ensure everyone is using the most upto-date inspections and performing work accurately.



Collaborate

One centralized communication platform. No more switching between emails, phone calls, and text messages to discuss work to be done.



QR and Barcode Scanning

Manage parts, inventory, and assets with barcode scanning. This allows management to pull warranties, invoices, and work orders on one specific item. For example, a QR Code would be added to a pool heater. Maintenance tech/vendor would be able to add a warranty, work order details, etc. In the field.

Vesta's Approach to Vendor Management

Communication centered on establishing clear expectations for all parties along with timely and accurate feedback enables appropriate accountability with our vendors, which results in better results for our clientele. Vesta has developed tools such as our "Landscape Accountability Tool" that aligns a vendor's contract with efficient evaluation criteria, to best-ensure timely, specific, and measurable feedback and the highest levels of service. We have also worked to create more competition in the marketplace by using our performance management system to draw in new vendors as needed.



- Content is derived strictly from the landscape contract's scope-of-work.
- Contracted service items are placed by week in a calendar, based on when they are to be completed.
- Vendor's work is evaluated weekly by Vesta; this generates a score that is reviewed first with the vendor and then with the Board.

Timeliness-of-Work Scoring	Pts.
Completed within timeframe of contract/stated by vendor.	2
Completed but NOT in timeframe of contract or vendor.	1
Not completed.	0
Quality-of-Work Scoring	
No discrepancies per contract's standards.	3
Minor discrepancies per contract's standards.	2
Major discrepancies per contract's standards.	1
Work not performed to contract's standards.	0
Maximum Points per each Contracted Task:	5

PROPOSAL FORMS

6.A. AFFIDAVIT OF ACKNOWLEDGMENTS

STATE OF	Florida
COUNTY O	
Before an oath, affiar	eme, the undersigned authority, appeared the affiant. Patti Brown, and having taken u, based on personal knowledge, deposes and states:
Property Se	I am over eighteen (18) years of age and competent to testify as to the matters rein. I serve in the capacity of Director of Business Development for Vesta rvices , Inc. ("Proposer")) and am authorized to make this Affidavit of nents on behalf of Proposer.
district manag accurate. I un intentional fai	I assisted with the preparation of, and have reviewed, the Proposer's proposal provided in response to the Hannony Community Development District proposal for the ement. All of the information provided therein is full and complete, and truthful and derstand that intentional inclusion of false, deceptive or fraudulent statements, or the lure to include full and complete answers, may constitute fraud, and, that the District such action on the part of the Proposer to constitute good cause for rejection of the
 participated in 	I do hereby certify that the Proposer has not, either directly or indirectly collusion or proposal rigging.
4. information n	The Proposer agrees through submission of the Proposal to honor all pricing inery (90) days from the opening of the proposals.
	The Proposer acknowledges the receipt of the complete Request for Proposals as the District and as described in the Table of Contents, as well as the receipt of the Jendum Numbers:
authorized ag	The Proposer authorizes and requests any person, firm or corporation to furnish any proposer authorizes and requests any person, firm or corporation to furnish any proposed by the Harmony Community Development District, or its ents, deemed necessary to verify the statements made in the Proposal, or regarding anding, integrity, quality of performance, efficiency, and general reputation of the

[Signature page to follow]

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit of Acknowledgments and that the foregoing is true and correct.

Dated this 9th day of July, 2025.

Proposer Vesta Property Services, Inc.
By:
Title: Director of Business Development

COUNTY OF DUVA

The foregoing instrument was acknowledged before me this off I day of JULY , 2025, by POHT PROWN of VESTQ POHT PROWN as identification, and did [4] or did not [] take the oath.

KIMBERLY A. GOODWIN Notary Public State of Florida Commit HH673898 Expires 6/8/2029 Notary Public, State of Florida
Print Name: Killy Verla A. 6000 Wir

My Commission Expires: 10-

6.B.

SWORN STATEMENT UNDER SECTION 287.133(3)(a), FLORIDA STATUTES, REGARDING PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

2	and a contract of the contract	Character D.	and department Water
1.	This sworn statement is submitted to Harmon	ly Community D	exciolingur rusurer

- I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of **Director of Business Development for Vesta Property Services, Inc.** ("Proposer") and am authorized to make this Sworn Statement on hehalf of Proposer.
- Proposer's business address is 245 Riverside Ave, Suite 300 Jacksonville, F1. 32202

4	Proposer's Federal	Employer	Identification	Number	(FEIN)	s 59-3353294
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5.	
	(If the Proposer has no FEIN, include the Social Security Number of the individual
	signing this sworn statement;

- 6. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
- 7. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or noto contendere.
- I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, mezos:
 - A predecessor or successor of a person convicted of a public entity crime; or.
 - b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate.

The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

- 9. I understand that a "person" as defined in Paragraph 287. [33(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
- 10. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

The person or allihitto has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), Florida Statutes, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this 9th day of July, 2025.

Comm# HH673898

Expires 6/8/2029

Proposer: Vesta Property Services, Inc. Busniess Development STATE OF FLOY COUNTY OF The foregoing instrument was acknowledged before me 2025, by POHTI PIOWN of VIESTO PICCOPITU as identification, and did [XI known to me or who has produced or did not [] take the oath. Notary Public, State of Worlda KIMBERLY A. GOODWIN Prim Name: WWW.YY Notary Public State of Florida Commission No.: 1414

My Commission Expires:

I highly recommend Vesta for their excellent management services. Their team excels in every way and meets the needs of our District and with their support, we're able to keep our District safe and in compliance, continually make positive progress for our residents, and foster a clean and beautiful environment that is enjoyable for all.

Our District manager works with our CDD Board to help us achieve the goals of the District in a very professional, knowledgeable, and expert manner. Again, we are grateful to our District manager and Vesta for setting us up for success.

GENERAL PROPOSER INFORMATION

Proposer General Information:

Proposer Name: Vesta Property Services, Inc.

Address: 245 Riverside Avenue #300

City Jacksonville State Florida Zip Code 32202

Telephone (904) 355-1831 Fax no. (904) 204-2469

1st Contact Name: <u>Scott Smith</u> Title: <u>Vice President, District Services</u>
2nd Contact Name: <u>Kyle Darin</u> Title: <u>Regional Director, District Services</u>

Parent Company Name (if any) <u>PMG Holdings</u> Street Address <u>5401 N. Central Expressway #290</u> P. O. Box (if any)

City <u>Dallas</u> State <u>TX</u> Zip Code <u>75205</u>

Telephone (214) 272-4074 Fax no. (214) 751-2397

lst Contact Name <u>Jose B. Maldonado</u> Title <u>Treasurer</u>

2nd Contact Name <u>Jason Villalba</u> Title <u>Secretary</u>

• Company Standing:

Proposer's Corporate Form: <u>Corporation</u>

(e.g., individual, corporation, partnership, limited liability company, etc.)

In what State was the Proposer organized? <u>Florida</u> Date <u>November 12, 1995</u>

Is the Proposer in good standing with that State? Yes <u>X</u> No____

If no, please explain

Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes X Charter No. P95000090161

If no, please explain

- What are the Proposer's current <u>insurance limits</u>? Please attach a copy of a current Page 26 insurance certificate.
 - General Liability \$1,000,000
 - Automobile Liability \$5,000,000
 - Workers Compensation <u>\$1,000,000</u>
 - Expiration Date <u>08/01/2</u>025
- Licensure Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing:
 - o Type of registration: Community Association Management Firm License
 - License No. #CAB3970 Expiration Date: 09/30/2025
 - o Qualifying Individual: Lisa Ann Manzione Title: CAM / Regional President

PERSONNEL

• List the location of the Proposer's office which would perform work for the District.

Street Address: 250 International Pkwy Suite 208

P. O. Box (if any)

City State Zip Code Lake Mary, FL 32746

Telephone Fax no. 813-390-6553

1st Contact Name: Scott Smith Title: Vice President, District Services 2nd Contact Name: Kyle Darin Title: Regional Director, District Services

• Officers and Supervisory Personnel - Please complete the pages that follow at the end of this Part regarding the Proposer's Officers and Supervisory Personnel, and attach resumes for any Supervisory Personnel listed.

	OFFICERS		
PROPOSER: Vesta Property Services	_	DAT	TE: 7/10/2025
Provide the following information for key officers of	the Proposer and parent cor	npany, if any.	
NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
David Surface	Chief Executive Officer	Oversees company executive and day to day operations.	Jacksonville, FL
Christine Richie	Chief Accounting Officer		Jacksonville, FL
Dan Armstrong	Chief Financial Officer	Oversees company financial and administrative functions.	Jacksonville, FL
Ginger Anzalone	President	Oversee all community management operations from Central, West to NE Florida.	
Lisa Manzione	President	Oversee all community management operations in South and Southeast Florida.	
FOR PARENT COMPANY (if applicable)			
John J Corona	Chairman/CEO	Oversees company executive and day to day operations.	Dallas, TX
Helen Eden Carona	EVP/CCO/Director	Oversees company executive and day to day operations.	Dallas, TX
Jason Villalba	Secretary	-	Dallas, TX
Jose B Maldonado	Treasurer		Dallas, TX

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Barry Jeskewich	District Manager	Oversee District Operations	Lake Mary	20%	2 Years	15 Years
Heath Beckett	Backup DM	Oversee District Operations	Lake Mary	20%	l Year	20 Years
	-				1	

- Subcontractors Does the Proposer intend to use any subcontractors in connection with the work? Yes No **X** For each subcontractor, please provide the following information (attach additional sheets if necessary):
- Security Measures Please describe any background checks, drug tests or other security measures that were taken with respect to the hiring and retention of the Proposer's personnel who will be involved with this project, and provide proof thereof to the extent permitted by law:

Vesta runs a comprehensive state and federal background check on all new hires prior to final onboarding through our third-party provider, Screening One. Additionally, all new hires are required to successfully complete a 7-panel drug test prior to Day 1. Finally, we participate in all federal and state mandated 19 and E-Verify requirements to ensure work authorization/eligibility meets compliance standards.

EXPERIENCE/REFERENCES

 Has the Proposer performed work for a community development district or master planned residential community in excess of 500 acres previously? Yes _X_ No ___ If yes, please provide the following information for each project (attach additional sheets if necessary; if there are more than five districts or communities that are responsive, please provide the information requested for the five most similar to the Harmony CDD):

Project Name/Location: Avalon Groves/Clermont

Contact: Marcus Motes, VP of land Development for Cabot and Vice Chair of the CDD

Contact Phone: (352) 796-5500

Project Type: Planned community of 1750 homes

Dollar Amount of Contract: \$54,000

Scope of Services for Project: District Management

Dates Serviced: April 2016 - Present

Project Name/Location: Heritage Harbor CDD/Lutz, Florida

Contact: Clint Swigart, Seat #3 Contact Phone: (813) 226-7948

Project Type: Planned community of 669 homes

Dollar Amount of Contract: \$80,000

Scope of Services for Project: District Management

Dates Serviced: February 2016 - Present

Project Name/Location: Marshall Creek CDD/St. Augustine, Florida

Contact: Dr. Howard Entman, Chairman

Contact Phone: (901) 230-0922

Contact Email: hentmanmd@gmail.com

Project Type: Planned community of 1,500 homes

Dollar Amount of Contract: \$109,840

Scope of Services for Project: District Management, General Manger and

Assistant General Manager

Dates Serviced: June 2023 - Present

Project Name/Location: Beach CDD/Jacksonville, Florida

Contact: Elena Korsakova, Chairwoman

Contact Phone: N/A

Contact Email: boardmemberl@beachcdd.com **Project Type**: Planned community of 945 homes

Dollar Amount of Contract: \$437,000 (For both DM and AM)

Scope of Services for Project: District Management and Amenity Management

Dates Serviced: 2021 - Present

- List the Proposer's total annual dollar value of district management completed for each of the la two (2) years starting with the latest year and ending with the most current year:
 - 2023 = \$1,458,194.96
 - 2024 = \$1,476,314.80
- Please provide the following information for each project that is similar to this project, and that you are currently undertaking, or have undertaken, in the past five years. (attach additional sheets if necessary; if there are more than five projects that are responsive, please provide the information requested for the five most similar to the Harmony CDD):
 - Avalon Groves CDD
 - Beach CDD (Tamaya) CDD
 Marshall Creek CDD
 - Bridgewater of Wesley Chapel CDD
 Panther Trace CDD
 - Cabot Citrus Farms CDD
 - Cascades at Groveland CDD

 - Cascades at Globalian
 City Center CDD
 Epperson North CDD
 Epperson Ranch CDD
 Fleming Island Plantation CDD
 Solterra Resort CDD
 Stonebrier CDD

 - Hawk's Point CDD
 - Heritage Harbor CDd

- Magnolia Park CDD
- Panther Trace II CDD
 - Parkland Preserve CDD

 - Sweetbay CDD 1

- Sweetbay CDD 1 Non-Residential
- Sweetbay CDD 2
- Sweetbay CDD 2 Non-Residential
- Sweetbay CDD 3
- Sweetbay CDD 4
- Sweetbay CDD 5
- Sweetbay CDD 6
- Sweetbay CDD 7
- Sweetwater Creek CDD
 - The Preserve at South Branch CDD
- Stoneybrook at Venice CDD The Preserve at Wilderness Lake CDD
 - Trails CDD
 - Union Park East CDD
- Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated for cause from any district management, amenity center management and/or grounds maintenance management contract within the past 3 years? Yes __X__ No ____ For each such incident, please provide the following information (attach additional sheets as needed):
 - Project Name/Location: Harbor Bay CDD ("MiraBay")/ Apollo Beach, FL
 - o Contact: Daniel Leventry Contact Phone: (813) 995-5669
 - Project Type/Description: CDD of 1,300 homes (almost built-out)
 - Dollar Amount of Contract: \$750,000
 - Scope of Services for Project: Amenity Management, Field Operations
 - Management, Facilities Maintenance Services, Cafe Operations, and
 - Lifestyle Programs.
 - Dates Serviced: December, 2019 Present
 - Project Name: Triple Creek CDD / Location: Riverview, Florida
 - Contact: Alex Garces (Chair) Email: boardmember5@triplecreekcdd.com
 - Project Type: Planned-community of 1,200+ homes
 - Scope of Services: Amenity Mgt., Maintenance Services, Lifestyle Programs
 - Contract Value: \$110,000+
 - Dates Serviced: 2021 Present

Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts? Y es__ No X

 List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.

None

- List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.
- At our "Five Towns" managed community in the St. Petersburg area, a resident alleged a type of "slip-and-fall," supposedly resulting from an insect sting occurring on the club premises/facilities that we maintain. The claim was dismissed.
- A former employee at our Kings Point Sun City Center property alleged wrongful termination in lieu of receiving severance pay (contrary to our standard employment practice.) The claim was dismissed.
- In February of 2019, a "Dram Shop" liability matter was settled by our insurance carrier involving a homicide of a resident by a fellow resident in a managed community of Vesta's in the Tampa area, The Bay Club at Westshore Yacht Club.
- A former Vesta employee alleged age-discrimination as the reason for his or her termination at our Villages of Bloomingdale contact in Riverview. The claim was settled (for a modest sum) out of court on May 21, 2021.

- Referencing a specific community(s), what Best Practices are now being implemented due to the suggestion of your company?
 - We pride ourselves on our industry-leading best practices and standards. At multiple communities including Beach CDD/Tamaya, and Grand Haven, we have implemented QR code surveys, so residents can instantly report concerns, provide feedback, or contact members of management directly to give feedback on their experience in the community. These surveys give real-time information that we as a management company can respond to and act on where permitted by statute. Another best practice we've implemented with all of our District Management clients is a process in which we route incoming communications from residents through an online portal. This allows the communication to be tracked by all appropriate members of management and appropriate vendors, as well as enables the requests to be tracked, ensuring they are followed up on and not left without response or resolution.
- Referencing a specific community(s), what changes have you suggested to Boards to improve the efficiency of their meetings?
 - At all of our District Management client communities but specifically using Avalon Groves and Epperson North CDDs as examples, we impolemented standard best practices for meeting efficiency. This includes close partnership with the Chair in setting the agenda, then having a call with key district staff to ensure efficiency and productivity in the meeting. Once in the meeting itself, boards are encouraged to adopt strict rules of procedure for meeting governance, allowing the publiceto speak when appropriate, but allowing the District Manager and Chair the ability to moderate discussion outside of public comment periods. Further, electronic editions of the agenda packet are furnished to board supervisors well in advance of the meeting, as well as on tablets in the meeting itself to allow for easy navigation between agenda items. An action item summary is kept by the District Manager and communicated to all relevant parties following the meeting to ensure tasks are appropriately distributed and completed.

- Referencing a specific community(s), how have you guided Boards on how to address speeding and parking challenges?
 - At Bridgewater of Wesley Chapel, we have forged a strong and productive relationship with the Sheriff's office. There is an agreement in place that allows the Sheriff's Office to enforce the laws of the county relating to speed and parking. Further, through the creation of a parking policy, the district has partnered with a towing company to appropriately tow vehicles incorrectly parked on district property. Other communities we partner with have entered into license agreements with the HOA that allows the Association to enforce it's parking rules on district property. Regardless of approach, a strong relationship with local law enforcement is tantamount to success in managing traffic or parking related issues.
- In terms of size and complexity, please identify the community with needs most similar to Harmony to which you are currently providing district management services. Please provide appropriate contact information for every community referenced in your answers.
 - Avalon Groves CDD Gene Mestrangeli, <u>seat5@avalongrovescdd.com</u>
 - Heritage Harbor CDD Shelley Grandon, <u>shelleygrandon@proassurance.com</u>
 - Bridgewater of Wesley Chapel Steve Brown, sbrown@bridgewaterofwesleychapelcdd.org
 - o Grand Haven CDD kfoley@ghcdd.com
 - o Fleming Island Plantation CDD Mike Cella, mcella@fipcommunity.com
 - Epperson North CDD Garrett Marshall, garrettmarshall@eppersonnorthcdd.org
 - Epperson Ranch CDD Dawn Curran-Tubb, dawn.eppersonranchcdd@gmail.com
 - o Union Park East CDD Vinny Pacifico, <u>upeastcddvinny@gmail.com</u>
 - Marshall Creek CDD Jim Ltson jim.letson@marshallcreekcdd,com
 - o Beach CDD Elena Korsakova, boardmemberl@beachcdd.com

FEE SCHEDULE FOR VESTA'S PROPOSED SCOPE OF SERVICES: DISTRICT MANAGEMENT

Vesta's Total Fee shown below includes services for District Management; Administration; Recording; Financial Accounting for General Fund, Debt Service Funds and a Reserve Fund; and the Assessment Roll and Dissemination Services provided to Harmony Community Development District.

PRICING - DISTRICT MANAGEMENT SERVICES

IF THE PROPOSER IN SUBMITTING A PROPOSAL FOR DISTRICT MANAGEMENT SERVICES, PLEASE COMPLETE THE FOLLOWING.

Proposed Fee

	Task I - Managament
	Year 1 - \$ 62,800
	- Year 1 - \$ 62.800
	Year 3 - \$ 64,684
	Task 2 - Accounting
	_ Year 1 - \$ 10,000
	Year 2 - \$ 10,000
	- Year 3 - \$ 10,300
	Task 3 - Financial and Revenue Collection
	Year 1 - \$ 5,000
	_ Year 2 - 9 5 000
	Vear 3 - 8 5 150
-	Task 4 - Website Administration
	⇒ Vent I – \$ included
	Year 2 - § Included
	_ Year 3 - § Included
-	Task 5 - Dissemination Agent
	Year 1 - \$2.200
	Vent 2 - \$ 2 200
	Yent 3 - \$ 2300
	Fask 6 - "As bleeded" Services
	To Be Negotiated
-	Pask - Services Provided to Third Parties
	To Be Negotiated
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6.H. ACKNOWLEDGEMENT

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Proposal Forms and all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this 9th day of July, 2025.

Expires 5/8/2029

	By:
STATE OF FLOYIDA	
The foregoing instrument 2025, by PO known to me or who has produced or did not [] take the oath.	was acknowledged before me this QVV day of AHT EVDUVI of VESTO PVOCK ty WHOVE Personally as identification, and did [V]
KINGERLY A GOODWIN Notary Public State of Florida	Notary Public, State of Florida Print Nume: WWWY WA. Groden Commission No.: HH 1073 848 My Commission Expires: 12-3-3021



Vesta has done an outstanding job and continues to adapt to the ever-changing environment and needs of the community and its residents. Vesta has seen the amenities are maintained in the most up-to-date manner and one the residents are proud of.

l, along with the rest of the Board, would highly recommend Vesta for any position for which they may be considered.

FEE SCHEDULE FOR VESTA'S PROPOSED SCOPE OF SERVICES: DISTRICT MANAGEMENT

Assessment Administration Services Include:

- Assessment Roll Preparation Services
- Preparation of the assessment roll and the timely submittal of the roll to the tax collector.
 Certification, direct billing, and funding request processing, as well as responding to property owner and realtors for Estoppel letters, bond payoff information and other collection related work.

Computer Time/Information Technology:

• This service is included in our District Management Fee.

Website Administration:

- Initial work to migrate, host the website and pages.
- Ensure updated district documentation and contacts are posted on a monthly bases.

All annual fees for District Management Services listed above will be billed on a monthly basis in (12) monthly installments. Any fees for additional services will be billed following services rendered.





A key reason we contract with Vesta is our strong work-relationship with their Management Team. Vesta has been operating our amenities since they opened in 2006, and when deciding on the level of customer service and cost to the District, our relationship is such that <u>we take into consideration what's best for each other</u>.

Either trust who you work with to do what's best for all, or else don't hire (or retain) them. It has to be a partnership to work, and I trust Vesta's Management Team.

77

Michael C. Taylor, Board Chairman; Heritage Landing CDD



CERTIFICATES OF INSURANCE

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Vesta5

Contact Us

250 International Pkwy #208 Lake Mary, FL 32746 (321) 263-0132





PROPOSAL

Harmony Community Development District

Prepared for: Board of Supervisors

REGIONAL OFFICE

8529 South Park Circle, Suite 330 Orlando, FL 32819 407.472.2471 | rizzetta.com





July 03, 2025

Michael C. Eckert District Counsel Harmony CDD

RE: Community Development District Management Services

Dear Daniel,

Rizzetta & Company appreciates the opportunity to present our qualifications to serve as District Manager for Harmony Community Development District. With 39 years of experience and a state-wide presence, we are prepared to handle all present and future projects for the district.

As one of the largest providers of district management services, we are uniquely qualified to understand the complexities of managing a community development district. Our proposal outlines a knowledgeable team, including Brian Mendes as your proposed Lead District Manager. He'll have the support of Melissa Dobbins as 2nd Chair and Regional District Manager, and a large team of district services professionals to ensure transition and daily operations run smoothly.

Even though you may only see your district manager at your meetings, your district would be supported by three accounting professionals, a financial associate, and a dedicated administrative assistant. So, you would have a team of seven that would work for your district on nearly a daily basis. All those professionals take immense pride in their work to ensure that your district always remains in compliance and fulfils all its obligations.

Thank you for your time and consideration of our proposal. We look forward to meeting with you and the Board of Supervisors to review and discuss our proposal in detail. Should you have any questions or require additional information, please feel free to contact Scott Brizendine at sbrizendine@rizzetta.com

Very truly yours,

Scott Brizendine

Vice President of Operations



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OUR STORY

... SO FAR

Rizzetta & Company is a Florida-based professional community management and consulting firm that provides services to residential and commercial communities throughout the state of Florida. With over 39 years in the industry, Rizzetta & Company, is staffed with highly experienced managers and support staff. Each of our eight offices throughout Florida has a team of employees with diverse backgrounds, both personally and professionally, who provide the highest quality services to our clients.

Rizzetta & Company was founded in 1986 in Tampa, Florida by William Rizzetta. The original focus of the Company was to provide professional assessment consulting services for Community Development Districts in association with the issuance of bonds. As the Company's reputation for excellent work and customer service grew, the practice expanded over the next thirty years by adding related services which resulted in today's "Full Service" organization.

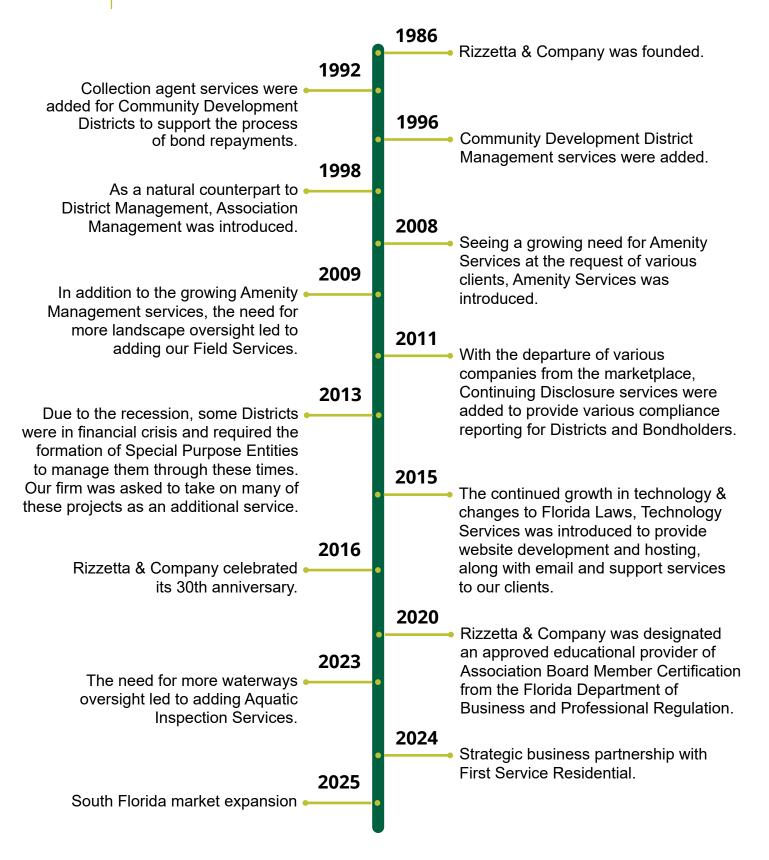
OFFICE LOCATIONS





OUR

MILESTONES





BY THE NUMBERS





55 **j**

YEARS OF EXPERIENCE EST. 1986

ASSOCIATION **SERVICES** CLIENTS

ASSOCIATION SERVICES TEAM **MEMBERS**





100



120+





AMENITY SERVICES CLIENTS

AMENITY SERVICES TEAM **MEMBERS**

DISTRICT SERVICES CLIENTS

DISTRICT SERVICES TEAM **MEMBERS**





















ORGANIZATIONAL

CHART



COMMUNITY DEVELOPMENT DISTRICT LEADERSHIP





DISTRICT SERVICES

STRESS FREE
MANAGEMENT

FOR YOUR DISTRICT



AREAS OF

SERVICE

Rizzetta & Company would provide professional district management services to Harmony CDD pursuant to Chapter 190, Florida Statutes. A brief description of these services is provided below:

Management

- Attend and conduct all regularly scheduled and special Board of Supervisors meetings, continued meetings, and workshops.
- Arrange for time and location and all other necessary logistics for such meetings.
- Ensure compliance with all statutes affecting the district which include but are not limited to:
 - » Assist in the negotiation of contracts, as directed by the Board of Supervisors.
 - » Advise the Board on the status of negotiations as well as contract provisions and their impacts on the District.
 - » Make recommendations on contract approval, rejection, amendment, renewal, and cancellation. In advance of expiration of contracts, advise the Board as to need for renewal or additional procurement activities and implement same.
 - » Monitor certificates of insurance as needed per contracts.
- District Manager wil perform one monthly site inspection and will meet with vendors as needed.
- Review and create as needed a periodic maintenance schedule for District assets.

The District Manager is not a role filled by an individual, rather it is a commitment by a team of motivated and skilled employees. We recognize that our role is more than an individual orchestrating a Board meeting. It is to ensure the District is fully compliant with statutory requirements and managed effectively and efficiently. Given Rizzetta's physical footprint across the state and extensive staffing resources, we are uniquely qualified to respond to the needs of your District.

Administrative

- Prepare agendas for Board of Supervisors meetings.
- Provide accurate minutes for all meetings and hearings.
- Implement and maintain a document management system to create and save documents, and provide for the archiving of District documents per general records schedule GS1-SL.
- Certify and file the annual report to the Department of State, Library and Archive Division, for storage and disposal of public records.
- Protect integrity of all public records in accordance with the requirements of State law.
 Respond to public records requests as required by law and in compliance with the Rules of Procedure and the District's adopted public records policy.



Rizzetta has been electronically providing agendas to our Boards for a number of years resulting in substantial savings in printing costs to the Districts. We go one step further by providing electronic tablets to Board member for use during the meetings. This approach also allows immediate posting on the CDD website as required by statute. Audio recordings of the board meetings are stored on our Raid 5 disk array which is redundantly backed up to both a local and cloud storage appliance.

Accounting

Services include the monthly preparation of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Rizzetta uses Sage Intacct Fund Accounting software that is designed specifically for governmental fund accounting. Our accounting processes have multi-level reviews to ensure proper internal control and accuracy. The result of our accounting infrastructure is an industry recognition by auditing firms that the books and records of Rizzetta managed districts are exceptional.

Financial & Revenue Collection

Services include all functions necessary for the timely billing, collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations.

Our staff has significant expertise in assessment roll preparation and required certification to county Property Appraiser offices. Because of our experience, we enjoy a great relationship with those staff throughout the state. In addition, the required direct billings for property not on the tax roll are managed in concert with the same familiar staff.

We are organized to efficiently respond to property owner questions regarding District assessments and issue estopel letters and lien releases as needed for property transfers

Bond Issuance Services

When the District is ready for a major augmentation that may require additional bonds; we can help by:

Preparing a Special Assessment Allocation Report;

- a) Prepare benefit analysis based on infrastructure to be funded with bond proceeds.
- b) Prepare Preliminary Special Assessment Allocation Report and present to District board and staff.
- c) Present Final Special Assessment Allocation Report to board and staff at noticed public hearing levying special assessments.



Bond Validation:

- d) Coordinate the preparation of a Bond Validation Report which states the "Not-to exceed" par amount of bonds to be issued by the District and present to board as part of the Bond Resolution.
- e) Provide expert testimony at bond validation hearing in circuit court.

Certifications and Closing Documents;

f) Prepare or provide signatures on all closing documents, certificates or schedules related to the bond issue that are required by District Manager or District Assessment Methodology Consultant.

Because providing bond issuance services was the cornerstone on which Rizzetta was founded, our expertise in this area is unparalleled. The special assessment allocation methodology report has been continually refined over the years to reflect new financing methods that are acceptable to the industry.

Technology Services

Our Technology Services host District websites for purposes of updating records to ensure the websites remain in compliance with statutory requirements. Having this service under the same roof as District Management ensures details are not missed and critical filings are consistently observed. A third-party vendor performs the ADA mediation of the website. We also host and archive District specific e-mail accounts, if necessary.



TECHNOLOGY TOOLS &

RESOURCES

Vendor Management Software

As leaders in the industry, we are continually looking for ways to improve the level of service we offer and protect the communities we serve. To enhance our Vendor Compliance Program, we have partnered with Vendor Information Verification Experts (VIVE) as the platform to support the program.

We chose to move vendor vetting to VIVE to ensure consistent compliance amongst similar vendors, speed up the



review process, and allow our managers to have real-time information to properly screen vendors for insurance and trade licensing. The choice to engage with a particular vendor will always be in the hands of the board of supervisors. Our goal is to provide our clients with information to help make educated decisions.

Client Support System

Dedication to our clients is one of the driving principles at Rizzetta & Company. We're here to help our communities thrive and offer support in ways that are convenient for our board of supervisors and residents. Our integrated, client-focused system, helps our staff manage requests across platforms and efficiently connect with internal teams and external partners.



This industry-leading system allows

our team to deliver immediate assistance while providing superior customer experience over the phone or e-mail. Making it easier to track, prioritize and streamline the processes to provide faster resolution.



Document Management System

You're just a click away from what you are looking for with your dedicated SharePoint Site. This web-based collaborative platform will allow you to quickly find District information and share files, data, news, and other resources. SharePoint empowers teamwork, seamlessly integrates with Microsoft Office, and securely connects across PCs, Macs, and mobile devices.

SHAREPOINT



Customize your site to streamline your District's work. Accelerate productivity by transforming processes—from simple tasks like notifications and approvals to complex operational workflows.

Financial Management Software

Sage Intacct will simplify your accounts payable and payment processes and get convenient, secure access to all your financial information. One District account login provides access to real-time accounting information. Sage Intacct integrates with existing tools and automates processes.

- Accounts payable: Streamline workflows and see expenses.
- Cash management: Track multiple accounts with real-time visibility.
- workflows and see expenses.
- Back transactions: View written checks, deposits, and monthly statements.
- Financial Statements: Easily track transactions at anytime from anywhere





SAGE INTACCT



WHY

CHOOSE US?

Clients choose us because we have the experience to create robust, integrated solutions based on each District's unique needs, budget, and long-term goals.

Extensive Experience

- Rizzetta is the only "original" Community Development District Management company
 continuously providing services to Districts since the first CDD (Tampa Palms) issued
 bonds in 1986. Today, 39 years later, Bill Rizzetta continues to manage his company on
 a daily basis. In addition, Rizzetta brings extensive industry knowledge and influence
 at the legislative level.
- The first District Management company to successfully merge multiple separate CDD's into a unified District.

Result-Driven & Client-Focused

- District Finance team has vast knowledge having been involved in over 250 separate Bond Transactions with total funding exceeding \$3 Billion; served as the Dissemination Agent for over 80 Districts; and prepared over 1,700 Tax Assessment rolls.
- District Accounting staff has been audited over 3,000 times (each District is audited annually) with no findings of internal control issues or fraudulent activity.
- We have established a dual team approach where an assigned Lead District Manager handles daily operations and the 2nd Chair District Manager ensures continuity of service by a qualified District manager when the Lead District Manager is out of the office.
- Client Relations Manager endeavors to relentlessly monitor and enhance our services and exposure to your residents. This aids in pre-empting resident complaints occupying Board proceedings.
- Rizzetta's continuous improvement culture compounded with relentless training of all staff provides for ever increasing levels of service and performance.

Training & Infrastructure

- As part of the transition process, we provide an Onboarding Workshop to go over responsibilities and contracts with Board of Supervisors. We also offer free training sessions to new board members to gain better understanding of how the community should operate.
- Rizzetta made significant investments in its information infrastructure to harden its
 protection of Public Documents and enhance the electronic communication with Board
 members. Public documents are now protected with multi-factor authentication, cloud
 storage, professional patch management and hardware replacement policies.
- Rizzetta introduced "electronic agendas" to Board meetings negating the need to print and bind thousands of pages by providing electronic tablets for Board use during all meetings.



PROPOSED

PRICING

District Services Provided	2026 Budget	2026 Fees
District Management Attend and Conduct up to 12 Meetings and 1 Budget Workshop per Year. Administration of District Functions. Compliance Management. Budget Prep and Presentation. Implement Policies. Manage District Contracts. Obtain Proposals or Bids. Advise the Board on District Matters. Respond to Inquires from Board, Staff and Public.	\$73,468	\$66,120
Administrative Fees: - For all meetings exceeding 3 hours \$175/per hour - For additional meetings \$175/per hour (includes drafting agenda, meeting attendance, and drafting of minutes)		
Administrative Services	<i>\$4,456</i>	\$ 4,010
Provide Minutes for All Meetings and Workshops. Public Records Repository. Preparation of 14-day Tentative and 7-day Final Agendas.		
District Accounting Monthly Financial Package per GASB. Administration of Accounts Payable/Receivable. Asset and Investment Tracking. Audit Support. Filing of Required Reports and Disclosures. Capital Program Administration.		Included
Annual Finance and Revenue Collections		Included
Estoppel Issuance. Debt Management		
Continuing Disclosure Services	\$ 2,000	\$ 2,000
Serve as the Dissemination Agent for All Bond Issuances to ensure Compliance with the Security & Exchange Commission Rule 15c2-12 (\$1,000 for each additional bond issuance)		
Assessment Roll Administration	\$9,360	\$ 5,000
Prepare Annual Assessment Rolls and Submit to County Tax Collectors and Property Appraisers. Create and Maintain the Assessment Rolls		
Technology Services		Included
Website Compliance Monitoring and Monthly Content Uploads		
TOTAL	\$89,284	\$77,130



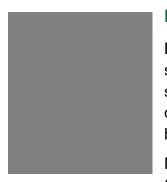
District Services Provided	2027 Fees	2028 Fees
District Management Attend and Conduct up to 12 Meetings and 1 Budget Workshop per Year. Administration of District Functions. Compliance Management. Budget Prep and Presentation. Implement Policies. Manage District Contracts. Obtain Proposals or Bids. Advise the Board on District Matters. Respond to Inquires from Board, Staff and Public.	\$66,120	\$66,120
Administrative Fees: - For all meetings exceeding 3 hours \$175/per hour - For additional meetings \$175/per hour (includes drafting agenda, meeting attendance, and drafting of minutes)		
Administrative Services	\$ 4,010	\$ 4,010
Provide Minutes for All Meetings and Workshops. Public Records Repository. Preparation of 14-day Tentative and 7-day Final Agendas.		
District Accounting Monthly Financial Package per GASB. Administration of Accounts Payable/Receivable. Asset and Investment Tracking. Audit Support. Filing of Required Reports and Disclosures. Capital Program Administration.	Included	Included
Annual Finance and Revenue Collections Estoppel Issuance. Debt Management	Included	Included
Continuing Disclosure Services Serve as the Dissemination Agent for All Bond Issuances to ensure Compliance with the Security & Exchange Commission Rule 15c2-12 (\$1,000 for each additional bond issuance)	\$ 2,000	\$ 2,000
Assessment Roll Administration Prepare Annual Assessment Rolls and Submit to County Tax Collectors and Property Appraisers. Create and Maintain the Assessment Rolls	\$ 5,000	\$ 5,000
Technology Services	Included	Included
Website Compliance Monitoring and Monthly Content Uploads		
TOTAL	\$77,130	\$77,130



HARMONY CDD DEDICATED

TEAM MEMBERS

Rizzetta & Company prides itself on the experience and dedication of its collective staff. When you engage Rizzetta, you have a combined group with hundreds of years of experience at your service. Our service includes a two-team District Manager approach and an after-hours answering service so your District has 24/7 coverage. If any escalation is needed, your assigned point of contact is Scott Brizendine, Vice President of Operations.



Brian Mendes

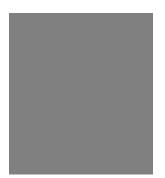
Lead District Manager

Brian Mendes is a District Manager at our Orlando office. He spearheads the management and ongoing administration of districts spanning Brevard, Lake, Osceola, Polk and St. Lucie counties. These districts, comprising both developer and resident-controlled boards, benefit from Mr. Mendes' strategic vision and operations.

Mr. Mendes is a seasoned executive who has served as the Chief Operating Officer for his previous company, overseeing multiple departments and orchestrating seamless coordination among them to drive organizational efficiency and effectiveness. Prior to joining the

Rizzetta team, Mr. Mendes also excelled as an executive leader in the hospitality industry, accumulating over eight years of experience optimizing systems, achieving financial goals and enhancing client satisfaction.

Mr. Mendes holds an A.S. in Business Administration from Daytona State College and is a licensed notary public in Florida.



Melissa Dobbins

Regional District Manager

Melissa Dobbins is a Regional District Manager for Rizzetta & Company and is responsible for oversight of the St. Augustine, Orlando, Ft. Myers and Panama City offices. Ms. Dobbins started with Rizzetta & Company in 2006 as a District Manager and has managed districts located in Brevard, Clay, Duval, Flagler, Nassau, St. Johns and St. Lucie County.

Prior to joining Rizzetta & Company, Ms. Dobbins worked several years as an Education Administrator at the University of Florida. Ms. Dobbins' diverse experience and responsibilities include development, training, evaluation, fiscal management, remediation, and retention.

She prides herself in creating safe and professional working environments while ensuring the highest standards and quality service.



Ms. Dobbins received a bachelor's degree in business administration and master's degree in education administration from the University of Florida. She is also a licensed notary public in the State of Florida.

AROUND THE REGION

We strive to provide exceptional and efficient service that meets our clientele's needs. The assigned District Manager is housed at our Orlando office.

Clients in the area

- Estates at Cherry Lake CDD
- Greater Lakes / Sawgrass Bay CDD
- Gramercy Farms CDD
- Town of Kindred CDD II

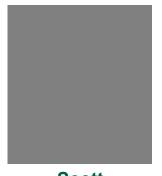
- Hammock Oaks CDD
- Grace Key Groves CDD
- Town of Kindred CDD





IMMEDIATE SUPPORT FOR HARMONY CDD

TEAM MEMBERS



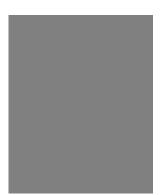
Scott Brizendine

Scott Brizendine is our Vice Present of Operations, Community Development Districts. His responsibilities include the oversight of all operations associated with Rizzetta's district services department including management, administration, accounting, financial and dissemination services. Most recently, Scott was the Manager of District Financial Services after serving 10 years as a District Manager and Associate Director, beginning his employment with Rizzetta in 2005. He has extensive experience managing special districts in Florida and Louisiana, as well as writing assessment methodology reports for 100+ bond issuances, processing assessment rolls and providing continuing disclosure services. He has served as an expert witness multiple times for litigation, district

establishments, district boundary amendments and bond validation proceedings.

Prior to joining Rizzetta, Scott worked in the Finance Department of the Walt Disney Corporation and most recently he was employed as an Accountant for property management companies in Indianapolis as well as in Tampa.

Scott received a bachelor's degree in Finance from Florida State University. He is a licensed Community Association Manager and Notary Public. He is a member of the Florida Government Finance Officers Association, the Association of Florida Community Developers, and a graduate of Leadership Tampa Bay – Class of 2018. Scott has enjoyed volunteering his services to multiple charities including the Make a Wish Foundation, Metropolitan Ministries and The United Way.



Kayla Connell

Kayla Connell is part of the CDD management team having been with Rizzetta & Company since 2019 and manages the District Financial Services department where she and her staff are responsible for the preparation of tax rolls for the thousands of homeowners residing in Rizzetta managed Districts and the corresponding collection of the revenues from the various tax collection offices.

Additionally this department issues Estoppels for properties changing ownership, assists in individual District budget preparations and posts required disclosures to EMMA – the official source for municipal securities data and disclosure documents. She oversees the writing of assessment methodology reports for bond issuances, refundings and restructures; authoring Statement of Estimated Regulatory Costs reports for District establishment and boundary

amendment petitions.

Kayla spends some of her spare time supporting Feeding Tampa Bay, Autism Speaks as well as as playing golf. Kayla received her Bachelor of Science in Finance from the University of Central Florida.





Michelle White is our Director of Client Accounting Services and oversees the accounting cycle associated with Rizzettas' Association and District divisions. Michelle joined Rizzetta & Company in November 2021 as the Manager of Association Accounting Services. Over the past 20 years, Michelle has worked in accounting within the public and private sectors. Before joining Rizzetta & Company, she worked for many years as a Senior Accountant for Bloomin' Brands, Inc. restaurant company, as well as working as an Accountant for several CPA firms.

Michelle White

In her current role, Michelle is responsible for the preparation of financial statements, processing accounts payable, recording and

collecting assessments, reconciliation of bank statements, accounts receivable and collections, taxes, and annual financial reporting compliance, and all other accounting processes that periodically require attention and developing team members to their fullest potential.

Michelle received her Bachelor's degree in Accounting from the University of South Florida and is a Licensed Community Association Manager and Notary Public in The State of Florida. Michelle is a native of Florida who enjoys all the local beaches. She is a wife and mother of 2. Michelle also volunteers her time to serve on her own Association's board of directors.



Zack

Feell

Zachary Feell is a Senior Financial Analyst for the Rizzetta & Company Corporate Team, responsible for Financial Planning & Analysis activities across all Rizzetta lines of business.

Over the course of his 2+ years at the company he has built various models to accurately forecast Rizzetta & Company Financials across CDD, HOA and Community Services; closely tracking client and expense activities, delivered to drive confident business decision making for Senior Management. Additional responsibilities include managing Real Estate loan activities, CDD payment verification controls and ad hoc Corporate Accounting projects.

Zachary spends his free time outdoors, as he enjoys traveling, hiking, and golfing. Zachary has worked in the Finance field for over 10 years and received his Bachelor of Science in Finance from Florida State University in 2011.



EXTENDED SUPPORT FOR HARMONY CDD

TEAM MEMBERS



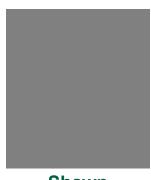
William (Bill) Rizzetta

Bill Rizzetta is the founder and President of Rizzetta & Company and has been responsible for the overall operation of the firm for over 37 years. In that time, he participated in the establishment and management of over 150 Community Developments Districts in Florida which issued over \$3 billion in bonds in over 250 separate transactions and managed over 170 Homeowners Associations.

He received his B.S. from the U.S.F. College of Engineering and his M.B.A. from U.S.F. School of Business. He has been qualified as an expert witness and provided testimony in: bond validation hearings in circuit court; administrative hearings conducted by the State of Florida, local public hearings required for establishment of CDD's

and the levy of special assessments and litigation regarding impact fee assessments.

He built Rizzetta on emphasizing the importance of giving back to the community and financially supports a variety of organizations including The Spring, Joshua House, Meals on Wheels, Athletes & Causes, Tampa Bay Heros and the Shriners. He previously served on the Board of Directors of the Tampa Lighthouse for the Blind and currently serves on the Board of Directors of the Jason Ackerman Foundation.



Shawn Wildermuth

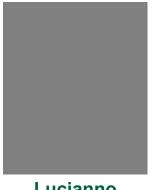
Shawn Wildermuth, our long-time Chief Financial Officer, is responsible for all financial aspects of the Rizzetta companies as well as oversees the financial reporting for our clients, including special taxing districts and community associations.

Mr. Wildermuth has over 35 years of finance and accounting experience with both public and private companies. He started his career in public accounting with Arthur Andersen in Chicago. During his career, he has gained experience in various industries, including real estate development, Professional Employer Organizations, direct marketing, and manufacturing. Prior to joining Rizzetta & Company, he held positions as Chief Financial Officer, Controller,

Director of Treasury & Budget, and Director of Finance. His responsibilities included financial reporting, accounting, finance, treasury, payroll, human resources, and computer consulting.

Mr. Wildermuth received his bachelor's degree in Accountancy from the University of Illinois at Champaign-Urbana. He is a Registered **Certified Public Accountant** in the State of Illinois and a member of the American Institute of Certified Public Accountants.





Lucianno Mastrionni

Luciano Mastrionni is Rizzetta & Company's Vice President of Corporate Services. Lucianno oversees and supports the company's strategic planning processes, development, operations leadership, talent expansion and retention, oversight, and growth. Lucianno also oversees the leadership team of the Community Services Division, comprised of the Amenity Services, Landscaping Inspection Services and Aquatics Services. Additionally, he oversees Rizzetta's Business Development, Marketing, Information Technology, and Human Resources Management teams. In these capacities, Lucianno oversees functions, focusing on planning, development, and delivery of all programs, and services.

Before joining our team, Lucianno served in hotel general management and asset management for hotel ownership companies including Hilton, Marriott, and IHG hotels, and worked in guest service operations management for The Walt Disney Company for over a decade. Most recently Lucianno served in corporate Hotel Management, overseeing new hotel builds, and Task Force General Management oversight, recovering distressed properties for an array of major hotel ownership companies across the United States. Lucianno holds his Bachelor of Science in Aeronautics from Embry Riddle Aeronautical University and maintains his Commercial Pilots License with numerous ratings and certifications.



Taylor Nielsen

Taylor Nielsen is our Manager of Business Development for Rizzetta & Company and is responsible for development and execution of strategic initiatives aimed at growth and expansion. Prior to this role, Taylor served as a District Manager for accounts in the Hillsborough, Manatee and Pasco Counties.

Before joining the team at Rizzetta & Company, Taylor came from a background of Operations and Brand Management; with over 7 years of experience. During this time, Taylor was working in the tourism hotspot, Orlando, FL among top level management overseeing the largest rental car operation in the world, generating over 100 million in revenues per year.

Taylor received his B.A. from the University of Central Florida, is a licensed Community Association Manager, and licensed Real Estate Sales Associate in Florida.





ASSOCIATION

SERVICES

Rizzetta & Company provides services in association management along with a complete range of accounting and financial reporting services to each of the Associations we manage. These services include financial statement preparation, coordination of budgets, billing and collecting dues, accounts payable processing, compliance with state required filings, compliance with Association covenants and ongoing analysis and reporting of the Association's finances throughout the year. A summary of these services is shown below:

- Accounts Payable: Disburse payables as approved by the Association's board.
- Assessment Collection: Prepare invoices for annual association assessments, dues, fines, or other amounts due to the Association. Track collections and follow up with delinquent notices as needed.
- Architectural Control: Approve all exterior renovations, additions, or other modifications subject to architectural review.
- Audits: Provide all supporting schedules and accurate accounting records to ensure the
 efficient and timely completion of the audits or reviews performed annually.
- Bank Accounts: Maintain association bank accounts.
- **Budgeting:** Coordinate the preparation of the Association's annual maintenance budget as well as monitor disbursements and expense payments.
- **Community Inspections:** Perform regular inspections of properties to ensure compliance with deed restrictions. Prepare and send violation notices, as necessary.
- **Compliance:** Ensure the Association is compliant with governing documents and the Florida Statutes.
- **Emergency Services:** Coordinate emergency and after-hours services as necessary to minimize the disruption of normal Association activities.
- Financial Statements: Prepare monthly and annual financial statements.
- Meeting Planning: Prepare agendas, meeting materials and all other documents necessary for presentation at regular or special meetings.
- Owner Information: Maintain detailed owner information to ensure up-to-date owner information for each property for purposes of billing, violation notices or any other general correspondence.
- Records Maintenance: Maintain Association records and files and perform all other administrative functions necessary for efficient Association management.
- Tax Preparation: Coordinate the preparation and filing of federal income tax returns.
- **Title Company Correspondence:** Provide amounts of outstanding dues, assessments or liens and provide estoppel information to title companies for individual lot closings.



AMENITY

SERVICES

Amenity Services provides professional onsite management services for amenity facilities in both Community Development Districts and Community Associations that can be customized to fit the needs of a community.

Amenity Services focuses on providing all the amenity staffing needs for a community through dedicated onsite staff designed to handle the day-to-day operational needs of any community so it may thrive at the highest level. A summary of these services is shown below:

- Pre-Opening Services: Pre-opening services consist of getting an amenity center ready, from concept to reality. Our dedicated group of professionals will handle everything needed to ensure a successful Grand Opening.
- Onsite & Personnel Management: Onsite management services include development
 of operating procedures and general community maintenance to maintain and improve
 efficiency. Personnel management services included the selection, supervision,
 evaluation, and ongoing training of staff.
- Recreation Management: Recreation management services provide management and oversight of all recreational assets including managing facility rental spaces.
- Accountability & Communication: Onsite staff will complete weekly or monthly reports regarding facility operations and accomplishments.
- Community Newsletters: Create informative community emails that are designed to promote activities and provide residents with important community updates.
- Lifestyle & Events: Plan and promote events to bring the community together to create memories by providing a variety of innovative programs, activities, and events for residents of all ages. Lifestyle activities for social, educational, instructional, wellness, and recreational programs can be customized for each community to maximize participation and enjoyment.
- Owner Information: Maintain detailed records to ensure up-to-date resident information for community amenity access purposes.
- Maintenance Services: Complete work orders, preventative maintenance procedures, and facility inspections to ensure all is in good working order. Provide client with proposals for various projects.
- Facility Appearance: Ensure all buildings, grounds, and amenities are kept in pristine condition to create a safe and welcoming environment for all residents.



LANDSCAPE INSPECTION

SERVICES

We offer an extensive menu of professional field services for both Community Development Districts and Community Associations. Our field services management team is Green Industries Best Management Practices (GIBMP) certified in the state of Florida. A summary of these services is shown below:

- Landscape Maintenance Inspections: Perform grounds inspections, provide the Client with inspection report, notify maintenance contractor about deficiencies in service and obtain proposals for various landscape projects.
- Landscape Turnover Inspections: Attend landscape turnover meeting and participate in the inspection on behalf of the Client. Follow up report provided.
- Landscape and Irrigation Specification Development: Develop a customized set
 of standards and specifications based on the Client's needs and budget. Conduct the
 bidding process, review and prepare a bid tabulation document for the Client. Assist the
 Client with reviewing the bid tabulation and other pertinent information.
- Landscape Design: Landscape designer on staff available for landscape design, landscape enhancements and landscape design consultation in the communities and amenity facilities.
- Master Task Project Plan for Mature Communities: Develop a project plan specific
 to landscape replacement and enhancement for the common grounds and the amenity
 facility. Emphasis is on maturing landscape in the community and budgeting accordingly.
- Community Asset Management Plan: Perform a complete inventory of the Client's assets and provide an inventory report.



AQUATIC INSPECTION

SERVICES

Our Aquatics Inspection division provides a layered testing and quality control systems, using the latest and most comprehensive industry standards. Each of our Aquatic Inspection Specialists is a certified Aquatic Weed Spray Technician in the state of Florida. Our team is committed to elevating the waterways in your community with detailed inspections, formal reporting, enhancement planning, and effective vendor communication strategies. A summary of these services is shown below:

- Community Asset Management Plan: Perform a complete inventory of the community aquatic assets and provide an inventory report to the board
- Community Education: Present teaching events to provide the latest research and developments in Aquatic Sciences and provide a knowledge base for the residents.
- Aquatics Maintenance Inspections: Perform visual waterway and body of water inspections, provide the board with an inspection report, notify maintenance contractor of deficiencies in service, and obtain proposals for aquatic projects.
- **Pond and Waterway Turnover Inspections:** Attend property turnover meetings that include waterways and participate in the inspection on behalf of the board. Provide a follow-up report regarding the turnover inspection.
- Aquatics Specification Development: Develop a request for proposal (RFP) document
 to include a customized set of standards and specifications based on the community
 needs and budget. Conduct the bidding process, review, and prepare a bid tabulation
 document for the board. Assist the board with reviewing the bid tabulation and other
 pertinent information.
- Master Task Project Plan for Mature Communities: Develop a project plan specific to long-term enhancements and maintenance for the community's waterways and bodies of water. Emphasis is on long-term health and efficiency of the waterflow systems in the community and efficient budgeting.



CUSTOMER

SATISFACTION



WE EXCEED

EXPECTATIONS

The single most important factor in being successful is customer satisfaction. We understand that **Harmony** CDD has certain unique characteristics. While all have similarities, our success comes from our ability to understand the nuances of each client and adapt our services, as necessary. This approach generates the basis for long-term partnerships with clients we have represented for nearly twenty years. Our service is client-centric while ensuring the district is compliant with state statutes and fulfilling bond-holder obligations.



WHAT OUR CLIENTS

SAY ABOUT US...

"Rizzetta & Company is currently managing three Districts that they helped us create in the Jacksonville area. I don't know of another management firm that has the continuity and stability of Rizzetta. I have dealt with Bill Rizzetta and Melissa Dobbins and I still do today. Professionalism and customer service have always been a hallmark of their organization."

Bob Porter, Senior VP Land, D. R. Horton, Inc., Jacksonville

"Rizzetta's staff have been amazing to work with, their depth of knowledge in the CDD world made a very difficult process almost painless. The Rizzetta team's depth of experience in managing CDDs proved invaluable throughout the process. Every question or situation we presented was met with prior examples and knowledgeable guidance."

Andy Smith, Executive Vice President of Operations at Freehold Companies

"Rizzetta & Company has recently become the management for our Community Development District. Their positive impact within the community has been immediate. The responsiveness to issues and the professional manner in which they have been addressed has proven to be incomparable to previous management. We look forward to a relationship of many years with Rizzetta & Company."

Susie White, Chairperson, The Harbourage at Braden River Community Development District



CLIENT

REFERENCES

Steve Yarborough, Chair

Lake Padgett Estates ISD

E: seat1@lakepadgettisd.org

P: 813-500-4772

W: www.lakepadgettisd.org

Debra Johnson, Vice Chair

Paseo CDD

E: seat2@paseocdd.org

P: 617-840-7133

W: www.paseocdd.org

Daniel Smith, Chair

Panther Trails CDD

E: danielsmith@itsdanielsmith.com

P: 813-928-2413

W: www.panthertrailscdd.org

Stanley Haupt, Chair

The Verandahs CDD

E: shaupt.cdd@gmail.com

P: 727-378-8447

W: www.theverandahscdd.org

TJ Pyche, Chair

Waterset North CDD

E: tpyche@watersetnorthcdd.org tpyche@outlook.com

P: 352-467-3950

W: www.watersetnorthcdd.org





OUR COMMITMENT TO

THE INDUSTRY

As a leader in District Management, we have a responsibility to be aware of industry-related developments and then sharing that knowledge with our clients and peers. We encourage continuing education for all staff and provide the resources needed to attend classes and conferences. Currently, Rizzetta holds memberships in the following professional organizations:

- Association of Florida Community Developers
- Community Associations Institute
- The Northeast Florida Builders Association
- Florida Government Finance Officers Association
- Florida Nursery, Growers & Landscape Association
- CFO Exchange Group
- Florida Association of Special District
- Urban Land Institute, Tampa Bay

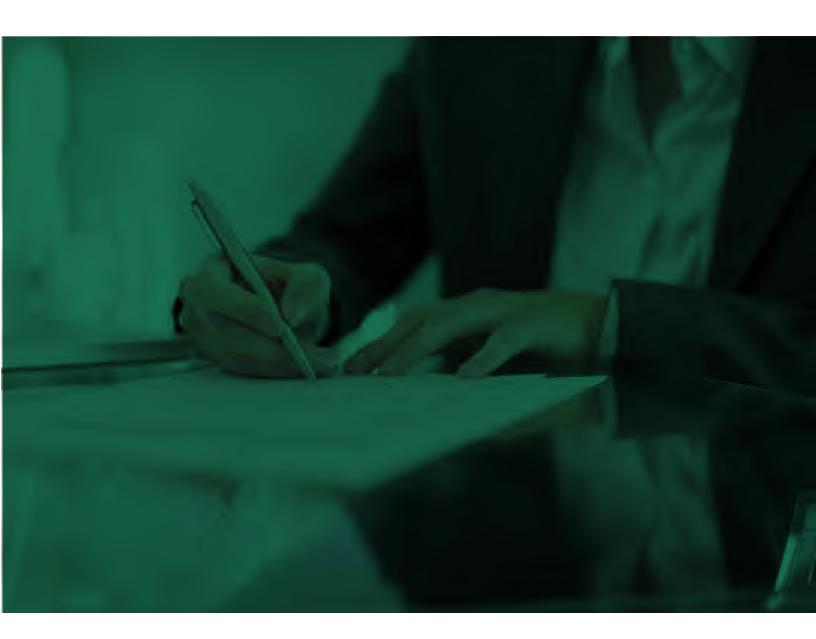
GIVING BACK TO THE COMMUNITY



Rizzetta believes we have a responsibility to give back to the communities in which we operate. We have found the personal rewards of helping far exceeds any investments made.



FORMS



6. PROPOSAL FORMS

6.A. AFFIDAVIT OF ACKNOWLEDGMENTS

STATE OF FLORI	DA
COUNTY OF HILS	borough

Before me, the undersigned authority, appeared the affiant, willow kizze to and having taken an oath, affiant, based on personal knowledge, deposes and states:

- 1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Proposer")) and am authorized to make this Affidavit of Acknowledgments on behalf of Proposer.
- 2. I assisted with the preparation of, and have reviewed, the Proposer's proposal ("Proposal") provided in response to the Harmony Community Development District proposal for district management. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.
- 3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.
- 4. The Proposer agrees through submission of the Proposal to honor all pricing information ninety (90) days from the opening of the proposals.
- 5. The Proposer acknowledges the receipt of the complete Request for Proposals as provided by the District and as described in the Table of Contents, as well as the receipt of the following Addendum Numbers:
- 6. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the Harmony Community Development District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

[Signature page to follow]

Proposer: Wellin 4 By By: William J. Rizzetta
Title: President

COUNTY OF 14,113borough

The foregoing instrument was acknowledged before me this 15 day of 2025, by who is personally known to me or who has produced Known to me or who has produced Known to me or who has produced Known to Mark the oath.

Notary Public State of Florida

Deborah Brennan

My Commission HH 475553

Expires 3/23/2028

Notary Public, State of Florida
Print Name: Deborah Decnoon
Commission No.: HH 475553
My Commission Expires: Morch 23, 2028

6.B.

SWORN STATEMENT UNDER SECTION 287.133(3)(a), FLORIDA STATUTES, REGARDING PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

This sworn statement is submitted to Harmony Community Development District.
I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of President for Rizzetta & Company
("Proposer") and am authorized to make this Sworn Statement on behalf of Proposer.
Proposer's business address is 3434 Colwell Ave ste. 200 Tampa, FL 33614
Proposer's Federal Employer Identification Number (FEIN) is 59-3075187
(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement:)
I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or noto contendere.
I understand that an "affiliate" as defined in Paragraph 287.133(1)(a). Florida Statutes, means:
a. A predecessor or successor of a person convicted of a public entity crime; or,

- b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.
- 8. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
- Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

___ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The

final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), Florida Statutes, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this day of	July ,2025.
	Proposer: Willin & Kmbs
	By: William J. Rizzetta
STATE OF TLORING	Title: President
COUNTY OF Hillsborough	
The foregoing instrument w	as acknowledged before me this 15 day of
known to me or who has produced Known did not [] take the oath.	as identification, and did [/]
of did not [] take the oath.	1/11/8
Notary Public State of Florida	Notary Public, State of Florida
Deborah Brennan My Commission HH 475553	Print Name: Deborah Brennan Commission No.: HH 475553
Expires 3/23/2028	My Commission Expires: 02 2028

6.C. GENERAL PROPOSER INFORMATION

Proposer General Information: Proposer Name Rizzetta & Company Street Address 8259 Southpark Circle Suite 330 P. O. Box (if any) State Florida Zip Code 32819 City Orlando Telephone 813-658-6048 ____ Fax no. ____ Title Business Dev Manager Taylor Nielsen 1st Contact Name Lucianno Mastrionni Title Vice President 2nd Contact Name Parent Company Name (if any) n/a Street Address P. O. Box (if any) City _____ State ____ Zip Code _____ Telephone _____ Fax no. 1st Contact Name _____Title____ 2nd Contact Name ______ Title _____ Company Standing: Proposer's Corporate Form: Corporation (e.g., individual, corporation, partnership, limited liability company, etc.) In what State was the Proposer organized? Florida Date 1986 Is the Proposer in good standing with that State? Yes X No

authorized to do business i	with the State of Florida, Division of Corporations and in Florida? Yes X No
If no, please explai	n
What are the Proposer's c	urrent insurance limits?
General Liability	\$ 1,000,000
Automobile Liability	\$ 1,000,000
Workers Compensation Expiration Date	\$ 1,000,000 5/1/26
	applicable state and federal licenses, and state whether s
icenses are presently in go	

6.D. PERSONNEL

O. Box (if any)	-	
City Orlando	State_Florida	Zip Code 32819
Telephone 813-658-	-6048 Fax no.	
st Contact Name	Taylor Nielsen	Title Business Dev N
2nd Contact Name	Lucianno Mastrionni	Title Vice President
Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer's Officers and Supervisory Personnel, and attach resumes for any Supervisory Personnel listed.		
or any Supervisory	Personnel listed.	
Subcontractors – Do he work? Yes Information (attach i	wes the Proposer intend to use any No X For each subcontractor, additional sheets if necessary):	y subcontractors in connection with please provide the following
Subcontractors – Do he work? Yes information (attach d Subcontractor Name	ves the Proposer intend to use any No X For each subcontractor, additional sheets if necessary):	y subcontractors in connection with please provide the following
Subcontractors — Do he work? Yes information (attach i Subcontractor Name Street Address	wes the Proposer intend to use any No X For each subcontractor, additional sheets if necessary):	y subcontractors in connection with please provide the following
he work? Yes he work? Name treet Address he work. O. Box (if any)	nes the Proposer intend to use an No X	y subcontractors in connection with please provide the following
Subcontractors – Do he work? Yes information (attach in Subcontractor Name Street Address P. O. Box (if any) City	nes the Proposer intend to use an No X_ For each subcontractor, additional sheets if necessary): n/aStateState	y subcontractors in connection with please provide the following
ubcontractors – Done work? Yes formation (attach aubcontractor Name treet Address, O. Box (if any)	nes the Proposer intend to use an No X For each subcontractor, additional sheets if necessary): n/a State	y subcontractors in connection with please provide the following Zip Code
ubcontractors – Do he work? Yes nformation (attach i ubcontractor Name treet Address . O. Box (if any)	nes the Proposer intend to use an No X For each subcontractor, additional sheets if necessary): n/a State	y subcontractors in connection with please provide the following Zip Code

Contact:	Contact Phone:
Project Type/Descri	ption:
Dollar Amount of C	Contract:
Proposer's Scope of	Services for Project:
Dates Serviced:	
that were taken with	Please describe any background checks or other security measures respect to the hiring and retention of the Proposer's personnel who this project, and provide proof thereof to the extent permitted by law:

OFFICERS

proposes Pizzotto & Company	7/2/2025
PROPOSER: Rizzetta & Company	DATE: 7/3/2025

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
William J. Rizzetta	President	President	Tampa, FL
FOR PARENT COMPANY (if applicable)			
nra			

SUPERVISORY PERSONNEL WHO WILL BE INVOLVED WITH THE WORK **NOTE: ATTACH RESUMES OF INDIVIDUALS LISTED BELOW**

PROPOSER: Rizzetta & Company	DATE: 7/3/2025
ROFOSER.	DATE. HOLDES

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME TO BE DEDICATED TO THIS PROJECT	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE
Lucianno Mastrionni	Vice President	Corporate Services	Tampa, FL	as needed	3	20+
Scott Brizendine	Vice President	CDD Operations	Tampa, FL	as needed	20+	20+
	see attach	ed sheet				

6.E. EXPERIENCE

Has the Proposer performed work for a community development district or master planned residential community in excess of 500 acres previously? Yes X_ No If yes, please provide the following information for each project (attach additional sheets if necessary; if there are more than five districts or communities that are responsive, please provide the information requested for the five most similar to the Harmony CDD):				
Project Name/Location: Triple Creek CDD				
Contact: Marc Carlton Contact Phone: boardmember1@triplecreekcdd.com				
Project Type/Description: 2300+ Single Family Units and 3 Amenity Centers				
Dollar Amount of Contract: In excess of \$600k				
Scope of Services for Project: District Management and Amenity Management				
Dates Serviced:				
List the Proposer's total annual dollar value of district management completed for each of the last two (2) years starting with the latest year and ending with the most current year:				
List the Proposer's total annual dollar value of district management completed for each of				
List the Proposer's total annual dollar value of district management completed for each of the last two (2) years starting with the latest year and ending with the most current year: 2024 =				
List the Proposer's total annual dollar value of district management completed for each of the last two (2) years starting with the latest year and ending with the most current year: 2024 = 2023 = Please provide the following information for each project that is similar to this project, and that you are currently undertaking, or have undertaken, in the past five years. (attach additional sheets if necessary; if there are more than five projects that are responsive, please provide the information requested for the five most similar to the Harmony CDD):				
List the Proposer's total annual dollar value of district management completed for each of the last two (2) years starting with the latest year and ending with the most current year: 2024 = 2023 = Please provide the following information for each project that is similar to this project, and that you are currently undertaking, or have undertaken, in the past five years. (attach additional sheets if necessary; if there are more than five projects that are responsive,				
List the Proposer's total annual dollar value of district management completed for each of the last two (2) years starting with the latest year and ending with the most current year: 2024 = 2023 = Please provide the following information for each project that is similar to this project, and that you are currently undertaking, or have undertaken, in the past five years. (attach additional sheets if necessary; if there are more than five projects that are responsive, please provide the information requested for the five most similar to the Harmony CDD): Project Name/Location: See attached sheet				
List the Proposer's total annual dollar value of district management completed for each of the last two (2) years starting with the latest year and ending with the most current year: 2024 = 2023 = Please provide the following information for each project that is similar to this project, and that you are currently undertaking, or have undertaken, in the past five years. (attach additional sheets if necessary; if there are more than five projects that are responsive, please provide the information requested for the five most similar to the Harmony CDD): Project Name/Location: see attached sheet Contact Phone:				

Attached Sheet:

 Please provide the following information for each project that is similar to this project, and that you are currently undertaking, or have undertaken, in the past five years. (attach additional sheets if necessary; if there are more than five projects that are responsive, please provide the information requested for the five most similar to the Harmony CDD):

1. Solterra Resort CDD

Polk County

District Management

Awarded to Rizzetta & Company in July 2025

Chairman Brian Meert - seat3@solterraresortcdd.com

2. Cypress Creek CDD

Hillsborough County

District Management and Amenity Management

Awarded to Rizzetta & Company in June 2025

Chairman Jason Hepburn - seat2@cypresscreekcdd.com

3. Lake St. Charles CDD

Hillsborough County

District Management and Amenity Management

Awarded to Rizzetta & Company in June 2025

Chairman Ginny Gianakos – ggianakos@lakestcharles.org

4. Villasol CDD

Osceola County

District Management

Awarded to Rizzetta & Company in March 2025

Chairman Herman Perez - hperez@villasol.org

5. Acacia Fields CDD

Pasco County

District Management

Awarded to Rizzetta & Company in June 2025

Chairman Kelly Evans - Kelly.evans@lennar.com

Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, office, or supervisor, etc.), been terminated from any district management contract within the past 3 years? Yes X No For each such termination, please provide the following information (attach additional sheets as needed): Project Name/Location: See attached sheet			
	Contact Phone:		
Project Type/Descri	ption:		
Dollar Amount of C	ontract:		
Scope of Services fo	or Project:		
Dates Serviced:			
Reason for Termina	tion:		

Attached Sheet:

Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated from any district management and/or facility maintenance management contract within the past three (3) years? Yes X No For each such incident, please provide the following information and attach additional sheets if necessary:

2025 terminations:

None

2024 terminations:

- Concord Station CDD District Management Services: Board transitioned to new residents who elected to move several contracts from those whom the developer employed, including management.
- Eagle Pointe CDD District Management Services: Board transitioned from developer to residents. The residents elected to move several contracts from those whom the developer employed, including management.
- Summer Woods CDD Amenity Management Services: Board terminated our amenity contract; we only provided them one part-time employee at 15 hours/week, who was found no longer to be necessary.
- Riverwood Estates CDD District Management Services: Board transitioned to builder from developer, builder moved the account to their preferred management partner.
- Palmetto Ridge CDD District Management Services: Board transitioned to builder from developer, builder moved the account to their preferred management partner.
- Southpointe of Manatee County CDD District Management Services: Board transitioned to builder from developer, builder moved the account to their preferred management partner.
- Bridgewater CDD District Management Services: Board terminated because they
 felt there were too many assigned District Manager transitions.
- Nature Walk CDD Amenity Management Services: Board eliminated the maintenance position we were providing.

2023 terminations:

- Heritage Harbor South CDD District Management Services: A competitor company recruited our District Manager assigned to this account, and the client moved to that competitor upon our employee moving there.
- 2. Highlands CDD District Management Services: A competitor company recruited our District Manager assigned to this account, and the client moved to that competitor upon our employee moving there.
- 3. Mira Lago West CDD District Management Services: A competitor company recruited our District Manager assigned to this account, and the client moved to that competitor upon our employee moving there.
- 4. Diamond Hill CDD District Management Services: This client left in 2023, and is currently requesting a proposal from us to provide services again.

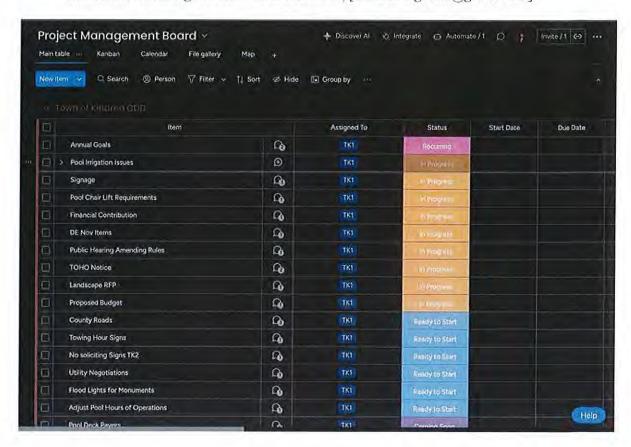
•	Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts? Yes NoX If yes, please provide:
Tł	ne names of the entities
	The state(s) where barred or suspended
_	The period(s) of debarment or suspension
Al	so, please explain the basis for any bar or suspension:
•	List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action. none
•	List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.

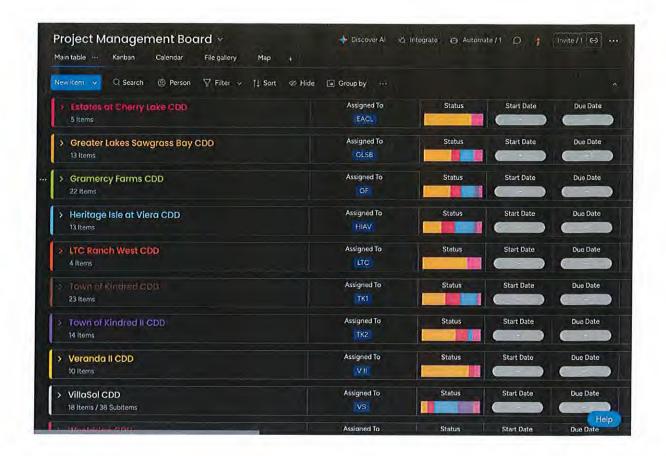
We have been named secondarily as manager of clients, but not primarily in the	e last five years.
	

6.F. SUPPLEMENTAL QUESTIONS FOR DISTRICT MANAGEMENT SERVICES

- Referencing a specific community(s), what Best Practices are now being implemented due to the suggestion of your company?
- A: We have implemented a quarterly newsletter for several of our communities with high resident engagement to ensure clear and consistent communication. This is complemented by timely project update memos distributed via HOA email blasts. These practices have strengthened overall community culture and increased resident trust in the CDD.
- 2. Referencing a specific community(s), what changes have you suggested to Boards to improve the efficiency of their meetings?
- A: In larger communities (Town of Kindred CDD, Town of Kindred II CDD, Villasol CDD, Heritage Isle at Viera CDD) where multiple projects can compete for attention, we have introduced a project management process to help Boards prioritize effectively. Items are only presented when all proposals have been gathered and the necessary research completed. Additionally, before each meeting, the District Manager works closely with the Board Chair to develop an agenda that streamlines discussions and promotes productive meetings.
- 3. Referencing a specific community(s), how have you guided Boards on how to address speeding and parking challenges?
- At Westridge CDD, we worked with the Board to establish clear Parking Rules and Procedures to enhance resident safety. The community consists of three distinct subdivisions, each with unique needs. A no-street-parking policy was adopted, supported by an overflow parking system to accommodate residents during special events. Residents receive parking passes for overflow areas, managed jointly with the HOA. Designated overflow spaces are clearly marked throughout the community. Additionally, we recently completed a project to install 28 speed humps across the CDD to further enhance safety. Please find the attached PDF ("Do's & Don'ts") which provides residents with clear visual guidance on parking rules.
- In terms of size and complexity, please identify the community with needs most similar to Harmony to which you are currently providing district management services.
- A: Attached you will find sample images of trackers used by our field operations team for Town of Kindred CDD, Town of Kindred II CDD, and Villasol CDD. These communities have onsite teams that coordinate daily with our staff to manage operations and projects. We also provide Boards with weekly operational reports to ensure consistent updates and strong communication.

- 5. Please provide appropriate contact information for every community referenced in your answers.
 - Chairman, Villasol CDD:** Herman Perez | [hperez@villasolcdd.org]
 - Vice Chair, Heritage Isle CDD:** Ken Walter | [kwalter38@cfl.rr.com]
 - Chairman, Town of Kindred CDD:** Jason Torres | [jaytcdd@gmail.com]
 - Vice Chair, Town of Kindred II CDD: ** Lou Aveli | [lavelli@drhorton.com]
 - Chairman, Veranda II CDD: ** Austin Burr | [aburr@greenpointellc.com]
 - Chairman, Westridge CDD:** Chris Brown | [cbwestridgecdd@gmail.com]





6.G. PRICING – DISTRICT MANAGEMENT SERVICES

IF THE PROPOSER IS SUBMITTING A PROPOSAL FOR DISTRICT MANAGEMENT SERVICES, PLEASE COMPLETE THE FOLLOWING.

Proposed Fee

- Task 1 Management and Admin
 - o Year 1 \$66,120 + \$4,010
 - o Year 2 \$66,120 + \$4,010
 - o Year 3 \$66,120 + \$4,010
- Task 2 Accounting
 - o Year 1 included
 - o Year 2 included
 - o Year 3 included
- Task 3 Financial and Revenue Collection and Assessment Roll
 - o Year 1 \$5,000
 - o Year 2 \$5,000
 - o Year 3 \$5,000
- Task 4 Website Administration
 - o Year 1 included
 - Year 2 included
 - Year 3 included
- Task 5 Dissemination Agent
 - o Year 1 \$2,000
 - o Year 2 \$2,000
 - o Year 3 \$2,000
- Task 6 "As Needed" Services
 - o To Be Negotiated
- Task 7 Services Provided to Third Parties
 - o To Be Negotiated

Total: Year 1 - \$77,130

Year 2 - \$77,130

Year 3 - \$77,130

6.H. ACKNOWLEDGEMENT

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Proposal Forms and all of the questions are fully and completely answered, and all of the information provided is true and correct.

My Commission Expires: March 23, 2025

Expires 3/23/2028

WE BUILD

PARTNERSHIPS

THAT LAST





CORPORATE OFFICE

3434 Colwell Avenue, Suite 200, Tampa, FL 33614 888-208-5008 | rizzetta.com

Municipal Advisor Disclaimer: Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.



Harmony Community Development District

Saint Cloud, Florida



Prepared on July 15, 2025

PFM Group Consulting LLC

Vivian Carvalho Senior District Manager, Business Development 3501 Quadrangle Blvd. Suite 270 Orlando, FL 32817

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July 15, 2025

Tab 1. Letter of Interest

Harmony Community Development District Attn: Michael C. Eckert Ph: 850-567-0558

Via email to MichaelEckert@kutakrock.com Cc: Kubra Metin Kubra.Metin@kutakrock.com

RE: Harmony CDD - District Management Services

Dear Mr. Eckert,

PFM Group Consulting LLC ("PFM" or "PFMGC") appreciates the opportunity to submit our credentials to provide District Management Services to Harmony Community Development District (the "District").

The PFM Group of companies have roots serving state & local governments that go back over 50 years. PFM's philosophy for providing District Management Services is simple: we're not striving to be the largest — we strive to be the most attentive and responsive partner to each community we serve. We believe that high-quality service comes from focus, not volume. Supported by the strength of a national firm, our District Management Services team is located and managed in Florida. Our decentralized approach allows us to be nimble, responsive, and deeply involved in the communities we serve. When you work with us, you're not passed along through layers of staff or bureaucracy. You're partnering directly with an experienced professional team who is invested in the success of your district.

With a portfolio of nearly 60 special districts across Florida, our team offers a deep understanding of the full district life cycle — from establishment through full buildout. We deliver hands-on, client-focused service backed by unmatched technical and financial expertise. Our proactive approach helps to ensure that everything from field operations to amenity oversight runs smoothly, compliantly, and with transparency.

Furthermore, we don't wait for issues to arise — we anticipate them. We understand the importance of transparency, accuracy, and accountability in managing your district's financials, meetings, and compliance. Our team takes pride in knowing the unique needs of each district we serve. We customize our service — not with a cookie-cutter playbook — but with thoughtful, strategic support that reflects our clients' specific priorities and long-term goals.

Below we summarize the reasons we believe our affiliate, PFM Group Consulting, to be the optimal choice for the District.

District Management Services: Enhanced by our affiliate's acquisition of the majority assets of Fishkind & Associates, Inc., PFM provides our special district clients with what we believe to be highly effective services at every stage of a District's life -- from establishment to full development. We continue to selectively add clients in Florida and other states and have an experienced team of professionals to provide clients with the level of service they expect and deserve.



3501 Quadrangle Blvd. Suite 270 Orlando, Florida 32817 407.723.5900

pfm.com





Our scope of services includes but is not limited to general consultation, orchestrating, and managing meetings, District representation, accounting services, capital budgeting and improvement plan, recording and transcribing meeting minutes, record management, coordination of annual assessments, lien book maintenance and continuing disclosure assistance services.

Staff: Our growing team currently consists of over 22 professional staff members including five experienced District Managers who have over 45 years combined length of service in the industry. Additionally, our team includes Accountants, Assistant District Managers, Administrative Support, and Field Specialist subcontractors to service our districts. As we continue to grow, we continue to assess our team and add additional resources to serve our clients.

Other Services: Our proposal includes services we would be pleased to offer the District under separate agreement with our affiliated companies such as financial advisory services provided by PFM Financial Advisors LLC ("PFMFA"), our registered municipal advisor affiliate.

Cost: Our focus is to provide cost effective services that results in significant value to our clients and our fees reflect the changing needs of the district as it transitions from establishment to development to full build out. Based on our understanding of the District's current needs and stage of development, we would propose the Management Fee as outlined in Tab 7. We hope to build a long, mutually beneficial relationship with the District and as such our fees are fully negotiable to meet the needs of the District.

Independent Ownership / **Local Decision Making**: PFMGC is a wholly-owned subsidiary of a holding company that is 100% owned by the firm's Managing Directors. As such and unlike some of our competitors, we are not subject to the whims and demands of external investors. Our Managing Directors also set the firm's strategic direction and manage specific practice areas. PFM's District Management Services team is located and managed from our Orlando offices ensuring prompt decision making by local team members.

In closing, we are pleased to open this discussion and look forward to having the opportunity to discuss our proposal to serve as District Manager to Harmony Community Development District. The community can be assured that this engagement is a high priority for us, and we are committed to dedicating the full range of PFM's exceptional services and resources.

We understand the scope of work to be performed and commit to doing so on the District's schedule. We believe PFM's relevant experience and dedicated team, makes us the ideal choice as Harmony Community Development District's District Manager.

Sincerely,

Vivian Carvalho Jennifer Walden

Senior District Manager Senior District Manager

Business Development Team Lead

PFM Group Consulting LLC PFM Group Consulting LLC



Tab 2. (a.) The Florida District Management Services and Team

Special Assessment Districts

Through our PFMGC and PFMFA affiliates, PFM provides district management and/or financial advisory services to more than 75 special districts throughout Florida including Community Development Districts ("CDDs"), Stewardship Districts, Recreational Districts and Improvement Districts. We use a team approach to providing these services, so numerous team members are aware of the needs and desires of each client. Further, our team members are knowledgeable of the requirements and nuances of relevant state statutes and share best practices to address issues facing districts statewide.

District Management Services

PFMGC provides services to a variety of special districts including:

- Community Development Districts
 - Governed by Florida Statutes Chapter 190 (and Chapter 170)
- Stewardship Districts
 - Governed by Florida Statutes Chapter 190 and Chapter 298
 - Established & governed by a Special Act passed by the Florida legislature
 - Typically used for large tracts of land with a longer build out period and when there is a desire to
 preserve large portions of land for conservation, which allow for more thoughtful and coordinated
 management of the District
- Recreational Districts
 - Governed by Florida Statutes Chapter 418
 - Recreational Districts are limited in nature to the construction, acquisition, replacement operation and maintenance of recreational amenities
- Improvement Districts
 - Governed by Florida Statues Chapter 190 as an alternative method of planning, acquiring, operating and maintaining community-wide improvements

Using dedicated staff with extensive knowledge in the operation of districts, PFMGC provides the following services:

General Management and Administrative Services: PFMGC provides standard administrative services necessary for the proper function of special districts and other projects to help them operate and comply with applicable statues, laws, codes, rules and regulations, including Florida Statutes Records Requirements of Chapter 119. We attend and help facilitate all scheduled and special meetings, including preparing agendas and minutes for all Board of Supervisors' meetings, helping to ensure meeting notices are published, and coordinating other logistical matters. Further, we document and update all items for the



"record of proceedings," solicit proposals for contracts, review and recommend vendors based on proposals received, aid in negotiations, monitor contract status and compliance with contracts and insurance requirements, and notify the Board when contracts are expiring, as well as when to undertake new procurement measures. We help our clients maintain compliance with Florida Administrative Code Section R.1B-24.003(1)(a) concerning the retention of specific District records. Upon request, we provide training for new supervisors and staff.

Accounting Services: Districts are required to prepare financial statements in accordance with governmental Accounting Standards Board ("GASB") guidelines, and PFMGC is knowledgeable about these standards. For our clients, we prepare monthly financial statements, along with providing accounts payable and receivable work, general account and trust account reconciliations, and completion and filing of State of Florida required annual reports. We present all accounting information to the Board of Supervisors for their review and approval, and our monthly reports include Statement of Financial Position, Statement of Activities, Budget to Actual, and other ad-hoc reports that the Board may request. We work with each district's selected independent auditor to help ensure they have all necessary information and to implement any recommended measures. During the budgeting process, we prepare draft budgets, incorporate comments from the supervisors, and work with the supervisors to approve the budget. We incorporate the Board's goals and revenue and expenses from the current year to provide more accurate budget predictions. We can also assist in selecting the public depository bank for the district's needs and can help open and maintain accounts with the district's selected bank. The accounting services are paperless, and we use an electronic platform (AvidXchange) for all of our accounts payable. This provides a way for all parties to approve invoices prior to payment and provide for a more transparent process. PFMGC pride ourselves on our strict internal control processes.

Lien Book/Tax Roll Maintenance (Associated with Management of Special Assessments): We work with our clients to provide billing, collection, reporting, and accounting for district assessments. This helps to ensure the district has necessary funds to meet all obligations, from operations to maintenance to any debt obligations. PFMGC administers annual assessments in a timely manner, which helps our clients' cashflows. We answer questions from property owners regarding their assessments, and when needed, draft estoppel letters and lien releases. Further, where possible, we will recommend ways to leverage efficiencies in collecting revenues. When developer agreements are needed, we can work with the district's legal counsel to draft and interpret those to help the district's cashflows.

Technology: To facilitate meetings, we use iPads and other technology which can accommodate virtual participation. Prior to each meeting, we load all agendas, minutes, and other documents onto iPads, which are then disseminated at the meeting. Further, meeting documents are stored electronically and backed up securely, allowing for ease in transmitting and storing documents for future reference. This also provides our clients with cost savings due to a reduction in printing costs and environmental benefits due to reduced paper usage.

Field Management Services: If requested, PFM can also assist with the management and oversight of various District vendors. Such services may be provided by a third-party sub-contractor. Field management services are determined based on the specific needs of each community but generally include the overall supervision of service contractors and maintenance staff, as well as arranging for certain repair and



maintenance work. Upon request, our field service specialist can also be available to attend regularly scheduled Board Meetings.

Regular Inspections. Our team conducts regular inspections of District property, reports any irregularities to the District Manager and/or designated District representative, and facilitates correction of irregularities as needed. Findings of the inspections are detailed in the inspection report provided to the Board.

Repair & Maintenance. Provide routine repair work or normal maintenance as may be required for the operation or physical protection of District property. We can address emergency repairs when necessary for the preservation and safety of persons and/or property and if desired, have an emergency number available for weekend and after-hours emergencies that may arise. The emergency line is setup to dispatch the call according to the parameters set forth by the District. In essence, if the field manager assigned to the District as the first layer of communicating the issue does not answer the call it escalates to the next person in line to assure the matter is being handled and addressed timely.

Oversight of Maintenance Related Vendors:

- Provide work orders generated by the various vendors servicing the District
- Assist District with development of the annual maintenance budget
- Assess and advise the District of any necessary repairs or replacement items that may be required

Capital Program Administration and Bond Issuance: Capital improvements are necessary for the continued success of any district, and PFM has experience with the implementation and funding of capital programs. We coordinate the timing and design of these improvements with the annual budget process, as they can impact proposed operations and maintenance. PFMFA has 50 years of providing financial advisory services, from advising on debt issuance to transaction management to consideration of how-to best structure deals for our clients. Our PFMA colleagues assist with review of the various financing documents and debt structure including the official statement and closing documents, and PFMGC assists with needed disclosures on EMMA. Further, we can recommend providers to help with preparation of all necessary arbitrage calculations.

Tab 2. (b.) Key Team Members within PFM Group Consulting LLC

Jennifer Walden, *Senior District Manager, Team Lead* 11 Years of Experience

Jennifer Walden joined the District Management team at PFM in September 2014. Prior to joining PFM Group Consulting LLC, she worked as an Account Manager for a fulfillment house and in the marketing department for a large company in the hospitality industry. She serves as District Manager for multiple Districts throughout the state of Florida. Jennifer has a Bachelor of Science in Marketing from the University of Central Florida.



Jane Gaarlandt, Senior District Manager, Field Services Lead 14 Years of Experience

Jane joined the District Management Team in December 2010 and currently serves as district manager of various Community Development Districts. Day-to-day activities include organizing, preparing and facilitating District Meetings, overseeing matters related to the operation and maintenance of the District and assisting the District to ensure compliance with all statutes and applicable law affecting the District including maintenance of the District's website and records.

Prior to joining PFM, Jane gained extensive experience in all aspects of project management and client services as owner and president of Gaarlandt & Burke Design, Inc. In addition, Jane held a position in property management with Whiteco Residential, LLC/ZRS Management.

Vivian Carvalho, *Senior District Manager, Business Development* 17 Years of Experience

Vivian Carvalho joined the District Management team at PFM in March 2018. Prior to joining PFM Group Consulting LLC, she worked with two large companies in the industry in which she gained her knowledge and experience with District Management Services, Homeowner and Condominium Association services in the Central Florida market. She serves as District Manager for multiple districts on the west coast and northeastern Florida.

Vivian has a Bachelor of Business Administration from Florida Institute of Technology where she graduated with honors. In addition, she obtained her Master's in Business Administration from Nova Southeastern University.

Jennifer Glasgow, *Director, District Accounting* 19 Years of Experience

Jennifer Glasgow has been with PFM since 2006 and currently serves as the Director, District Accounting. In addition, she handles full-cycle accounting for a large client as well as tax roll and lien book administration and bond disclosures for the majority of the districts managed by PFM. Jennifer has a Bachelor of Science in Accounting from Florida Southern College where she graduated with honors.

Amanda Lane, Senior Accountant & Training Supervisor 16 Years of Experience

Amanda Lane has been on staff since 2009 and currently serves as the Senior Accountant and Training Supervisor. She handles full-cycle accounting for two of PFM's managed Homeowners Associations (HOAs), along with the full-cycle governmental accounting for several of the larger districts managed by PFM. Services provided include budgeting, estoppel preparation, invoicing & collections, and financial statement preparation and review.

Amanda has a Bachelor of Arts from Rollins College where she graduated with honors and a Master's in Accounting from the University of Central Florida.



Amy Champagne, Senior Accountant, Lien Book & Assessment Administration 20 Years of Experience

Amy Champagne joined the District Management team at PFM in September 2018. Prior to joining PFM Group Consulting LLC, she worked as the Controller for two private companies, and as a public accountant. She maintains the lien books for all current PFM management clients. She issues estoppels and certifies all tax rolls for the various special taxing districts.

Amy has a Bachelor of Science in Math from the University of Florida. In addition, she obtained her Bachelor of Accounting and Master's of Accounting from Florida Atlantic University where she graduated with honors. On April 30, 2010, she received her Certified Public Accountant License.



The District Management Team





Tab 3. Qualification and Staffing

Representative Clients

PFMGC's Florida District Management clients include nearly 60 special districts located in 22 counties across Florida:



Walkers Green CDD

WASHINGTON COUNTY Sunny Hills Units 12-15

Dependent District

PFM's INDICATIVE LIST OF FLORIDA DISTRICT MANAGEMENT CLIENTS

ALACHUA COUNTY

Celebration Pointe CDD No. 1

- · Finley Woods CDD Parker Road CDD
- BREVARD COUNTY

PBR CDD

• Montecito CDD

BROWARD COUNTY

The Village at Gulfstream Park CDD

COLLIER COUNTY

Big Cypress Stewardship District • City Gate CDD • Horse Trials CDD

DUVAL COUNTY

Boggy Branch CDD

• Cedar Pointe CDD

FLAGLER COUNTY

Tomoka CDD

HILLSBOROUGH COUNTY

New Port Tampa CDD

LAKE COUNTY

Olympus CDD • The Villages Family of CDDs

LEE COUNTY

Herons Glen Recreation District • Cape Coral Town Center CDD

Lakewood Ranch Stewardship District • Legends Bay CDD • Sanctuary Cove CDD .

Improvement Stewardship District . University Park

The Villages Family of CDDs

- Grove Resort CDD . Midtown
- Shingle Creek Transit and Utility CDD • Winter Garden Village at
 - Fowler Groves CDD

OSCEOLA COUNTY

Everest GMR CDD

- Ovation CDD
- Magic Place CDD
- Magic Reserve CDD

Sunbridge Stewardship District
The list of clients is not intended as a testimonial. Contact information can be provided upon request.

Services provided by PFM Group Consulting LLC



Tab 4. (a.) The Florida Financial Advisory Services and Team

In addition to our District management capabilities, our affiliate PFMFA has considerable experience assisting special districts with the financing and refinancing of District debt issues.

Financial Advisory Services: PFMFA has developed extensive experience assisting Florida CDDs and other special districts since focusing on this market segment as a financial advisor in 2009. Since then, we have served as financial advisor on more than 120 special assessment transactions totaling approximately \$3.7 billion. Our municipal advisory services, provided by PFMFA, include:

- Special Assessment Methodology
- Debt structuring & transaction management
- Re-amortization schedules

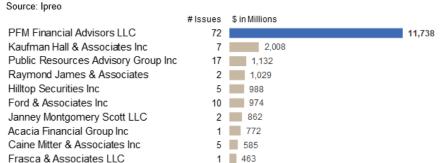
PFM's national reputation and consistent growth are evident in our ranking as the nation's top financial advisor in terms of number of transactions and par amount, as we've been ranked #1 in the country for 29 consecutive years by IPREO. In 2024, we advised on 736 publicly offered bond transactions totaling over \$88 billion.

Florida Practice

PFMFA has the largest financial advisory group in Florida and has been ranked #1 for 25 consecutive years. We have continued to grow our Florida footprint, adding clients each year while maintaining the high level of service to our clients. In 2024, we served as financial advisor in Florida on 50 publicly offered long-term bond issues totaling over \$11.7 billion.

2024 Florida Municipal New Issues

Municipal Financial Advisor Ranking - Full Credit to Each Financial Advisor



Since 2019, PFMFA has served as financial advisor on 374 Florida transactions totaling over \$39 billion. Nationally, PFMFA has served as financial advisor on 4,979 transactions totaling over \$453 billion during this time. Our leadership in both number of transactions and par issued shows a commitment to small, medium and large issuers. PFMGC and PFMFA are pleased to provide a dedicated and robust team to

Ranked #1

in Florida for

25

consecutive

vears

Ranked by Ipreo in terms of Tax-Exemps oar amount as of December 31, 2024



serve our special district clients. We include the organizational chart below in addition, following page a brief biography on the key team members within the organization.

PFM's Financial Advisory Transactions from 2019 to 2024

		National	
	Florida	(Excluding Florida)	Total
Number of Transactions	375	4,604	4,979
Par Amount (MM)	\$39,531	\$413,841	\$453,372

Source: Ipreo

Tab 4. (b.) Key Team Members within Financial Advisors LLC

Brent Wilder, *Managing Director* 34 Years of Experience

Brent Wilder joined PFM in 2009 and has over 30 years of experience in the financial services industry, the majority of which have been dedicated to serving the financing needs of municipal clients. He serves as Managing Director in the firm's Orlando office and oversees the District Management Services practice.

Throughout his career, Brent has served in the roles of financial advisor, underwriter, and credit provider for a variety of municipal clients in Florida and several other states. He is responsible for managing the firm's special district practice in addition to numerous client relationships throughout Florida. He also actively monitors Florida legislative initiatives to provide context on financial matters that may impact our clients. Brent's transaction experience includes covenant to budget and appropriate, certificate of participation, lease appropriation, tax backed, transportation, utility, and special assessment issues for municipal, institutional, corporate, and not-for-profit clients. Although he has a particular expertise with Florida special districts, his clients also include cities, counties, school districts, toll authorities, and municipal utilities.

He has also completed dozens of conduit financings for credit enhanced and un-enhanced issues for solid waste, manufacturing and airport facilities.

Brent is an active sponsor and past speaker for FGFOA, FSFOA and TEAM FL.

Kevin Plenzler, *Director* 18 Years of Experience

Kevin joined PFM in 2019 via acquisition of Fishkind and Associates, Inc. in Orlando, Florida. His current responsibilities include providing financial advisory and assessment consulting services associated with PFM's Community Development Districts within PFM Group Consulting LLC. In addition to financial advisory services, Kevin offers consulting services associated with but not limited to transportation toll and revenue studies, K-12 schools' analysis and market studies related to sports, leisure and cultural facilities.

Prior to PFM, Kevin worked as a member of Fishkind and Associates, Inc. real estate market group. In addition to the aforementioned consulting services, he has relevant experience in highest and best use land



use analysis, detailed pro forma analysis associated with real estate transactions, and economic impact analysis.

Michael Dennis, *Senior Managing Consultant* 6 Years of Experience

Michael Dennis joined PFM's Orlando office in 2019 and as a Senior Managing Consultant, provides transaction management, analytical, and technical services.

Michael has experience with tax-exempt and taxable municipal bonds, bank loans, lines of credit, liquidity and interim financing alternatives. His present duties include structuring, sizing, and pricing new money and refunding municipal bond issues, as well as performing analysis of refunding opportunities. He also provides multi-year financial modeling for strategic planning and prepares capacity analyses, ratings support and credit enhancement to a variety of issuers. He also supports PFM's Community Development Districts practice in its preparation of assessment methodologies, reamortization schedules, and general transaction services related to debt issuance. Michael has been involved in executing debt transactions totaling over \$5 billion in par.

Michael graduated cum laude from Florida State University with a Bachelor of Science in Finance and Marketing as well as a minor in Political Science. He is a registered Municipal Advisor Representative (Series 50).

The Financial Advisory Team

Senior Strategic, Client Management Services and Analytical Support

Brent Wilder

Managing Director

Orlando, Florida

Kevin Plenzler

Director

Orlando, Florida

Michael Dennis

Senior Managing Consultant

Orlando, Florida

Administrative Support

Cindy Silva

Managing Associate

Orlando, Florida



Tab 5. Company Information

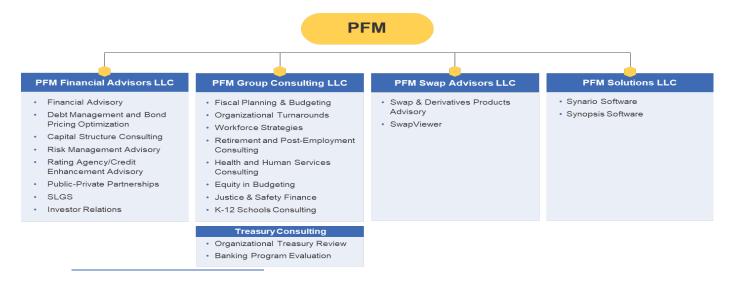
PFM was founded in 1975 with the mission of providing independent financial advice to state and local governments, governmental agencies and authorities in the debt issuance process and undertaking capital planning and budgeting.³ PFM Financial Advisors LLC and its affiliates are indirect, wholly-owned subsidiaries of a holding company known as PFM II, LLC. This holding company is 100% owned by the firm's Managing Directors, who set the firm's strategic direction and manage specific practice areas.

Today, PFM has one of the largest financial advisory teams in the public finance industry, maintaining an expansive national presence. PFM currently has more than 300 employees located in 32 offices and locations across the United States.¹ There are 18 financial advisory professionals in Florida, which include 6 Managing Directors/Partners, 4 Directors, 3 Senior Managing Consultants, and 5 Analysts.





PFM constantly strives to anticipate every client challenge and need and has developed one of the most comprehensive service platforms in the industry. A financial advisory contract with PFM provides Harmony CDD with access to the unique services of our affiliates outlined below, which include Management and Budget Consulting, Real Estate/Economic Development, and Treasury Consulting.²



¹Number of employees, offices and locations estimated as of February 1, 2025.

²Services provided by PFM affiliates are offered pursuant to separate agreements, including separate scope and fees.



Tab 6. Range of Services Available to Harmony CDD

As client's needs have evolved and expanded, PFM has developed a wide range of specialized services to assist clients. PFM Financial Advisors LLC has several affiliates that were created to provide the proper regulatory and operating structure to meet our client's evolving financial objectives. Following is a brief description of the various affiliates the CDD will have access to through a contract with PFM Financial Advisors:¹

- PFM Group Consulting LLC (PFMGC): Management and Budget Consulting practice provides a broad range of services, including OPEB liability management, multi-year financial planning, consolidating and shared-services analysis, operational and program analysis, revenue maximization, fleet management, workforce analysis, and pension and other post-employment benefits strategies. This group has worked with Florida cities such as Miami, Hialeah, and Cape Coral, among others.
- PFMGC's Treasury Consulting Services assesses a client's specific banking needs, evaluates its existing banking program, and guides the client through the rebidding process (if necessary) to help maximize services and reduce cost. In Florida, PFMGC recently worked on banking services procurement with Palm Beach Gardens, Oakland Park, Polk County, Hernando County, Leon County, Gainesville Regional Utilities, and the Broward County School District.
- PFMGC's Economic and Real Estate Consulting practice provides a broad range of services, including special assessment methodology (such as ad valorem, non-ad valorem, stormwater, and fire), market feasibility, economic forecasting, economic impact analysis, and fiscal impact analysis.
- PFM has extensive experience in designing and executing creative financing structures, including Public Private Partnerships (P3). These transactions utilize combinations of special assessments, tax increments, and impact fees to achieve performance and lower costs. We have pioneered synthetic sales taxes called Public Improvement Fees (PIF) to help fund infrastructure for hotels and other commercial projects

¹Services provided through PFM affiliates are subject to separate agreements and fees.



Tab 7. Cost of Services

COMPENSATION FOR SERVICES

MANAGER shall be compensated for the provision of the services described in the Scope of Services based on the fee schedule below. The fees do not include *reimbursable expenses* (as described in Tab 8. of this proposal). Fees will be reviewed and may be adjusted annually as reflected in the DISTRICT's approved budget.

<u>District Management</u>	Annual Fee
Management/Administrative/Accounting Services/Website Maintenance/ Recording Secretary	\$65,000 ¹
Debt Issue Services	Annual Fee ²
Special Assessment Administration	\$9,100 (\$4,550 per Series)
Continuing Disclosure Assistance	\$2,200 (\$1,100 per Series)
Additional Services*	Fee per new debt issuance
District Management Services (Cost of Issuance)	\$10,000
Continuing Disclosure Assistance (Cost of Issuance)	\$1,500

The Fees outlined above may be increased or otherwise amended annually as reflected in the adopted Operations and Maintenance Budget for the District. New Fees will become effective on October 1 of the applicable budget year.

Total Proposed Annual Cost for all District Services is \$76,300 (inclusive of website maintenance) for a net savings of \$12,672 based on the District's FY 2026 Approved Proposed Budget of \$88,972.

¹ Annualized fee assuming 12 regularly scheduled Board meetings per year.

² Fee per debt issue is \$4,550 for Assessment Administration and \$1,100 for Disclosure Assistance



Tab 8. Reimbursable Expenses

	Item	Cost (\$)
1	Agenda package	\$ 0 Cost *
2	Tapes/CS	\$ 0 Cost
3	Binders	\$ 0 Cost
4	#10 envelope (\$0.07 per envelope)	\$ 0 Cost **
5	9 x 12 envelope (\$0.07 per envelope)	\$ 0 Cost **
6	10 x 13 envelope (\$0.07 per envelope)	\$ 0 Cost **
7	Storage box	\$ 0 Cost
8	Copies (\$0.25 per page)	\$ 0 Cost **
9	USPS (based on current rates at time of mailing)	\$10.00 ***
10	Fed Ex	\$25.00 ***
11	Conference calls	\$ 0 Cost
12	Offsite storage (archival)	\$ 0 Cost

- * Agendas are all produced electronically and provided on PFM tablet at the meeting. If the Board would like hard copies, there would be a cost associated with the printing.
- ** If mailings are needed then there will be a cost associated with the quantity. See above for applicable fees.
- *** Postage/ FedEx fees vary by the number of items sent per month and are only billed on an incurred basis.



Tab 9. References & Letter

We encourage the District to contact the following references as a testament to our client service and expertise.



Sunbridge Stewardship District

3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817 Phone: 407-723-5900 Fax: 407-723-5901

To Whom It May Concern,

I am writing with the highest level of enthusiasm to recommend Lynne Mullins for the District Manager position. Having had the privilege of working with Lynne for several years, I can confidently say that she is an outstanding professional who brings immense value to any organization she serves. Lynne has been an essential asset to both the Sunbridge Stewardship District since 2019 and the Florida Headwaters Foundation, where she currently contributes her expertise and leadership.

Lynne has consistently proven herself as a strategic leader, with a remarkable ability to drive success and foster growth within every community she manages. Her outstanding communication and organizational skills, combined with her strong work ethic and autonomy, make her an exemplary District Manager. Whether in person, on the phone, or through email, Lynne excels at maintaining open, productive, and professional relationships with residents, board members, and staff. Her rapport with multiple constituents is exceptional, and she continually demonstrates an unwavering commitment to providing excellent service.

One of Lynne's greatest strengths is her meticulous attention to detail and her dedication to follow-through. She never allows a task to go unnoticed and consistently goes above and beyond to ensure that each community receives the highest level of proactive, responsive support. Her strategic approach to building and nurturing relationships is a key factor in the continued success of the Sunbridge Stewardship District, where she plays a crucial role in overseeing the thoughtful management of Florida's special taxing districts.

Lynne's service-driven mindset, coupled with her ability to adapt to varying needs and situations, sets her apart as a leader who not only meets expectations but exceeds them. She is a trusted and dependable asset to any organization and would undoubtedly bring exceptional value to any client who is fortunate enough to work with her.

Without reservation, I strongly recommend Lynne Mullins for any role she pursues. I am confident that her contributions will be instrumental in achieving lasting success for your organization. Should you have any further questions, please feel free to contact me.

Yours truly,

Richard Levey, Ph.D., AICP

Chairman -Sunbridge Stewardship District

E-mail: ssd1@sunbridgesd.com



Tab 10. Website Fees

Harmony CDD

For this proposal, PFM Management Fee s website maintenance fees. Below are t a 3 rd Party Company to provide website	he costs for
Website - 3rd Party	
Website Conversion - One-Time	\$3,000* ¹
	\$185
	monthly /
	\$2,220
Monthly Maintenance Fee	yearly
	\$300
	quarterly /
	\$1,200
ADA Auditing Quarterly Fee	yearly
Includes conversion of site to ADA & WCAG opti	mized template with ADA Compliance seal

¹ PFM will utilize the choice of the District Board as it relates to website oversight. For this proposal, the above fees are included in the District Management Fee. For the District Management Fee, please refer to Page 15.

HARMONY COMMUNITY DEVELOPMENT DISTRICT OSCEOLA COUNTY, FLORIDA

INFORMAL REQUEST FOR PROPOSALS

FOR

DISTRICT MANAGEMENT SERVICES

June 27, 2025

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- 5. What is not included in the RFP?
- 6. Proposal Forms
 - A. Affidavit of Acknowledgments
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 - F. Supplemental Questions for District Management Services
 - G. Pricing for District Management Services
 - H. Acknowledgment

1. GENERAL INFORMATION FOR PROPOSERS

Notice is hereby given that the Harmony Community Development District (the "District") will accept proposals from qualified firms ("Proposers" or "Contractors") interested in providing district management ("District Management") services for the District. These services are considered contractual services under Florida Law and are not required to be competitively bid. Instead, the District intends to select the proposal(s) that is in the best interests of the District through direct negotiations.

In order to submit a proposal, each proposer must be authorized to do business in Florida, hold all required state and federal licenses in good standing, and should otherwise meet any applicable requirements set forth by the District.

All proposals should include the following information, among other things described herein:

- A. Completed and executed proposal forms as set forth herein.
- B. At least three references from projects of similar size and scope. The proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- C. A narrative description of the proposer's approach to providing the services for each of the tasks as described in the scope of services provided herein. Proposers must clearly explain proposed staffing levels and provide a suggested organizational chart with defined management and staffing positions. Proposer must clearly quantify individual positions and job responsibilities in its proposal.
- D. Complete pricing showing the total cost of providing the services, broken down as set forth on the following price proposal form. For any subcontractor being proposed, the total amount proposed to be paid by the District for these services shall be segregated between the actual funds being paid to the subcontractor and the mark up being charged by proposer.

Proposers desiring to provide a proposal should submit one (1) electronic copy of the required proposal no later than <u>July 15, 2025 at 5:00 p.m.</u> (EDT), to Michael C. Eckert at Michael.Eckert@kutakrock.com. Proposals shall bear the name of the proposer in the header of the email and shall clearly identify the District. The District may choose not to evaluate any proposal not completed as specified or missing the required documents. By submitting a proposal, proposers acknowledge this is an informal solicitation of proposals for contractual services and there is no right to protest the Board's selection of the ultimate proposal.

The following information sets out the District's expectations of the responsibilities and services to be provided by a Contractor(s), and generally outlines a structure for the services to be provided. The District will be issuing a formal Request for Proposals for Amenity and Grounds Maintenance Management and Maintenance around July 8, 2025.

Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. Proposers are expected to keep their proposed prices firm for at least sixty (60) days following the submission deadline, with the understanding that the final contract terms are subject to negotiation. The District has the right to waive any technical errors, informalities or irregularities in the proposals if it determines in its discretion it is in the best interest of the District

to do so. The District's Board of Supervisors (the "Board") shall review and evaluate the proposals in their individual discretion, and make any final determination with respect to the award of a final contract that is in the best interests of the District. The District reserves the right to reject any and all proposals and make modifications to the scope of the work as it deems in the best interests of the District.

Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in Section 768.28, Florida Statutes, or other statute or law.

Proposer is hereby notified that Section 287.05701, Florida Statutes, requires that the District may not request documentation of or consider a vendor's social, political, or ideological interests when determining if the vendor is a responsible vendor.

Any and all written questions relative to this request shall be directed to Michael C. Eckert, at Michael.Eckert@kutakrock.com, with an e-mail copy to Kubra Metin, at Kubra.Metin@kutakrock.com. Michael Eckert can also be reached at 850-567-0558.

Harmony Community Development District Kutak Rock LLP, District Counsel

2. GENERAL DESCRIPTION OF THE DISTRICT AND FINANCING

The District was established by Osceola County Board of County Commissioners Ordinance 00-05 in 2000. The lands within the District are mostly developed. The District includes both residential and non-residential land uses. All District Board supervisors are residents of the District and unaffiliated with the developer. The Board meets once per month.

The District issued its Series 2001 Bonds and its Series 2004 Bonds in order to finance the improvements for the first and second phases of the community. The District subsequently issued its Series 2014 Bonds in order to refinance the Series 2001 Bonds and then issued its Series 2015 Bonds in order to refinance the Series 2004 Bonds. The District may attempt to refinance its bonds again in the future.

3. GENERAL DESCRIPTION OF FACILITIES

The District consists of approximately 1,023 acres of land located entirely within Osceola County, Florida. The District owns, operates and maintains various common areas, stormwater ponds and infrastructure, lakes and roadways, sidewalks, hardscaping, water, and landscaping and irrigation systems (collectively, including the Amenity Facilities described below the "Facilities"). Specifically, the District's amenity and park Facilities include the following, together with their appurtenant areas, facilities, equipment, and other appurtenances (collectively, the "Amenity Facilities"):

- Swimming Pool Facilities (Swim Club and Ashley Park Pools; Splash pad)
- Harmony Town Square (Town Center Park)
- Lakeshore Park (sport fields, courts and pavilion)
- Community Garden
- Neighborhood Parks
- Docks, Piers and Boats at Buck Lake
- Dog Parks

Currently, Inframark, LLC provides District Management Services, Amenity Management Services and Grounds Maintenance Management Services. The district management contract currently in effect is a public record and can be obtained by contacting: Jennifer Goldyn at publicrecords@inframark.com. Information regarding the Harmony CDD including but not limited to the budgets can be found on the District's website at www.harmonycdd.org. Additional information regarding District found at the website can be https://www.historicalharmony.info/; provided however, Proposers are informed that this website is not maintained by the District and therefore the District does not guarantee its accuracy or completeness. Proposers should familiarize themselves with the District's operations, lands and Facilities prior to submitting a proposal.

4. <u>SCOPE OF DISTRICT MANAGEMENT SERVICES NEEDED</u>

Task 1 - MANAGEMENT

- A. Attend and conduct all regularly scheduled and special Board of Supervisors meetings, continued meetings, hearings and workshops. Arrange for time and location and all other necessary logistics for such meetings, hearings, etc.
- B. Suggest actions, and implement actions approved by the Board, that lead to the efficient management of District meetings and workshops. Examples include increased communication with Supervisors, management of meeting discussions, etc.
- C. Suggest actions, and implement actions approved by the Board, that lead to prudent financial decisions. Examples include estimating future funding needs, suggesting consultants to improve investment returns, and suggesting processes to ensure appropriate maintenance, repair and replacement of capital assets.
- D. Ensure compliance with all statutes affecting the district which include but are not limited to:
 - 1. Certify Special District Update Form, submitted to the Special District Information Program, Department of Economic Opportunity each year.
 - 2. Assign and provide Records Management Liaison Officer for reporting to the Department of Library and Archives.
 - 3. Provide contact person for the State Commission of Ethics for Financial Disclosure coordination.
 - 4. Provide Form 1 Financial Disclosure documents for Board Members.
 - 5. Provide Form 1F Financial Disclosure documents for Resigning Board Members.
 - 6. Monitor and supply Form 3A, Interest in Competitive Bid for Public Business as needed.
 - 7. Monitor and provide Form 8B, Memorandum of Voting Conflict for the Board.
 - 8. Monitor and distribute updates to creation documents.
 - 9. Maintain and file Disclosure of Public Financing and file with Department of Economic Opportunity and each residential developer.
 - 10. Provide for a proposed budget for Board approval on or by June 15 of each fiscal year.
 - 11. Provide copy of approved proposed budget to the County a minimum of 60 days prior to the public hearing on the budget.

- a. Provide written notice to owners of public hearing on the budget and its related assessments.
- 12. Provide copy of an annual notice of any changes to the Public Facilities report to the County if changes are made.
- 13. Provide copy of the seven (7) year Public Facilities report update, based on reporting period assigned to the County it is located in.
- 14. File name and location of the Registered Agent and Office location annually with Department of Economic Opportunity and the County.
- 15. Provide for submitting the regular meeting schedule of the Board to County.
- 16. Provide District Map and update as provided by the District's Engineer as needed to the Department of Economic Opportunity and the County.
- 17. Provide legal description and boundary map as provided by District Engineer to the Supervisor of Elections.
- 18. File request letter to the Supervisor of Election of the County for number of registered voters as of April 15, each year.
- 19. Provide for public records announcement and file document of registered voter data each June.
- 20. Update Board Member names, positions and contact information to the State Commission on Ethics annually.
- 21. Certify and file the Form DR 421, Truth in Millage Document with the Department of Revenue each tax year.
- 22. Properly notice all public meetings, in accordance with the appropriate Florida Statutes, including but not limited to, public hearings on assessments, the budget, establishment of rates, fees, or charges, rulemaking, uniform method of collection, and all other required notices of meetings, hearings and workshops.
 - a. Provide for the appropriate ad templates and language for each of the above.
- 23. Respond to Bond Holders Requests for Information.
- 24. Implement the policies established by the Board in connection with the operations of the District.
- E. Assist in the negotiation of contracts, as directed by the Board of Supervisors.
- F. Advise the Board on the status of negotiations as well as contract provisions and their impacts on the District and provide contract administration services.

- G. Make recommendations on contract approval, rejection, amendment, renewal, and cancellation. In advance of expiration of contracts, advise the Board as to need for renewal or additional procurement activities and implement same.
- H. Monitor certificates of insurance as needed per contracts.
- I. Answer Project Status Inquiries from Contractors Bonding Companies.
- J. Provide an office location to handle and respond to written, phone or e-mail inquiries from the public.
- K. Communicate with residents and landowners via email, phone and website, ensuring the District's website provides relevant information for residents and supervisors.
- L. Prepare agendas for transmittal to Board of Supervisors and staff seven (7) days prior to Board of Supervisors' Meeting. Prepare meeting materials for other meetings, hearings, etc., as needed.
- M. Provide accurate minutes for all meetings and hearings.
- N. Implement and maintain a document management system to create and save documents, and provide for the archiving of District documents.
 - 1. Certify and file annual report to the Department of State, Library and Archive Division, for storage and disposal of public records.
- O. Protect integrity of all public records in accordance with the requirements of State law. Respond to public records requests as required by law and in compliance with the Rules of Procedure and the District's adopted public records policy. (Fulfilling routine public records requests shall not result in additional charges to the District. See Task 6 below for Extraordinary Public Records Requests.)
- P. Maintain "Record of Proceedings" for the district within the County which includes meeting minutes, agreements, resolutions and other records required by law.
- Q. Provide, implement and administer a computer-based tracking system for contacts with residents and resident complaints, whether generated by board members or residents, which is accessible by board members at all times. At a minimum, the system shall include the date the resident contact or complaint was brought to the attention of management, the source of the resident contact or complaint and contact information of the resident, the schedule addressing the resident complaint, the date the complaint was completely addressed, and the date the resident or board member was notified of resolution of the complaint.

Task 2 - ACCOUNTING

A. Financial Statements

- 1. Establish Fund Accounting System in accordance with federal and state law, as well as GASB and the Rules of the Auditor General. This includes the following:
 - a) Chart of Accounts
 - b) Vendor and Customer Master File
 - c) Report creation and set-up.
- 2. Prepare monthly balance sheet, income statement(s) with budget to actual variances, including the following:
 - a) Cash Investment Account Reconciliations per fund
 - b) Balance Sheet Reconciliations per fund
 - c) Expense Variance Analysis
- 3. Prepare and file Annual Public Depositor's Report and distribute to State Department of Insurance and Treasury.
- 4. Prepare and file Public Depositor's and Indemnification Form on new accounts as needed.
- 5. Manage banking relations with the District's Depository and Trustee.
- 6. Prepare all other financial reports as required by applicable law and accounting standards, and bond trust indenture requirements.
- 7. Account for assets constructed by or donated to the District for maintenance.
- 8. On or before October 1st of every year prepare an annual inventory of all District owned tangible personal property and equipment in accordance with all applicable rules and standards.
- 9. Provide Audit support to auditors for the required Annual Audit, as follows:
 - a) Review statutory and bond indenture requirements
 - b) Prepare Audit Confirmation Letters for independent verification of activities.
 - c) Prepare all supporting accounting reports and documents as requested by the auditors
 - d) Respond to auditor questions
 - e) Review and edit draft report
 - f) Prepare year-end adjusting journal entries as required
- 10. Provide for transmission of the Audit to the County and the Auditor General's Office of the State.

11. Provide and file Annual Financial Statements (FS. 218 report) by June 30th of each year.

B. Budgeting

- 1. Prepare budget and backup material for and present the budget at all budget meetings, hearings and workshops. The budget is to be done in accordance with state law standards, and consistent with applicable GFOA and GASB standards. Budget preparation shall include calculation of operation and maintenance assessments, which may include development of benefit methodology for those assessments.
- 2. File all required documentation to the Department of Revenue, Auditor General, the County, and other governmental agencies with jurisdiction.
- 3. Prepare and cause to be published notices of all budget hearings and workshops.
- 4. Prepare all budget amendments on an ongoing basis. Assist in process to retain an auditor and cooperate and assist in the performance of the audit by the independent auditor.

C. Accounts Payable/Receivable

- 1. Administer the processing, review and approval, and payment of all invoices and purchase orders. Ensure timely payment of vendor invoices and purchase orders.
 - a) Manage Vendor Information per W-9 reports
- 2. Prepare monthly Vendor Payment Report and Invoicing Support for presentation to the Board of Supervisors for approval or ratification.
- 3. Maintain checking accounts with qualified public depository including:
 - a) Reconciliation to reported bank statements for all accounts and funds.
- 4. Prepare year-end 1099 Forms for Vendor payments as applicable.
 - a) File reports with IRS.

D. Capital Program Administration

- 1. Maintain proper capital fund and project fund accounting procedures and records.
- 2. Process Construction requisitions including:
 - a) Vendor Contract completion status
 - b) Verify Change Orders for materials
 - c) Check for duplicate submittals

- d) Verify allowable expenses per Bond Indenture Agreements such as:
 - (1) Contract Assignment
 - (2) Acquisition Agreement
 - (3) Project Construction and Completion Agreement
- 3. Oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit and other information to dissemination agent (if other than manager) or directly to bond holders as required by Continuing Disclosure Agreements, annual/quarterly disclosure reporting, update etc.
- 4. Provide Asset Tracking for improvements to be transferred and their value for removal from District's Schedule of Property Ownership that are going to another local government.
- 5. Provide for appropriate bid and or proposal/qualification processes for Capital Project Construction.

E. Purchasing

- 1. Assist in selection of vendors as needed for services, goods, supplies, materials. Obtain pricing proposals as needed and in accordance with District rules and state law.
- 2. Prepare RFPs for Administrative Services as needed, such as audit services, legal services, and engineering services.
- 3. Prepare and process requisitions for capital expenses, in coordination with District Engineer.

F. Risk Management

- 1. Prepare and follow risk management policies and procedures.
- 2. Recommend and advise the Board, in consultation with the District Engineer of the appropriate amount and type of insurance and be responsible for procuring all necessary insurance.
- 3. Process and assist in the investigation of insurance and FEMA claims, in coordination with Counsel of the District.
- 4. Review insurance policies and coverage amounts of District vendors.
- 5. Provide for an update to the Schedule of Values of Assets owned by the District for purposes of procuring adequate coverage.
- 6. Maintain and monitor Certificates of Insurance for all service and contract vendors.

Task 3 - FINANCIAL AND REVENUE COLLECTION

A. Administer Prepayment Collection:

- 1. Provide payoff information and pre-payment amounts as requested by property owners.
- 2. Monitor, collect and maintain records of prepayment of assessments.
- 3. Coordinate with Trustee to confirm semi-annual interest payments and bond call amounts.
- 4. Prepare periodic continuing disclosure reports to investment bankers, bond holder and reporting agencies.

B. Administer Assessment Roll Process:

- 1. Prepare annual assessment roll for collection of debt service and operations and maintenance assessments.
- 2. Update roll to reflect per unit and per parcel assessments based on adopted fiscal year budgets.
- 3. Verify assessments on platted lots, commercial properties or other assessable lands.
- 4. Convert final assessment roll to County Property Appraiser or Tax Collector format and remit to County.
- 5. Execute and issue Certificate of Non-Ad Valorem Assessments to County.

C. Administer Assessments for Off Tax Roll parcels/lots:

- 1. Maintain and update current list of owners of property not assessed via the tax roll.
- 2. Prepare and issue direct invoices for the annual debt service and operations and maintenance assessments.
- 3. Monitor collection of direct invoices and prepare and send delinquent/collection notices as necessary.

D. True-Up Analysis:

- 1. Annually compare current and un-platted lots to original development plan to ensure adequate collection of assessment revenue as necessary.
- 2. Prepare true-up calculations and invoice property owners for true-up payments as necessary.

Task 4 – WEBSITE ADMINISTRATION

Contractor shall, ensure that the District's web sites remain in compliance with all applicable Florida law regarding the content and functionality of such web site and provide for the long-term storage of all web-site content and email in compliance with all applicable Florida law for public entities regarding records retention.

Task 5 – DISSEMINATION AGENT

Contractor shall serve as the District's dissemination agent under applicable Continuing Disclosure Agreements.

Task 6 - "AS NEEDED" SERVICES

- A. Financial Reports
 - 1. Modifications and Certification of Special Assessment Allocation Report;
- B. Bond Issuance Services
 - 1. Special Assessment Allocation Report;
 - a) Prepare benefit analysis based on infrastructure to be funded with bond proceeds.
 - b) Prepare Preliminary Special Assessment Allocation Report and present to District board and staff.
 - c) Present Final Special Assessment Allocation Report to board and staff at noticed public hearing levying special assessments
 - 2. Bond Validation;
 - a) Coordinate the preparation of a Bond Validation Report which states the "Not-to-exceed" par amount of bonds to be issued by the District and present to board as part of the Bond Resolution.
 - b) Provide expert testimony at bond validation hearing in circuit court.
 - 3. Certifications and Closing Documents;
 - a) Prepare or provide signatures on all closing documents, certificates or schedules related to the bond issue that are required by District Manager or District Assessment Methodology Consultant.
- C. Amendment to District boundary;

- D. Grant Applications;
- E. Escrow Agent;
- F. Community Mailings through the U.S. Mail e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.
- G. Extraordinary Public Records Requests Requiring Significant Effort to Fulfill
- H. Litigation Support

Task 7 - SERVICES PROVIDED TO THIRD PARTIES:

- A. Issue estoppel letters as needed for property transfers
 - 1. Prepare estoppel letter reflecting current district assessment information as required for sale or transfer of residential or commercial property within the District.
 - 2. Issue lien releases for properties which prepay within in the District.
- B. Bond prepayment processing
 - 1. Collect bond pre-payments, both short term and long-term bonds, verify amounts and remit to Trustee with deposit instructions.
 - 2. Maintain collection log showing all parcels that have pre-paid assessments.
 - 3. Prepare, execute and issue release of lien to be recorded in public records.

5. WHAT IS NOT INCLUDED IN THE RFP

- 1. Performance of Primary Landscape Maintenance Services
- 2. Performance of Primary Aquatic Plant Maintenance Services
- 3. Performance of Primary Security Services
- 4. Performance of Maintenance Services
- 5. Performance of Amenity Management Services
- 6. Performance of Grounds Maintenance Management Services
- 7. Engineering Services
- 8. Legal Services
- 9. Auditing Services

6. PROPOSAL FORMS

6.A. AFFIDAVIT OF ACKNOWLEDGMENTS

STATE OF _	FLORIDA	
COUNTY OF	ORANGE	

Before me, the undersigned authority, appeared the affiant, <u>Jennifer Walden</u>, and having taken an oath, affiant, based on personal knowledge, deposes and states:

- 1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of <u>PFM Group Consulting LLC</u> ("Proposer")) and am authorized to make this Affidavit of Acknowledgments on behalf of Proposer.
- 2. I assisted with the preparation of, and have reviewed, the Proposer's proposal ("Proposal") provided in response to the Harmony Community Development District proposal for district management. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.
- 3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.
- 4. The Proposer agrees through submission of the Proposal to honor all pricing information ninety (90) days from the opening of the proposals.
- 5. The Proposer acknowledges the receipt of the complete Request for Proposals as provided by the District and as described in the Table of Contents, as well as the receipt of the following Addendum Numbers
- 6. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the Harmony Community Development District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

[Signature page to follow]

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit of Acknowledgments and that the foregoing is true and correct.

Dated this day of	2025.	
	Proposer: 44 3 (44)	3
	B) TENNIERC WINDOW	
Singa de	Title:	_
STATE OF		
COUNTY OF MONTH	A Company	
The foregoing instrument	was a knewledge of before me this lay	of
2025, by	The state of the s	
or who has produced	ne al-oxidicarom, and did	
or did not [] take the oath.	XI.C.	
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	Now of College State of Florida	
22-23-23-23-23-23-23-23-23-23-23-23-23-2	Print Name:	
Instate Public Stars of Florida	Commission	
Westmin Kerr	My Commission Expires:	
Aguing 10/s acapty		

<u>6.B.</u>

SWORN STATEMENT UNDER SECTION 287.133(3)(a). FLORIDA STATUTES, REGARDING PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1	This sworn statement is submitted to Harmony Community Development District.
2	I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of <u>Senior Dianci Manager</u> for <u>PFM Group Consulting LLC</u> ("Proposer") and am authorized to make this Sworn Statement on behalf of Proposer.
3	Proposer's business address is 1735 Market Squart 42" Floor, Philadelphia, PA 19113
4.	Proposer's Federal Employer Identification Number (FEIN) is 81-1642478 (If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement:
5	I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
6.	I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating

I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:

verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

to charges brought by indictment or information after July 1, 1989, as a result of jury

a. A predecessor or successor of a person convicted of a public entity crime; or,

- b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.
- 8. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
- 9. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

X Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

There h	as beer	a proc	eedi	ng co	oncerni	ng tl	ne convic	tion before	an
Administrative	Law	Judge	of	the	State	of	Florida,	Division	of
Administrative	Hearing	gs. The	e fin	al or	der ent	tered	by the A	Administrat	ive
Law Judge did 1	ot plac	e the pe	rson	or at	ffiliate	on th	e convict	ed vendor	list.
(Please attach a	copy o	f the fin	al oı	rder.)					

_____ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law

Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), Florida Statutes, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this 1574 d	ay of	2025	
	Proposer	and of u	ablaha
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6.C. GENERAL PROPOSER INFORMATION

• Proposer General Information:

Proposer Name <u>PFM Group Consulting LLC</u>

Street Address <u>3501 Quadrangle Blvd.</u>, Suite <u>270</u> P. O. Box (if any)

City Orlando State Florida Zip Code 32817

Telephone <u>407-723-5900</u> Fax no. <u>407-723-5901</u>

1st Contact Name <u>Vivian Carvalho</u> Title <u>Senior District Manager</u>

2nd Contact Name <u>Jennifer Walden</u> Title <u>Senior District Manager</u>

Parent Company Name (if any) PFM II, LLC

Street Address 1735 Market St. 42nd Floor

P. O. Box (if any)

City Philadelphia State PA Zip Code 19103

Telephone 215-567-6100 Fax no. 215-567-4180

1st Contact Name <u>JoAnne Carter Title CEO</u>

2nd Contact Name <u>Brent Wilder Title Managing Director</u>

• Company Standing:

Proposer's Corporate Form: <u>Limited Liability Company</u> (e.g., individual, corporation, partnership, limited liability company, etc.)

In what State was the Proposer organized? Delaware Date 1/15/2016

Is the Proposer in good standing with that State? Yes X No

If no, please explai	in
<u> </u>	current insurance limits? See Attached Tab with Proof
<u>Insurance</u>	
General Liability	\$
Automobile Liability Workers Compensation	\$
Expiration Date	Ψ
	l applicable state and federal licenses, and state whe
licenses are presently in go	ood standing: See Attached Tab with licensure inform
1 , 0	



Insurance Statement

PFM Group Consulting LLC ("PFM") has a complete insurance program, including property, casualty, general liability, automobile liability and workers compensation. PFM maintains Professional (E&O)/Cyber Liability coverage which total \$5 million single loss/ aggregate.

Our Professional/Cyber Liability policies are a "claims made" policy and our General Liability policy claims would be made by occurrence.

Deductibles/SIR:

Automobile \$100 comprehensive & \$1,000 collision General Liability \$0 Professional (E&O)/ Cyber Liability \$250,000 Crime \$50,000

Insurance Company & AM Best Rating

Professional Liability (E&O)	AIG Specialty Insurance Company; (A; Stable)
Cyber Liability	AIG Specialty Insurance Company (A; Stable)
Crime	Berkley Regional Insurance Company; (A+; Stable)
General Liability	The Continental Insurance Company; (A Stable)
Automobile Liability	The Continental Insurance Company; (A Stable)
Excess /Umbrella Liability	The Continental Insurance Company; (A Stable)
Workers Compensation	The Continental Insurance Company; (A Stable)
& Employers Liability	

ACORD

CERTIFICATE OF LIABILITY INSURANCE

12/7/2025

DATE (MM/DD/YYYY) 12/3/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

tnis cer	tificate does not confer rights to the certificate holde	er in lieu of such endorsement(s).	
PRODUCER	Lockton Companies, LLC	CONTACT NAME:	
	1185 Avenue of the Americas, Suite 2010	PHONE FAX (A/C No Ext): (A/C No):	
	New York NY 10036 646-572-7300	E-MAIL ADDRESS:	
		INSURER(S) AFFORDING COVERAGE	NAIC#
		INSURER A: The Continental Insurance Company	35289
INSURED	PFM Group Consulting LLC 1735 Market St Fl 42 Philadelphia PA 19103	INSURER B: AIG Specialty Insurance Company	26883
		INSURER C:	
		INSURER D :	
		INSURER E :	
		INSURER F:	

COVERAGES CERTIFICATE NUMBER:

REVISION NUMBER: XXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

ISR TR	TYPE OF INSURANCE	ADDL SUBR	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMIT	S
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR		7063595755	12/7/2024	12/7/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY	\$ 1,000 000 \$ 1,000,000 \$ 15,000 \$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY X PECT X LOC OTHER:					GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	\$ 2,000 000 \$ 2,000,000 \$
-	AUTOMOBILE LIABILITY X ANY AUTO OWNED SCHEDULED AUTOS ONLY HIRED AUTOS ONLY AUTOS ONLY AUTOS ONLY AUTOS ONLY		7063597408	12/7/2024	12/7/2025	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	\$ 1,000 000 \$ XXXXXXX \$ XXXXXXX \$ XXXXXXXX
	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION \$ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N		7063597652 7063614840	12/7/2024	12/7/2025	AGGREGATE X PER OTH-	\$ 20 000,000 \$ 20 000 000 \$ XXXXXXX
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					\$ 1,000 000
	Cyber/Tech E&O		02-329-89-64	12/7/2024	12/7/2025	Retention \$250K Limit \$5M	M

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

See Attachments

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

EVIDENCE OF COVERAGE

AUTHORIZED REPRESENTAT V

I rights reserved.

STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION COMMUNITY ASSOCIATION MANAGERS

THE CAM Firm HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 468, FLORIDA STATUTES

PFM GROUP CONSULTING LLC

1735 MARKET STREET 42ND FLOOR PHILADELPHIA PA 19103

LICENSE NUMBER: CAB5554

EXPIRATION DATE: SEPTEMBER 30, 2025

Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



July 7, 2016

CORPORATE ACCESS

Qualification documents for PFM GROUP CONSULTING LLC were filed on July 6, 2016, and assigned document number M16000005388. Please refer to this number whenever corresponding with this office.

Your limited liability company is authorized to transact business in Florida as of the file date.

To maintain "active" status with the Division of Corporations, an annual report must be filed yearly between January 1st and May 1st beginning in the year following the file date or effective date indicated above. If the annual report is not filed by May 1st, a \$400 late fee will be added.

A Federal Employer Identification Number (FEI/EIN) will be required when this report is filed. Apply today with the IRS online at:

https://sa.www4.irs.gov/modiein/individual/index.jsp.

Please notify this office if the limited liability company address changes.

Should you have any questions regarding this matter, please contact this office at the address given below.

Deborah Bruce
Regulatory Specialist II
Registration/Qualification Section
Division of Corporations

Letter Number: 216A00014192

APPLICATION BY FOREIGN LIMITED LIABILITY COMPANY FOR AUTHORIZATION TO TRANSACT BUSINESS IN FLORIDA

IN COMPILANCE WITH SECTION 6050902, FLORIDA SERTUTES, THE FOLLOWING IS SUBMITTED TO REGISTER A FOREIGN LIMITED LABILITY COMPANY TO TRANSACT BUSINESS IN THE STATE OF FLORIDA:

PFM GROUP CONSU					
(Name of For	eign Limited Liability Company, n	nust include "Limited []	ability Company,""L.L.C.," or	*I.I.C ")	
Liability Company," "L.L.C.	Iternate name adopted for the purp " or "LLC.")			ne must include	"Limited
2 DELAWARE		3. 81-1642478			-
company is organized)	of which foreign limited liability		(FTI number, il applicable)		
4				_	
	(Date first transacted basi (See sections 605 0904 & 60	iness in Florida, if prior 05.0905, F.S. to determi	to registration.) ne penalty hability)	Making.	
5 1679 S DUPONT HW					Action (Control of Control of Con
DOVER, DE 19901					
	(Street Address o	of Principal Office)			- padace
6					parting
					> 1 * 1
The second secon	(Mailin	g Address)	(Carried March 164 - 1641 - 1644 - 1644 - 1644 - 1644 - 1644 - 1644 - 1644 - 1644 - 1644 - 1644 - 1644 - 1644 -	· Ec	ja j
7. Name and street addres	ss of Florida registered agent. ((P.O. Box NOT acces	otable)	ا ایناس	S
Name:	Registered Agent Solutions,	-	, ,	Marries	٠.
	155 Office Plaza Dr. Suite A				
Office Address:	***************************************		-		
•	Tellahassee	maryology, magay a negressor and paperny and paperness agreement resources assessment by the control paperness	, Florida 32301 (/ip code)	nest.	
Registered agent's accep	(City)		(/ip code)		
designated in this applica to complywith the provision	gistered agent and to accept so tion, I hereby accept the appoi ons of all statutes relative to the my position or registered agen	intment as registered te proper and comple	agent and agree to act in the	is copacity. I j , and I am fan	further agree
	Tecces 1110	X reserved agent's signature	Jaciyii vviigni, Assi, Se	cretary -	
				•	
*	neity and address of the person(• •			
Steve Boyle, Manager, 17	735 Market Street - 43rd FL, Pl	niladelphia, PA 19103			
Physical Communication in the Communication of the	оне у менения в становительной менений выполнений на от мутим, предустверующего форму предустверного достого до	ertjerniskin (maarin maarin 1600) (sek v. sek v. sek on er o my penny		-POSTORO POTO - Indicada sing nati	
 Attached is a certificate jurisdiction under the law of the translator must be st 	of existence, no more than 90 of which it is organized. (If the ubmitted)	days old, duly authent e certificate is in store	heated by the official having righ language, a translation o	custody of reco f the certificate	ords in the under oath
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This document is executed submitted in a document to	I in accordance with section 60: the Department of State const	5,0203 (1) (b), Florida itutes a third degree fo	Statutes. I am aware that an elony as provided for in s.817	/ false informa 1155, F.S	tion
	Steve Boyle, Manager	•			
	l yped o	or printed name of signer		•	



Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF

DELAWARE, DO HEREBY CERTIFY "PFM GROUP CONSULTING LLC" IS DULY

FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD

STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS

OFFICE SHOW, AS OF THE TWENTIETH DAY OF JUNE, A.D. 2016.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "PFM, GROUP

CONSULTING LLC" WAS FORMED ON THE FIFTEENTH DAY OF JANUARY, A.D.

2016.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL FRANCHISE TAXES

HAVE BEEN ASSESSED TO DATE.

Authentication: 202521121

Date: 06-20-16

5937283 8300 SR# 20164543011

<u>6.D.</u> <u>PERSONNEL</u>

•	List the location of th	ne Proposer's office,	which would per	form work for the District.
	Street Address 3501	Quadrangle Blvd., Sı	uite 270	
	P. O. Box (if any)			
	City Orlando State F	<u>lorida</u> Zip Code <u>3281</u>	<u>7</u>	
	Telephone <u>407-723-5</u>	5 <u>900</u> Fax no. 407-723	3-5901	
	1st Contact Name	Lynne Mullins Title	e <u>District Manag</u>	<u>ter</u>
	2nd Contact Name	Blake Firth Title A	ssistant District	<u>Manager</u>
•		he Proposer's Officer	-	e pages that follow at the end o ry Personnel, and attach resume
•		<u>No X</u> For each subco	ntractor, please	ocontractors in connection with provide the following
	Subcontractor Name			
	Street Address			
	P. O. Box (if any)			
	City	State		Zip Code
	Telephone		Fax no	
	1st Contact Name			Title
	2nd Contact Name			Title
	Proposed Duties / Re	sponsibilities:		
		ubcontractor's role in		on behalf of the Proposer:

Contact:	Contact Phone:
Project Type/Description:	
Dollar Amount of Contract: _	
Proposer's Scope of Services	for Project:
	•
Dates Serviced:	
Dates bet viced.	

• Security Measures - Please describe any background checks or other security measures that were taken with respect to the hiring and retention of the Proposer's personnel who will be involved with this project, and provide proof thereof to the extent permitted by law: Background checks are conducted prior to all personnel starting with company.

OFFICERS

PROPOSER: PFM Group Consulting LLC DATE: 7/15/2025

Provide the following information for key officers of the Proposer and parent company, if any.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Brent Wilder	Managing Director	Oversee the District Management Practice within PFM Group Consulting LLC	Orlando, FL
FOR PARENT COMPANY (if applicable)			
JoAnne Carter	CEO	CEO and Managing Director at PFM	Philadelphia, PA

SUPERVISORY PERSONNEL WHO WILL BE INVOLVED WITH THE WORK **NOTE: ATTACH RESUMES OF INDIVIDUALS LISTED BELOW**

PROPOSER: PFM Group Consulting LLC DATE: 7/15/2025

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME TO BE DEDICATED TO THIS PROJECT	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE
Lynne Mullins	District Manager	Responsible to oversee the District and all the responsibilities associated with operating the District.	Orlando, FL	100%	5 years	7 years
Blake Firth	Assistant District Manager	Assist the District Manager to oversee the District and all the responsibilities associated with operating the District.	Orlando, FL	100%	1 year	1 year
Ashley Quiros	Administrative Assistant	Maintaining the website and records for the District.	Orlando, FL	100%	1 year	1 year

Verona Griffith	Accountant	Responsible to generate monthly financial statements and any additional requested reports. Furthermore, complete weekly accounts payables and receivables as well as monthly review of the general ledger.	Orlando, FL	100%	5 years	5 years
Stedman Valentine	Bookkeeper	Responsible to enter accounts payable and assist the Accountant as needed.	Orlando, FL	100%	2 years	2 years
Amy Champagne	Lien Book & Assessment Administration	Responsible for the upkeep of the lien books, filing of the tax roll and execution of estoppels.	Orlando, FL	100%	2 years	20 years
Ynayah Boyd	Senior Disclosure Analyst	Responsible for any disclosure requirements for the District.	Orlando, FL	100%	4 years	4 years

LYNNE MULLINS

District Manager

PROFESSIONAL SUMMARY

Strategic and solutions driven District Manager with extensive experience in vendor management, financial operations, and cross-functional leadership. Adept at building trusted relationships with stakeholders, including developers, legal counsel, and residents, while driving operational efficiency and compliance. Recognized for clear communication, seamless project execution, and a strong ability to resolve challenges in high-impact environments.

KEY COMPITENCIES

◆ Portfolio Oversight ◆ Financial Management ◆ Public Bond Issuance ◆ Expenditure Reduction ◆ Vendor Relations ◆ Budget
 Management ◆ Stakeholder Collaboration ◆ Problem Resolution ◆ Budget Administration ◆ Strategic Planning ◆ Team
 Leadership & Management ◆ Financial Reporting ◆ Legal Compliance ◆ Client Success Strategies

WORK EXPERIENCE

PUBLIC FINANCIAL MANAGEMENT

(Jan 2021 - Present)

District Manager

Inaugurated effective management of a diverse district portfolio, steering the successful issuance of public bonds and implementing strategic cost-saving measures. Proficiently supervised budgets, financial presentations, and vendor management, and fostered collaborative relationships in District management.

- → Collaborate with the accounting team to ensure timely payment of bills in accordance with contractual obligations.
- → Provide comprehensive oversight in vendor management, spanning set-up, bid processes, contract negotiations, and ongoing monitoring.
- → Actively participate in and facilitate all Board of Supervisors meetings and workshops, recording key proceedings for transparent documentation.
- → Ensure districts adhere rigorously to administrative and financial reporting requirements, maintaining compliance with standard.
- → Navigate and resolve escalated operational challenges through effective coordination with various departments, ensuring swift resolutions.
- → Cultivate profound cross-functional relationships with district counsel, developers, and residents, fostering collaborative partnerships.

PUBLIC FINANCIAL MANAGEMENT

(Mar 2018 - Dec 2020)

Assistant District Manager

Revolutionized community engagement by implementing cutting-edge strategies and initiatives. Propelled operational excellence by optimizing third-party processes, contributing to budget formulation, and adeptly resolving challenges.

- → Successfully implemented and enhanced company visibility in the area, fostering relationships with organizations, leading to a significant 20% rise in community engagement.
- → Managed and optimized the coordination of third-party maintenance functions, resulting in a notable 15% increase in efficiency for common areas and facilities.
- → Ensured legal compliance within the district, overseeing adherence to all legal requirements and maintaining regulatory standards.
- → Contributed to the preparation of annual operations and maintenance budgets for districts, ensuring financial accuracy and viability.

J DEAN COLE, MD ORTHOPEDIC TRAUMA

(Apr 2011 - Mar 2028)

Billing Liaison

Pioneered strategic oversight in medical practice operations, optimizing efficiency and prioritizing top-tier patient care. Spearheaded team leadership, insurance management, process innovation, and organizational efficiency, embodying a steadfast commitment to excellence in healthcare administration.

- → Directed the recruitment, training, and performance assessments of the medical office team, resulting in a remarkable 20% boost in operational efficiency.
- → Innovated office procedures, slashing response times to patient inquiries by an impressive 30%, fostering a more responsive and patient-centric environment.
- → Demonstrated expert proficiency in abstracting clinical information, contributing to a substantial 25% enhancement in coding accuracy using established ICD-9/ICD-10 and/or CPT codes.
- → Engineered organizational efficiency by introducing streamlined filing systems and ensuring swift review and approval of supply requisitions.

EDUCATION

High School Diploma (2006)

Lyman High School

Blake Firth

(813) 454-6211

blakefirth@gmail.com



Education

University of Central Florida

Bachelor's in Political Science Bachelor's in Communications December 2023

Awards & acknowledgments

Consistently received positive feedback from supervisors and community leaders. Became leader of my own ground team, while receiving great feedback from Orange County Administration for facilitating multiple focus groups and presentations.

Received endorsement by Mayor Buddy Dyer, gained connections with multiple elected officials in the Central Florida area.

Skills & Expertise

- Client Relations
- Government Relations
- Customer Service
- · Policy Writing
- Microsoft 365 (Excel, Word, Etc.)
- Google Systems (Drive, Sheets, Docs, Etc.)
- Typing

Experience

Assistant District Manager

PFM | Orlando, FL January 2025 - Present

- Assisted in managing the daily operations of over thirty special taxing Districts in the state of Florida.
- Engaged daily with residents and local elected officials within each District to ensure a smooth operation of District functions.
- Managed multiple databases of District information, and District websites including financials, District records, etc. while maintaining compliance.
- Collected and scored RFPs and RFQs for projects within each District.
- Ensured that all operations within each District complied with all local, state, and federal statutes.

Public Policy Coordinator

Central Florida Public Affairs | Orlando, FL December 2023 – January 2025

- Created and managed public policy strategy for the benefit of CFPA clients, aimed at advocacy.
- Managed CRM platforms for multiple client profiles to keep track of tasks and deadlines.
- Maintained and established relationships with elected officials on the local, state, and federal level.
- Managed fundraising databases for multiple campaigns while establishing effective budgets for each candidate.

Administrative Assistant/Team Lead

Polis Institute | Orlando, FL August 2022 – January 2025

- Maintained non-profit databases using Microsoft and Google products.
- Put together deliverables and presentation for superiors, grant rewards, and community events.
- Participated and led multiple community outreach projects in Eatonville, East Winter Garden, West Lakes, and I-Drive
- Gathered data from multiple events, used that data to complete spreadsheets and clean transcripts.

ASHLEY QUIROS

Business Administration

(407) 218-9957 | quiros560@gmail.com | 4536 Waterside Pointe Cir, Orlando, FL, 32829

CAREER SUMMARY

Detail-oriented administrative assistant with over 5 years of experience in customer service, office administration, and team support. Proven ability to manage tasks efficiently and provide exceptional service in a fast-paced environment.

SKILLS

Customer Service Excellence | Microsoft Office Suite | Adobe Acrobat & Canva | POS System Operations | Time Management & Multitasking | Critical Thinking & Problem Solving | Adaptive Learning

PROFESSIONAL EXPERIENCE

ADMINSTRATIVE ASSISTANT | PFM Group Consulting | Orlando, FL

Feb 2025 - Present

- Provides general support to the District Management team, including administrative, customer support and coordination roles.
- Works enthusiastically within a team to deliver detail-oriented, proficient and adequate service in an organized and timely manner.

ADMINISTRATIVE ASSISTANT | Orlando Office Center | Orlando, FL

August 2023 – Feb 2025

- Welcome visitors and direct them to appropriate personnel.
- Manage phone calls professionally and ensure efficient communication within the office.
- Handle incoming and outgoing mail, packages, and deliveries.
- Respond to inquiries via phone, email, and in-person with accurate information or redirects to appropriate resources.

SERVER | Bonchon | Orlando, FL

Nov 2023 - May 2024

- Served an average of 30-40 customers per shift, ensuring customer satisfaction through attentive service and swift handling of requests.
- Processed payments accurately using POS systems, maintaining a consistent record of error-free transaction.
- Handled customer complaints with professionalism, effectively resolving issues to maintain a positive dining experience.

ADMINSTRATIVE ASSISTANT | Resort Options International | Orlando, FL

Jan 2018 – Apr 2023

- Managed communications, including emails, phone calls, and mail.
- Scheduled appointments and meetings, coordinating availability and ensuring efficient use of resources.
- Created and verified contract details with clients, maintaining confidentiality with sensitive information.
- Handled payments and reconciled records, maintaining up-to-date logs to support financial tracking and reporting.

EDUCATION

ASSOCIATE'S DEGREE | Business Administration | Valencia College

2017 - 2022

TECHNICAL CERTIFICATION | Business Administration & Real Estate | Valencia College

2020 - 2022

Verona Griffith, MBA, ACCA

Orlando, FL 32817

407-723-5900, email: griffithv@pfm.com

Professional Summary

Highly experienced and results-driven District Accountant with over two decades of progressive experience leading financial operations across multi-district environments. Currently managing over 14 districts with budgets exceeding \$40 million at PFM Group Consulting LLC. Adept fund accounting, budget planning, audit readiness, and regulatory compliance with local, state and federal regulations. Holds an MBA and is a member of the Association of Chartered Certified Accountants (ACCA).

Professional Experience:

District Accountant
PFM Group Consulting LLC

Mar 2020 - present

- Lead financial operations for several districts, including budgeting, forecasting, reconciliation and monthly reporting.
- Manage and monitor a budget portfolio ensuring proper fund allocation and use.
- Coordinate external and internal audits with consistent clean results and strict compliance with government standards.
- Partner with district leadership and finance staff to deliver data driven insights and strategic budget recommendations.
- Provide training and oversights to district level personnel on reporting procedures and system usage.

Accountant
Oakley Signs & Graphis

Sept 2017 - Sept 2019

- Managed daily accounting operations for dynamic signage and graphics groups of companies including general ledger maintenance, reconciliations and month-end close.
- Prepared and analyzed financial statements to inform business decisions and ensure fiscal health.
- Oversaw accounts payable and receivable processes, improving cashflow tracking and vendor payment accuracy.
- Assist with budgeting, forecasting and cost control
- Oversaw Inventory management processes, maintaining accurate records of raw material and finish goods to support production efficiency and cost control.
- Maintaining strict confidentiality and integrity while handling sensitive financial data with both diplomatic and political implications.

Education:

Master of Business Administration (MBA) University of London (2016)

Association of Certified Chartered Accountant London (2012)

STEDMAN VALENTINE

Saint Cloud, FL • (407) 723-5900 • valentines@pfm.com

SUMMARY

Dependable and driven accounting professional eager to apply a keen eye for accuracy, a passion for numbers, and a strong work ethic to excel in the industry. A fast learner who thrives in dynamic environments, combining exceptional organizational skills, integrity, and clear communication to deliver precise and efficient results. Committed to leveraging experience and versatility to drive growth, achieve tangible outcomes, and contribute to long-term success.

SKILLS & CERTIFICATIONS

- Adaptable to independent and collaborative work styles
- Proficient in Microsoft 365
- Efficient in task prioritization and deadline management

- Intuit Certified Bookkeeper
- Cyma NFP Accounting Software Proficiency
- Experienced in multiple electronic payment platforms

PROFESSIONAL EXPERIENCE

PFM Group Consulting; Orlando, FL District Bookkeeper

May 2023 - Present

- Ensure correct and timely remittance of vendor invoices through daily processing, coding, and approval in compliance with company procedures.
- Effectively communicate with vendors and internal teams to resolve invoice discrepancies, quaranteeing payment accuracy.
- Collaborated in the implementation of new workflows and procedures to accelerate and optimize 1099 processing.
- Efficiently process monthly account statements for multiple accounts, maintaining accuracy and timely completion.
- Manage a comprehensive list of recurring utility service providers to facilitate timely invoice receipt and efficient payment processing.
- Drove key aspects of the department's transition to new accounting software as a pivotal team member, specifically managing the data migration process, ensuring data integrity and minimal disruption to daily operations.
- Guide coworkers through challenges with the new system, offering practical troubleshooting steps and clarifying complex processes to assure smooth operation.

Multiple Clients; St. Cloud, FL Bookkeeper

August 2022 - May 2023

- Managed the financial records of multiple small businesses, including A/P, A/R and reconciliations.
- Collaborated with clients to develop comprehensive budgets and financial forecasts, resulting in a 5% reduction in expenses.
- Created and maintained accurate financial reports, such as balance sheets, income statements, and cash flow statements.

Infusion: A Rollin' Creamery; Royal Palm Beach, FL Assistant Manager

February 2021 - May 2022

- Effectively oversaw accounts payable while driving a 10% improvement in turnover ratio.
- Enhanced training processes resulting in an 11% shrinkage reduction and improved productivity.
- Monitored and recorded financial transactions to ensure precise and up-to-date accounting records.
- Ensured optimal satisfaction with a customer-centric approach by offering superior service, promptly addressing inquiries, and effectively resolving concerns.

VIP Holdings; Houston, TX Accounts Payable Clerk

January 2018 – March 2021

- Managed and processed vendor invoices through the full accounts payable process, resulting in timely and accurate vendor payments.
- Negotiated favorable payment terms and increased utilization of early payment discounts, reduced costs by 3%.
- Utilized three-way matching to verify and reconcile invoices, ensuring accuracy prior to payment submission.
- Maintained accurate financial records by reconciling vendor statements and resolving discrepancies.

Prior Experience: Phone Repair Technician; Cig-O-Rama, Supervisor; Lowes, Cashier; Fast Trixx Powersports, Sales Associate/Cashier

EDUCATION

Valencia College; Orlando, FL

Ongoing

A.S. in Accounting Technology

Thurgood Marshall High School; Missouri City, TX High School Diploma

May 2007

Amy Champagne

Experienced Accountant/CPA

Orlando, FL 32833 amypeters40@yahoo.com +1 407 493 8619

Authorized to work in the US for any employer

Work Experience

Senior District Accountant and Lien Book Manager

PFM Group Consulting, LLC-Orlando, FL March 2019 to Present

- Prepare and review monthly financial statements, including income statements, balance sheets, and budget to actual for 20 districts.
- Reconcile and review accounts, including bank statements, general ledgers, and other financial records for 20 districts.
- Assist in the preparation of external audit materials and provide support to external auditors
- Prepare and file annual compliance document for bonds.
- Prepare and file 1099s for 20 districts.
- Maintain, update and balance lien books for all districts we manage.
- Verify prepayments and debt service payments.
- Analyze any overages or shortages in revenue accounts.
- · File Tax Rolls for all Districts.
- · Maintain Lien books for all Districts.
- Prepare Estoppel Letters for all requests.

Controller

Fishkind & Associates-Orlando, FL July 2011 to March 2019

Orlando, FL

- * Supervise accounts receivable and accounts payable activities
- * Bank Reconciliations and credit card reconciliations
- * Prepare monthly billing and cash flow reports for president
- * Prepare and submit quarterly payroll tax returns
- * Prepare and file quarterly and annual municipal advisor reports
- * Track paid time off for 45 employees
- * Assist in end of year cash/tax planning with corporate CPA
- * Work with broker to ensure proper corporate insurance as well as health insurance
- * Assist with hiring process
- * Balance monthly billings and track employee billing amount.
- * Process paperwork for all new employees
- * Manage front desk admin staff as well as bookkeeper
- * Full cycle district accounting, bank reconciliations, financial statements, accounts payable accounts receivable

- * Review bank statements for more than 75 districts monthly
- * Implemented a new time keeper system to save time and money on time tracking process
- * Cleaned up existing accounting software so invoices could be properly created directly from time keeper system.
- * Track new contracts to ensure all fixed fee contracts are invoiced

Controller

Genicon-Winter Park, FL June 2006 to July 2011

Winter Park, FL

(GENICON is a manufacturing company, selling to 44 countries world wide, that makes laporascopic medical equipment for minimally invasive surgies.)

Controller (promoted in 6/2007)

- * Supervise daily accounting activities, bank reconciliations, credit card analysis and review, fixed assets, record retention, foreign currency transactions.
- * Manage all human resources processes, including preparing payroll.
- * Prepare monthly financial statements (income statement, balance sheet, and statement of cash flows), including account reconciliations, expense accruals, and all adjusting journal entries.
- * File annual report, 1020, monthly sales tax returns and tangible tax return.
- * Extensive use of excel for data analysis as well as graph preparation to demonstrate easily the financial results of the company.
- * Create, monitor, analyze variances and balance company budget.
- * Analyze and monitor cost of goods sold to ensure proper margins.
- * Hired and trained staff accountants.
- * Track and depreciate all fixed assets, as well as creating analysis on new large purchases to ensure a return on our investment.
- * Prepare documents for bank to ensure we are abiding by all covenants.
- * Ensure we have proper liability and property insurance coverage.
- * Work with outside CPA firm on annual review.
- * Constantly monitor and manage cash flow.
- * Analyzed contracts and eliminated \$10,000 in future payments.
- * Renegotiated internet contracts to save \$7,500 annually.
- * Filed two years of past tangible tax returns and got penalties and interest abated.
- * Analyzed bank charges and saved company approximately \$500 per month.

Accounting Manager

- * Full cycle accounting, bank reconciliation, accounts receivable, accounts payable, analyze financial information, and assist in preparing financial statements, payroll, and tax returns.
- * Filed 3 years worth of past Sales Tax Returns and convinced State of Florida to abate approximately \$17,000 in interest and penalties.
- * Cleaned up 3 years of un-reconciled bank statements.
- * Saved company \$15,000 in insurance costs by analyzing and changing plan.

Staff Accountant

Linda M. Elerick & Co-Orlando, FL January 2003 to June 2006

- * Prepared approximately 150 corporate and partnership federal tax returns, tangible personal property tax returns and intangible personal property tax returns.
- * Prepared monthly financial statements for 10 corporations, including one corporation with 25 individual departmental statements.
- * Prepared state and federal payroll tax returns quarterly for approximately 50 companies, as well as assist client in calculation of payroll checks and payroll tax deposits.

- * Assist in over 150 personal tax returns.
- * Prepared multi-state sales tax returns
- * Assisted in a software conversion.

Education

Master's in Accounting

Florida Atlantic University-Boca Raton, FL August 2009

Bachelor's in Accounting

Florida Atlantic University-Boca Raton, FL May 2003

Bachelor's in Mathematics

University of Florida-Gainesville, FL May 1998

Skills

- Accounting
- · Organizational skills
- Account reconciliation
- Payroll
- Journal entries
- · Accounts receivable
- Microsoft Excel
- Technical accounting
- · Accounts Payable
- accounting
- Communication skills
- Quickbooks
- GAAP
- · Financial report writing
- Office management
- Financial statement preparation
- Data entry
- Budgeting
- Accounting software
- Manufacturing
- Employee Relations
- Gaap
- ACH

- CPA
- Customer service
- Analysis skills
- Team management
- Management
- Bank reconciliation
- QuickBooks
- Bookkeeping
- Balance sheet reconciliation
- · Accounts payable
- Non-profit accounting
- Tax experience
- Account analysis

Certifications and Licenses

CPA

A valid CPA CMA or other related accounting designation

Ynayah M. Boyd

ynayahboyd@gmail.com (321) 370-6426 | Orlando

EDUCATION

Master of Business Administration | Southern New Hampshire University | June 2026

Bachelor of Science in Economics | Florida A&M University | April 2021 | Top 15% **Minor in Business Administration**

EXPERIENCE

Senior Disclosure Analyst | PFM Financial Advisors LLC

January 2025-Present

The nation's leading financial management firm for local and state governments | \$60M revenue | 350 employees

- Perform financial and compliance analysis to ensure adherence with ongoing regulatory standards (i.e. FDTA)
- Prepare and maintain records of compliance reviews, for clients and management to ensure practices remain compliant
- Create and review agreements for existing clients and prepare agreements for new clients
- Assist in the development of the compliance and reporting process to improve efficiency and increase revenue

Disclosure Assistant | PFM Financial Advisors LLC

May 2021- December 2024

- Implemented a system for the organization of over \$1B of Municipal Bond Disclosures
- Report quarterly, interim, and annual information for over 100 municipal bonds to MSRB
- Ensure that over 100 Bond Disclosures remain in compliance with SEC regulations
- Monitor the credit rating of over 100 bonds through S&P Capital IQ and Moody's
- Track the receipt of Public User Fees and Forms through Excel
- Compose collections letters to companies out of compliance with Public User Fees
- Monitor the Arbitrage Rebate for over 100 municipal bonds to ensure compliance
- Assist accountants in performing bank reconciliations and billing for various accounts

Intake Analyst | Innocence Project of Florida

August 2020-April 2021

One of 70 U.S. organizations founded to overturn wrongful convictions. Over 300 overturned cases in FL.

- Reviewed criminal cases in which meritorious innocence claims were made
- Outlined thousands of pages of trial documents to present to attorneys monthly
- Briefed attorneys on cases where meritorious innocence claims were identified
- Organized Florida Department of Law Enforcement reports by relevance to case for attorneys

- Reviewed documents to ensure student qualification for government awarded scholarships
- Ensured daily classroom compliance with The Department of Children and Families guidelines
- Itemized thousands of student documents by subject matter to streamline previous organization

SKILLS

- Microsoft Office Certified (Word, Excel, PowerPoint, Outlook)
- Power BI Certified (AICPA)
- Compliance with regulatory agencies (SEC)

<u>6.E.</u> EXPERIENCE

• Has the Proposer performed work for a community development district or master planned residential community in excess of 500 acres previously? Yes X No ____ If yes, please provide the following information for each project (attach additional sheets if necessary; if there are more than five districts or communities that are responsive, please provide the information requested for the five most similar to the Harmony CDD):

Project Name/Location: North River Ranch Improvement Stewardship District

Contact: Pete Williams Contact Phone: 813-625-4082

Project Type/Description: Stewardship District

Dollar Amount of Contract: \$142,000.00 Annually

Scope of Services for Project: <u>North River Ranch Improvement Stewardship District was approved by Manatee County Board of County Commissioners</u>. There is approximately of 2,012 acres of land in the jurisdiction of Manatee County. The project has over (3) amenity centers and the recent addition of the main clubhouse and pool.

Dates Serviced: Manage since inception of 2019 for a total of 6 years.

Project Name/Location: Big Cypress Stewardship District

Contact: Pat Utter Contact Phone: 239-434-4015

Project Type/Description: <u>Stewardship District</u> Dollar Amount of Contract: \$55,000 Annually

Scope of Services for Project: <u>Big Cypress Stewardship District was established on June 17, 2004</u>. The lands that are encompassed by the District are located in Collier County, <u>FL and consist of approximately 22,211 +/- acres</u>. The District will be designed mixeduse community, featuring a blend of residential and commercial properties, along with

<u>dedicated public spaces and preserved conservation areas.</u>

Dates Serviced: Manage since inception of 2004 for a total of 21 years.

Project Name/Location: Sunbridge Stewardship District

Contact: <u>Dr. Richard Levey</u> Contact Phone: <u>407-408-4442</u>

Project Type/Description: <u>Stewardship District</u> Dollar Amount of Contract: <u>\$70,000 Annually</u> Scope of Services for Project: <u>Sunbridge Stewardship District was established on June 6</u>, 2017, and spans approximately 21,700+/- acres in Osceola County, Florida. The District is recently expanded its boundaries to include an additional 7,310 +/- acres within the City of Orlando. Upon full buildout, the District will feature a thoughtfully planned mixed-use of residential and non-residential development, including parks, schools, open space, hotels, Basecamp (activity hub), and multi-use trails.

Dates Serviced: Manage since inception of 2017 for a total of 8 years.

Project Name/Location: Parker Road Community Development District

Contact: <u>Tara Ezzell</u> Contact Phone: <u>352-514-6895</u>

Project Type/Description: <u>District</u>

Dollar Amount of Contract: \$52,500 Annually

Scope of Services for Project: <u>Parker Road Community Development District was</u> approved by Alachua County Board of County Commissioners. There is approximately 556 acres of land in the jurisdiction of Alachua County. The project has 1 amenity center which includes but no limited to a lap swimming pool, clubhouse, tennis courts, fitness center and playground.

Dates Serviced: Manage since inception of 2009 for a total of 16 years.

Project Name/Location: Boggy Branch Community Development District

Contact: Kelly White Contact Phone: 386-527-3940

Project Type/Description: <u>District</u>

Dollar Amount of Contract: \$52,500 Annually

Scope of Services for Project: <u>Boggy Branch Community Development District was approved by Duval County Board of County Commissioners</u>. There is approximately <u>556.56_acres of land in the jurisdiction of Duval County</u>. The project has 1 amenity center which includes but no limited to a swimming pool, clubhouse, pickleball courts, fitness center, firepit, pocket parks and playground area.

Dates Serviced: Manage since 2019 for over 6 years,

• List the Proposer's total annual dollar value of district management completed for each of the last two (2) years starting with the latest year and ending with the most current year:

2024 = \$2.8 million

2023 = \$2.7 million

• Please provide the following information for each project that is similar to this project, and that you are currently undertaking, or have undertaken, in the past five years. (attach additional sheets if necessary; if there are more than five projects that are responsive, please provide the information requested for the five most similar to the Harmony CDD):

Project Name/Location: North	River Ranch Improvement Stewardship District
Contact: Pete Williams	Contact Phone: 813-625-4082
Project Type/Description:S	Stewardship District
Dollar Amount of Contract:\$	S142,000.00 Annually
Your Company's Scope of Ser	vices for Project: North River Ranch Improvement
Stewardship District was appro	oved by Manatee County Board of County Commissioners.
There is approximately of 2,01	2 acres of land in the jurisdiction of Manatee County. The
project has over (3) amenity ce	enters and the recent addition of the main clubhouse and
pool. Our company provides d	listrict management, accounting, lien book/ tax roll
maintenance, vendor managem	nent, capital program administration, special assessment
methodologies and field manag	gement services.
List of subcontractors used:	TRIAD is the company that provides field management
services for this community.	
Is this a current contract? Yes	<u>X</u> No
Duration of contract: Manage	since inception of 2019 for a total of 6 years.
Project Name/Location: Parker	Road Community Development District
Contact: <u>Tara Ezzell</u> Contact I	Phone: <u>352 514-6895</u>
Project Type/Description:I	<u>District</u>
Dollar Amount of Contract: \$	S52 500 Annually

Your Company's Scope of Services for Project: <u>Parker Road Community Development</u> <u>District was approved by Alachua County Board of County Commissioners. There is approximately 556 acres of land in the jurisdiction of Alachua County. The project has 1 amenity center which includes but no limited to a lap swimming pool, clubhouse, tennis courts, fitness center and playground. Our company provides district management, accounting, lien book/ tax roll maintenance, vendor management, capital program administration, and special assessment methodologies services.</u>

List of subcontractors used: None
Is this a current contract? Yes X_ No
Duration of contract: Manage since inception of 2009 for a total of 16 years.
Project Name/Location: <u>Boggy Branch Community Development District</u>
Contact: Kelly White Contact Phone: 386-527-3940
Project Type/Description: <u>District</u>
Dollar Amount of Contract: \$52,500 Annually
Your Company's Scope of Services for Project: <u>Boggy Branch Community Development</u>
District was approved by Duval County Board of County Commissioners. There is
approximately 556.56_acres of land in the jurisdiction of Duval County. The project has
1 amenity center which includes but no limited to a swimming pool, clubhouse,
pickleball courts, fitness center, firepit, pocket parks and playground area. Our company
provides district management, accounting, lien book/ tax roll maintenance, vendor
management, capital program administration, and special assessment methodologies
services.
List of subcontractors used: None
Is this a current contract? Yes X No
Duration of contract: Manage since 2019 for over 6 years.

Project Name/Location: Charles Cove CDD
Contact: Jim Smith Contact Phone: 941-451-3335
Project Type/Description: <u>District</u>
Dollar Amount of Contract: \$58,000 Annually
Your Company's Scope of Services for Project: Charles Cove CDD was established on
December 5, 2019, encompassing approximately 184 +/- acres in Polk County, Florida.
The District includes 550 residential homes and features a lap pool, amenity center, and
open recreational space. Our company provides district management, accounting, lien
book/ tax roll maintenance, vendor management, capital program administration, special
assessment methodologies and field management services.
List of subcontractors used: <u>TRIAD</u> is the company that provides field management
services for this community.
Is this a current contract? Yes X No
Duration of contract: Manage since inception of 2019 for a total of 6 years.
Project Name/Location: <u>University Park Recreation District</u>
Contact: Sally Dickson Contact Phone: 401-742-0676
Project Type/Description: Recreation District
Dollar Amount of Contract: <u>\$85,000 Annually</u>
Your Company's Scope of Services for Project: <u>University Park Recreation District was</u>
approved by Manatee County Board of County Commissioners. There is approximately
3.76 acres of land in the jurisdiction of Manatee County. The project consist of golf
course and clubhouse that is owned and maintained by the District. There is a onsite
management company that operates and maintain the the Distret property and there is a
separate Country Club Enterprise Fund/ Budget for this project. Our company provides
district management, lien book/ tax roll maintenance, record of proceedings, capital
program administration, and special assessment methodologies services.
List of subcontractors used: None
Is this a current contract? Yes X No Duration of contract: Manage since 2019 for over 6 years.

or supervisor, etc.), been term 3 years? Yes No X information (attach additional)	ins principals or supervisory personnel (e.g., owner, officer, inated from any district management contract within the past For each such termination, please provide the following l sheets as needed):
	Contact Phone:
Project Type/Description:	
Dollar Amount of Contract: _	
Scope of Services for Project:	
Dates Serviced:	
Reason for Termination:	

•	Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts? Yes No X If yes, please provide:
Th	e names of the entities
	The state(s) where barred or suspended
	The period(s) of debarment or suspension
Als	so, please explain the basis for any bar or suspension:
•	List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.
	PFM Group Consulting LLC is not subject to any governmental enforcement action (e.g., any action taken to impose fines or penalties, licensure issues, permit violation, consent orders, etc.) in the last five (5) years.
•	List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.

PFM Group Consulting LLC is not subject to any litigation in the last five (5) years.

6.F. SUPPLEMENTAL QUESTIONS FOR DISTRICT MANAGEMENT SERVICES

- 1. Referencing a specific community(s), what Best Practices are now being implemented due to the suggestion of your company? Some of the Best Practices incorporated and implemented by us to our clients is the introduction of AvidXchange which is used to process and approve invoices. The process allows us to streamline timely approvals while keeping internal controls intact.
- 2. Referencing a specific community(s), what changes have you suggested to Boards to improve the efficiency of their meetings? In numerous occasion, the District Chair has requested the District Manager to chair the meetings for efficiency and effectiveness. In addition, certain Distrits have implemented processs as it relates to audience comments. Which include utilizing a timer to ensure proper timing and caping each comments at 3 minutes and only utilizing public comment at the beginning of the meeting.
- 3. Referencing a specific community(s), how have you guided Boards on how to address speeding and parking challenges? The North River Ranch Improvement Stewardship District, Charles Cove CDD, and Lakeside Landings CDD Boards worked with the District Manager to assess the parking issues and incorporate parking rules through a rulemaking process allowing the tow company to tow non-compliant vehicles based on the parameters set forth by the District and coordinated with the local agencies to set up throughout the community to address speeding.
 - 4. In terms of size and complexity, please identify the community with needs most similar to Harmony to which you are currently providing district management services. There are various Districts similar to Hamorny CDD, however as to complexity below is a list of Districts:

North River Ranch Improvement Stewardship District
Boggy Branch Community Development District
Parker Road Community Development District
Charles Cove Community Development District
Sunbridge Stewardship District

5. Please provide appropriate contact information for every community referenced in your answers.

North River Ranch ISD- Pete Williams 813-625-4082 Boggy Branch CDD- Kelly White 386-527-3940 Parker Road CDD- Tara Ezzell 352-514-6895 Charles Cove CDD- Jim Smith 941-451-3335 Sunbridge SD- Dr. Richard Levey 407-408-4442

6.G. PRICING – DISTRICT MANAGEMENT SERVICES

IF THE PROPOSER IS SUBMITTING A PROPOSAL FOR DISTRICT MANAGEMENT SERVICES, PLEASE COMPLETE THE FOLLOWING.

Proposed Fee

Task	Detail				Pricing		
			Year 1		Year 2		Year 3
Task 1	Management	\$	65,000.00	\$	68,500.00	\$	72,050.00
Task 2	Accounting		Included		Included		Included
Task 3	Financial and Revenue Collection **	\$	9,100.00	\$	9,100.00	\$	9,100.00
Task 4	Website Administration		Included		included		Included
Task 5	Disclosure Services **	\$	2,200.00	\$	2,200.00	\$	2,200.00
	TOTAL	\$	76,300.00	\$	79,800.00	\$	83,350.00
Task 6	Additional Services *						
Task 7	Additional Services Provided to Third Parties *			ĺ		ĺ	
Task 3 & 5	The Tasks are based on current bond issuances a increase.	nd	future issua	ance	es could res	ult	in an
Task 6 Such services may be billed on a hourly or fixed fee basis and will be determined with client on case by case basis. Such services may be provided by PFM affiliates such as PFMFA via separate agreement.							
Task 7							
	Estoppel fees to be billed to end buyer and will not be an obligation of the District.						

6.H. ACKNUW LEUCEMENT

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Proposal Forms and all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this 15 ⁷¹⁴ day o	f July	, 2025	
Proposer:	By: Title:	MITTEL WHOCH	
The foregoing instrument 2025, by known to we or who has produced	was acknowled d	before the day as identification, and did	
nota, the same of Furida Grandin tent My same of the	Commission N		



Governmental Management Services

Serving Florida's Communities

July 15th, 2025

Harmony Community Development District c/o Michael Eckert, District Counsel Kutak Rock, PLLC 107 W. College Avenue Tallahassee, Florida 32301 Via email to Michael.Eckert@kutakrock.com

RE: Proposal for District Management Services

Dear Mr. Clark:

Governmental Management Services-Central Florida L.L.C. ("GMS") is pleased to provide for your review our Proposal associated with providing District Management Services to the Harmony Community Development District ("CDD"). We believe the Proposal demonstrates that we are the best choice for this project. Here are some of the reasons why:

- ❖ We are the leader in the Community Development District industry. We provide district management services to 275+ CDDs across the State of Florida.
- We have a team of management, financial, administrative, and operations professionals who are extremely qualified to provide these services and meet time and budget requirements.
- We have a proven approach, methodology, and philosophy towards providing these services that reflect our commitment and ability to deliver comprehensive services that exceed the expectations of our clients.
- We also have the ability to respond to individual client needs efficiently, effectively, and professionally. Our approach to providing the services for each of the responsibilities described in this RFP is to fully understand them and provide them in a manner that meets all the statutory requirements customized to the approach preferred by the Board of Supervisors.

We thank you for this opportunity to submit our Proposal and would be happy to provide any additional information if requested. Please feel free to contact me at (407) 841-5524 x 103 or via email at Gflint@gmscfl.com if you have any questions or need additional information.

Sincerely,

George Flint

Senior Vice President

George Flint

Enclosures

Proposal For District Management Services Prepared For The Harmony Community Development District:



GOVERNMENTAL MANAGEMENT SERVICES-CENTRAL FLORIDA, LLC



DISTRICT
MANAGEMENT
SERVICES

Submitted
July 15th, 2025

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COMPANY INFORMATION

Governmental **Services** Management ("GMS") is a family of limited liability companies that was established for the purpose of providing district management services to Special Taxing Districts. With encouragement from industry professionals and the development community, GMS was created to provide an alternative to the existing district management companies. **GMS** currently has offices in St. Cloud, Orlando, Tampa, Sunrise, Miami, Tallahassee, Port St. Lucie, St. Augustine, Palm Coast, Florida, and Knoxville, Tennessee. Company personnel who would be providing services are generally determined by geography of the District and required services. However, everyone at GMS works together to provide the most efficient, effective and comprehensive management services possible. GMS currently manages over 275 Community Development Districts across the State of Florida and fully understands the requirements of Chapter 190. As described in Section 3, the personnel at GMS are very well known and respected by people involved with Community Development Districts. Many of the personnel have worked with Investment Bankers. Bond Counsel. District Counsel. Engineers, Developers, and Boards Supervisors across the State of Florida.

They have provided management, financial, administrative, and operational services to over 275 special taxing districts and homeowners associations. Our greatest strength is our ability to respond to individual client needs quickly, efficiently and professionally.

GMS WAS ESTABLISHED TO PROVIDE THE MOST EFFICIENT, EFFECTIVE AND COMPREHENSIVE MANAGEMENT SERVICES FOR COMMUNITY DEVELOPMENT DISTRICTS IN THE STATE OF FLORIDA.

HOW WE WORK

Established in 2004, Governmental Management Services has over 250 full time and part time employees and has offices across the State of Florida. Services are provided by seasoned professionals with well over 1,000 person years of combined Community Development District management experience. Our commitment to serving our clients and providing the most efficient, effective and comprehensive management services for Community Development Districts continues to fuel our growth.

Statement of Qualifications

GMS is the best qualified provider of district management services because of the experience of the personnel who will be providing the management services for the District. GMS brings a wealth of experience in the management, administrative, accounting and financial reporting, field operations, and assessment certifications.

GMS focuses exclusively on the services necessary for the proper management of Community Development Districts. Our staff includes managers, accountants, financial analysts, recording secretaries and operations managers all with experience with Community Development Districts and other special districts. We offer integrated management services including:

- General Management
- Recording Secretary Services
- Accounting and Financial Reporting
- Assessment Roll Administration
- Investment Management
- Field Operations Management
- Amenity Management
- Preventative Maintenance
- Dissemination Agent Services
- Utility Billing
- Other Services

FULLY INTEGRATED SERVICES



These management services are being provided by the principals of GMS to over 275 Community Development Districts across the State of Florida.



MISSION

The goal of GMS is to provide the most efficient, effective, and comprehensive management services for Community Development Districts in the State of Florida.



CORE VALUES

Governmental Management Services' greatest strength is its ability to respond to individual client needs quickly, efficiently, and professionally. Listed below are our GMS core values:



Customer Commitment

We keep customer needs at the center of all that we do to provide a superior customer experience.



Integrity

We are honest, open, ethical, and fair.

People trust us to do what's right.



Teamwork

We win together, not alone.

We work together, across divisions, to meet the needs of our customers.



Passion and Drive

We are proud of the services we provide.

We play to win and strive to help our customers do the same.



Empower Individuals

Our employees set us apart.

We value our employees, encourage their development, and reward their performance.



Quality

Details matter.

We provide consistent and unsurpassed service that, together, deliver premium value to our customers.

CONTACT INFORMATION

Corporate Office:

1001 Bradford Way Kingston, TN 37763 (865) 717-7700

As the largest CDD Management firm in the State of Florida, GMS is prepared to provide all CDD Management services directly and does not contemplate the need to subcontract services.



GMS - Central Florida

219 E. Livingston St. Orlando, FL 32801 (407) 841-5524

6200 Lee Vista Blvd Ste. 300 Orlando, FL 32822

GMS - Tampa

219 E. Livingston Street Tampa, Florida 33619 (863)-225-1186

GMS - South Florida

5385 Nob Hill Road Sunrise, FL 33351 (954) 721-8681

GMS - North Florida

475 West Town Place, Suite 114 St. Augustine, FL 32092 (904) 940-5850

393 Palm Coast Parkway SW, Suite 4 Palm Coast, FL 32137

We have additional satellite offices throughout the State of Florida

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GOVERNMENTAL MANAGEMENT SERVICES

DARRIN MOSSING

PRESIDENT

KEITH NELSON

CHIEF OPERATING OFFICER

HUMAN RESOURCES . RECRUITING . TRAINING COMPLIANCE + CORPORATE FINANCE

RIVERSIDE (NF) ALISON MOSSING VICE PRESIDENT

SOUTH FLORIDA PATTI POWERS

VICE PRESIDENT

CENTRAL FLORIDA

VICE PRESIDENT GEORGE FLINT

NORTH FLORIDA

MANAGING PARTNER JIM OLIVER

MANAGING PARTMER JASON GREENWOOD TAMPA

MANAGEMENT DISTRICT

ACCOUNTING

KATIE COSTA.

MANAGEMENT

DISTRICT

ACCOUNTING

AMENITIES ALISON MOSSING

OPERATIONS

VICE PRESIDENT

TIZIANA CESSNA SHARRON RINKUS - ASHLEY COOPER

TIMI WRIGHT
 NATALIE CLEM
 KAYLA RINKER
 ANDREW BEVIS
 & 18 OTHERS

CHRISTIAN BIROL
 CHRISTIAN DELLINGER
 JAY SORIANO
 JAMES SCHIESZER
 RICHARD GRAY

PATTI POWERS,

JLL BURNS,
MANAGING PARTNER
 JASON SHOWE
 TRICIN ADAMS
 JEFENY LEBRUN
 ROB SZOZDA

DIRECTOR
TERESA VISCARRA
INDHIRA ARALJO
LISA GRUZ
NANO'S SOLER
ZUNYY YAN
CAROL WRIGHT
& 6 OTHERS

 JULIO PADILLA
 ANDRESSA PHILLIPE PAUL WINKELJOHN
 JULIANNA DUQUE
 ANDREW GILL

Ben QUESADA
 JESUS LORENZO

WASSERMAN, CPA

JENNIFER

. & 2 OTHERS

MATTHEW BAGETTI
 CORRIN DENAGY
 MARILEE GILES
 DANIEL LAUGHLIN
 JAMES PERRY

POLVERE
TARA LEE
SUSAN FERRERO

ADMINISTRATION

ADMINISTRATION DARRIN MOSSING JR. MICHAEL CORTESE

JENNIFER MCCONNELL
 LATOYA FLOWERS
 ELLEN ACOSTA
 REGINE LUCAS

RICHARD HANS, VP
 DARRIN MOSSING JR
 DANIEL HARVEY

ADMINISTRATION ASSESSMENT

> LIFEGUARDS ATTENDANTS

MAINTENANCE

& POOL

& 2 OTHERS

ASSESSMENT

ADMINISTRATION

ADMINISTRATION

NICOLE VIVERITO
 REBECCA SANTOS
 SUSAN YOUNG
 DORIS SANTOS

DARRIN MOSSING JR.
 MICHAEL CORTESE
 BRADFORD NELSON

ADMINISTRATION

ASSESSMENT

ADMINISTRATION

ADMINISTRATION

ASSESSMENT

COURTNEY HOGGE
 LISA PELKEY
 SARAH SWEETING

ALEXANDRA WOLFE, CPA SAVANNA
 SZOZDA · HANNAH

AMENITIES - BRIAN YOUNG

OPERATIONS

CLAYTON SMITH MICK SHEPPARD

7-15 DISTRICT EMPLOYEES FLEX SCHEDULES

JAY SORIANO
 ROBERT BERLIN
 CHRISTIAN DELLINGER
 TERRY GLYNN

AMENITIES

OPERATIONS

Jason Greenwood
 Amanda Ferguson
 Richard McGrath
 Brian Young

MANAGEMENT

DISTRICT

ACCOUNTING

SHARYN HENNING.

MANAGEMENT

DISTRICT

ACCOUNTING

OKSANA KUZMUK BERNADETTE PEREGRINO Topp

SHERYL FULKS
 DARRIN MOSSING, JR.
 MARISSA SMARTO

· STACIE VANDERBILT, SAMANTHA HAM &8 OTHERS

- AMENITIES
- CHRISTINE WELLS
 ALEXANDRA PENAGOS
 & 11 OTHERS MARCIA CALLEJA

ALAN SCHEERER CLAYTON SMITH MARSHALL TINDALL ROB SZOZDA & 4 OTHERS

OPERATIONS

7-15 DISTRICT
 EMPLOYEES FLEX
 SCHEDULES

AMENITIES

OPERATIONS

• 30 – 50 OTHERS ON SEASONAL AND/OR FLEX SCHEDULES

 LUTHER NEWTON
 MARK CESSNA
 JOSEPH SOMMERS
 & 13 OTHERS · TIMOTHY CARTER

PATRICK BURGESS

PAT SZOZDA

JASON GITEL
 JULIO PADILLA

MAINTENANCE

- ANGEL GUZMAN
 JULIO COLON
 ABNER DE JESUS
 JOSE SOTO
 & 3 OTHERS

INFORMATION **TECHNOLOGY** · DAN BRADLEY

www.govmgtsvc.com

MAINTENANCE

- GARETT DUBOIS
 STEVEN WENTZ
 JEFF BACHELOR
 & 3 OTHERS

7





Although technology has tremendously impacted how services are provided for nearly every business today, GMS realizes an organization is only as good as the individuals working within it. If an organization is not able to retain hardworking, knowledgeable and dedicated employees that understand their client's needs, it is most certain to fail. It is for this reason that GMS has focused a significant effort on recruiting and retaining the best in the district management industry

STATEMENT OF STAFF CONSISTENCY

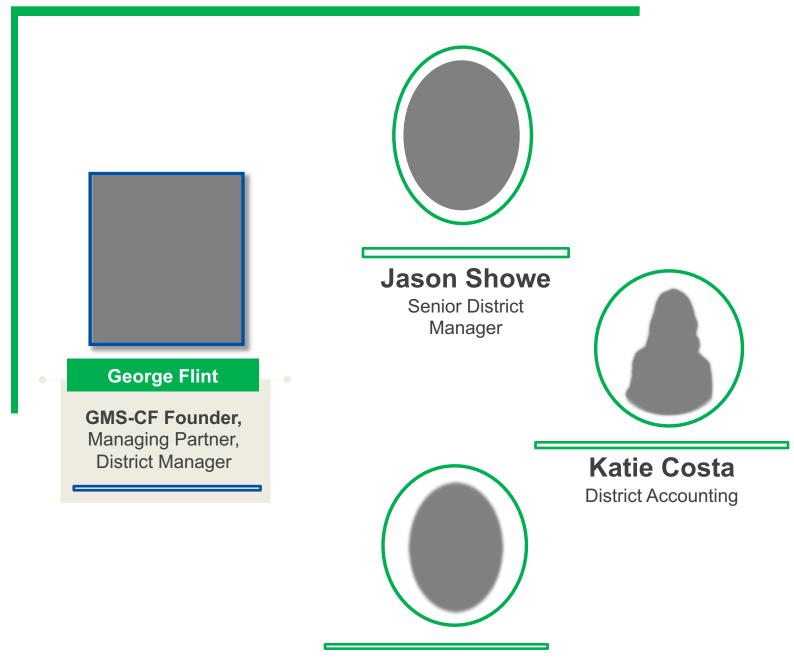
The District Management Team proposed remains the same for the duration of the contracts. Any changes in the District Management Team will be discussed and approved by the Boards of Supervisors. Members of the management team have worked together for years, and there is complete trust and loyalty in their abilities to provide the most efficient, effective and professional management services possible. In addition, these types of long-term personal relationship among GMS staff are reassuring to our clients because personnel turnover in any organization is extremely detrimental to its ability to provide the necessary services.

"GMS realizes an organization is only as good as the individuals working within it."

Proposed

GMS District Management Service Team

Trusted & Service Oriented



See Page 7
Of Our Proposal
For The Rest Of The GMS
Organization

Stacie Vanderbilt

District Administration

EDUCATION

Ohio University, 1988, Bachelor of Science, Major: Accounting

EXPERIENCE

36+ Years

- President and Founder – GMS Organization
- Corporate
 Operations &
 District Management

DARRIN MOSSING

PRESIDENT

Darrin Mossing is the President and Founder of the GMS organization. Mr. Mossing graduated from the Ohio University with a Bachelor's degree in accounting in June 1988 and began his career as a staff accountant on September 1, 1988, for Indian Trace Community Development District. In November 2004, Mr. Mossing established the GMS organization, which has grown to over 275 CDDs, Homeowners Association and other Special Taxing Districts across the State of Florida.

GEORGEFLINT

MANAGING PARTNER

Mr. Flint is a shareholder in GMS and oversees all aspects of the Central Florida office. Mr. Flint manages numerous special districts in the Central Florida region. George graduated from Princeton University with a Bachelor's Degree in Politics/Economics and holds a Master's in Public Administration from Florida State University with a focus of public budgeting and financial management. He has an extensive background in the public and private sectors. Prior to opening the GMS Central Florida office in 2005, he served as an Assistant County Administrator, Budget Officer, Water and Sewer Authority Executive Director, and Management Consultant/Regional Manager for an environmental engineering firm.

EDUCATION

University of Central Florida, Bachelor of Liberal Studies

EXPERIENCE

- 18+ Years
- \$300M+ Bond Issuance In The Last 5 Years
- Corporate
 Operations &
 District Management

EDUCATION

B.A., Politics/ Economics, Princeton University, 1990

MPA, Public Budgeting and Financial Management, Florida State University, 1994

EXPERIENCE

• 30+ Years District Management

JILL BURNS

MANAGING PARTNER

Jill Burns has a Bachelor's Degree in Liberal Studies from the University of Central Florida. She has over sixteen years of experience in the establishing, financing, and managing of special districts across the state of Florida. Jill is dedicated to working with residents, developers, and the boards of supervisors in order to bring the highest level of service to each District she manages. Ms. Burns has been responsible for overseeing and managing over 30 CDDs across Florida including Districts in Manatee, Sarasota, Polk, St. Johns, Duval, Nassau, Flagler, Volusia, Alachua, and Orange Counties.

EDUCATION

Bachelor of Public Administration, FIU

Master of Public Administration, Univ. of Central Florida

EXPERIENCE

25+ Years

- District Management
- Assessment
 Administration

JASON SHOWE

SR. DISTRICT MANAGER

Mr. Showe has a Bachelor's Degree in Public Administration from Florida International University and a Master's Degree in Public Administration from the University of Central Florida. He has over twenty-five years of experience in customer service, budgeting, revenue coordination, training, and program analysis in government agencies throughout the state of Florida. Additionally, he obtained the Certified Public Manager Certification through Florida State University and is designated as a Competent Speaker and a Competent Leader through Toastmasters International. He is involved in all facets of District Management including Field Management, Budgeting, and the Assessment Administration. He provides the highest level of service to the clients of GMS.

TRICIA ADAMS

DISTRICT MANAGER

Ms. Adams has a Bachelor's Degree in Management and Marketing, as well as a graduate degree in Public Administration. During graduate coursework, she researched emerging issues related to Community Development Districts in Florida. For over 15 years, Ms. Adams has had the opportunity to work with Districts that own and operate exceptional aquatic facilities, clubhouses, restaurants, and wellness centers. She has recently assisted a District acquiring top-tier golf club facilities and on-boarded golf management services.

EDUCATION

B.A., Marketing and Management Graduate Degree in Public Administration

EXPERIENCE

15+Years

- District Management
- AmenityManagement

EDUCATION

Bachelor of Arts, History & Education,
Univ. of North Florida

Masters in Educational Leadership, Univ. of Central Florida

EXPERIENCE

Public Education Principal

JEREMY LEBRUN

DISTRICT MANAGER

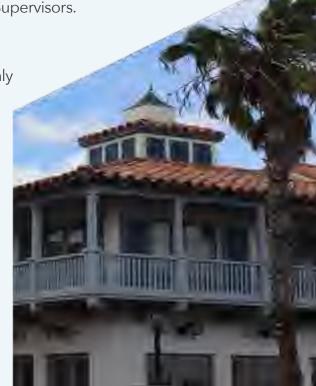
Mr. Lebrun joined the GMS organization in early 2022. He has a passion for customer service and consultancy. His background as a public-school principal for many years serves him well to offer excellent customer service to a varied constituency in the Community Development District business.

DISTRICT MANAGEMENT

SERVICES

THE FOLLOWING MANAGEMENT SERVICES ARE TYPICALLY PROVIDED TO ENSURE THE DISTRICT OPERATES IN ACCORDANCE WITH ALL APPLICABLE STATUTES, LAWS, RULES AND REGULATIONS:

- Attend, record and conduct all regularly scheduled Board of Supervisors' Meetings including landowners meetings, continued meetings and workshops.
- Present the District's annual budget in accordance with Chapter 190, Florida Statutes.
- Ensure District is in compliance with administrative and financial reporting for CDDs.
- Correspond and communicate with Board of Supervisors and Staff to respond to the various needs of the District and Community.
- Review and approve agendas for circulation to the Board of Supervisors.
- Review and approve annual budget, annual audit, and monthly disbursements.
- Review annual insurance policy to ensure District maintains proper insurance coverage.



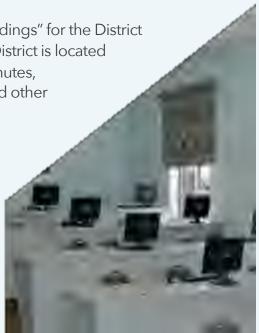
ADMINISTRATIVE

SERVICES

Stacie Vanderbilt, Samantha Ham, and the rest of our GMS administration support team will prepare agenda packages, meeting notices, public records administration, statutory compliance and various other required administrative services. Ms. Vanderbilt has 17+ years of GMS experience and has a Bachelor's of Science in Business Administration. Ms. Ham has a Bachelor's of Science in Animal Nutrition from the Ohio State University. Our GMS administrative services department has an excellent reputation in the industry for providing timely, accurate and professional administrative services to our Community Development District clients.

THE FOLLOWING ADMINISTRATIVE SERVICES ARE TYPICALLY PROVIDED TO ENSURE THE DISTRICT OPERATES IN ACCORDANCE WITH ALL APPLICABLE STATUTES, LAWS, RULES AND REGULATIONS:

- Prepare agenda packages for transmittal to Board of Supervisors and staff seven days prior to Board of Supervisors' Meeting.
- Provide minutes for all Board of Supervisors' Meetings, including landowners' meetings
- Ensure compliance with all administrative statutes affecting the District which include but are not limited to:
 - Publish and circulate annual meeting notice.
 - Report annually the number of registered voters in the District by June 1 of each year.
 - Maintain "Record of Proceedings" for the District within the County that the District is located which includes meeting minutes, agreements, resolutions and other required records.
 - Transmit Registered Agent information to DCA and local governing authorities.
 - File Ordinance or Rule establishing the District to DCA.





ACCOUNTING & FINANCIAL

SERVICES

Katie Costa leads our accounting and financial reporting department. She has over 12 years of accounting and financial reporting experience with Community Development Districts across the State of Florida. Ms. Costa and her teams provide financial statement preparation, payroll, budget preparation, preparation of annual audit reports, statutory and bond compliance. She has a dual major Bachelors of Science Degree in Accounting and Finance from the University Of Central Florida. Ms. Costa and her team currently provide services as District Accountants to 100+ Community Development Districts in the state of Florida.

EDUCATION

B.S. Dual Major Accounting & Finance University of Central Florida

EXPERIENCE

12+ Years

- Accounting
- Financial Reporting

THE FOLLOWING FINANCIAL SERVICES ARE
TYPICALLY PROVIDED TO ENSURE THE
DISTRICT OPERATES IN ACCORDANCE WITH
ALL APPLICABLE STATUTES, LAWS, AND RULES
AND REGULATIONS:

- Establish Governmental Fund Accounting
 System in accordance with the Uniform
 Accounting System prescribed by the Florida
 Department of Financial Services for
 Government Accounting. This system includes
 preparing monthly balance sheet and income
 statement(s) with budget to actual variances.
- Prepare accounts payable and present to Board of Supervisors for approval or ratification.
- Prepare annual budget for review and approval by the Board of Supervisors.
- Transmit proposed budget to local governing authorities 60 days prior to adoption.
- Prepare year-end adjusting journal entries in preparation for annual audit by Independent Certified Public Accounting Firm.

- Maintain checking accounts with qualified public depository selected by the Board of Supervisors.
- Ensure compliance with financial and accounting statutes affecting the District which include but are not limited to:
 - Complete annual financial audit report within 9 months after the fiscal year end.
 - Circulate annual financial audit report and annual financial report to appropriate government agencies.
- Prepare annual public depositor report.
- Oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit to bond holders and underwriters, annual/quarterly disclosure reporting, etc.
- Transmit Public Facilities Report to the appropriate agencies
- Bind necessary insurance for the District, which includes liability, property, workers' compensation, etc.

OPERATIONS MANAGEMENT

SERVICES

GMS provides operations/field management services to over 30 Districts throughout Central Florida under the direction of **Clayton Smith** and **Alan Scheerer.** Our field/operations managers also oversee maintenance projects and the teams providing maintenance services. **Mr. Scheerer** currently provides operations/field management for 17 CDDs and has over 25 years of business experience including 15 years as a chief engineer for several resorts and hotels in the Central Florida Area. **Mr. Smith** has a deep, and lengthy family history connected to CDD management, and has owned and operated his own maintenance company in the Central Florida area which carried out various undertakings, primarily for CDDs. He is a proud alumnus of the Florida State University.

PROPER OPERATION OF THE DISTRICTS INCLUDE:

- Administer and manage maintenance contracts for landscaping, stormwater, wastewater and reuse systems management
- Respond to resident and Board of Supervisors inquiries regarding Maintenance Operations
- Coordinate and implement maintenance projects throughout the community with vendors
- Conduct site visits (day and nighttime) to ensure satisfactory operation of the district and prepare periodic reports to the Board.
- Review and approve construction contracts, change orders, payment request, etc. during construction phase
- We can also develop landscaping RFPs as requested

PREVENTATIVE REPAIR & MAINTENANCE SERVICES

GMS has an in-house preventative repairs and maintenance department providing fully insured maintenance services in Tampa, Central Florida, and North Florida territories. Small to medium-size maintenance requests are coordinated through the District Manager and/or Field Operations Manager at the direction of the Board of Supervisors.

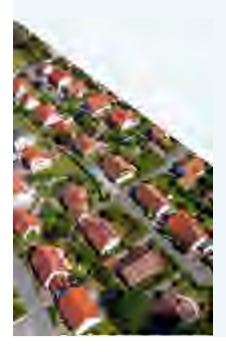
ASSESSMENT ROLL

CERTIFICATIONS & ADMINISTRATION

Darrin Mossing Jr. and **Michael Cortese** perform our assessment administration services for the Tampa, Central, and North Florida Divisions.

Our GMS Services Include:

- Develop and administer the annual assessment roll for the District. This includes administering the tax roll for the District for assessments collected by the County tax collector and administering assessments for off tax roll parcels/lots.
- Provide payoff information and pre-payment amounts as requested by property owners and collect prepayment of assessments as necessary
- Issue estoppel letters as needed for property transfers.
- Maintain the District's Lien Book, in which is recorded the details of any District debt and the related debt service assessments. The Lien Book will account for all District debt and show the allocation of debt principal to assessed properties within the Tampa and Central Florida Divisions.







REFERENCES

GMS prides itself on the timely delivery of quality services to its clients. As a result, our clients and other CDD industry stakeholders have come to recognize and appreciate the quality of the services that we provide. GMS encourages its prospective clients to contact our references and learn what other district supervisors, developers, attorneys, engineers, and financial professionals are saying about us. The following table contains just a few of the clients and professionals who are pleased to serve as our references:

Aaron Struckmeyer

Pulte Group 4901 Vinelands Road, Suite 460 Orlando, FL 32811 (352) 339-5824

Aaron.Struckmeyer@pultegroup.com

Tony Iorio

EVP of Land Development, Hanover Land Company, LLC 605 Commonwealth Ave Orlando, FL 32893 (321) 229-0396

Tiorio@hcpland.com

Mike Liquori

Chairman Gentry Land Company 3850 Canoe Creek Road St. Cloud, FL 34772 (321) 805-4830

Mike@gentryland.com

Brian Walsh

COO of Highland Homes 3020 S. Florida Ave, Suite 101 Lakeland, FL 33803 (863) 619-7103

b.walsh@highlandhomes.org

Lauren Schwenk

Cassidy Homes 346 East Central Avenue Winter Haven, FL 33880 (863) 287-1197

loakley@cassidyhomes.com

Mark McDonald

SVP of Land Operations Lennar Orlando Division 6675 Westwood Blvd, 5th Floor Orlando, FL 32821 (813) 316-3349

Mark.McDonald@lennar.com

Chuck Bell

Director of Land Development, Mattamy Homes 2450 Maitland Center Parkway, #300 Maitland, FL 32751 (407) 607-8718

Chuck.Bell@mattamyhomes.com

Andre Vidrine

Tohoqua Development Group 401 Beloit Avenue Winter Park, FL 32789 (312) 303-0893

AndreVidrine@gmail.com

Table 2-1. District Management & Client Management Experience Summary

GMS	GMS Client Name	Florida	General	Accounting &	Recording	Water /	Operations
Client #	As of 2025-06-30	State	Management	Financial	Secretary	Wastewater	Management/ Amenities
		County		Reporting		Utility	Amenities
1	Aberdeen	St. Johns	√	✓.	√		-
2	Academical Village	Broward	√	√	√		√
3	Acree	Duval	✓	√	√		
4	Amelia Concourse	Nassau	√	√	√		√
5	Amelia Walk	Nassau	✓	✓	✓		✓
6	Anabelle Island	Clay	√	√	√		✓
7	Armstrong	Clay	✓	✓	✓		
8	Astonia	Polk	√	√	✓		✓
9	Auburn Lakes	Brevard	✓	✓	✓		
10	Bahia Mar	Broward	✓	√	✓		
11	Ballentrae Hillsborough(Billing ne	Hillsborough	✓	✓	✓		✓
12	Bannon Lakes	St. Johns	✓	✓	✓		
13	Banyan Drive Security Guard Spec	Miami-Dade	✓	✓			
14	Bartram Park	Duval	✓	✓	✓		
15	Bartram Springs	Duval	✓	✓	✓		
16	Bauer Drive	Miami-Dade	✓	✓	✓		
17	Bay Laurel Center	Marion	✓	✓	✓	✓	
18	Baytree	Brevard	✓	✓	✓		✓
19	Baywinds	Miami-Dade	✓	✓	✓		✓
20	Beacon Tradeport	Miami-Dade	✓	✓	✓		
21	Bella Collina	Lake	✓	✓	✓	✓	✓
22	Bella Tara	Osceola	✓	✓	✓		
23	Bellagio	Miami-Dade	✓	✓	✓		
24	Belmont	Hillsborough	✓	✓	✓		✓
25	Belmont- Interlocal	Hillsborough	✓	✓	✓		
26	Bent Creek	St. Lucie	✓	✓	✓		
27	Biscayne Drive Estates	Miami-Dade	✓	✓	✓		
28	Bonita Village	Lee	✓	✓	✓		
29	Bonnet Creek	Orange	✓	✓	✓		✓
30	Botaniko	Broward	✓	✓	✓		
31	Bradbury	Polk	✓	✓	✓		✓
32	Brandy Creek	St. Johns	✓	√	✓		
33	Bridgewalk	Osceola	✓	✓	✓		✓
34	Bridgewater	Polk	✓	✓	✓		✓
35	By-The-Sea Security Guard Specia	Miami-Dade	✓	✓			
36	Campo Bello	Miami-Dade	✓	✓	✓		
37	Candler Hills East	Marion	✓	✓	✓		
38	Canopy	Leon	√	√	√		
39	Capital Region	Leon	✓	✓	✓		
40	Central Lake	Lake	✓	√	✓	✓	
41	Centre Lake	Miami-Dade	✓	✓	✓		✓
42	ChampionsGate	Osceola	✓	✓	✓		
43	ChampionsGate Condominium Pro	Osceola	✓	✓	✓		
44	ChampionsGate Villas Building 1 C	Osceola	√	√	√		
45	Chapel Creek	Pasco	✓	✓	✓		✓

GMS Client #	GMS Client Name As of 2025-06-30	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
46	Cheswick South		✓	√ ·	√	,	
46	City of Coral Gables**	Clay Miami-Dade	√	V	V		
48	Coastal Ridge	Duval	√	V	√		
49	Coconut Cay	Miami-Dade	· /	· /	·		✓
50	Cocoplum Lights	Miami-Dade	· /	· /	•		•
51	Cocoplum Security Roving Special		· /	1			
52	Copper Creek	St. Lucie	√	1	√		√
53	Copper Oaks	Lee	✓	V	√		
54	Coquina Shores	Flagler	✓	√	√		
55	Coral Bay	Broward	✓	1	✓		✓
56	Coral Keys Homes	Miami-Dade	√	1	√		
57	Cordova Palms	St. Johns	✓	1	√		✓
58	County Road 33	Polk	✓	1	√		
59	Creek Preserve	Hillsborough	✓	√	√		✓
60	Creekside	St. Lucie	✓	1	√		
61	Crossings	Osceola	✓	√	✓		✓
62	Crossroads Village Center	Polk	✓	√	√		
63	Crosswinds East	Polk	✓	√	√		✓
64	Crystal Cay	Miami-Dade	✓	✓	✓		
65	Cypress Bluff	Duval	✓	✓	✓		
66	Cypress Cove	Broward	✓	✓	✓		✓
67	Cypress Park Estates	Polk	✓	✓	✓		✓
68	Cypress Ridge	Hillsborough	✓	√	✓		✓
69	Darby	Duval	✓	✓	✓		
70	Davenport Road South	Polk	✓	✓	✓		✓
71	Davis Reserve	Polk	✓	✓	✓		✓
72	Deer Island	Lake	✓	✓	✓		✓
73	Deer Run	Flagler	✓	✓	✓		✓
74	Dewey Robbins	Lake	✓	✓	✓		
75	Double Branch	Clay	✓	✓	✓		
76	Dowden West	Orange	✓	✓	✓		✓
77	Downtown Doral	Miami-Dade	✓	✓	✓		
78	Downtown Doral South	Miami-Dade	✓	✓	✓		✓
79	Dunes	Flagler	✓	✓	✓		
80	Dupree Lakes	Pasco	✓	√	✓		✓
81	Durbin Crossings	St. Johns	✓	✓	✓		
82	Eagle Hammock	Polk	✓	√	✓		√
83	Eagle Pointe	Manatee	√	√	✓		✓
84	East 547	Polk	√	V	√		V
85	Eden Hills	Polk	V	✓	√		✓
86	Elevation Pointe	Orange	√	√	√		
87	Enclave At Black Pointe Marina	Miami-Dade	V	✓	√		✓
88	Epcore	Miami-Dade	√	√	√		,
89	Estancia at Wiregrass	Pasco	V	V	√		✓
90	Eureka Grove	Miami-Dade	✓	✓	✓		

GMS Client	GMS Client Name	Florida State	General Management	Accounting & Financial	Recording Secretary	Water / Wastewater	Operations Management/
#	As of 2025-06-30	County		Reporting		Utility	Amenities
91	Falcon Trace	Orange	✓	✓	✓		✓
92	Forest Brooke	Hillsborough	✓	1	✓		✓
93	Founders Ridge	Lake	✓	✓	✓		
94	Fronterra (Starts Oct 1)	Collier	✓	1	✓		
95	Gardens at Hammock Beach	Flagler	✓	✓	✓		
96	GIR East	Osceola	✓	1	✓		
97	Golden Gem	Lake	✓	✓	✓		
98	Grand Oaks	St. Johns	✓	1	✓		
99	Grande Pines	Orange	✓	✓	✓		✓
100	Green Corridor	Multiple	✓	✓			
101	Griffin Lakes	Broward	✓	✓	✓		✓
102	Hamilton Bluff	Polk	✓	✓	✓		
103	Hammock Lake Banyan Dr. Securi	Miami-Dade	✓	✓			
104	Hammock Lakes Security Guard S		✓	✓			
105	Hammock Oaks Golf and RV Resor	Sumter	✓	✓	✓		✓
106	Hammock Oaks Harbor Security G	Miami-Dade	✓	✓			
107	Hammock Reserve	Polk	✓	✓	✓		✓
108	Harbor Bay	Hillsborough	✓	✓	✓		
109	Hartford Terrace	Polk	✓	✓	✓		✓
110	Hemingway Point	Broward	✓	✓	✓		✓
111	Heritage Park	St. Johns	✓	✓	✓		✓
112	Heron Isles	Nassau	✓	✓	✓		
113	Hickory Tree	Osceola	✓	✓	✓		
114	Hicks Ditch	Lake	✓	✓	✓		
115	Highland Meadows	Polk	✓	✓	✓		✓
116	Highland Meadows West	Polk	✓	✓	✓		✓
117	Holly Hill Road East	Polk	✓	✓	✓		✓
118	Hollywood Beach 1	Broward	✓	✓	✓		
119	Horseshoe Creek	Polk	✓	✓	✓		
120	Hunt Club Grove	Polk	✓	✓	✓		✓
121	Indigo	Volusia	✓	✓	✓		
122	Indigo East	Marion	✓	✓	✓		
123	Islands of Doral III	Miami-Dade	✓	✓	✓		
124	Isle of Bartram Park	St. Johns	✓	✓	✓		
125	Jennings Farms HOA	Clay	✓				
126	Kepler Road	Volusia	✓	✓	✓		
127	Kingman Gate	Miami-Dade	✓	✓	✓		✓
128	Kings Bay Security Guard Special	Miami-Dade	✓	✓			
129	Knightsbridge	Osceola	✓	✓	✓		✓
130	Lake Ashton	Polk	✓	✓	✓		
131	Lake Ashton II	Polk	✓	✓	✓		
132	Lake Deer	Polk	✓	✓	✓		✓
133	Lake Emma	Lake	✓	✓	✓		✓
134	Lake Harris	Lake	✓	✓	✓		✓
135	Lake Lizzie	Osceola	✓	✓	✓		✓

GMS Client #	GMS Client Name As of 2025-06-30	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
136	Lake Mattie Preserve	Polk	√	√	√		
137	Lakes by the Bay South	Miami-Dade	· /	1	·		_
138	Lakeside Plantation	Sarasota	1	√	√		
139	Landings	Flagler	√	√	√		
140	Landings At Miami Beach	Miami-Dade	√	1	√		
141	Lawson Dunes	Polk	✓	/	✓		✓
142	Live Oak Lake	Osceola	√	√	√		✓
143	Lucaya	Lee	✓	√	√		
144	Lucerne Park	Polk	✓	√	√		✓
145	Mainstreet at Coconut Street	Miami-Dade	✓	√	√		
146	Majorca Isles	Miami-Dade	✓	✓	✓		
147	Mayfair	Brevard	✓	√	√		
148	McJunkin At Parkland	Broward	✓	1	✓		
149	Meadowview At Twin Creeks	St. Johns	✓	√	✓		
150	Mediterranea	Palm Beach	✓	✓	✓		
151	Metropica	Broward	✓	√	✓		
152	Middle Village	Clay	✓	√	√		
153	Mirada (Lee)	Lee	✓	√	√		
154	Mirada (Pasco)	Pasco	✓	✓	✓		✓
155	Narcoossee	Orange	✓	√	√		✓
156	Newtown Road	Miami-Dade	✓	√	✓		
157	North Boulevard	Polk	✓	√	√		✓
158	North Dade	Miami-Dade	✓	✓	✓		
159	North Powerline Road	Polk	✓	√	√		✓
160	North Springs	Broward		√	✓	✓	
161	Northern Riverwalk	Palm Beach	✓	√	√		
162	Oakridge	Broward	✓	✓	✓		
163	Ocean Gate	Miami-Dade	✓	✓	✓		
164	Old Cutler Bay Security Guard Spe	Miami-Dade	✓	1			
165	Old Hickory	Osceola	✓	√	✓		√
166	Orchid Grove	Broward	✓	1	√		√
167	Osceola Chain of Lakes	Osceola	✓	√	✓		✓
168	отс	Duval	✓	1	✓		
169	Palm Coast Park	Flagler	✓	√	✓		
170	Palm Glades	Miami-Dade	✓	1	✓		✓
171	Palms of Terra Ceia Bay	Manatee	✓	√	✓		
172	Park Creek	Hillsborough	✓	1	✓		✓
173	Parkside Trails	Lake	✓	√	✓		
174	Peace Creek	Polk	✓	√	✓		√
175	Peace Creek Village	Polk	✓	√	✓		✓
176	Pine Air Lakes	Collier	✓	√	✓		✓
177	Pine Bay Estates Security Roving &	Miami-Dade	✓	√			
178	Pine Isles	Miami-Dade	✓	√	√		
179	Pine Ridge Plantation	Clay	✓	√	✓		
180	Poinciana	Polk	✓	√	√		√

GMS Client #	GMS Client Name As of 2025-06-30	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
181	Poinciana West	Polk	√	√	√		√
182	Pollard Road	Polk	√ ·	1	√		•
183	Portofino Isles	St. Lucie	√	1	√		
184	Portofino Landings	St. Lucie	√ ·	1	√		_
185	Portofino Shores	St. Lucie	√	1	√		√
186	Portofino Springs	Lee	1	V	√		
187	Portofino Vineyards	Lee	√	√	√		
188	Portofino Vista	Osceola	√	√	√		
189	Preston Cove	Osceola	√	√	√		√
190	Princeton Commons	Miami-Dade	√	1	√		
191	Quail Roost	Miami-Dade	√	1	√		√
192	Ranches at Lake McLeod	Polk	√	1	√		√
193	Randal Park	Orange	√	1	√		√
194	Randal Park POA *	Orange	√	1			
195	Randal Park THOA *	Orange	√	1			
196	Randal Walk HOA-	Orange	✓	1			
197	Remington	Osceola	√	1	√		√
198	Reserve	St. Lucie	√	1	√	√	
199	Reserve II	St. Lucie	√	1	√		
200	Residences at Tohoqua Communit	Osceola	√	1			
201	Reunion East	Osceola	√	√	√		√
202	Reunion West	Osceola	√	1	√		√
203	Rhodine Road North	Hillsborough	√	√	√		√
204	Ridges at Apopka	Orange	√	1	√		√
205	Ridgewood Trails	Clay	√	√	√		
206	River Place On The St. Lucie	St. Lucie	√	1	√		√
207	Riverbend	Hillsborough	√	√	√		
208	Rivercrest	Hillsborough	√	1	√		✓
209	Rivers Edge	St. Johns	√	1	√		
210	Rivers Edge II	St. Johns	√	1	√		
211	Rivers Edge III	St. Johns	✓	1	✓		
212	Riverwalk	Orange	√	1	√		√
213	Rolling Hills	Clay	√	√	√		
214	Rolling Oaks	Osceola	√	1	√		✓
215	Sabal Palm	Broward	✓	√	√		✓
216	Sampson Creek	St. Johns	√	1	√		
217	San Simeon	Miami-Dade	√	√	√		✓
218	Sandmine Road	Polk	√	1	√		√
219	Sawyer's Landing	Miami-Dade	✓	√	√		
220	Scenic Highway	Polk	√	1	√		✓
221	Scenic Terrace North	Polk	✓	√	✓		✓
222	Scenic Terrace South	Polk	√	1	√		✓
223	Seaton Creek Reserve	Duval	✓	√	✓		✓
224	Sedona Point	Miami-Dade	√	√	√		
225	Seminole Palms of Flager*	Flagler	✓	√			

GMS Client #	GMS Client Name As of 2025-06-30	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
226	Shingle Creek	Osceola	√	√	✓	,	√
227	Shingle Creek At Bronson	Osceola	√	V	√		· /
228	Siena North	Miami-Dade	√	1	· /		·
229	Silver Palms	Miami-Dade	· /	· /	· •		
230	Six Mile	Clay	√	V	√		
231	Snapper Creek Lakes Security Gua	Miami-Dade	√	V	-		
232	Solterra	Miami-Dade	√	1	√		
233	South Village	Clay	√	√	√		
234	South-Dade Venture	Miami-Dade	√	√	√		
235	St. Augustine Lakes	St. Johns	✓	√	✓		
236	Stillwater	St. Johns	✓	√	✓		
237	Stoneybrook South	Osceola	✓	√	✓		✓
238	Stoneybrook South At CG	Osceola	✓	1	✓		✓
239	Stoneybrook West	Orange	✓	√	✓		✓
240	Storey Creek	Osceola	✓	✓	✓		✓
241	Storey Drive	Orange	✓	✓	✓		✓
242	Storey Park	Orange	✓	✓	✓		✓
243	Summit View	Pasco	✓	✓	✓		✓
244	Summit View II	Pasco	✓	✓	✓		
245	Sunrise Harbour Security Guard S	Miami-Dade	✓	✓			
246	Talis Park	Collier	✓	✓	✓		✓
247	Tapestry	Osceola	✓	✓	✓		✓
248	Terra Bella	Pasco	✓	✓	✓		✓
249	Tesoro	St. Lucie	✓	✓	✓		✓
250	The Crossings At Fleming Island	Clay	✓	✓	✓	✓	
251	TIFA	Brevard	✓	✓	✓		
252	Tison's Landing	Duval	✓	✓	✓		
253	Tohoqua	Osceola	✓	✓	✓		✓
254	Tohoqua Crossings Townhomes H	Osceola	✓	✓			
255	Tohoqua Master Association *	Osceola	✓	✓			
256	Tohoqua Reserve *	Osceola	✓	✓			
257	Tolomato	St. Johns	✓	✓	✓		
258	Towne Park	Polk	✓	√	✓		✓
259	Townhomes at Tohoqua *	Osceola	✓	√			
260	Tranquility	Brevard	✓	√	√		
261	Turnbull Creek	St. Johns	✓	√	✓		
262	Turtle Run	Broward	√	√	√		√
263	Valencia Water Control District	Orange	√	V	√		
264	Veranda Landing	St. Lucie	√	V	√		
265	Verano #1	St. Lucie	√	√	√		
266	Verano #2	St. Lucie	√	1	√		
267	Verano #3	St. Lucie	√	√	√		
268	Verano #4	St. Lucie	√	1	√		
269	Verano #5	St. Lucie	√	V	√		
270	Verano Center	St. Lucie	✓	✓	✓		

GMS Client	GMS Client Name	Florida State	General Management	Accounting & Financial	Recording Secretary	Water / Wastewater	Operations Management/
#	As of 2025-06-30	County		Reporting		Utility	Amenities
271	Viera East	Brevard	✓	✓	✓		
272	Villa Portofino East	Miami-Dade	✓	✓	✓		
273	Villa Portofino West	Miami-Dade	✓	✓	✓		
274	Villages of Biscayne Park**	Miami-Dade	✓	✓			
275	Villages of Bloomingdale	Hillsborough	✓	✓	✓		✓
276	Villages of Westport	Duval	✓	✓	✓		
277	Villamar	Polk	✓	✓	✓		✓
278	Water Tank Road	Polk	✓	✓	✓		
279	Water's Edge	Manatee	✓	✓	✓		✓
280	Waterford Estates	Charlotte	✓	✓	✓		
281	Waterleaf	Hillsborough	✓	✓	✓		
282	Waterstone	St. Lucie	✓	✓	✓		
283	Weiberg Road	Polk	✓	✓	✓		
284	Wellness Ridge	Lake	✓	✓	✓		✓
285	Westside	Osceola	✓	✓	✓		✓
286	Westside Haines City	Polk	✓	✓	✓		
287	Westview North	Miami-Dade	✓	✓	✓		✓
288	Westwood OCC	Orange	✓	1	✓		
289	White Clay	Polk	✓	√	✓		
290	Wilford Preserve	Clay	✓	✓	✓		✓
291	Willow Creek	Brevard	✓	✓	✓		✓
292	Willow Creek II	Brevard	✓	1	✓		
293	Willowbrook	Polk	✓	✓	✓		
294	Wind Meadows South	Polk	✓	1	✓		✓
295	Windsor at Westside	Osceola	✓	✓	✓		✓
296	Windsor Cay	Lake	✓	✓	✓		✓
297	Windward	Osceola	✓	✓	✓		✓
298	Woodland Crossing	Sumter	✓	✓	✓		
299	Woodland Ranch Estates	Polk	✓	✓	✓		
300	Woodlands Section 9	Broward	✓	√	✓		
301	Wynnfield Lakes	Duval	✓	✓	✓		
302	Wynnmere West	Hillsborough	✓	√	✓		✓
303	Yarborough Lane	Polk	✓	✓	✓		
304	Zephyr Ridge	Pasco	✓	√	✓		✓
305							
306							
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315							

RISK MANAGEMENT REQUIREMENTS

co	ਦੇ CERT	ΊF	IC	ATE OF LIAE	BILIT	TY IN	SURA	NCE	DATE (MM/DD/YYYY D25
THIS	CERTIFICATE IS ISSUED AS A M	IAT	ΓER	OF INFORMATION ONLY	AND CO	NFERS N	O RIGHTS			
CER	TIFICATE DOES NOT AFFIRMATIV	EL)	OR	NEGATIVELY AMEND, E	XTEND	OR ALTE	ER THE CO	VERAGE AFFORDED E	Y THE	POLICIE
	OW. THIS CERTIFICATE OF INSI				E A CON	NTRACT	BETWEEN 1	THE ISSUING INSURER	(S), AL	JTHORIZEI
	RESENTATIVE OR PRODUCER, AND				-11(1)			If OUR BOOK TION IO IA	AD/ED	
the t	PRTANT: If the certificate holder is erms and conditions of the policy, ficate holder in lieu of such endorse	cert	ain p							
RODUC			. ,	C	CONTACT NAME:	Holly H	lowe			
elen	Risk Solutions, Inc.			I P	PHONE A/C. No. Ex		62-8080	FAX (A/C, No):	(904) 2	62-1444
964 E	evoe Street			ΓĖ	-MAIL ADDRESS:	holly@	zelenrisk.co			
acks	onville FL 32220					INS	SURER(S) AFFOR	DING COVERAGE		NAIC #
				II	NSURER A		eld Insuranc			
ISURE				<u>lı</u>	NSURER B	:				
	Governmental Managemen	t Se	rvice	es-Central	NSURER C	:				
	Florida, LLC			<u> </u>	NSURER D	:				
	1001 Bradford Way			<u> 11</u>	NSURER E	:				
	Kingston TN 37763-3146				NSURER F	:				
				NUMBER:				REVISION NUMBER:		
	IS TO CERTIFY THAT THE POLICIES ATED. NOTWITHSTANDING ANY REC									
CERT	TFICATE MAY BE ISSUED OR MAY P	ERT	AIN,	THE INSURANCE AFFORDED	BY THE	E POLICIE:	S DESCRIBED	HEREIN IS SUBJECT TO	O ALL T	HE TERMS
SR	USIONS AND CONDITIONS OF SUCH F	ADDL	SUBR		PC	OLICY EFF	POLICY EXP			
TR	TYPE OF INSURANCE NERAL LIABILITY	NSR	WVD	POLICY NUMBER	(MM	M/DD/YYYY)	(MM/DD/YYYY)	LIMIT		0.000
	٦ - ا							EACH OCCURRENCE DAMAGE TO RENTED	\$ 2,00	
X				14/0.000 400		10010004	09/02/2025	PREMISES (Ea occurrence)	\$ 100,	
	CLAIMS-MADE X OCCUR			WS623406	09/	/02/2024	09/02/2025	MED EXP (Any one person)	\$ 5,00	
								PERSONAL & ADV INJURY	\$ 2,00	
-	J							GENERAL AGGREGATE	\$ 3,00	
	N'L AGGREGATE LIMIT APPLIES PER:							PRODUCTS - COMP/OP AGG	\$ 3,00	0,000
X	POLICY JECT LOC ITOMOBILE LIABILITY				_			COMBINED SINGLE LIMIT	\$	
F	7							(Ea accident) BODILY INJURY (Per person)	\$	
	ANY AUTO ALL OWNED SCHEDULED							BODILY INJURY (Per accident)	s	
-	AUTOS AUTOS NON-OWNED							PROPERTY DAMAGE	\$	
	HIRED AUTOS AUTOS							(Per accident)	\$	
	UMBRELLA LIAB OCCUR							EACH OCCURRENCE	\$	
	EXCESS LIAB CLAIMS-MADE							AGGREGATE	s	
	DED RETENTION\$							AGGILLONIE	s	
	ORKERS COMPENSATION							WC STATU- TORY LIMITS FR	_	
AN	ID EMPLOYERS' LIABILITY IY PROPRIETOR/PARTNER/EXECUTIVE							E.L. EACH ACCIDENT	s	
OF (M	FICER/MEMBER EXCLUDED?	N/A						E.L. DISEASE - EA EMPLOYEE	\$	
lf y	res, describe under SCRIPTION OF OPERATIONS below							E.L. DISEASE - POLICY LIMIT	\$	
1								. 22.2. 2001		
ESCRIF	TION OF OPERATIONS / LOCATIONS / VEHICL	ES (Attach	ACORD 101, Additional Remarks S	Schedule, if	more space	is required)			
ertifi	cate holder is additional insured v	vhe	n req	uired by written contract.						
ERT	FICATE HOLDER				CANCEL	LATION				
					euo	D ANY OF 3	THE ABOVE O	ESCRIBED POLICIES BE C.	ANCEL!	EDBECO
	Harmony CDD							EREOF, NOTICE WILL		
	219 E Livingston St							CY PROVISIONS.		
				L-						21111
	Orlando, FL 32801			А	AUTHORIZE	D REPRESE	NTATIVE			<hh></hh>
	•									

RISK MANAGEMENT REQUIREMENTS

ĄĆĆ	CI	ΞR	TIF	ICATE OF LIA	BILI	TY INS	URANC	E		(MM/DD/YYYY) /27/2025
CERTIF BELOV	CERTIFICATE IS ISSUED AS A FICATE DOES NOT AFFIRMAT V. THIS CERTIFICATE OF INS	IVEL SUR/	Y OF	R NEGATIVELY AMEND, E DOES NOT CONSTITU	EXTE	ND OR ALT	ER THE CO	VERAGE AFFORDED	BY TH	E POLICIES
IMPOR If SUB	SENTATIVE OR PRODUCER, AL TANT: If the certificate holder ROGATION IS WAIVED, subject	is ar	ADI he te	DITIONAL INSURED, the	he poli	cy, certain p	olicies may			
PRODUCER	rtificate does not confer rights t	o the	cert	ificate holder in lieu of su	CONTA					
StateFa		m			PHONE (A/C, No	p. Ext): 904-42	5-4054	FAX (A/C, No)	904-4	25-4049
Ŏ	330 A1A N Suite 324 Ponte Vedra, FL 32082				ADDRE	33	EdieWilliams	.com		NAJC#
	1 0110 70010,1 2 02002				INSURE	RA: State Fa	arm Mutual A	itomobile Insurance Com	npany	25178
INSURED	0				INSURE	RB:				
	Governmental Management 1001 Bradford Way	Servi	ces C	Central FL LLC	INSURE					
	Kingston, TN 37763				INSURE					
	- 				INSURE					
COVERA				NUMBER:				REVISION NUMBER:		
INDICAT CERTIF EXCLUS	TO CERTIFY THAT THE POLICIES TED. NOTWITHSTANDING ANY RI ICATE MAY BE ISSUED OR MAY BIONS AND CONDITIONS OF SUCH	PER POLI	REME TAIN, CIES.	INT, TERM OR CONDITION THE INSURANCE AFFORD LIMITS SHOWN MAY HAVE	OF AN	IY CONTRACT THE POLICIE REDUCED BY	OR OTHER S DESCRIBE PAID CLAIMS.	DOCUMENT WITH RESP D HEREIN IS SUBJECT	ECT TO	WHICH THIS
INSR LTR	TYPE OF INSURANCE	ADDI	SUBR	POLICY NUMBER		POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMI	TS	
	COMMERCIAL GENERAL LIABILITY							DAMAGE TO RENTED	s	
	CLAIMS-MADE OCCUR							PREMISES (Ea occurrence) MED EXP (Any one person)	s	
Н.								PERSONAL & ADV INJURY	s	
GEN'I	L AGGREGATE LIMIT APPLIES PER:							GENERAL AGGREGATE	s	
	POLICY PRO- LOC							PRODUCTS - COMP/OP AGG	s	
	OTHER:							COMBINED SINGLE LIMIT	\$	
	OMOBILE LIABILITY ANY AUTO			K20 4805-B15-59		02/15/2025	08/15/2025	(Ea accident) BODILY INJURY (Per person)	\$ 4.00	00.000
	OWNED SCHEDULED							BODILY INJURY (Per accident)	\$ 1,00	00,000
1//11	AUTOS ONLY HIRED AUTOS ONLY AUTOS ONLY AUTOS ONLY							PROPERTY DAMAGE (Per accident)		00,000
	NOTOGO GNET							(Constant)	s	
	UMBRELLA LIAB OCCUR							EACH OCCURRENCE	\$	
	EXCESS LIAB CLAIMS-MADE							AGGREGATE	s	
	DED RETENTION \$ KERS COMPENSATION							PER OTH-	S	
AND E	EMPLOYERS' LIABILITY PROPRIETOR/PARTNER/EXECUTIVE							STATUTE ER E.L. EACH ACCIDENT	s	
OFFIC (Mand	ER/MEMBER EXCLUDED?	N/A						E.L. DISEASE - EA EMPLOYER	1	
If yes, DESC	describe under RIPTION OF OPERATIONS below							E.L. DISEASE - POLICY LIMIT	s	
DESCRIPTION	ON OF OPERATIONS / LOCATIONS / VEHIC	IES /	ACORE	101 Additional Remarks School	ulo may b	o attached if mor	ro enaco le roquit	and)		
ESCRIPTIO	JN OF OPERATIONS / LOCATIONS / VEHIC	LES (ACORL	J 101, Additional Remarks Schedu	ile, may t	e attached if moi	re space is requii	ea)		
CEDTIFI	CATE HOLDED				CAN	CELLATION				
	Llarmany CDD				SHC			DESCRIBED POLICIES BE		
Harmony CDD THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED ACCORDANCE WITH THE POLICY PROVISIONS.										
	Orlando, FL 32801				AUTHO	RIZED REPRESE	NTATIVE			
	J				AUTHO	WEED VELKESE	MINE			
	1				,	Angela	Dietr	ich		
ACOPD.	25 (2016/03)	-	ho A	CORD name and logo a	•	Ø 19	88-2015 AC	ORD CORPORATION.	All rigl	hts reserved.
HOOKD	20 (20 10/03)	'	ile A	OCKD Hame and logo at	e regi	stereu mark	S UI ACUKD		01486 132	2849.12 03-16-2016

COSTOF SERVICES

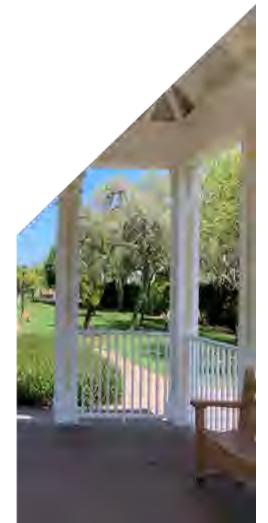
MANAGEMENT SERVICES

Management services will be provided for a fixed annual fee.

See Exhibits "A" and "B"

Reimbursable expenses such as copies, postage, courier services, printing, and binding will be billed on a monthly basis. Management fees are invoiced at the beginning of each month and due within 30 days of the invoice date. Subsequent management fees will be established based upon the adoption of the annual operating budget, which will be adjusted to reflect ongoing levels of service.







Governmental Management Services

EXHIBIT "A" – DISTRICT MANAGEMENT FEE SCHEDULE

Services Descriptions	FY '26 Adopted Budget	GMS Fees	GMS Annual Savings
 Management, Administrative, Financial and Revenue Collection, and Accounting Services Annual Fee paid in equal monthly payments (plus, reimbursable expenses) Our Agreement contemplates 12 meetings per year 	\$77,672	\$70,000	\$7,672 9.9%
Annual Assessment Administration (Beginning with the first assessment to individual unit owners, direct assessment, or utilizing tax collector)	\$9,100	\$6,000	\$3,100 34.1%
Information Technology Fees & Annual Website Maintenance • Annual Fee paid in equal monthly payments (Does not include the cost of the creation of an ADA- compliant website, if applicable. No overage fees due to the number of pages stored by GMS.)	\$0	\$3,600	\$-3,600 -100.0%
 Dissemination Agent Services Annual Fee for 1st Bond Issuance (\$1,000 for each additional series of Bonds) 	\$2,200	\$6,000	\$-3,800 -172.7%
The GMS Proposal Compared To The Adopted Fiscal Year '26 Budget For The Harmony Community Development District	\$88,972	\$85,600	\$3,372 3.8% Savings

Governmental Management Services

EXHIBIT "B" - MISCELLANEOUS FEES SCHEDULE

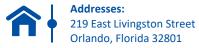
ltem	Cost
Agenda Package Hardcopy (if Applicable)	\$2.50 per regular Agenda M
Сору	\$0.15 / black and white pag
Binders, Envelopes, Storage Boxes, and other Office Supplies	Actual Cost
USPS / FedEx / UPS / Conference Calls	\$50.00 / Month Cost \$ 17,500 \$ 15,000 \$ 17,500 \$ 6,000 \$ 100 \$ 250 \$ 299 \$ 5,000 \$ 3,500
Offsite Physical Records Storage and Archival	\$50.00 / Month
Additional Services Available:	Cost
 Other Services *** New Bond Issuance Cost (per bond issue) Refinance Bond Issuance Cost (per bond issue) Debt Service Assessment Methodology Preparation SERC Preparation & Assistance w/ Petition Prepaid Estoppel Letter - One Lot Prepaid Estoppel Letter - Multiple Lots Prepaid Estoppel Letter - Partial Payoffs Annual Construction Accounting Fee (while active) Request For Proposal Scope Preparation Documents (per RFP request - Landscaping, Irrigation, Aquatic, etc.) 	\$ 15,000 \$ 17,500 \$ 6,000 \$ 100 \$ 250 \$ 299 \$ 5,000
Other Requested Administrative Services As Requested By Bondholders, Dissemination Agent, District Counsel, or Boards of Supervisors District Manager District Accountant District Administration Field Operations Manager	\$ 175/Hour \$ 125/Hour \$ 80/Hour \$ 85/Hour
 One-Time Conversion Fee: To recreate historical Accounting and Administrative Records Needed For The Transition. 	Included

Miscellaneous fees are reviewed annually by GMS. An itemization of all miscellaneous fees and units consumed is included in the monthly invoice and presented to the Board of Supervisors for approval as part of the agenda packages. GMS strives to work with the District to minimize reimbursable expenses by utilizing electronic agendas and similar approaches. Any additional insurance requirements will be treated as reimbursable expenses and invoiced to the District annually.

TO THE BOARD OF SUPERVISORS OF THE

Harmony CDD









Governmental Management Services

EXHIBIT "C" - RFP Questions

6. A. <u>AFFIDAVIT OF ACKNOWLEDGMENTS</u>

As provided on the following page(s)

6. PROPOSAL FORMS

6.A. AFFIDAVIT OF ACKNOWLEDGMENTS

COUNTY OF Orange			
Refore me the undersigned authority	annoured the afficult	George Flint	

Florida

STATE OF

Before me, the undersigned authority, appeared the affiant, George Film , and having taken an oath, affiant, based on personal knowledge, deposes and states:

- 1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Recording Supervisor for GMS-CF ("Proposer")) and am authorized to make this Affidavit of Acknowledgments on behalf of Proposer.
- 2. I assisted with the preparation of, and have reviewed, the Proposer's proposal ("Proposal") provided in response to the Harmony Community Development District proposal for district management. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.
- 3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.
- 4. The Proposer agrees through submission of the Proposal to honor all pricing information ninety (90) days from the opening of the proposals.
- 5. The Proposer acknowledges the receipt of the complete Request for Proposals as provided by the District and as described in the Table of Contents, as well as the receipt of the following Addendum Numbers: Not Applicable
- 6. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the Harmony Community Development District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

[Signature page to follow]

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit of Acknowledgments and that the foregoing is true and correct.

Dated this ______ day of ______ , 2025.

Proposer:

By: Geor S. Flint

Title:

STATE OF LO COUNTY OF OR ANGE

The foregoing instrument was acknowledged before me this 14th day of , 2025, by text s. link of 6th we who has produced as identification, and did [] or did not [Take the oath.

STACIE M. VANDERBILT
Notary Public - State of Florida
Commission # HH 522891
My Comm. Expires Jul 29, 2028
Bonded through National Notary Assn.

Notary Fublic, State of Florida

Print Name: Stace . anderbi

Commission No.: 22891

My Commission Expires: ______

Governmental Management Services

EXHIBIT "C" - RFP Questions

6. B. SWORN STATEMENT UNDER SECTION 287.133(3)(a), FLORIDA STATUTES, REGARDING PUBLIC ENTITY CRIMES

As provided on the following page(s)

6.B.

SWORN STATEMENT UNDER SECTION 287.133 3 a FLORIDA STATUTES REGARDING PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

	herein. I serve in the capacity of	age and competent to testify as to the matters contained of Recording Supervisor for GMS-CF to make this Sworn Statement on behalf of Proposer.
3.	Proposer's business address is	219 East Livingston Street, Orlando, FL 32801

This sworn statement is submitted to Harmony Community Development District.

4.	Proposer's Federal Employer Identification Number (FEIN) is 595-0905425
	(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement:

- 5. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
- 6. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
- 7 I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:
 - a. A predecessor or successor of a person convicted of a public entity crime; or,

1.

- b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.
- 8. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
- 9. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

X Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The

final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), Florida Statutes, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this day of	ال	, 2025.
STATE OF FLORIDA	Proposer:By:Title:	Vice-Iresidut
		before me this <u>INM</u> day of <u>GMS-CF, UC</u> who is personall as identification, and did []
STACIE M. VANDERBILT Notary Public - State of Florica Commission # HH 52289* My Comm. Expires Jul 29, 2028 Bonded through National Notary Assn.	Print Name: 3	State of Florida Stace V nderbit o.: [AH 5228] on Expires: 2 28

Governmental Management Services

EXHIBIT "C" - RFP Questions

6. C. GENERAL PROPOSER INFORMATION

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www.govmgtsvc.com

EXHIBIT "C" - RFP Questions

6. D. PERSONNEL

Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer's Officers and Supervisory Personnel, and attach resumes for any Supervisory Personnel listed.

 Subcontractors – Does the Proposer intend to use any subcontractors in connection with the work? Yes ____ No _X__
 For each subcontractor, please provide the following information (attach additional sheets if necessary):

Security Measures - Please describe any background checks or other security measures that were taken with respect to the hiring and retention of the Proposer's personnel who will be involved with this project, and provide proof thereof to the extent permitted by law:

 GMS has a robust hiring and retention strategy, which includes background check processes conducted in collaboration with an external vendor. We are happy to discuss further if GMS is contracted for services.

EXHIBIT "C" - RFP Questions

6. D. PERSONNEL

	OFFICERS		
ROPOSER Information III	one Company to	(Di	ATE THE TOTAL
rovate the following information for key officials of	the Proposer and parent con-	pub\4 B an\4.	
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EXHIBIT "C" - RFP Questions

6. E. EXPERIENCE

Has the Proposer performed work for a community development district or master planned residential community in excess of 200 acres previously? Yes _X_ No ____ If yes, please provide the following information for each project (attach additional sheets if necessary): (attach additional sheets as needed):

#1	Project Name/Location	Reunion East Community Development District (Osceola County)
	Contact Name	Michael Greenstein, Chair gmark10@msn.com
	Contact Phone:	(407) 744-8344
	Project Description	Master planned community of approximately 1,279 acres with 1,024 single-family units, 1,601 multifamily units, and
	•	751 Commercial units.
	Annual Dollar Amount Of Contract:	\$120,562.00
	Scope of Services For Project	CDD Management Services; Field Operations Management services who manage contracts, Dissemination Services,
	F	Annual Assessment Services, and District Website services.
	Dates Serviced:	This client joined GMS on November 10, 2005 and they have been a client for 19 years and 8+ months.
#2	Project Name/Location	Reunion West Community Development District (Osceola County)
	Contact Name	Graham Staley Chair adstaley@gmail.com
	Contact Phone:	(321) 307-5566
	Project Description	Master planned community of approximately 930 acres with 1,581 single-family units, 398 multifamily units, and 25
	Ploject Description	golf units.
	Annual Dollar Amount Of Contract:	\$109,247.00
	Scope of Services For Project	CDD Management Services; Field Operations Management services who manage contracts, Dissemination Services,
		Annual Assessment Services, and District Website services.
	Dates Serviced:	This client joined GMS on November 10, 2005 and they have been a client for 19 years and 8+ months.
#3	Project Name/Location	Poinciana Community Development District (Polk County)
	Contact Name	Jon Cameron, Chair jcameron@poincianacdd.org
	Contact Phone:	(Email Address Provided)
	Project Description	Master planned community of approximately 3,029 acres with 3,605 single-family units, 0 multifamily units, and 72.15
		Commercial Units.
	Annual Dollar Amount Of Contract:	\$63,980.00
	Scope of Services For Project	CDD Management Services; Field Operations Management services who manage contracts, Dissemination Services,
		Annual Assessment Services, and District Website services.
	Dates Serviced:	This client joined GMS on December 13, 2017 and they have been a client for 7 years and 7+ months.
#4	Project Name/Location	Poinciana West Community Development District (Polk County)
	Contact Name	Peggy Gregory, Chair pgregpwcdd@yahoo.com
	Contact Phone:	(314-583-2812)
	Project Description	Master planned community of approximately 947 acres with 1,605 single-family units and a recreation center.
	Annual Dollar Amount Of Contract:	Master planned community of approximately 947 acres with 1,605 single-family units and a recreation center. \$65,492.00
	Scope of Services For Project	CDD Management Services; Field Operations Management services who manage contracts, Annual Assessment Services,
	ı	and District Website services.
	Dates Serviced:	This client joined GMS on December 13, 2017 and they have been a client for 7 years and 7+ months.
#5	Project Name/Location	Remington Community Development District (Osceola County)
	Contact Name	Kenneth Soukup, Chair ken@spiespool.com
	Contact Phone:	(407) 709-2248
	Project Description	Master planned community of approximately 734 acres with 2,413 single-family units, and a golf course with clubhouse
	Trejest Beschption	facilities, 4.000 square feet of commercial space, a 15-acre elementary school, and a one-acre site for the construction of a
		fire station.
	Annual Dollar Amount Of Contract:	
	Scope of Services For Project	\$123,965.00 CDD Management Services; Field Operations Management services who manage contracts, Annual Assessment Services,
	Scope of Services For Project	Vialiagement Services, Freid Operations infanagement services who manage contracts, Annual Assessment Services,
	1 3	and District Website services.
	Dates Serviced:	and District Website services. This client joined GMS on December 20, 2005 and they have been a client for 19 years and 6+ months.

EXHIBIT "C" - RFP Questions

6. E. EXPERIENCE

List the Proposer's total annual dollar value of district management completed for each of the last two (2) years, starting with the latest year and ending with the most current year:

2024 = Fiscal Year 2024 - \$7,400,000

2023 = Fiscal Year 2023 - \$5,900,000

Rounded

EXHIBIT "C" - RFP Questions

6. E. EXPERIENCE

Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated from any district management contract within the past 3 years? Yes _____ No __X__ For each such termination, please provide the following information (attach additional sheets as needed):

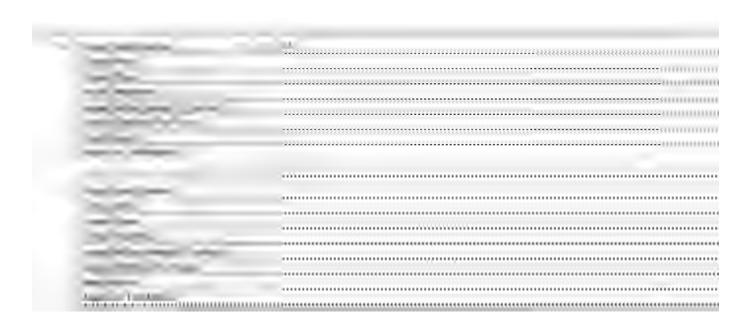


EXHIBIT "C" - RFP Questions

6. E. EXPERIENCE

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EXHIBIT "C" – RFP Questions

6. E. EXPERIENCE

List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.

The proposer has been named in various lawsuits for our CDD clients. In each of these occurrences, the District Counsel for our client has been notified. Most often, the District is also named as a party to the lawsuit, and we communicate directly with the District Insurance, their claims team, and/or their assigned litigation counsel as defined in our Indemnification and notifications sections of our Management Agreements. The nature of such lawsuits ranges from slip-and-fall accidents in the community to accidents involving District vendors. In these cases, we provide periodic updates to all appropriate stakeholders so that they are aware of the current and planned status of litigation matters.

Proposer is happy to discuss this matter in more detail if contracted for services.

EXHIBIT "C" – RFP Questions

6. F. SUPPLEMENTAL QUESTIONS FOR DISTRICT MANAGEMENT SERVICES

QUESTION #1

Referencing a specific community(s), what Best Practices are now being implemented due to the suggestion of your company?

ANSWER:

- Adopted a transparent financial reporting process, providing monthly financial statements to our CDD websites available to all stakeholders and residents..
- Implemented a digital document management system for Board and public records.
- Established a resident communication practice for timely updates and feedback.

EXHIBIT "C" – RFP Questions

6. F. SUPPLEMENTAL QUESTIONS FOR DISTRICT MANAGEMENT SERVICES

QUESTION #2

Referencing a specific community(s), what changes have you suggested to Boards to improve the efficiency of their meetings?

ANSWER:

- Recommended a consent agenda for routine items to streamline meetings.
- Provided Board members with pre-meeting packets and executive summaries.
- Introduced a timed agenda to facilitate public comments to ensure meetings remain focused and within schedule.

EXHIBIT "C" – RFP Questions

6. F. SUPPLEMENTAL QUESTIONS FOR DISTRICT MANAGEMENT SERVICES

QUESTION #3

Referencing a specific community(s), how have you guided Boards on how to address speeding and parking challenges?

ANSWER:

- Facilitated a traffic study and collaborated with local law enforcement for targeted patrols.
- Suggested installation of additional signage and speed humps in problem areas.
- Organized community forums to educate residents on parking policies and safe driving.

EXHIBIT "C" - RFP Questions

6. F. SUPPLEMENTAL QUESTIONS FOR DISTRICT MANAGEMENT SERVICES

QUESTIONS #4 & #5

- 4) In terms of size and complexity, please identify the community with needs most similar to Harmony to which you are currently providing district management services.
- 5) Please provide appropriate contact information for every community referenced in your answers.

ANSWER:

Reunion East Community Development District	Michael Greenstein, Chair gmark10@msn.com (407) 744-8344
Reunion West Community Development District	Graham Staley, Chair gdstaley@gmail.com (321) 307-5566
Poinciana Community Development District	Jon Cameron, Chair jcameron@poincianacdd.org
Poinciana West Community Development District	Peggy Gregory, Chair pgregpwcdd@yahoo.com (314-583-2812)
Remington Community Development District	Kenneth Soukup, Chair ken@spiespool.com (407) 709-2248

www.govmgtsvc.com

EXHIBIT "C" - RFP Questions

6. G. PRICING – DISTRICT MANAGEMENT SERVICES

IF THE PROPOSER IS SUBMITTING A PROPOSAL FOR DISTRICT MANAGEMENT SERVICES, PLEASE COMPLETE THE FOLLOWING.

Proposed Fee

Task 1 - Management			
Year 1	\$	70,000.00	
Year 2	\$	74,200.00	
Year 3	\$	78,652.00	
Task 2 - Accounting			
Year 1	\$	-	Included In The Management Fee
Year 2	\$	-	Included In The Management Fee
Year 3	\$	-	Included In The Management Fee
Task 3 - Financial & Reve	enue C	Collection	
Year 1	\$	-	Included In The Management Fee
Year 2	\$	-	Included In The Management Fee
Year 3	\$	-	Included In The Management Fee
Task 4 - Website Admini	stratio	on	
Year 1	\$	3,600.00	
Year 2	\$	3,816.00	
Year 3	\$	4,044.96	
Task 5 - Dissemination A	gent		
Year 1	\$	6,000.00	
Year 2	\$	6,360.00	
Year 3	\$	6,741.60	
Task 6 - "As Needed" Se	rvices		
Year 1	\$	-	To Be Negotiated
Year 2	\$	-	To Be Negotiated
Year 3	\$		To Be Negotiated
Task 7 - Services Provide	ed To	Third Parties	
Year 1	\$	-	To Be Negotiated
Year 2	\$	-	To Be Negotiated
Year 3	\$		To Be Negotiated
Annual Assessment Adn	ninistr	ation	
Year 1	\$	6,000.00	
Year 2	\$	6,360.00	
Year 3	\$	6,741.60	
Totals:			
Year 1	\$	85,600.00	
Year 2	\$	90,736.00	Reflects The Anticipated 6% COLA Increase For Year 2
Year 3	\$	96,180.16	Reflects The Anticipated 6% COLA Increase For Year 3
Notes:			

The Adopted Budget For Years 2 & 3 Will Guide Actual District Approved GMS Fee Amounts.

Year 2 reflects that anticipated 6.0% cost of living increase for same services from the prior year approved amounts.

Year 3 reflects that anticipated 6.0% cost of living increase for same services from the prior year approved amounts.

EXHIBIT "C" - RFP Questions

6. H. ACKNOWLEDGMENTS

As provided on the following page(s)

6.H. ACKNOWLEDGEMENT

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Proposal Forms and all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this day of	July	, 2025.	
	Proposer: By: Title:	Geore 5 El	
STATE OF FLORIO COUNTY OF ORANGE			
The foregoing instrument wa, 2025, by known to me or who has produced or did not [1] take the oath.		MS-LFILL , WI	
STACIE M. VANDERBILT Notary Public - State of F.orida Commission # HH 52289 * My Comm. Expires Jul 29, 2028 Bonded through National Mean	Commission No	State of Florida AGC M. Vaderbilt D.:891 n Expires: 29	



Harmony Community Development District MANAGEMENT PROPOSAL

JULY 2025



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July 15, 2025

Harmony Community Development District

Board of Supervisors

RE: Harmony Community Development District Management Proposal

Dear Supervisors,

Thank you for the opportunity to present our proposal to serve as District Manager for the Harmony Community Development District. Special District Services, Inc. (SDS) has a team of professionals that will be dedicated to make your District the best it can be, led by Stephanie Brown, who is based in Port St. Lucie, and will serve as your Manager. She will receive administrative and financial support from our headquarters in Palm Beach Gardens.

SDS manages more than 120 special districts in Florida with over 40 employees who are specialists in their respective fields of management, finance, field operations and administration. We are confident that we can offer you a seamless transition from your current situation.

As you will see in our proposal we prioritize communication, teamwork and a "get'er done" philosophy in the administration of the every District we manage. We also pride ourselves on offering cost effective management solutions and being as efficient as possible. On the following pages we detail the benefits that Special District Services, Inc. can provide and how we separate ourselves from the competition. Should you have any questions, visit our website at www.sdsinc.org or call us toll free at 877-SDS-4922, or at 561-630-4922.

Sincerely,

President

Special District Services, Inc.

ABOUT SPECIAL DISTRICT SERVICES

Serving Your Community

At the heart of what sets us apart from other management companies is our attention to the details of your community. The day-to-day management of your district and the oversight of how your community is maintained is important to us. Entrance ways, community landscaping, roadway maintenance, infrastructure improvements and capital improvement recommendations are all important components of our job.

Since opening our doors in 1993, we have grown to manage more than 125 special districts. Our team has expertise in many aspects of community development, whether it's new construction or issues facing an established community. We care about each of the communities we manage and it shows.

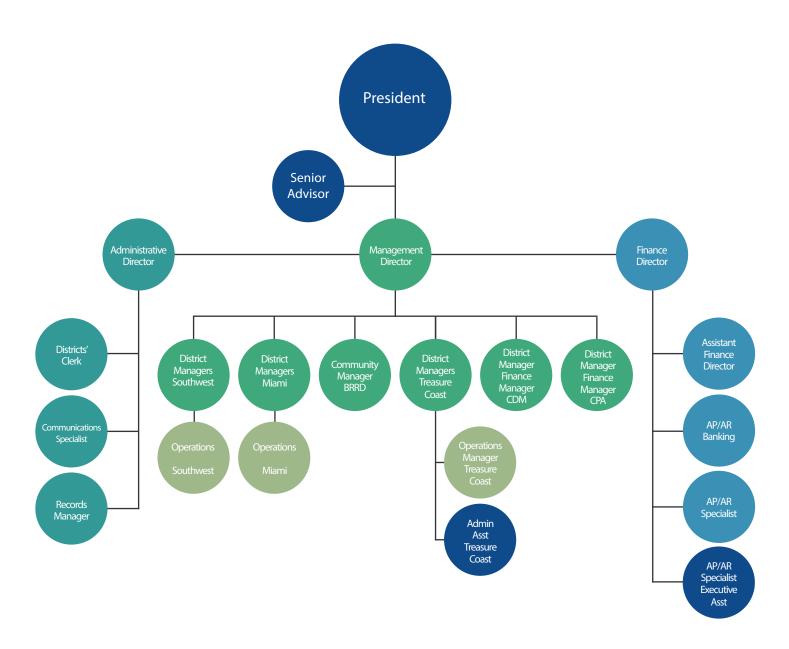




Managing the Needs of Your Special District

Each district is assigned a district manager from SDS. This person is responsible for the day-to-day administrative functions of the district, including preparation for board meetings, record keeping and communication with all entities doing business with the district. In addition, your manager provides support to the Board, informing them of the duties and requirements necessary for compliance with Florida State Statutes. We ensure that there are regular timely and efficient meetings, clear, easy-to-read financial reports and quick solutions to community issues.

SDS ORGANIZATION

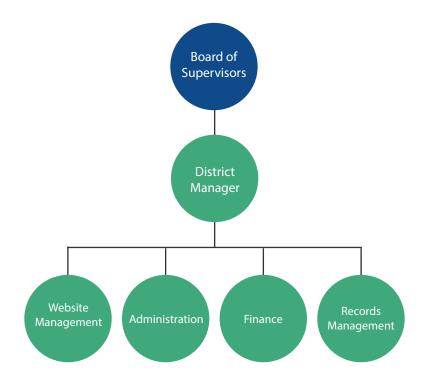


MISSION STATEMENT

Special District Services, Inc. is in relentless pursuit of the perfect meeting with the help of:

- Trusting teamwork
- Administrative integrity
- Constant communication
- Operational excellence

MANAGEMENT APPROACH





SDS EXPERIENCE

SDS has extensive experience in establishing, managing and operating special districts.

LISTED BELOW ARE THE SPECIAL DISTRICTS SDS CURRENTLY MANAGES, MOST OF WHICH WERE FORMED BY OUR TEAM OF PROFESSIONALS.

A.H. at Turnpike South CDD

Arborwood CDD

Ave Maria Stewardship Community District

Avenir CDD

Banyan Cay CDD

Barefoot Bay Recreation District

Bayi CDD

Beeline CDD

Black Creek CDD

Blue Lake CDD

Bluewaters CDD

Capron Trail CDD

Captain's Key Dependent District

Caribe Palm CDD

Central Parc CDD

Century Gardens at Tamiami CDD

Century Gardens CDD

Century Gardens Village CDD

Century Parc CDD

Century Park Place CDD

Century Park South CDD

Century Park Square CDD

City Place CDD

Coco Palms CDD

Cold Springs Improvement District

Copperhead CDD

Corkscrew Crossing CDD

Coronado CDD

County Line Drainage District

Crestview II CDD

Crestview West CDD

"Here at St. Lucie West we found a company to handle our accounts payable, payroll, bookkeeping, and other accounting needs. They also provide a financial reporting system so we can see our financial situation on a month to month basis and make adjustments to our budget quickly if necessary. SDS has been very accommodating to our needs and they created a specialized expense report so we could track things more easily. SDS has continued to provide excellent and continuous service for St. Lucie West for more than a decade. Their experience and their long history managing special districts is what we needed. We really enjoy working with them and highly recommend their services."

Joshua Miller
District Manager
St. Lucie West Services District

"SDS manages several communities for us in Florida, and they do a fantastic job. I know they have their bases covered and deadlines are always met. They really look out for the best interest of all our Community Districts.

I highly recommend working with them."

Scott Brooks

Director of DRE/HOA/Golf Course Operations Pulte Homes

SDS EXPERIENCE

Cutler Cay CDD

Cypress Grove CDD
Cypress Lakes CDD

Del Webb Oak Creek CDD

Delta Farms Water Control District

Eagle Bend CDD

East Charlotte Drainage District

Everlands CDD
Everlands II CDD

Florida Green Finance Authority

Forest Oaks CDD
Fountainbleau CDD
Grand Bay at Doral CDD
Grove Community District
Gulfstream Polo CDD

High Ridge/Quantum CDD

Hillcrest CDD

Hobe St. Lucie Conservancy District

Hypoluxo/Haverhill CDD

IRL Council

Islands at Doral (NE) CDD Islands at Doral (SW) CDD

Journey's End CDD Kendall Breeze CDD Kendall Breeze West CDD

Keys Cove CDD
Keys Cove II CDD
Keys Edge CDD
Lake Frances CDD
Lakefront Estates CDD
Marsh Harbour CDD
Meadow Pines CDD
Monterey/Congress CDD

Newfield CDD

North Shore Village CDD
Old Town Floridian CDD
Pal Mar Water Control District
Palm Beach Plantation CDD

Pentathlon CDD

Principal One CDD

Renaissance Commons CDD

Riverside Park CDD Sail Harbour CDD Sausalito Bay CDD Seagrove CDD

Sebastian River Improvement District

Silver Palms CDD Sonoma Bay CDD South Bay CDD

Southern Grove CDDs 1-10
St. Lucie West Services District

Stellar North CDD Summerville CDD Sundance CDD

Symphony Lakes CDD

Terracina CDD
Terreno CDD

Thousand Oaks CDD
Tradition CDDs 1-11
Trails at Monterey CDD
Tree Island Estates CDD

Two Lakes CDD
Two Ridges CDD
Utopia CDD

Valencia Acres CDD Venetian Isles CDD Venetian Parc CDD Veranda CDD Verona Walk CDD

VillageWalk of Bonita Springs CDD

Vista CDD

Walnut Creek CDD

West Villages Improvement District

Winding Cypress CDD Winston Trails East CDD Wyndam Park CDD



REFERENCES

JOSH MILLER
MANAGER
St. Lucie West Services District
(772) 340-0220
jmiller@slwsd.org

JEFF BASS CHAIRMAN Sebastian River ID (772) 473-9621 jbass@srid.org

JAY ROTH CHAIRMAN Ave Maria SCD (239) 293-7555 jroth@amscd.org

SDS FACTS

Founded: 1993

Headquarters: Palm Beach Gardens, FL

Staff Size: 42

Offices: 6

Districts Formed: 80+

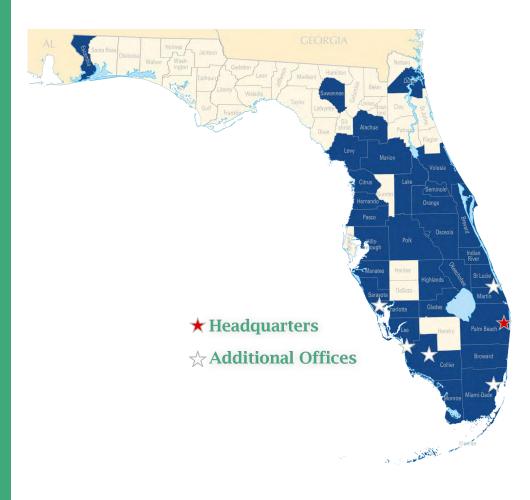
Districts Currently Managed: 126

Counties Operating In: 31

Total Operating Budgets \$55+ million

Total Bonds Administered \$2+ billion

DISTRICTLOCATIONS



BUSINESS LICENSE



I certify from the records of this office that SPECIAL DISTRICT SERVICES, INC. is a corporation organized under the laws of the State of Florida, filed on January 11, 1993.

The document number of this corporation is P93000003074.

I further certify that said corporation has paid all fees due this office through December 31, 2008, that its most recent annual report/uniform business report was filed on February 4, 2008, and its status is active.

I further certify that said corporation has not filed Articles of Dissolution.



CR2EO22 (01-07)

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capitol, this the Eighth day of February, 2008

Kurt Browning Secretary of State

6. **PROPOSAL FORMS**

6.A. AFFIDAVIT OF ACKNOWLEDGMENTS

SIAIL OF	rionua
COUNTY O	F Palm Beach

CTATE OF Florida

Before me, the undersigned authority, appeared the affiant, <u>Todd Wodraska</u>, and having taken an oath, affiant, based on personal knowledge, deposes and states:

- 1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of <u>Todd Wodraska</u> for <u>Special District Services</u>, <u>Inc.</u> ("Proposer")) and am authorized to make this Affidavit of Acknowledgments on behalf of Proposer.
- 2. I assisted with the preparation of, and have reviewed, the Proposer's proposal ("Proposal") provided in response to the Harmony Community Development District proposal for district management. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.
- 3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.
- 4. The Proposer agrees through submission of the Proposal to honor all pricing information ninety (90) days from the opening of the proposals.
- 5. The Proposer acknowledges the receipt of the complete Request for Proposals as provided by the District and as described in the Table of Contents, as well as the receipt of the following Addendum Numbers:
- 6. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the Harmony Community Development District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

[Signature page to follow]

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit of Acknowledgments and that the foregoing is true and correct.

Dated this 15th day of July , 2025.

Proposer: Proposer: By: Todd Wodraska

Title: President

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 15th day of July , 2025, by Todd Wodraska of Special District Services, Inc. , who is personally known to me or who has produced as identification, and did [] or did not [] take the oath.



Notary Public, State of Florida Print Name: Jason Pierman

Commission
No.: HH331546

My Commission Expires: __11-28-26

<u>6.B.</u>

SWORN STATEMENT UNDER SECTION 287.133(3)(a), FLORIDA STATUTES, REGARDING PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1.	This sworn statement is submitted to Harmony Community Development District.
herein.]	r eighteen (18) years of age and competent to testify as to the matters contained serve in the capacity of <u>Todd Wodraska</u> for <u>Special District Services, Inc.</u> ser") and am authorized to make this Sworn Statement on behalf of Proposer.
2.	Proposer's business address is 2501A Burns Road
3.	Proposer's Federal Employer Identification Number (FEIN) is <u>65-0394293</u>
	(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement:)
4.	I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
5.	I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
6.	I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:
	a. A predecessor or successor of a person convicted of a public entity crime; or.

- b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.
- 7. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
- 8. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

X Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The

Dated this _	15 th	day of July , 2025.
		Proposer: RWWW
		By: Todd Wodraska
		Title: President
TATE OF _ Flor	rida	
OTHERS OF		
	Palm Beach	acknowledged before me this <u>15th</u> day of <u>July</u> , 2025, by <u>To</u>
The foregoin	ng instrument was	acknowledged before me this 15th day of July, 2025, by Topes, Inc., who is personally known to me or who has produte as identification, and did [] or did not [] take the oath.
The foregoin odraska of Speci	ng instrument was al District Service	as identification, and did [] or did not [] take the oath.
The foregoir odraska of Speci	ng instrument was al District Service JASON L PIERMAN ary Public - State of Florida commission # HH 331546	as identification, and did [] or did not [] take the oath. Notary Public State of Florida Print Name: Jason Pierman
Odraska of Speci	ng instrument was al District Service JASON L PIERMAN JASON L PIERMAN	as identification, and did [] or did not [] take the oath. Notary Public State of Florida Print Name: Jason Pierman

final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted

list. (Please describe any action taken by or pending with the Florida

The person or affiliate has not been placed on the convicted vendor

vendor list. (Please attach a copy of the final order.)

Department of Management Services.)

<u>6.C.</u> GENERAL PROPOSER INFORMATION

• Proposer General Information:

Proposer Name Speci	al District Services, Inc.	
Street Address	2501A Burns Road	
P. O. Box (if any)		
City Palm Beach	Gardens State <u>FL</u> Zip Code	e <u>33410</u>
Telephone <u>561-6</u>	30-4922 Fax no	
1st Contact Name	Todd Wodraska	Title President
2nd Contact Name	Τ	Citle
		Zip Code
Telephone	Fax no	
1st Contact Name		Title
2nd Contact Name		Title
• Company Standing:		
	e Form: <u>Corporation</u> ual, corporation, partnership, limit	
In what State was the	e Proposer organized? <u>Florida</u> Dat	te <u>1/11/1993</u>
Is the Proposer in go	od standing with that State? Yes	X No

If no, please explain	n
	with the State of Florida, Division of Corporations and n Florida? Yes X No
If no, please explain	n
What are the Proposer's cu General Liability	wrrent insurance limits? \$ 2,000,000
Automobile Liability Workers Compensation Expiration Date	\$_\$1,000,000 \$_\$1,000,000 \$_\$2,000,000 May 2026
Licensure – Please list all licenses are presently in go	applicable state and federal licenses, and state whether sucood standing:
Business License-S	State of Florida (good standing)

<u>6.D.</u> PERSONNEL

•	List the location of th	ie Proposer's office, which w	ould perform we	ork for the Dis	trict.
	Street Address	2501A Burns Road	<u> </u>		
	P. O. Box (if any)				
	City Palm Beach C	Gardens State FL		_Zip Code _	33410
	Telephone 561-6	30-4922	Fax no		
	1st Contact Name	Todd Wodraska	Title	President	
	2nd Contact Name			Title	
•		sory Personnel – Please com he Proposer's Officers and Su Personnel listed.			
•	the work? Yes 1	es the Proposer intend to use No X For each subcontractoradditional sheets if necessary)	r, please provide		
	Subcontractor Name				
	Street Address				
	P. O. Box (if any)				
	City	State	Zip C	Code	
	Telephone	Fax r	10		
	1st Contact Name			Title	
	2nd Contact Name			Title	
	Proposed Duties / Re	esponsibilities:			
	Please describe the su	ubcontractor's role in other pr	rojects on behal	f of the Propos	ser:

n:act:vices for Project:
act:
3
ease describe any background checks or other security measures spect to the hiring and retention of the Proposer's personnel who is project, and provide proof thereof to the extent permitted by lawand checks and drug testing for all employees.
The through the transfer of th

OFFICERS

PROPOSER: Special District Services, Inc.

DATE: July 15, 2025

Provide the following information for key officers of the Proposer and parent company, if any.

Trovide the following information for key officers of	POSITION		INDIVIDUAL'S RESIDENCE
NAME	OR TITLE	RESPONSIBILITIES	CITY, STATE
Todd Wodraska	President		Jupiter, FL
FOR PARENT COMPANY (if applicable)			

SUPERVISORY PERSONNEL WHO WILL BE INVOLVED WITH THE WORK **NOTE: ATTACH RESUMES OF INDIVIDUALS LISTED BELOW**

PROPOSER: Special District Services, Inc.

DATE: July 15, 2025

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME TO BE DEDICATED TO THIS PROJECT	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE
Stephanie Brown	District Manager	Lead District Manager	Tradition	30%	1.5	6
Frank Sakuma	Management Director	Back-up District Manager	Tradition	10%	6	25
Brielle Barba	District Records Custodian	Public Records, State Ethics Coordinator, Insurance	Palm Beach Gardens	5%	2	5
Laura Archer	District Clerk	Meeting Minutes, Legal Advertisements, Compliance	Palm Beach Gardens	5%	17	22
Tricia LasCasas	Director of Administration	Meeting Book Creation, Meeting Coordination	Palm Beach Gardens	5%	21	27
Jeff Walker	Finance Director	Budgets, Financial Reports	Palm Beach Gardens	5%	23	43
Jason Pierman	Senior Management Director	Management Oversight	Palm Beach Gardens	5%	18	24
Tori Shamy	Controller	Banking, AP	Palm Beach Gardens	5%	10	30

6.E. EXPERIENCE

• Has the Proposer performed work for a community development district or master planned residential community in excess of 500 acres previously? Yes X_No____ If yes, please provide the following information for each project (attach additional sheets if necessary; if there are more than five districts or communities that are responsive, please provide the information requested for the five most similar to the Harmony CDD):

Project Name/Location:	St. Lucie W	est Services District	
Contact: Josh Miller, Distric	t Manager	Contact Phone:	(772) 340-0220 x133
Project Type/Description:	Services Dis	strict	
Dollar Amount of Contract:	\$106	5,800	
Your Company's Scope of So	ervices for Pr	roject: <u>District man</u>	nagement support,
including meeting book creat	ion, records 1	management, legal adv	vertising, statutory
compliance, tax roll preparat	ion, payroll p	rocessing, and AP/AR	c processing.
List of subcontractors used: _	N/A		
Is this a current contract? Ye			
Duration of contract:	November 2	2008 – Present (Autom	natically renewing)
		·	
Project Name/Location:	Barefoot Ba	ay Mobile Home Rec	reation District
Contact: Bruce Amoss,	Chair	Contact Phone:	772.202.2296
Project Type/Description:	Mobile Hon	ne Recreation District	
Dollar Amount of Contract: _	\$180),085	
Your Company's Scope of So	ervices for Pr	roject: Onsite Dist	rict Management and
oversight of District's emplo	yees, includir	ng maintenance, food	and beverage, recreation
and golf course.			_
List of subcontractors used:	N/A		
Is this a current contract? Ye			
Duration of contract:	Ianuary 200	8 – Present (Automati	cally renewing)

Project Name/Location: Avenir Community Development District
Contact: Virginia Cepero, Chair Contact Phone: (305) 447-7494
Project Type/Description: Community Development District
Dollar Amount of Contract: \$64,285
Your Company's Scope of Services for Project: <u>District Management, including</u>
meeting book creation, tax roll preparation, records management, legal advertising,
statutory compliance, and AP/AR processing.
List of subcontractors used: N/A
Is this a current contract? Yes X_No
Duration of contract: February 2017 – Present (Automatically renewing)
Paradion of confident <u>restaury 2017</u> Tresent (Ytatomatically Tenewing)
Project Name/Location: Tradition Community Development District
Contact: Frank Sakuma Contact Phone: 772-453-0975
Project Type/Description: Community Development District
Dollar Amount of Contract: \$700,000
Your Company's Scope of Services for Project: Onsite District Management,
including meeting book creation, tax roll preparation, records management, legal
advertising, statutory compliance, and AP/AR processing. SDS also provides field
operations services.
List of subcontractors used: N/A
Is this a current contract? Yes X_No
Duration of contract: October 2018 – Present (Automatically renewing)
Project Name/Location: Ave Maria Stewardship Community District
Contact: <u>Jay Roth, Chair</u> Contact Phone: 239-293-7555
Project Type/Description: Stewardship District
Dollar Amount of Contract: \$675,000
Your Company's Scope of Services for Project: Onsite District Management,
including meeting book creation, tay roll preparation, 11000records management, legal

_	advertising, statutory compliance, and AP/AR processing. SDS also provides field
_	operations services.
	List of subcontractors used: N/A
]	Is this a current contract? Yes X No
]	Duration of contract: October 2004 – Present (Automatically renewing)
	Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated from any district management contract within the pass 3 years? Yes X_{-} No_ For each such termination, please provide the following information (attach additional sheets as needed):
]	Project Name/Location: Montecito Community Development District
(Contact: Mike Pawelczyk Contact Phone: 954-952-2609
	Project Type/Description: CDD in Melbourne area near the beach Dollar Amount of Contract: \$62,000
,	Scope of Services for Project: General CDD Management
-	
-	D. (C . 1 . 1 . 2022 C . 1 . 2024
	Dates Serviced: June 2023-September 2024
	or Termination: Board meetings were taking hours and longer and the Board,
•	the Chair, was not interested in condensing meetings. This was a mutual agreement to
e f	rom our contract.

	Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts? Yes No \underline{X} If yes, please provide:
The	names of the entities
-	The state(s) where barred or suspended
-	The period(s) of debarment or suspension
Also	o, please explain the basis for any bar or suspension:
<u>-</u>	
-	
l l	List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the
C	action, and the status and/or resolution of the action.
-	
- - -	action, and the status and/or resolution of the action.
- - - -	action, and the status and/or resolution of the action.
- - - -	action, and the status and/or resolution of the action.

6.F. SUPPLEMENTAL QUESTIONS FOR DISTRICT MANAGEMENT SERVICES

1. Referencing a specific community(s), what Best Practices are now being implemented due to the suggestion of your company?

At Ave Maria and Tradition, we have implemented Executive Summaries on agenda items that includes a description of the item, financial impact and recommendations of staff. We have also invested in an accounts payable solution called Bill.com that pays your bills faster and more efficiently. Also, as a company we employ a system called the Entrepreneurial Operating System (EOS) that establishes accountability and focuses on our core values, which are:

- a) Work Excellence
- b) Responsiveness
- c) Respect
- d) Get'R Done Attitude
- 2. Referencing a specific community(s), what changes have you suggested to Boards to improve the efficiency of their meetings?

Here are some suggestions we have in general for more efficient meetings:

- a. Start on time
- b. Set an expectation on length of meeting up front
- c. Keep a time limit on public speakers
- d. Do not allow discussion to turn into a Q&A
- 3. Referencing a specific community(s), how have you guided Boards on how to address speeding and parking challenges?

Speeding is reliant on communication and cooperation of local law enforcement because no CDD has police powers. As for parking challenges, every community is unique, and it can vary from street to street. At Ave Maria, we held several public hearings and installed no parking signs in the crowded town center. We also have had to monitor and remove large vehicles (18-wheelers) and trailers where people would leave them for extended periods.

- 4. In terms of size and complexity, please identify the community with needs most similar to Harmony to which you are currently providing district management services.
- Avenir Community Development District in Palm Beach Gardens, Florida is most similar to Harmony CDD.
- 5. Please provide appropriate contact information for every community referenced in your answers.

Ave Maria Stewardship Community District – Jay Roth, Chair 239-293-7555

Avenir Community Development District – Virginia Cepero, Chair 305-447-7494

Traditions Community Development District – Frank Sakuma 772-453-0975

6.G. PRICING – DISTRICT MANAGEMENT SERVICES

IF THE PROPOSER IS SUBMITTING A PROPOSAL FOR DISTRICT MANAGEMENT SERVICES, PLEASE COMPLETE THE FOLLOWING.

Proposed Fee

- Year 3 <u>\$_\$2.000</u> Task 5 – Dissemination Agent
 - o Year 1 \$ \$500

o Year 2 - \$\sqrt{\$2,000}

- Year 2 \$ \$500
- Year 3 \$ \$500
- Task 6 "As Needed" Services
 - To Be Negotiated
- Task 7 Services Provided to Third Parties
 - o To Be Negotiated

Note: All fees are annual

6.H. ACKNOWLEDGEMENT

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Proposal Forms and all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this	day of	July, 2025.
		Proposer:
		By: <u>Todd Wodraska</u> Title: <u>President</u>
CTATE OF EL.: 1		
STATE OF <u>Florida</u> COUNTY OF Pa	les Dagah	
COUNTY OF Pa	IIII Beacii	<u> </u>
		wledged before me this day of July 2025, by es, Inc., who is personally known to me or who ha as identification, and did [] or did not [] take the oath
		Notary Public, State of Florida
		Print Name: Jason Pierman
		Commission
		No.: <u>HH331546</u>
		My Commission Expires: <u>11-28-26</u>

HARMONY COMMUNITY DEVELOPMENT DISTRICT RFP FOR FIELD MANAGEMENT AND MAINTENANCE SERVICES

EVALUATION CRITERIA

1. Personnel (10 points)

(E.g., geographic locations of the firm's management personnel in relation to the project; adequacy and capabilities of key personnel, including the manager and staff; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.)

2. Experience (25 points)

(E.g., past record and experience of the respondent in similar projects; volume of work, area of coverage, previously awarded to the firm; past performance for other community development districts in other contracts; character, integrity, and reputation of respondent, etc.)

3. <u>References</u> (10 points)

Based on reference checks by individual board members.

4. <u>Understanding of Scope of Work</u> (15 points)

Does the proposal demonstrate an understanding of the District's needs for the services requested?

5. <u>Price</u> (40 total points)

Points available for price will be allocated as follows:

<u>40 points</u> will be awarded to the Proposer submitting the lowest total bid for completing the work. All other proposals will receive a percentage of this amount based upon the difference between that Proposer's bid and the low bid. For example, if the lowest cost proposal is \$100 and the second lowest cost proposal is \$125, the Board will divide \$100 by \$125, and then multiply by 40 to achieve a score of 32 points for the second lowest cost proposal.

Only the cumulative three years of costs for *Task 1.A. – Management with Proposer Employees* and *Task 2.A. – Maintenance Staffing* will be used in determining the points awarded for Price.

TOTAL POSSIBLE POINTS = 100 POINTS

RESOLUTION 2025-11 [FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF HARMONY COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"), the District Manager prepared and submitted to the Board of Supervisors ("Board") of the Harmony Community Development District ("District") prior to June 15, 2025, proposed budget(s) ("Proposed Budget") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager will post the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Harmony Community Development District for the Fiscal Year Ending September 30, 2026."

c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, Florida Statutes, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

HADRACKIV CORARAI INITY DEVELODMENT

PASSED AND ADOPTED THIS 7TH DAY OF AUGUST 2025.

ATTEST.		DISTRICT
Secretary / A	assistant Secretary	Chair/Vice Chair, Board of Supervisors
Exhibit A:	FY 2026 Budget	

ATTECT.

EXHIBIT A FY 2026 Budget

HARMONY

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Preliminary Budget

Prepared by:



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Harmony

Community Development District

Budget Overview
Fiscal Year 2026

Harmony

Community Development District

Operating Budget
Fiscal Year 2026

Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED BUDGET FY 2025	ACTUAL THRU 5/31/2025	PROJECTED June- 9/30/2025	TOTAL PROJECTED FY 2025	% +/(-) Budget	ANNUAL BUDGET FY 2026
REVENUES									
Interest - Investments	4,596	48,890	\$ 48,447	\$ 30,000	\$ 21,451	\$ 10,903	\$ 32,354	7.85%	-
Interest - Tax Collector	21,818	18,049	5,772	-	\$ 5,555	-	5,555	0.00%	-
Special Assmnts- Tax Collector	1,853,780	2,412,788	2,757,936	2,854,048	\$ 2,499,993	354,055	2,854,048	0.00%	3,231,427
Special Assessments-Tax Collector-VC1			-	-		-	-	0.00%	-
Special Assmnts- Discounts	(56,152)	(77,003)	(74,766)	(114,162)	(90,071)	(24,091)	(114,162)	0.00%	(129,257)
Other Miscellaneous Revenues	162	2,873	125	-		-	-	0.00%	-
Access Cards	950	1,060	104	1,200	610	310	920	-23.33%	-
Insurance Reimbursements		7,709		-	14,419	-	14,419	0.00%	-
Facility Revenue	22,310		(642)	600		-	-	-100.00%	-
Garden Lot	1,237	1,292	1,325	1,200	1,105	95	1,200	0.00%	-
sales of surplus equip.	2,171			-	-	-	-	0.00%	-
				-	-	-	-	0.00%	
TOTAL REVENUES	1,850,872	2,415,658	2,738,301	2,772,886	2,453,062	341,272	2,794,334		3,102,170
EXPENDITURES									
Administration									
P/R-Board of Supervisors	9,200	10,200	7,400	14,000	5,800	2,948	8,748	-37.51%	14,000
FICA Taxes	704	719	627	1,071	523	266	789	-26.35%	1,071
ProfServ-Arbitrage Rebate	1,200	600	1,800	1,200	600	305	905	-24.59%	1,500
ProfServ-Dissemination Agent	1,500	150	1,500	1,500	2,000	1,017	3,017	101.10%	2,200
ProfServ-Engineering	72,842	102,790	96,144	70,000	35,353	17,969	53,322	-23.83%	75,000
ProfServ-Legal Services	46,736	75,830	51,599	60,000	50,334	25,583	75,917	26.53%	75,000
ProfServ-Mgmt Consulting Serv	69,212	69,250	71,328	73,468	47,552	24,169	71,721	-2.38%	75,672
ProfServ-Property Appraiser	751	694	751	392	554	282	836	113.16%	1,000
ProfServ-Recording Secretary	3,300	3,850	1,082	4,456		-	-	-100.00%	2,000
ProfServ-Special Assessment	8,822	8,822	8,822	9,360	9,360	4,757	14,117	50.83%	9,100
ProfServ-Trustee Fees	10,160	10,160	4,636	10,160	8,737	4,441	13,178	29.70%	10,000

Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED BUDGET FY 2025	ACTUAL THRU 5/31/2025	PROJECTED June- 9/30/2025	TOTAL PROJECTED FY 2025	% +/(-) Budget	ANNUAL BUDGET FY 2026
Postage and Freight	1,579	4,070	5,310	1,000	165	84	249	-75.11%	1,000
Rental - Meeting Room		3,211	1,553	7,500	2,325	1,182	3,507	-53.24%	5,000
Insurance - General Liability	18,281	18,732	22,932	27,000	26,543	13,491	40,034	48.27%	29,700
Printing and Binding	278	1,309	174	-	-	-	-	0.00%	-
Legal Advertising	3,373	1,703	1,171	1,200	477	242	719	-40.05%	1,200
Misc-Records Storage	267	3,274	-	-	-	-	-	0.00%	-
Misc-Assessmnt Collection Cost	21,974	15,308	33,114	57,080	48,273	24,535	72,808	27.56%	64,629
Misc-Contingency	1,404	773	-	-	-	-	-	0.00%	-
Annual District Filing Fee	175	175	175	175	175	89	264	50.83%	175
Total Administration	276,158	336,020	314,718	344,561	243,621	123,824	367,445		373,246
Field									
ProfServ-Field Management	338,872	338,872	375,809	387,084	250,540	136,544	387,084	0.00%	425,792
Miscellaneous Services	6,960	4,844	(50)	-	-	-	-	0.00%	-
Total Field	345,832	343,716	375,759	387,084	250,540	136,544	387,084		425,792
Landscape Services									
Contracts - Mulch	61,429		77,348	77,347	-	_	-	-100.00%	77,347
Contracts - Landscape	269,611	526,187	699,583	746,392	478,004	242,952	720,956	-3.41%	768,784
Other Landscape	159,871	50,849	17,495	-	-	-	-	0.00%	
Contracts - Annuals		3,500	16,215	14,000	-	_	-	-100.00%	14,000
R&M - Irrigation	57,904	14,274	4,909	30,000	16,728	8,502	25,230	-15.90%	30,000
R&M - Trees and Trimming	32,100	38,510	13,329	40,000	18,399	21,601	40,000	0.00%	40,000
Miscellaneous Services	5,695	140	17,844	50,000	31,120	18,880	50,000	0.00%	50,000
Total Landscape Services	586,610	633,460	867,519	957,739	544,251	291,936	836,187		980,131

Utilities

Fiscal Year 2026 Budget

	ACTUAL	ACTUAL	4071141	ADOPTED _	ACTUAL	PROJECTED	TOTAL	0/ -// >	ANNUAL
	ACTUAL	ACTUAL	ACTUAL	BUDGET	THRU	June-	PROJECTED	% +/(-)	BUDGET
ACCOUNT DESCRIPTION	FY 2022	FY 2023	FY 2024	FY 2025	5/31/2025	9/30/2025	FY 2025	Budget	FY 2026
Electricity - General	32,557	35,034	32,938	43,000	23,988	12,192	36,180	-15.86%	43,000
Electricity - Streetlighting	106,472	125,804	122,060	139,000	82,241	41,800	124,041	-10.76%	160,000
Utility - Water & Sewer	177,886	169,878	170,651	220,000	204,072	103,723	307,795 -	39.91%	225,000
Total Utilities	316,915	330,716	325,649	402,000	310,301	157,715	468,016	0	428,000
Operation & Maintenance									
Utility - Refuse Removal	2,934	3,758	4,755	3,500	2,908	1,478	4,386	25.32%	4,000
R&M-Ponds/Buck Lake	5,896	6,708	43,569	100,000	3,588	56,412	60,000	-40.00%	100,000
R&M-Pools	15,366	39,313	34,199	60,000	25,320	12,869	38,189	-36.35%	60,000
R&M-Roads & Alleyways			16,250	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	4,816	6,111	4,904	15,000	-	15,000	15,000	0.00%	15,000
R&M-User Supported Facility	7,553	1,015	-	-	-	-	-	0.00%	-
R&M-Equipment Boats	4,831	8,506	5,205	10,000	-	-	-	-100.00%	10,000
R&M-Parks & Facilities	40,443	67,952	49,195	45,000	61,685	-	61,685	37.08%	55,000
R&M-Garden Lot	1,273	235	49,195	2,000	369	1,631	2,000	0.00%	2,000
Sidewalk Panel Replacements	11,676		-	20,000	-	20,000	20,000	0.00%	115,000
R&M- Invasive Plant Maintenance		54,800	5,050	105,000	-	105,000	105,000	0.00%	105,000
Security Enhancements	10,978	10,160	18,978	6,000	3,743	2,257	6,000	0.00%	6,000
Op Supplies - Fuel, Oil	3,713	1,702	(18)	8,000	-	8,000	8,000	0.00%	8,000
Cap Outlay - Vehicles		10,961		15,000	-	15,000	15,000	0.00%	15,000
Reserve - Other Security Monitoring Service			59,801	280,000	3,969	276,031	280,000	0.00%	280,000 100,000
Total Operation & Maintenance	109,479	211,221	291,083	681,501	108,782	523,679	632,461		895,000
TOTAL EXPENDITURES	1,634,994	1,855,133	2,174,728	2,772,885	1,457,495	1,233,697	2,691,192		3,102,170

Fiscal Year 2026 Budget

				ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	ACTUAL	ACTUAL	ACTUAL	BUDGET	THRU	June-	PROJECTED	% +/(-)	BUDGET
ACCOUNT DESCRIPTION	FY 2022	FY 2023	FY 2024	FY 2025	5/31/2025	9/30/2025	FY 2025	Budget	FY 2026
Excess (deficiency) of revenues Over (under) expenditures	215,878	560,525	563,573	1	995,567	(892,425)	103,142	-	-
Other Financing Sources (Uses)			(000,000)	(222.222)	(0.50, 100)		(0.50, (0.0)		(222.222)
OPERATING TRANSFERS-OUT CONTRIBUTION TO (USE) FUND BALANCE	-	-	(300,000)	(280,000)	(352,199)	-	(352,199)		(200,000)
Total Financing Sources (Uses)	-	-		(280,000)	(352,199)	-	(352,199)		(200,000)
Net change in fund balance	215,878	560,525	263,573	(279,999)	643,368	(892,425)	(249,057)		(200,000)
FUND BALANCE, BEGINNING	-	-	652,880	1,241,387	1,241,387	-	1,241,387		992,330
FUND BALANCE, ENDING	\$ 215,878 \$	560,525	\$ 916,453	\$ 961,386	1,884,755	\$ (892,425)	\$ 992,330		792,330

HARMONY

Summary of Revenues, Expenditures and Changes in Fund Balances Reserve Fund Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 5/31/2025	PROJECTED June- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Interest Investment	\$ -	\$ 9,499	\$ -	\$ 9,499	\$ -
TOTAL REVENUES	-	9,499	-	9,499	-
EXPENDITURES					
Operation & Maintenance					
Reserve - Other	-	-	-	-	-
Total Operation & Maintenance		-	_	-	
TOTAL EXPENDITURES	-	-	-	-	<u> </u>
Excess (deficiency) of revenues					
Over (under) expenditures		9,499		9,499	
OTHER FINANCING SOURCES (USES)					
Operating Transfers-In	280,000	352,199	-	352,199	200,000
Contribution to (Use of) Fund Balance	-	-	-	-	
TOTAL OTHER SOURCES (USES)	280,000	352,199	-	352,199	200,000
Net change in fund balance	280,000	361,698	-	361,698	200,000
FUND BALANCE, BEGINNING	60,697	60,697	-	60,697	422,395
FUND BALANCE, ENDING	\$ 340,697	\$ 422,395	\$ -	\$ 422,395	\$ 622,395

Exhibit "A"

Allocation of Fund Balances

FISCAL YEAR 2026 RESERVE FUND ANALYSIS	
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2024	\$ 1,241,387
Less: Forecasted Surplus/(Deficit) as of 9/30/2025	(249,057)
Estimated Funds Available - 9/30/2025	992,330

FISCAL YEAR 2026 RESERVE FUND ANALY	'SIS	
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$	992,330
Less: First Month Operating Reserve		(258,514)
Less: Designated Reserves for Capital Projects		-
Less: Forecasted Surplus/(Deficit) as of 9/30/2026		-
Estimated Remaining Undesignated Cash as of 9/30/2026		733,815

Notes

(1) Represents approximately 1 month of operating expenditures

Harmony

Community Development District

Debt Service BudgetsFiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances Series 2014 Debt Service Fund Fiscal Year 2026 Budget

	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL BUDGET		
	BUDGET	THRU	June-	PROJECTED			
ACCOUNT DESCRIPTION	FY 2025	5/31/2025	9/30/2025	FY 2025	FY 2026		
REVENUES							
Interest - Investments	\$ -	\$ 45,906	\$ -	\$ 45,906	\$ -		
Special Assmnts- Tax Collector	1,202,792	1,044,940	157,852	1,202,792	1,188,177		
Special Assmnts- Discounts	(48,112)	(37,647)	-	(37,647)	(47,527)		
Prepayments	\$ -	\$ 8,788	\$ -	\$ 8,788			
TOTAL REVENUES	1,154,680	1,061,987	157,852	1,219,839	1,140,650		
EXPENDITURES							
Administrative							
Misc-Assessmnt Collection Cost	24,056	20,177	3,879	24,056	23,764		
Total Administrative	24,056	20,177	3,879	24,056	23,764		
Debt Service							
Principal Debt Retirement	\$ 760,000	755,000	\$ 5,000	\$ 760,000	\$ 800,000		
Principal Prepayments	-	65,000	(65,000)	-	-		
Interest Expense	383,712	382,013	1,699	383,712	345,713		
Total Debt Service	1,143,712	1,202,013	(58,301)	1,143,712	1,145,713		
TOTAL EXPENDITURES	1,167,768	1,222,190	(54,422)	1,167,768	1,169,476		
Excess (deficiency) of revenues		,	.		,		
Over (under) expenditures	(13,088)	(160,203)	212,274	52,071	(28,826)		
Net change in fund balance	(13,088	(160,203)	212,274	52,071	<u>-</u>		
FUND BALANCE, BEGINNING	1,392,531	1,392,531	-	1,392,531	1,444,602		
FUND BALANCE, ENDING	\$ 1,379,443	\$ 1,232,328	\$ 212,274	\$ 1,444,602	\$ 1,444,602		

AMORTIZATION SCHEDULE

Period Ending	Outstanding Balance	Principal	Special Call	Coupon Rate	Interest	Annual Debt Service
Litanig	Bularioo	Timorpai	Openial Gall	Nuto	mtoroot	0011100
11/1/2014	\$13,945,000					
5/1/2015 11/1/2015	\$13,945,000 \$13,500,000	\$260,000	\$185,000 \$70,000	5%	\$597,819 \$346,250	\$1,042,819
5/1/2016	\$13,430,000	\$520,000	\$70,000 \$15,000	5%	\$344,450	\$1,295,700
11/1/2016	\$12,895,000	\$40,000	ψ10,000	070	\$331,063	Ψ1,200,700
5/1/2017	\$12,855,000	\$535,000		5%	\$330,031	\$1,236,094
11/1/2017	\$12,320,000	4000,000	\$15,000	0,0	\$316,656	ψ1, <u>2</u> 00,001
5/1/2018	\$12,305,000	\$575,000	\$20,000	5%	\$316,281	\$1,242,938
11/1/2018	\$11,710,000	7 ,	\$30,000		\$301,406	+ ·, - · - ,· · ·
5/1/2019	\$11,680,000	\$585,000	\$15,000	5%	\$300,619	\$1,232,025
11/1/2019	\$11,080,000	ψ000,000	\$70,000	370	\$283,806	Ψ1,202,020
5/1/2020	\$11,010,000	\$610,000	\$25,000	5%	\$283,806	\$1,272,613
11/1/2020	\$10,375,000	ψο 10,000	\$25,000	370	\$267,900	ψ1,272,010
5/1/2021	\$10,350,000	\$640,000	\$100,000	5%	\$267,244	\$1,175,144
11/1/2021	\$9,610,000	ψ0+0,000	\$15,000	370	\$248,656	Ψ1,170,144
5/1/2022	\$9,595,000	\$665,000	\$70,000	5%	\$248,275	\$1,161,931
11/1/2022	\$8,860,000	ψ000,000	\$70,000	370	\$229,831	ψ1,101,301
5/1/2023	\$8,790,000	\$690,000	\$10,000	5%	\$228,013	\$1,147,844
11/1/2023	\$8,090,000	φοσο,σσο	\$20,000	070	\$210,506	Ψ1,147,044
5/1/2024	\$8,070,000	\$725,000	Ψ20,000	5%	\$209,981	\$1,145,488
11/1/2024	\$7,345,000	ψ120,000		070	\$191,856	ψ1,140,400
5/1/2025	\$7,345,000	\$760,000		5%	\$191,856	\$1,143,713
11/1/2025	\$6,585,000	ψ. σσ,σσσ		0,0	\$172,856	ψ1,11 0 ,110
5/1/2026	\$6,585,000	\$800,000		5%	\$172,856	\$1,145,713
11/1/2026	\$5,785,000	4000,000		070	\$151,856	ψ·,··ο,··ο
5/1/2027	\$5,785,000	\$840,000		5%	\$151,856	\$1,143,713
11/1/2027	\$4,945,000	40.00,000			\$129,806	4 - 1 - 1 - 1 - 1
5/1/2028	\$4,945,000	\$890,000		5%	\$129,806	\$1,149,613
11/1/2028	\$4,055,000	, ,			\$106,444	, , , , ,
5/1/2029	\$4,055,000	\$935,000		5%	\$106,444	\$1,147,888
11/1/2029	\$3,120,000	, ,			\$81,900	, , , , , , , , , , , , , , , , , , , ,
5/1/2030	\$3,120,000	\$985,000		5%	\$81,900	\$1,148,800
11/1/2030	\$2,135,000	,			\$56,044	. , -,
5/1/2031	\$2,135,000	\$1,040,000		5%	\$56,044	\$1,152,088
11/1/2031	\$1,095,000	,			\$28,744	
5/1/2032	\$1,095,000	\$1,095,000		5%	\$28,744	\$1,152,488
		\$7,345,000			\$1,839,013	\$9,184,013

HARMONY

Community Development District

Summary of Revenues, Expenditures and Changes in Fund Balances **Series 2015 Debt Service Fund Fund** Fiscal Year 2026 Budget

	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL	
	BUDGET	THRU	June-	PROJECTED	BUDGET FY 2026	
ACCOUNT DESCRIPTION	FY 2025	5/31/2025	9/30/2025	FY 2025		
					_	
REVENUES						
Interest - Investments	\$ -	\$ 24,064	\$ -	\$ 24,064		
Special Assmnts- Tax Collector	527,414	\$ 455,416	71,998	527,414	527,414	
Special Assmnts- Prepayment		\$ 172,925	-	172,925	-	
Special Assmnts- Discounts	(18,998)	\$ (16,408) (2,590)	(18,998)	(21,097)	
TOTAL REVENUES	508,416	635,997	69,408	705,405	506,317	
EXPENDITURES						
Administrative						
Misc-Assessmnt Collection Cost	9,499	8,794	705	9,499	10,548	
Total Administrative	9,499	8,794	705	9,499	10,548	
Debt Service						
Principal Debt Retirement	310,000	280,000	-	280,000	106,600	
Principal Prepayments	-	180,000	-	180,000	290,000	
Interest Expense	253,809	233,922	19,887	253,809	99,168	
Total Debt Service	563,809	693,922	19,887	713,809	495,768	
TOTAL EXPENDITURES	573,308	702,716	20,592	723,308	506,316	
707712 2771 2772 2772	0.0,000			1 = 0,000	333,313	
Excess (deficiency) of revenues						
Over (under) expenditures	(64,892)	(66,719) 48,816	(17,903)	1	
((**,***=/	(55,115	<u>, </u>	(11,500)	<u> </u>	
Net change in fund balance	(64,892)	(66,719) 48,816	(17,903)	_	
-						
FUND BALANCE, BEGINNING	742,868	742,868	-	742,868	724,965	
FUND BALANCE, ENDING	\$ 677,976	\$ 676,149	\$ 48,816	\$ 724,965	\$ 724,965	

AMORTIZATION SCHEDULE

Period Ending	Outstanding Balance	Principal	Special Call	Coupon Rate	Interest	Annual Debt Service
4/2/2015	\$13,530,000			3.750%	\$0	\$0
11/1/2015	\$13,530,000			3.750%	\$337,079	
5/1/2016	\$13,530,000	\$390,000		3.750%	\$202,241	\$929,320
11/1/2016	\$13,140,000			3.750%	\$194,928	
5/1/2017	\$13,140,000	\$410,000		3.750%	\$194,928	\$799,856
11/1/2017	\$12,730,000		\$45,000	3.750%	\$315,419	
5/1/2018	\$12,685,000	\$425,000	\$330,000	3.750%	\$315,419	\$1,430,838
11/1/2018	\$11,930,000		\$335,000	3.750%	\$299,181	
5/1/2019	\$11,595,000	\$420,000	\$100,000	4.750%	\$290,784	\$1,444,966
11/1/2019	\$11,075,000		\$955,000	4.750%	\$278,303	
5/1/2020	\$10,120,000	\$395,000	\$360,000	4.750%	\$254,309	\$2,242,613
11/1/2020	\$9,365,000		\$335,000	4.750%	\$235,919	
5/1/2021	\$9,030,000	\$380,000	\$125,000	4.750%	\$227,466	\$1,303,384
11/1/2021	\$8,525,000		\$160,000	4.750%	\$215,303	
5/1/2022	\$8,365,000	\$385,000	\$285,000	4.750%	\$211,241	\$811,544
11/1/2022	\$7,695,000		\$1,165,000	4.750%	\$194,888	
5/1/2023	\$6,530,000	\$330,000	\$905,000	4.750%	\$165,381	\$690,269
11/1/2023	\$5,295,000		\$25,000	4.750%	\$134,550	
5/1/2024	\$5,270,000	\$295,000		4.750%	\$133,909	\$563,459
11/1/2024	\$4,975,000			4.750%	\$126,903	
5/1/2025	\$4,975,000	\$310,000		4.750%	\$126,903	\$563,806
11/1/2025	\$4,665,000			4.750%	\$119,541	
5/1/2026	\$4,665,000	\$325,000		5.125%	\$119,541	\$564,081
11/1/2026	\$4,340,000			5.125%	\$111,213	
5/1/2027	\$4,340,000	\$340,000		5.125%	\$111,213	\$562,425
11/1/2027	\$4,000,000			5.125%	\$102,500	
5/1/2028	\$4,000,000	\$360,000		5.125%	\$102,500	\$565,000
11/1/2028	\$3,640,000			5.125%	\$93,275	
5/1/2029	\$3,640,000	\$375,000		5.125%	\$93,275	\$561,550
11/1/2029	\$3,265,000			5.125%	\$83,666	
5/1/2030	\$3,265,000	\$395,000		5.125%	\$83,666	\$562,331
11/1/2030	\$2,870,000			5.125%	\$73,544	
5/1/2031	\$2,870,000	\$420,000		5.125%	\$73,544	\$567,088
11/1/2031	\$2,450,000			5.125%	\$62,781	
5/1/2032	\$2,450,000	\$440,000		5.125%	\$62,781	\$565,563
11/1/2032	\$2,010,000			5.125%	\$51,506	
5/1/2033	\$2,010,000	\$465,000		5.125%	\$51,506	\$568,013
11/1/2033	\$1,545,000			5.125%	\$39,591	
5/1/2034	\$1,545,000	\$490,000		5.125%	\$39,591	\$569,181
11/1/2034	\$1,055,000			5.125%	\$27,034	
5/1/2035	\$1,055,000	\$515,000		5.125%	\$27,034	\$569,069
11/1/2035	\$540,000			5.125%	\$13,838	
5/1/2036	\$540,000	\$540,000		5.125%	\$13,838	\$567,675
Total		\$4,975,000			\$1,810,781	\$6,785,781

Harmony

Community Development District

Supporting Budget Schedules
Fiscal Year 2026

Community Development District AllFunds

Harmony Community Development District

Summary of Assessment Rates

						O& M			201	4 Debt Servi	ce		201	5 Debt Ser	vice	Т		T	otal				
Neighborhood	Neighborhood Name	Lot Type	Lot Width	Ι,	FY 2026	FY 2025	% Change (Decrease)/ Increase		FY 2026	FY 2025	% Change (Decrease)/ Increase		FY 2026	FY 2025	% Change (Decrease) Increase		FY 2026	FY 2025	\$ Change (Decrease)/ Increase	% Change (Decrease)/ Increase	Units	Acres	FY 2025 Par Balance Per Unit/Acre
A-1	Ashley Park	MF	n/a	\$	802.59 \$	708.86	13.2%	\$	605.71 \$		0.0%	\$	- \$	-	N/A	\$	1,408.30	\$ 1,314.57		7.1%	186	19.77	\$ 3,400
В	Birchwood	SF	80	\$	2,537.25 \$	2,240.94	13.2%	\$	1,914.87 \$		0.0%	\$	- \$	-	N/A	\$.,			7.1%	9	23.58	\$ 10,500
		SF	65	\$	2,061.51 \$	1,820.76	13.2%	\$	1,555.83 \$		0.0%	\$	- \$	-	N/A		-,			7.1%	25		\$ 8,600
		SF SF	52 42	\$	1,649.21 \$ 1.332.05 \$	1,456.61 1.176.49	13.2% 13.2%	\$	1,244.66 \$ 1.005.31 \$		0.0%	\$	- \$	-	N/A N/A					7.1% 7.1%	35 22		\$ 6,900 \$ 5,500
		SF	42 35	\$	1,332.05 \$	1,176.49 980.41	13.2%	\$	1,005.31 \$ 837.75 \$,	0.0%	\$	- \$	-	N/A N/A	\$	_,			7.1%	15		
C-1	Cypress	SF.	80	3	2,495.56 \$	2,204.12	13.2%	S	1,883.40 \$		0.0%	\$	- 3	-	N/A	3	,			7.1%	10	25.82	\$ 4,600 \$ 10,300
0-1	Cypress	SF	65	\$	2,027.64 \$	1.790.84	13.2%	s	1,530.26 \$		0.0%	s	- s		N/A	3				7.1%	30	23.02	\$ 8,400
		SF	52	s	1,622.11 \$	1,432.68	13.2%	s	1,224.21 \$		0.0%	s	- 5		N/A	3				7.1%	35		\$ 6,700
		SF.	42	s	1.310.17 \$	1,157.16	13.2%	s	988.78 \$		0.0%	s	- s	_	N/A	3	_,			7.1%	30		\$ 5,400
		SF	35	s	1.091.81 \$	964.30	13.2%	s	823.98 \$		0.0%	s	- s		N/A					7.1%	12		\$ 4,500
C-2	Cypress	SF	80	s	2,595.02 \$	2,291.97	13.2%	s	1,958.47 \$		0.0%	s	- S	-	N/A					7.1%	4	17.54	\$ 10,700
	,,	SF	65	\$	2,108.46 \$	1,862.22	13.2%	\$	1,591.26 \$		0.0%	\$	- \$		N/A					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 \$		0.0%	\$	- \$		N/A	\$	1,992.15	\$ 1,859.57		7.1%	25		\$ 4,700
D-1	Drake	SF	80	\$	2,681.04 \$	2,367.94	13.2%	\$	2,023.39 \$		0.0%	\$	- \$	-	N/A	\$.,,			7.1%	9	10.35	\$ 11,100
		SF	65	\$	2,178.34 \$	1,923.95	13.2%	\$	1,644.00 \$		0.0%	\$	- \$	-	N/A	\$	-,			7.1%	20		\$ 9,000
		SF	52	\$	1,742.68 \$	1,539.16	13.2%	\$	1,315.20 \$		0.0%	\$	- \$	-	N/A	\$	-,			7.1%	6		\$ 7,200
D-2	Drake	SF	n/a	\$	1,592.56 \$	1,406.58	13.2%	\$	1,201.91 \$		0.0%	\$	- \$	-	N/A	\$	-,			7.1%	11	2.32	\$ 6,600
E	Estates	SF SF	n/a	\$	4,249.26 \$	3,753.01	13.2%	\$	3,206.92 \$		0.0%	\$	- \$	-	N/A		.,			7.1%	51	28.70	\$ 17,600
G	Green	SF SF	52	\$	1,918.25 \$	1,694.23	13.2%	\$	1,447.71 \$		0.0%	\$	- \$	-	N/A		-,			7.1%	62	39.86	\$ 8,000
		SF SF	42 35	\$	1,549.36 \$ 1,291.13 \$	1,368.42 1,140.35	13.2% 13.2%	\$ \$	1,169.30 \$ 974.41 \$		0.0%	\$ \$	- \$	-	N/A N/A	\$	-,			7.1% 7.1%	85 39		\$ 6,400 \$ 5,400
	D	SF	35	3	1,291.13 \$	1,140.35	13.2%	S	1.073.54 \$		0.0%	\$	- \$	-	N/A	3				7.1%	39	20.34	\$ 5,400
H-1	Rosewood	SF SF	40	\$	1,649.25 \$	1,456.64	13.2%	S	1,073.54 \$	1,288.25	0.0%	\$	- s	-	N/A	3	-,			7.0%	14	20.34	\$ 7,100
		SF	50	\$	2,061.56 \$	1,820.80	13.2%	s	1,288.25 \$		0.0%	s	- s	-	N/A	3	_,			7.0%	13		\$ 8,700
		SF	25	s	1.030.78 \$	910.40	13.2%	s	766.82 \$,	0.0%	s	- S		N/A	3				7.2%	46		\$ 4,200
	H-2=Hawthorne F=Cherry Hill A- 2=Ashley Park	o.	23		1,000.70 ψ	310.40	10.270		700.02 \$	700.02	0.070		- •		N/A		1,737.00	1,077.22	ψ 120.50	7.1%	40		4,200
H-2/F/A-2/M	M=Lakes	SF	50	\$	2,097.69 \$	1,852.71	13.2%	\$	1,592.89 \$	1,592.89	0.0%	\$	- \$	-		\$	3,690.58	\$ 3,445.60	\$ 244.98		164	45.56	\$ 8,700
	I=South Lake J=East Lake L=Enclave		40				13.2%				0.0%				0.0%					7.2%			
I/J/L/O	O=Waterside	SF		\$	2,077.87 \$	1,835.21	40.00/	\$	- \$			\$	1,534.73 \$			\$	-,			7.00/	138	153.00	\$ 13,000
		SF	50	\$	2,597.33 \$	2,294.01	13.2%	\$	- \$	-	0.0%	\$	1,918.41 \$.,			7.2%	222		\$ 16,200
		SF	60	\$	3,116.80 \$	2,752.81	13.2%	\$	- \$	-	0.0%	\$	2,302.10 \$,			-,			7.2%	31		\$ 19,500
К	North Lake	SF SF	40	\$	2,077.87 \$	1,835.21	13.2%	\$	- \$	-	0.0%	\$	1,432.69 \$							7.4%	38		\$ -
		SF	50 60	\$	2,597.33 \$	2,294.01	13.2% 13.2%	\$	- \$	-	0.0%	\$ \$	1,790.86 \$	1,790.8		\$,			7.4% 7.4%	28 14		\$ -
Office		Office	60	\$	3,116.80 \$ 7.550.94 \$	2,752.81 6.669.12	13.2%	\$	- \$	-	0.0%	\$	2,149.03 \$ 5.505.44 \$	2,149.0 5.505.4			-,			7.4%	14	0.28	\$ 46,500
GC	Golf Course	Golf Course		\$	7,550.94 \$	6,669.12	13.2%	S	- 3	-	0.0%	\$	52,624.28 \$	52.624.2		3				1.5%		4.20	\$ 444,400
Comm	Commercial	Comm		Š	7,550.94 \$	6,669.12	13.2%	s s	- 0	-	0.0%	s	5,505.44 \$	5,505.4		5	,			7.2%		2.44	\$ 46,500
Tract GA	Commercial	TBD		ų.	7,550.94	6,669.12	N/A	s	- s	-	0.0%	s	5,505.44 \$ - \$	5,505.	N/A	3				N/A		2.13	\$ -
Cat Lake Access		TBD		s	7.550.94 \$	6,669.12	N/A	s	- \$	-	0.0%	s	- š		N/A	3				N/A		2.61	s -
TC/M*	Town Center/Lakes	SF	50	\$	2,176.83 \$	1,922.61	13.2%	\$	- S		0.0%	\$	1,234.92 \$	1,234.9			,	,		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 \$							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 \$	4,283.6	8 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 2025-12 [FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Harmony Community Development District ("District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Osceola County, Florida ("County"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"), the Board of Supervisors ("Board") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("Adopted Budget"), attached hereto as Exhibit A; and

WHEREAS, pursuant to Chapter 190, Florida Statutes, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("Assessment Roll").

2. OPERATIONS AND MAINTENANCE ASSESSMENTS.

a. Benefit Findings. The provision of the services, facilities, and operations as described in Exhibit A confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in Exhibit A and Exhibit B and is hereby found to be fair and reasonable.

- b. O&M Assessment Imposition. Pursuant to Chapter 190, Florida Statutes, a special assessment for operations and maintenance ("O&M Assessment(s)") is hereby levied and imposed on benefitted lands within the District and in accordance with Exhibit A and Exhibit B. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
- **c. Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.
- 3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2026 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
- 4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes,* the District is authorized to collect and enforce the Assessments as set forth below.
 - a. Tax Roll Assessments. To the extent indicated in Exhibit A and Exhibit B, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "Tax Roll Property" identified in Exhibit B shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, Florida Statutes ("Uniform Method"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Future Collection Methods.** The District's decision to collect Assessments by any particular method e.g., on the tax roll or by direct bill does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
- 5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.
- 6. **SEVERABILITY.** 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.

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED THIS 7TH DAY OF AUGUST 2025.

ATTEST:		HARMONY COMMUNITY DEVELOPMENT DISTRICT					
		Ву:					
Secretary / A	Assistant Secretary	lts:					
Exhibit A: Exhibit B:	Adopted Budget Assessment Roll						

EXHIBIT A

Adopted Budget

EXHIBIT B

Assessment Roll

RESOLUTION 2025-13

A RESOLUTION OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2025/2026

WHEREAS, the Harmony Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Osceola County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2025/2026 annual meeting schedule as attached in **Exhibit A**;

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

1. The Fiscal Year 2025/2026 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

HARMONY COMMUNITY

This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 7th DAY OF AUGUST, 2025.

ATTEST:	DEVELOPMENT DISTRICT
Asst. Secretary	Chair / Vice Chair

EXHIBIT "A"

BOARD OF SUPERVISORS MEETING DATES HARMONY COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026

October 23, 2025 November 20, 2025 December 18, 2025 January 29, 2026 February 26, 2026 March 26, 2026 April 30, 2026 May 28, 2026 June 25, 2026 July 30, 2026 August 27, 2026 September 24, 2026

FISCAL YEAR BUDGET WORKSHOPS 2025/2026

March 26, 2026 April 30, 2026

All meetings will be held at 6:00 p.m. at Su Mesa Café, 7250 Harmony Square Dr S, St. Cloud, FL 34773.



Memorandum

To: Board of Supervisors

From: District Management

Date: August 7, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2025 legislative session. Starting on October 1, 2025, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:

Goals, Objectives, and Annual Reporting Form

Harmony Community Development District ("District") Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor ("Board") meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four Board meetings were held during the fiscal year.

Achieved: Yes \square No \square

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District's website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes \square No \square

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes □ No □

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure. Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's

per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes \square No \square

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.

Achieved: Yes \square No \square

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes □ No □

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (https://flauditor.gov/) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (https://flauditor.gov/) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes □ No □

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (https://flauditor.gov/) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes
No
SIGNATURES:
Chair/Vice Chair: ______ Date: ______
Printed Name: ______ Date: ______
Harmony Community Development District

District Manager: ______ Date: ______
Printed Name: ______ Date: ______



Kyle Goldberg Inframark

HARMONY CDD JULY FIELD INSPECTION

Tuesday, July 15, 2025

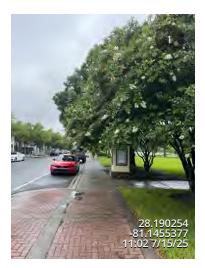
20 Items Identified

20 Items Incomplete

ITEM 1 - RAISE CANOPY

Assigned To: United Land Services

The canopy should be raised for a couple trees at Harmony Square.





this will be done within the next 2 service visits



ITEM 2 - REMOVE DOWNED LIMBS

Assigned To: United Land Services

Remove downed limbs during routine maintenance. Location: Harmony Square

this will be removed on the next service visit

ITEM 3 - TRIM HEDGES

Assigned To: United Land Services

There are a couple hedges that should be shaped up at Harmony Square.





this will be done on the next service visit

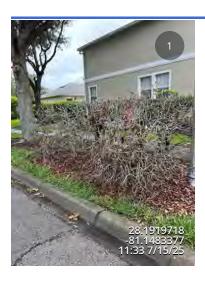


ITEM 4 - LEANING TREE

Assigned To: United Land Services

There's a leaning tree at the east entrance.

these will be removed on the next service visit

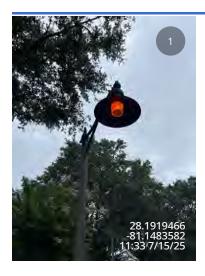


ITEM 5 - DEAD SHRUBS

Assigned To: United Land Services

There's a dead shrub on Five Oaks Dr and Sebastian Bridge Ln.

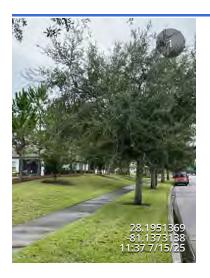
this will be removed within the next 2 service visits



ITEM 6 - LIGHT ON DURING THE DAY

Assigned To: District Manager/OUC

There's a light on during the day on Five Oaks Dr and Sebastian Bridge Ln.



ITEM 7 - REMOVE LOW HANGING LIMBS

Assigned To: United Land Services

There are a few trees on Five Oaks Dr that should have their low hanging limbs removed.

low hanging branches will be trimmed this fall. A map is being put together for roads to be trimmed

ITEM 8 - RAISE CANOPY

Assigned To: United Land Services

There are a few trees that should have their canopy raised on Five Oaks Dr.





Low hanging branches will be trimmed this fall



ITEM 9 - DEAD/DYING TREE

Assigned To: United Land Services

The tree that was replaced at Ashley pool looks like it's dying.

this will be replaced at no cost

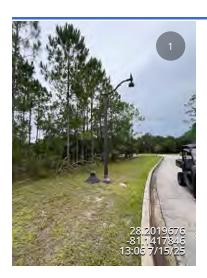


ITEM 10 - TIRE TRACKS

Assigned To: United Land Services

There are deep tire tracks in the roundabout on Schoolhouse Rd and Five Oaks Dr.

a proposal is needed for these repairs .it will be up for review in the next CDD meeting



ITEM 11 - LIGHT POLE REPAIR

Assigned To: District Manager

There's a light pole that needs to be repaired on Oak Glen

Trail. Pole Number: 73453



ITEM 12 - VOLLEYBALL NET REPAIR

Assigned To: Board Update

The volleyball net at Buck Lake has been repaired.

ITEM 13 - TRIM VEGETATION

Assigned To: United Land Services

There is some vegetation that should be trimmed by the Buck Lake restrooms.





this plant gets cut back in the fall, will have growth over the sidewalk trimmed within the next 2 service visits



ITEM 14 - DEAD PLANTS

Assigned To: United Land Services

There are some dead plants by the Buck Lake restrooms.

Proposal is needed for replacement



ITEM 15 - FIREWORKS

Assigned To: Board Update

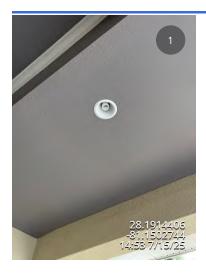
Fireworks were lit in the Buck Lake restrooms. This was cleaned by Inframark Field Services.



ITEM 16 - ALGAE

Assigned To: Inframark

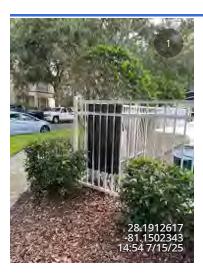
There is some growth on one of the ponds that should be treated during routine maintenance. Location: Behind 3403 Feathergrass Ct



ITEM 17 - LIGHTBULB REPLACEMENT

Assigned To: Inframark

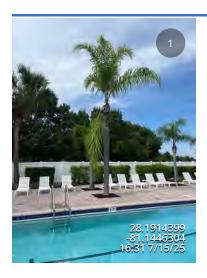
There are a couple lightbulbs that should be replaced at the Ashley Pool.



ITEM 18 - PRESSURE WASHING

Assigned To: Inframark

The fence surrounding Ashley Pool needs to be pressure washed.



ITEM 19 - REMOVE HANGING FROND

Assigned To: United Land Services

This palm has a low hanging frond at the Swim Club Pool that should be cut and removed.



ITEM 20 - PAINT RAILING

Assigned To: Inframark

The railing surrounding the Swim Club Pool should be painted.

The regular meeting of the Board of Supervisors of the Harmony Community Development District ("CDD" or "District") was held Thursday, June 26, 2025, at 6:00 p.m. at Su Mesa Cafe 7250 Harmony Square Dr S, St. Cloud, FL 34773. Present and constituting a quorum were: Daniel Leet Chairman Lucas Chokanis Vice Chairman Lucias Chokanis Vice Chairman Julie Williams Assistant Secretary Brittney Coronel Assistant Secretary Also present were, Jennifer Goldyn Regional Director, Inframark Joseph Gonzalez District Manager, Inframark	1 2 3	MINUTES OF MEETING HARMONY COMMUNITY DEVELOPMENT DISTRICT
7 7250 Harmony Square Dr S, St. Cloud, FL 34773. Present and constituting a quorum were: Daniel Leet Chairman Lucas Chokanis Vice Chairman Lucas Chokanis Assistant Secretary Lucas Chokanis Assistant Secretary Assistant Secretary Assistant Secretary Assistant Secretary Assistant Secretary Assistant Secretary Regional Director, Inframark Joseph Gonzalez District Manager, Inframark		The regular meeting of the Board of Supervisors of the Harmony Community Development
7 8 Present and constituting a quorum were: 9 Daniel Leet Chairman 10 Lucas Chokanis Vice Chairman 11 Julie Williams Assistant Secretary 12 Jo Phillips Assistant Secretary 13 Brittney Coronel Assistant Secretary 14 15 Also present were, 16 17 Jennifer Goldyn Regional Director, Inframark 18 Joseph Gonzalez District Manager, Inframark	5	District ("CDD" or "District") was held Thursday, June 26, 2025, at 6:00 p.m. at Su Mesa Café,
8 Present and constituting a quorum were: 9 Daniel Leet Chairman 10 Lucas Chokanis Vice Chairman 11 Julie Williams Assistant Secretary 12 Jo Phillips Assistant Secretary 13 Brittney Coronel Assistant Secretary 14	6	7250 Harmony Square Dr S, St. Cloud, FL 34773.
9 Daniel Leet Chairman 10 Lucas Chokanis Vice Chairman 11 Julie Williams Assistant Secretary 12 Jo Phillips Assistant Secretary 13 Brittney Coronel Assistant Secretary 14 15 Also present were, 16 17 Jennifer Goldyn Regional Director, Inframark 18 Joseph Gonzalez District Manager, Inframark	7	
10 Lucas Chokanis Vice Chairman 11 Julie Williams Assistant Secretary 12 Jo Phillips Assistant Secretary 13 Brittney Coronel Assistant Secretary 14 15 Also present were, 16 17 Jennifer Goldyn Regional Director, Inframark 18 Joseph Gonzalez District Manager, Inframark	8	Present and constituting a quorum were:
11 Julie Williams Assistant Secretary 12 Jo Phillips Assistant Secretary 13 Brittney Coronel Assistant Secretary 14 15 Also present were, 16 17 Jennifer Goldyn Regional Director, Inframark 18 Joseph Gonzalez District Manager, Inframark	9	Daniel Leet Chairman
12 Jo Phillips Assistant Secretary 13 Brittney Coronel Assistant Secretary 14 15 Also present were, 16 17 Jennifer Goldyn Regional Director, Inframark 18 Joseph Gonzalez District Manager, Inframark	10	Lucas Chokanis Vice Chairman
13 Brittney Coronel Assistant Secretary 14 15 Also present were, 16 17 Jennifer Goldyn Regional Director, Inframark 18 Joseph Gonzalez District Manager, Inframark	11	Julie Williams Assistant Secretary
14 15 Also present were, 16 17 Jennifer Goldyn Regional Director, Inframark 18 Joseph Gonzalez District Manager, Inframark	12	Jo Phillips Assistant Secretary
15 Also present were, 16 17 Jennifer Goldyn Regional Director, Inframark 18 Joseph Gonzalez District Manager, Inframark	13	
16 17 Jennifer Goldyn Regional Director, Inframark 18 Joseph Gonzalez District Manager, Inframark	14	
17 Jennifer Goldyn Regional Director, Inframark 18 Joseph Gonzalez District Manager, Inframark	15	Also present were,
18 Joseph Gonzalez District Manager, Inframark	16	
•	17	Jennifer Goldyn Regional Director, Inframark
	18	Joseph Gonzalez District Manager, Inframark
19 Michael Ekert District Legal Counsel, Kutak Rock (Via Phone)	19	Michael Ekert District Legal Counsel, Kutak Rock (Via Phone)
20 David Hamstra District Engineer, Pegasus Engineering	20	David Hamstra District Engineer, Pegasus Engineering
21 Jose Pabon Field Supervisor, Inframark	21	
Nick Lomasney Area Operations Manager, United Land Services	22	Nick Lomasney Area Operations Manager, United Land Services
Howard Neal Field Services Director, Inframark	23	Howard Neal Field Services Director, Inframark
24 Kyle Goldberg Field Inspection Coordinator, Inframark	24	
25 Residents and Members of the Public	25	Residents and Members of the Public
26	26	
		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.
29 Contact the District Office for any related costs for an audio copy.		Contact the District Office for any related costs for an audio copy.
30		
31 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.		Mr. Leet called the meeting to order at 6:00 p.m. and a quorum was established.
33	33	
34 SECOND ORDER OF BUSINESS Adoption of the Agenda		SECOND ORDER OF BUSINESS Adoption of the Agenda
35		
On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in		
favor, the agenda was adopted.	37	favor, the agenda was adopted.
38	38	
Ms. Goldyn spoke about Inframark's resignation from Harmony CDD and stated that the	39	Ms. Goldyn spoke about Inframark's resignation from Harmony CDD and stated that the
40 last official day will be August 25th.	40	last official day will be August 25th.
41	41	
42 THIRD ORDER OF BUSINESS Audience Comments	12	THIRD ORDER OF RUSINESS Audience Comments
		A resident mentioned that he is happy that Inframark is resigning. Another resident
44 mentioned that she believes the Board should come together now more than ever and ensure 45 smooth transition between management companies.		mentioned that she believes the Board should come together now more than ever and ensure a

A resident mentioned that there is a safety concern regarding the speeding traffic throughout the community and requested that the Board address it, noting that this issue has been ongoing for months and he has not seen any progress in terms of additional police presence or the installation of speed bumps to resolve it.

A resident mentioned that she is in agreement with a previous resident regarding the need for the Board to work together during the transition. She also stated that there are many residents who are capable and knowledgeable in preparing an RFP. Additionally, she mentioned that 13 percent is unacceptable and that the Board will have to do better.

A resident mentioned that with the 60-day notice from Inframark, the District is at a critical point. She stated that as residents, their expectations are simple yet meaningful, and they expect transparency and clear, consistent updates to the community.

FOURTH ORDER OF BUSINESS Business Items

A. Consideration of Swartz Proposals

- i. Consideration of Option 1 Sling Proposal
- ii. Consideration of Option 2 Strap Proposal
- iii. Consideration of Option 3 Recycled Plastic Proposal
- iv. Review of Swartz Flyer

The Board elected to table these items.

B. Consideration of RSR Proposals

- i. Consideration of Red Steel Sculpture Refurbished Proposal
- ii. Consideration of Rusty Steel Sculpture Refurbished Proposal
- The Board elected to table these items.

C. Consideration of Sun Deck and Dock LLC Proposals

- i. Consideration of Kayak Access Dock Proposal
- ii. Consideration of Structural Reconstruction Proposal
 - The Board elected to table these items.

D. Consideration of Jago Pro Sidewalk Repair Phase 2 Proposal

The Board elected to table this item.

E. Consideration of Precision Sidewalk Safety Proposal

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, the Board approved the Precision Sidewalk Safety Proposal in an amount not to exceed \$85,290.

F. Consideration of Inframark Sidewalk Audit Cat Brier

The Board elected to table these items.

G. Discussion of the Preliminary Fiscal Year 2026 Budget

Ms. Coronel mentioned that she has reduced \$500,000 in budget costs, which would include the new management company within that reduced amount, and noted that her budget does not call for an increase in resident costs. Ms. Phillips stated that she was not in favor of a 13 percent increase and that she was only voting to close out the budget meeting so that the budget could be sent to the county on time. Ms. Coronel then stated that the Board was rushed to get the budget out to be sent to the county; however, it was not sent on time for the budget hearing date that was voted upon at the last meeting.

Ms. Goldyn confirmed that the budget was sent to the county on time; however, the change in date was necessary to ensure that the date matched the public hearing date. Mr. Leet mentioned that it was filed legally. Mr. Ekert stated that to keep the public hearing date intact, the budget should have been sent on the Friday following the last meeting when the budget was approved.

Ms. Coronel stated that she has received two other bids that show \$100,000 less than what Inframark is charging. She stated that she had two separate companies provide an apples-to-apples comparison and that the median cost is less than the current charge for management services. Ms. Coronel stated to Mr. Chokanis that "Rizzetta" is one of the companies she had received information from to manage the District. Ms. Coronel then went over her budget line by line to demonstrate how it would save the District money.

Mr. Leet inquired when Katherine Bowen, the wetland scientist, would be available. Mr. Hamstra mentioned that she is recovering from hip surgery and should finalize her report after that time frame.

H. Consideration of Resolution 2025-10, Amending the Date and Time for Public Hearing

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, Resolution 2025-10, Amending the Date and Time for Public Hearing was adopted.

117 118	I. Discussion of United Land Services Hurricane Letter It was noted that the letter is generically sent out to inform customers that it is hurricane
119	season and to outline the proper steps for preparation.
120	
121 122	J. Discussion of Agreement for Environmental Maintenance Services for Harmony West
123 124 125 126 127 128	On MOTION by Mr. Leet, seconded by Ms. Williams, with all in favor, Agreement for Environmental Maintenance Services for Harmony West was approved. K. Review of the Geotechnical Report
129	i. Review of the Survey Drawing
130	The Board elected to bypass this item.
131 132 133 134	FIFTH ORDER OF BUSINESS Staff Reports A. United Land Services Landscaping Report Mr. Lomasney presented the landscaping report for the month.
135 136 137 138	B. Field Inspection ReportMr. Pabon presented the field inspection report.C. District Engineer
139	Mr. Hamstra presented the engineering report and asked the Board if they would like to
140	abandon the maintenance facility project. Ms. Coronel made a motion to abandon the project;
141142	however, no other Board member seconded the motion, and the motion failed.
143 144 145 146 147	 D. District Counsel Discussion of Management Request for Proposals Discussion of Parking Ordinance Discussion of Flat Fee Provision Mr. Eckert discussed the request for proposals for management services.
148 149 150 151 152	On MOTION by Mr. Leet, seconded by Ms. Coronel, with all in favor, the Board directed Mr. Eckert to issue the informal RFP for management services.
153 154 155	E. District Manager Nothing to report.
156 157 158 159	SIXTH ORDER OF BUSINESS Consent Agenda A. Consideration of Minutes from May 29, 2025, Budget Meeting B. Consideration of Minutes from May 29, 2025, Regular Meeting

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in 160 161 favor, the meeting minutes were accepted as amended in accordance with the Board's direction. 162 163 164 The Board requested that the consent agenda be included on the next Board meeting 165 agenda. 166 167 C. Review of Financial Statements D. Acceptance of Check Register #301 168 169 170 EIGHTH ORDER OF BUSINESS **Supervisor Requests** 171 Ms. Coronel requested that the deposit be returned to the resident. Ms. Phillips raised 172 concerns regarding the website and expressed her interest in serving as the website liaison. 173 174 NINTH ORDER OF BUSINESS Adjournment 175 176 177 On MOTION by Mr. Leet, seconded by Ms. Williams, with all in 178 favor, to continue the meeting to July 3rd at 6:00 p.m. was approved. 179 180 181 182 Secretary/Assistant Secretary Chairman/Vice Chairman

1 2 3		TES OF MEETING NITY DEVELOPMENT DISTRICT
4	The continued meeting of the Board of S	Supervisors of the Harmony Community Development
5	District ("CDD" or "District") was held T	Thursday, July 3, 2025, at 6:03 p.m. at Su Mesa Café,
6	7250 Harmony Square Dr S, St. Cloud, FL	. 34773.
7		
8 9	Present and constituting a quorum were: Daniel Leet	Chairman
10	Lucas Chokanis	Vice Chairman (Via Phone)
11	Julie Williams	Assistant Secretary
12	Jo Phillips	Assistant Secretary
13	Brittney Coronel	Assistant Secretary
14		
15	Also present were,	
16		
17	Jennifer Goldyn	Director of District Services, Inframark
18	Michael Eckert	District Legal Counsel, Kutak Rock (Via Phone)
19 20	David Hamstra Residents and Members of the Public	District Engineer, Pegasus Engineering
21	Residents and Members of the Fublic	
22 23 24	v .	ipt but rather represents a recap of the discussions and ing recording is available in audio format upon request. costs for an audio copy.
25 26	FIFTH ORDER OF BUSINESS	Staff Reports
27	D. District Counsel	•
28	iv. Discussion of RFP for Fie	ld Management and Maintenance Services
29	Mr. Eckert informed the Roard that	
	Wir. Eckert informed the Doard that	all bidders, except Breeze, had reached out with general
30		all bidders, except Breeze, had reached out with general gement had inquired but was not interested in submitting
30 31		
	questions. He also noted that Leland Managa bid.	
31	questions. He also noted that Leland Managa bid. The Board discussed the evaluation	gement had inquired but was not interested in submitting
31 32	questions. He also noted that Leland Managa bid. The Board discussed the evaluation	gement had inquired but was not interested in submitting in criteria and the points assigned to each category. Ms. or references be added, and the Board agreed. The Board
31 32 33	questions. He also noted that Leland Managa bid. The Board discussed the evaluation Coronel requested that an additional line for then discussed and determined the point value.	gement had inquired but was not interested in submitting in criteria and the points assigned to each category. Ms. or references be added, and the Board agreed. The Board
31 32 33 34	questions. He also noted that Leland Managa bid. The Board discussed the evaluation Coronel requested that an additional line for then discussed and determined the point valuation criteria were set a	gement had inquired but was not interested in submitting in criteria and the points assigned to each category. Ms. or references be added, and the Board agreed. The Board alues to be assigned to each category.
31 32 33 34 35	questions. He also noted that Leland Managa bid. The Board discussed the evaluation Coronel requested that an additional line for then discussed and determined the point valuation criteria were set a	gement had inquired but was not interested in submitting in criteria and the points assigned to each category. Ms. or references be added, and the Board agreed. The Board alues to be assigned to each category. as follows: Price – 40 points; Personnel – 10 points;
31 32 33 34 35 36	questions. He also noted that Leland Managa bid. The Board discussed the evaluation Coronel requested that an additional line for then discussed and determined the point valuation criteria were set at Experience – 25 points; References – 10 p	gement had inquired but was not interested in submitting in criteria and the points assigned to each category. Ms. or references be added, and the Board agreed. The Board alues to be assigned to each category. as follows: Price – 40 points; Personnel – 10 points;
31 32 33 34 35 36 37	questions. He also noted that Leland Managa bid. The Board discussed the evaluation Coronel requested that an additional line for then discussed and determined the point valuation criteria were set at Experience – 25 points; References – 10 p	gement had inquired but was not interested in submitting in criteria and the points assigned to each category. Ms. or references be added, and the Board agreed. The Board alues to be assigned to each category. as follows: Price – 40 points; Personnel – 10 points; oints; and Understanding of Scope – 15 points.
31 32 33 34 35 36 37 38	questions. He also noted that Leland Managa bid. The Board discussed the evaluation Coronel requested that an additional line for then discussed and determined the point valuation criteria were set a Experience – 25 points; References – 10 p	gement had inquired but was not interested in submitting in criteria and the points assigned to each category. Ms. or references be added, and the Board agreed. The Board alues to be assigned to each category. as follows: Price – 40 points; Personnel – 10 points; oints; and Understanding of Scope – 15 points.
31 32 33 34 35 36 37 38 39	questions. He also noted that Leland Managa a bid. The Board discussed the evaluation Coronel requested that an additional line for then discussed and determined the point valuation criteria were set a Experience – 25 points; References – 10 p	gement had inquired but was not interested in submitting in criteria and the points assigned to each category. Ms. or references be added, and the Board agreed. The Board alues to be assigned to each category. as follows: Price – 40 points; Personnel – 10 points; oints; and Understanding of Scope – 15 points.

field management company for the spraying of ponds and conservation areas. The Board further determined that the pool certification requirement would remain in place.

The Board continued its discussion with Mr. Eckert regarding a mandatory versus non-mandatory pre-bid meeting. The Board decided to schedule a pre-bid meeting for July 15, with Mr. Raul, the current on-site Field Manager, overseeing the process and distributing a map of the community that includes all field management locations.

Additionally, the Board chose to shortlist the District Management proposals to the top four at the July 24 special meeting and determined that all Field Management proposals would be due on July 31 for review at the August 7 meeting.

Ms. Coronel requested that the Board consider bringing field services back in-house. The remaining Board members indicated they were open to exploring this option; however, they expressed concerns regarding the feasibility of developing and implementing a comprehensive field management plan within the 53 days remaining on the Inframark contract. They emphasized the need for sufficient time to gather accurate information and establish a well-structured plan. No timeline was set for when the Board would revisit this topic.

On MOTION by Mr. Leet, seconded by Ms. Phillips, with all in favor, the Board authorized District Counsel to proceed with the Field Management Request for Proposals (RFP), incorporating the adjustments to the evaluation criteria, timeline, and scope of work.

DISCUSSION SHADE SESSION SCHEDULING

The Board briefly discussed the date and time for a Shade Session. It was determined that the session would take place on August 7 at 4:00 p.m. at the Café. It was noted that the community would not be permitted to participate during the Shade Session but would be invited back for the regular meeting.

NINTH ORDER OF BUSINESS Adjournment

On MOTION by Ms. Phillips, seconded by Mr. Leet, with all in favor, the meeting adjourned at 8:55 pm.

7778 Secretary/Assistant Secretary

Chairman/Vice Chairman

1 2 3		TES OF MEETING HITY DEVELOPMENT DISTRICT
4	The special meeting of the Board of Su	pervisors of the Harmony Community Development
5	District ("CDD" or "District") was held T	hursday, July 24, 2025, at 6:01 p.m. at Su Mesa Café,
6	7250 Harmony Square Dr S, St. Cloud, FL	34773.
7		
8	Present and constituting a quorum were:	
9	Daniel Leet	Chairman
10	Lucas Chokanis	Vice Chairman
11	Jo Phillips	Assistant Secretary
12	Brittney Coronel	Assistant Secretary
13	·	·
14	Also present were,	
15	Michael Perez	District Manager, Inframark
16	Michael Eckert	District Legal Counsel, Kutak Rock (Via Phone)
17	Kubra Metin	District Legal Counsel, Kutak Rock (Via Phone)
18	David Hamstra	District Engineer, Pegasus Engineering (Via Phone)
19	Jose Pabon	Field Supervisor, Inframark
20	Nick Lomasney	Area Operations Manager, United Land Services
21	Kyle Goldberg	Field Inspection Coordinator, Inframark
22	Residents and Members of the Public	
23		
24		pt but rather represents a recap of the discussions and
25	actions taken at the meeting. The full meeting	ng recording is available in audio format upon request.
26	Contact the District Office for any related	costs for an audio copy.
27		
28	FIRST ORDER OF BUSINESS	Call to Order and Roll Call
29	Mr. Leet called the meeting to order	at 6:01 p.m. and a quorum was established.
30		
31	SECOND ORDER OF BUSINESS	Audience Comments
32		a letter sent to a property owner that was previously
	•	
33	discussed and addressed parking on the ro	ads. Ms. Carol provided suggestions on how to decide
34	on the RFP for the management company.	
35		
36	THIRD ORDER OF BUSINESS	Adoption of the Agenda
37		
38	On MOTION by Mr. Leet,	seconded by Mr. Chokanis, with all in
39	favor, the agenda was adopt	ted.
40		
41	FOURTH ORDER OF BUSINESS	Private Session to Discuss the District's Security
42		System and Plan (Closed to the Public per
43		Section 286.0113(1), Florida Statutes)
44		• • •
45	Mr. Leet addressed the audience	regarding the procedure for the shade meeting and

excused all audience members at 6:07 p.m. The shade discussion began and concluded at 6:27 p.m.

46

Harmony CDD July 24, 2025

FIFTH ORDER OF BUSINESS 47 **Public Discussion on Consideration of Security** 48 **Matters and Proposals** 49 The Board tabled this item in the hope of receiving additional proposals. 50 51 SIXTH ORDER OF BUSINESS **Business Items** 52 53 A. Acceptance of Fiscal Year 2024 Audit Report 54 Mr. Leet and Mr. Perez discussed the report. 55 56 On MOTION by Mr. Leet, seconded by Ms. Phillips, with all in 57 favor, the Fiscal Year 2024 Audit Report was approved. 58 59 60 **B.** Status Update on Precision Concrete Contract 61 Mr. Perez discussed the needed adjustment for the NTE amount. 62 63 On MOTION by Mr. Leet, seconded by Mr. Chokanis, with Ms. 64 Coronel opposed, the adjustment of the NTE to \$89,775 was approved. 65 66 67 C. Discussion of Responses to Informal Request for Proposals for District 68 69 **Management Services** i. Vesta District Services 70 ii. Special District Services 71 72 iii. PFM Group Consulting 73 iv. Rizzetta & Company 74 v. Governmental Management Services 75 76 Mr. Leet discussed the quality of the scans of the proposals, noting that some were blurry. 77 Mr. Eckert spoke on the proposals and how they may tie into the field proposals, which are due 78 by July 31, 2025. Discussion ensued regarding the proposals received, as the plan was to lessen 79 the number of vendors if it would benefit the District. The Board decided that all five vendors 80 should present at the next meeting. Each company will present based on the reverse alphabetical 81 order of their names. Each presenter will have 5 minutes maximum, and the Board will have 10 82 minutes to ask questions. 83 84 D. Update on Status of Request for Proposals for Field Management and 85 Maintenance 86 The official notice was advertised on July 10, 2025. Mr. Eckert provided an update 87 regarding the Field Management requests that were sent out to companies. Each presenter will

have 5 minutes maximum, and the Board will have 10 minutes to ask questions.

88

Harmony CDD July 24, 2025

89 90 SEVENTH ORDER OF BUSINESS **Supervisor Requests** 91 Ms. Coronel brought up residents whose access cards stopped working through no fault of 92 their own and were not shut off by Inframark but were told there would be a charge to replace 93 them. Mr. Leet stated that after discussion, the Board would approve replacing the cards at no 94 charge. 95 Ms. Phillips brought up changing the Rules and Regulations for the District, noting that the 96 cost for a non-resident to use the facilities is too low and needs to be adjusted, along with other 97 items. 98 Ms. Coronel brought up a resident at 3169 Dark Sky Drive retaining counsel and 99 questioned why they had not received their deposit back. Mr. Perez informed the Board that the 100 resident did not have counsel, that the check was mailed back upon the resident's request, and that 101 their personal check was in the office for them to retrieve, as it was never deposited. He also stated 102 that this information had been previously communicated to the residents. 103 Mr. Leet discussed the District Engineer items and stated that Mr. Hamstra will have 104 information at the next meeting. 105 Mr. Chokanis spoke on the maintenance facility and inquired if the county had removed 106 the restrictions. Mr. Leet addressed this. 107 Mr. Leet discussed the community magazine and his role in writing articles. 108 109 **EIGHTH ORDER OF BUSINESS** Adjournment 110 111 112 On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in 113 favor, the meeting adjourned at 7:18 p.m. 114 115

Chairman/Vice Chairman

116117

Secretary/Assistant Secretary

MEMORANDUM Page 310

TO: Board of Supervisors, Harmony CDD

FROM: Christian Haller, Accountant
CC: Angel Montagna, District Manager

DATE: July 19, 2025

SUBJECT: June 2025 Financials

Please find the attached June 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 June is approximately 101% of the annual budget.
 - Non Ad Valorem Assessment collections are currently at 100%.
 - Garden Lot Includes lease payments for garden lot.
- Total Expenditures through June are at 59% of the annual budget.
 - ► Administrative
 - P/R-Board of Supervisors Includes payroll for meetings through June 2025.
 - ProfServ-Legal Services Kutak Rock general counsel through June 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

▶ \$423,696 fund balance.

HARMONY

Community Development District

Financial Report

June 30, 2025

Prepared by



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SUPPORTING SCHEDULES		
Non-Ad Valorem Special Assessments	S	7
Cash and Investment Report		8

HARMONY

Community Development District

Financial Statements

(Unaudited)

June 30, 2025

Balance Sheet June 30, 2025

ACCOUNT DESCRIPTION		IERAL FUND		NERAL FUND RESERVES		IES 2014 DEBT RVICE FUND		ES 2015 DEBT RVICE FUND		TOTAL
<u>ASSETS</u>										
Cash - Checking Account	\$	955,585	\$	-	\$	-	\$	-	\$	955,585
Accounts Receivable		121,575		-		-		-		121,575
Due From Other Funds		-		-		103,556		45,133		148,689
Investments:										
Money Market Account		1,235,116		423,696		-		-		1,658,812
Prepayment Account		-		-		13,227		93,927		107,154
Reserve Fund		-		-		607,313		340,000		947,313
Revenue Fund		-		-		664,215		294,209		958,424
Prepaid Items		20,550		-		-		-		20,550
TOTAL ASSETS	\$	2,332,826	\$	423,696	\$	1,388,311	\$	773,269	\$	4,918,102
LIABILITIES										_
Accounts Payable	\$	119,787	\$	_	\$	_	\$	_	\$	119,787
Due To Other Funds	Ψ	148,689	Ψ	_	Ψ	_	Ψ	_	Ψ	148,689
		1 10,000								
TOTAL LIABILITIES		268,476		-		-		-		268,476
FUND BALANCES										
Nonspendable:										
Prepaid Items		20,550		-		-		-		20,550
Restricted for:										
Debt Service		-		-		1,388,311		773,269		2,161,580
Assigned to:										
Operating Reserves		467,801		-		-		-		467,801
Unassigned:		1,575,999		423,696		-		-		1,999,695
TOTAL FUND BALANCES	\$	2,064,350	\$	423,696	\$	1,388,311	\$	773,269	\$	4,649,626
TOTAL LIABILITIES & FUND BALANCES	\$	2,332,826	\$	423,696	\$	1,388,311	\$	773,269	\$	4,918,102

Statement of Revenues, Expenditures and Changes in Fund Balances

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE	VARIANCE (\$) FAV(UNFAV)		
<u>REVENUES</u>						
Interest - Investments	\$ 30,000	\$ 22,500	\$ 25,499	\$ 2,999		
Interest - Tax Collector	-	=	5,555	5,555		
Special Assmnts- Tax Collector	2,854,048	2,854,048	2,851,754	(2,294)		
Special Assmnts- Discounts	(114,162) (114,162)	(79,518)	34,644		
Access Cards	1,200	900	610	(290)		
Insurance Reimbursements	-	-	14,419	14,419		
User Facility Revenue	600	450	-	(450)		
Garden Lot	1,200	900	1,103	203		
TOTAL REVENUES	2,772,886	2,764,636	2,819,422	54,786		
EXPENDITURES						
Administration						
P/R-Board of Supervisors	14,000	14,000	5,800	8,200		
FICA Taxes	1,071	1,071	526	545		
ProfServ-Arbitrage Rebate	1,200	1,200	600	600		
ProfServ-Dissemination Agent	1,500	1,500	2,000	(500)		
ProfServ-Engineering	70,000	52,500	39,833	12,667		
ProfServ-Legal Services	60,000	45,000	54,136	(9,136)		
ProfServ-Mgmt Consulting	73,468	55,101	53,496	1,605		
ProfServ-Property Appraiser	392	392	554	(162)		
ProfServ-Recording Secretary	4,456	3,342	-	3,342		
ProfServ-Special Assessment	9,360	9,360	9,360	-		
ProfServ-Trustee Fees	10,160	7,620	10,394	(2,774)		
Auditing Services	5,000	5,000	4,850	150		
Postage and Freight	1,000	747	165	582		
Rental - Meeting Room	7,500	5,625	3,188	2,437		
Insurance - General Liability	27,000	27,000	26,543	457		
Legal Advertising	1,200	900	536	364		
Misc-Assessment Collection Cost	57,080	57,080	55,519	1,561		
Annual District Filing Fee	175	175	175			
Total Administration	344,562	287,613	267,675	19,938		
Field						
ProfServ-Field Management	387,084	290,313	281,858	8,455		
Total Field	387,084	290,313	281,858	8,455		
Landscape Services						
Contracts-Mulch	77,347	58,014	-	58,014		
Contracts-Annuals	14,000	10,503	-	10,503		
Contracts - Landscape	746,392	559,794	538,787	21,007		
R&M-Irrigation	30,000	22,500	16,728	5,772		
R&M-Trees and Trimming	40,000	29,997	21,598	8,399		
Miscellaneous Services	50,000	37,503	36,247	1,256		
Total Landscape Services	957,739	718,311	613,360	104,951		

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

ACCOUNT DESCRIPTION	 ANNUAL ADOPTED BUDGET	YE	AR TO DATE BUDGET	YE	AR TO DATE ACTUAL	RIANCE (\$) V(UNFAV)
<u>Utilities</u>	10.000		00.050		00.040	5.004
Electricity - General	43,000		32,250		26,619	5,631
Electricity - Streetlights	139,000		104,250		92,838	11,412
Utility - Water & Sewer	 220,000		165,000		253,083	 (88,083)
Total Utilities	 402,000		301,500		372,540	 (71,040)
Operation & Maintenance						
Utility - Refuse Removal	3,500		2,628		3,335	(707)
R&M-Ponds	100,000		75,000		3,588	71,412
R&M-Pools	60,000		45,000		25,575	19,425
R&M-Roads & Alleyways	2,000		1,503		7,200	(5,697)
R&M-Streetlights	10,000		7,500		-	7,500
R&M-Vehicles	15,000		11,250		-	11,250
R&M-Equipment Boats	10,000		7,500		-	7,500
R&M-Parks & Facilities	45,000		33,750		61,001	(27,251)
R&M-Garden Lot	2,000		1,500		58	1,442
Sidewalk Panel Replacements	20,000		15,000		-	15,000
R&M-Invasive Plant Maintenance	105,000		78,750		-	78,750
Security Enhancements	6,000		4,500		4,101	399
Op Supplies - Fuel, Oil	8,000		6,000		-	6,000
Cap Outlay - Vehicles	15,000		15,000		-	15,000
Reserve - Other	280,000		-		3,969	(3,969)
Total Operation & Maintenance	681,500		304,881		108,827	196,054
TOTAL EXPENDITURES	2,772,885		1,902,618		1,644,260	258,358
Excess (deficiency) of revenues						
Over (under) expenditures	 1		862,018		1,175,162	 313,144
OTHER FINANCING SOURCES (USES)						
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)	\$	582,018	\$	822,963	\$ 240,945
FUND BALANCE, BEGINNING (OCT 1, 2024)	1,241,387		1,241,387		1,241,387	
FUND BALANCE, ENDING	\$ 961,388	\$	1,823,405	\$	2,064,350	

Statement of Revenues, Expenditures and Changes in Fund Balances

ACCOUNT DESCRIPTION	A	ANNUAL .DOPTED BUDGET	AR TO DATE	 AR TO DATE	RIANCE (\$)	
			 	 	 .(0//	
REVENUES						
Interest - Investments	\$	-	\$ -	\$ 10,800	\$ 10,800	
TOTAL REVENUES				10,800	10,800	
<u>EXPENDITURES</u>						
TOTAL EXPENDITURES		-	-	-	-	
Excess (deficiency) of revenues						
Over (under) expenditures			 	 10,800	 10,800	
OTHER FINANCING SOURCES (USES)						
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	\$ 362,999	\$ 82,999	
FUND BALANCE, BEGINNING (OCT 1, 2024)		60,697	60,697	60,697		
FUND BALANCE, ENDING	\$	340,697	\$ 340,697	\$ 423,696		

HARMONY

Statement of Revenues, Expenditures and Changes in Fund Balances

ACCOUNT DESCRIPTION		ANNUAL ADOPTED BUDGET	YE		RIANCE (\$) V(UNFAV)		
REVENUES							
Interest - Investments	\$	-	\$	-	\$ 50,138	\$	50,138
Special Assmnts- Tax Collector		1,202,792		1,202,792	1,191,968		(10,824)
Special Assmnts- Prepayment		-		-	12,130		12,130
Special Assmnts- Discounts		(48,112)		(48,112)	(33,237)		14,875
TOTAL REVENUES		1,154,680		1,154,680	1,220,999		66,319
<u>EXPENDITURES</u>							
Administration							
Misc-Assessment Collection Cost		24,056		24,056	23,206		850
Total Administration	_	24,056		24,056	23,206		850
Debt Service							
Principal Debt Retirement		760,000		760,000	755,000		5,000
Principal Prepayments		-		-	65,000		(65,000)
Interest Expense		383,712		383,712	 382,013		1,699
Total Debt Service		1,143,712		1,143,712	 1,202,013		(58,301)
TOTAL EXPENDITURES		1,167,768		1,167,768	1,225,219		(57,451)
Excess (deficiency) of revenues							•
Over (under) expenditures		(13,088)		(13,088)	 (4,220)		8,868
Net change in fund balance	\$	(13,088)	\$	(13,088)	\$ (4,220)	\$	8,868
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,392,531		1,392,531	1,392,531		
FUND BALANCE, ENDING	\$	1,379,443	\$	1,379,443	\$ 1,388,311		

Statement of Revenues, Expenditures and Changes in Fund Balances

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	AR TO DATE BUDGET	AR TO DATE ACTUAL	RIANCE (\$)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 26,388	\$ 26,388
Special Assmnts- Tax Collector	474,957	474,957	519,496	44,539
Special Assmnts- Prepayment	-	-	203,039	203,039
Special Assmnts- Discounts	(18,998)	(18,998)	(14,486)	4,512
TOTAL REVENUES	455,959	455,959	734,437	278,478
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	9,499	9,499	10,114	(615)
Total Administration	9,499	 9,499	 10,114	 (615)
Debt Service				
Principal Debt Retirement	310,000	310,000	280,000	30,000
Principal Prepayments	-	-	180,000	(180,000)
Interest Expense	 253,809	253,809	233,922	 19,887
Total Debt Service	 563,809	 563,809	 693,922	 (130,113)
TOTAL EXPENDITURES	573,308	573,308	704,036	(130,728)
Excess (deficiency) of revenues				
Over (under) expenditures	 (117,349)	 (117,349)	 30,401	 147,750
Net change in fund balance	\$ (117,349)	\$ (117,349)	\$ 30,401	\$ 147,750
FUND BALANCE, BEGINNING (OCT 1, 2024)	742,868	742,868	742,868	
FUND BALANCE, ENDING	\$ 625,519	\$ 625,519	\$ 773,269	

HARMONY

Community Development District

Supporting Schedules

June 30, 2025

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

Alloca											cati	ation by Fund			
				Discount/				Gross				Series 2015			
Date Net Amount (Penalties)					Collection Amount			General			Debt Service		Debt Service		
Received		Received		Amount		Cost		Received		Fund	Fund (1)		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	
5/12/2025	\$	142,537	\$	(4,056)	\$	2,909	\$	141,390	\$	88,361	\$	36,933	\$	16,096	
5/12/2025	\$	3,648	\$	(91)	\$	74	\$	3,631	\$	2,269	\$	949	\$	413	
6/9/2025	\$	171,716	\$	(5,104)	\$	3,504	\$	170,117	\$	106,313	\$	44,437	\$	19,367	
6/16/2025	\$	396,443	\$	(11,783)	\$	8,091	\$	392,751	\$	245,448	\$	102,591	\$	44,712	
TOTAL	\$	4,347,139	\$	127,240	\$	88,838	\$	4,563,219	\$	2,851,755	\$	1,191,968	\$	519,496	

Collected in % 100.00%

TOTAL OUTSTANDING	\$ - \$	- \$	- \$	-

Note (1): Variance between budget and assessment levy is due to prepayments received during the budget process.

Cash and Investment Report

June 30, 2025

General	l Euma	ı
CHIELA		

	Account Name	Bank Name	Investment Type	<u>Maturity</u>	Yield	<u>Balance</u>
	Checking Account- Operating	Bank United	Checking Account	n/a	0.00%	\$955,585
	Money Market Account	Bank United	Money Market Account	n/a	3.99%	\$1,235,116
Reserve Fund						
	Money Market Account	Bank United	Money Market Account	n/a	3.99%	\$423,696
					Subtotal	\$2,614,397

Debt Service Funds

Account Name	Bank Name	Investment Type	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2014 Prepayment Fund	US Bank	US Bank Gcts	n/a	4.25%	\$13,227
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%	\$664,215
Series 2015 Prepayment Fund	US Bank	US Bank Gcts	n/a	4.25%	\$93,927
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%	\$294,209
				Subtotal	\$2,012,891
				Total	\$4,627,288

HARMONY COMMUNITY DEVELOPMENT DISTRICT Invoice Report

INVOICE APPROVAL # 302

Date: 7/18/2025

	<u> </u>	 	Т	
Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount	Total
ATLANTIC PIPER SERVICE	22867	R	2,270.00	
		Vendor Total		\$2,270.00
CHARTER COMMUNICATIONS - ACH	199751806285 199750006025	R R	120.00 133.98	
		Vendor Total		\$253.98
ELAN FINANCIAL SERVICES	052325-01777	R	4,250.85	
		Vendor Total		\$4,250.85
FAR OUT SOLUTIONS LLC	123166 126443	R R	51.80 51.80	
		Vendor Total		\$103.60
HARMONY CDD/US BANK	061125-203 061125-204 070825203 070825-204	R R R	83,039.53 36,191.11 103,555.80 45,132.74	
	0.0020 20.	Vendor Total	,	\$267,919.18
INFRAMARK	151836 153032	R R	76.56 37,261.51	
		Vendor Total		\$37,338.07
KUTAK ROCK LLP	3583527 3583532	R R	573.50 3,603.51	
		Vendor Total		\$4,177.01
ORLANDO UTILITIES COMMISSION		R	13,227.49	
ONLANDO OTILITIZO COMMISCION		Vendor Total	10,227.40	\$13,227.49
OSCEOLA NEWS-GEZETTE	F7BA084D-0106	R	75.14	
	F7BA084D-0107	R	73.95	
	F7BA084D-0108	R R	59.71 99.84	
	F7BA084D-0110 F7BA084D-0112	R R	99.84 87.85	
		Vendor Total		\$396.49
PEGASUS	227947	R	4,480.30	
		Vendor Total		\$4,480.30

HARMONY COMMUNITY DEVELOPMENT DISTRICT Invoice Report

INVOICE APPROVAL # 302

Date: 7/18/2025

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount	Total
SPIES COMMERCIAL POOL EXPERTS	318250	R	495.00	
		Vendor Total		\$495.00
SU MESA CAFÉ	4	R	537.50	
		Vendor Total		\$537.50
TOHO WATER AUTHORITY - ACH	062025-8389	R	29,219.04	***
		Vendor Total		\$29,219.04
UNITED LAND SERVICES	156171 156185 157818 158479	R R R R	965.00 2,233.96 1,075.00 60,782.66	
		Vendor Total		\$65,056.62
US BANK	7799833	R	4,970.63	
		Vendor Total		\$4,970.63
WASTE CONNECTIONS OF FLORIDA	155485W460	R	426.54	
		Vendor Total	3.0	\$426.54

Total Invoices \$ 435,122.30



Atlantic Pipe Services 1420 Martin Luther King Jr Blvd Sanford, FL 32771

INVOICE

Bill To:

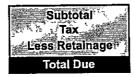
PEGASUS ENGINEERING 301 West State Road 434 Winter Springs, FL 32708 Service Location:

Harmony CDD 3402 Feathergrass Ct Harmony, FL 34773

WO#	Quote ID	Service Site	PO	Invoice#	Invoice Date	Due Date	Terms
4330	7942	231425		22867	06/26/25	07/26/25	Net 30

Description	Quantity	Unit Price	UM	Total
Vac Truck Hourly (6 Hour Min)	6,00	295.00	HRS	1,770.00
Water Meter Acquisition	1.00	350.00	EA	350.00
Fuel Recovery - Vac Truck (Per Mobilization)	1.00	150.00	EA	150.00

Work Description: Work Date - 6/26



2,270.00 0.00 0.00 2,270.00

Make all checks payable to Atlantic Pipe Services, LLC or you may pay by Credit Card. We accept all major credit cards (some fees may apply). If you have any questions concerning this invoice, contact Accounts Receivable at (407)792-1360 X 304 or AR@atlanticpipe.us

Auto Pay Notice

June 28, 2025

Invoice Number: Account Number:

1997518062825 8337 10 022 1997518

Security Code:

5311

Service At:

7124 HARMONY SQUARE DR S SAINT CLOUD FL 34773

NEWS AND INFORMATION

Contact Us

Visit us at SpectrumBusiness net Or, call us at 855-252-0675

Summary Service from 06/28/25 through 07 details on following pages	7/27/25
Previous Balance	120.00
Payments Received -Thank You!	-120.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	120.00
Other Charges	0.00
Current Charges YOUR AUTO PAY WILL BE PROCESSED 07/	\$120.00 15/25
Total Due by Auto Pay	\$120.00

Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652 8683 2390 NO RP 28 06292025 NNNNNNNN 01 001979 0008

HARMONY COMMUNITY DEVELOPMENT 11555 HERON BAY BLVD STE 210 CORAL SPRINGS FL 33076-3360

դվրվիերդվերի արժակավիակեն վարելիկի

June 28, 2025

HARMONY COMMUNITY

Invoice Number:

1997518062825 Account Number: 8337 10 022 1997518

Service At:

7124 HARMONY SQUARE DR S

SAINT CLOUD FL 34773

Total Due by Auto Pay

\$120.00

CHARTER COMMUNICATIONS PO BOX 7186 PASADENA CA 91109-7186 ահակարվայիակարարաբերայարկայանունի Page 2 of 4

June 28, 2025

HARMONY COMMUNITY DEVELOPMENT

Invoice Number Account Number Security Code: 1997518062825 8337 10 022 1997518

5311



Contact Us

Visit us at SpectrumBusiness net Or, call us at 855-252-0675

9633 2390 NO RP 28 06292025 NANNANNIN 01 001979 0008

 Charge Details

 Previous Balance
 120,00

 EFT Payment
 06/15
 -120,00

 Remaining Balance
 30,00

Payments received after 06/28/25 will appear on your next bill. Service from 06/28/25 through 07/27/25

Spectrum Business Internet	100.00
Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
	\$120.00
Spectrum Business (* Internet Total	\$120.00

Other Charges					
Payment Processing	5.00				
Auto Pay Discount	-5.00				
Other Charges Total	10 00				
Current Charges	\$120.00				
Total Due by Auto Pay	\$120.00				

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.) These taxes and fees may change without notice. Visit spectrum net taxes and fees information.

Spectrum Terms and Conditions of Service – In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum convipolicies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or refurned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashler's check or money order.

Billing Practices - Spectrum Business mails monthly, itemized involces for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Continued on the next page

Visit Spectrum convatores for store locations. For questions or concerns, visit Spectrum net/support



For questions or concerns, please call 1-866-519-1263





Auto Pay Notice

Spectrum BUSINESS'

June 6, 2025

Invoice Number: Account Number: 1997500060625 8337 10 022 1997500

Security Code: Service At: 1519 7255 FIVE OAKS DR

SAINT CLOUD FL 34773-6045

NEWS AND INFORMATION

Contact Us

Visit us at SpectrumBusiness net Or, call us at 855-252-0675

Summary Service from 06/06/25 through details on following pages	07/05/25
Previous Balance	133.98
Payments Received -Thank You!	-133,98
Remaining Balance	\$0.00
Spectrum Business™ Internet	133.98
Other Charges	0.00
Current Charges	\$133,98
YOUR AUTO PAY WILL BE PROCESSED O	06/23/25
Total Due by Auto Pay	\$133.98

Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652 8833 2390 NO RP 06 08072025 NNNNNNNN 01 001864 0007

HARMONY COMMUNITY DEVELOPMENT 11555 HERON BAY BLVD # 210 CORAL SPRINGS FL 33076-3360

նրիցունավիրկերության արդարականի արդանի արդանականի իրկեր

June 6, 2025

HARMONY COMMUNITY

Invoice Number: 1997500060625 Account Number: 8337 10 022 1997500 Service At: 7255 FIVE OAKS DR

SAINT CLOUD FL 34773-6045

Total Due by Auto Pay

\$133.98

 Page 2 of 2

June 6, 2025

HARMONY COMMUNITY DEVELOPMENT

Invoice Number: Account Number: Security Code 1997500060625 8337 10 022 1997500

1519



Contact Us

Visit us at SpectrumBusiness net Or, call us at 855-252-0675

6633 2390 NO RP 06 06072025 MINNKNNNN Q1 001964 0007

Charge Details		
Previous Balance		133.98
EFT Payment	05/23	-133.98
Remaining Balance		\$6.00

Payments received after 06/06/25 will appear on your next bill. Service from 06/06/25 through 07/05/25

Spectrum Business™ Internet	
Modem	4.00
Business Internet 100Mx10M	119,99
5 Static IP Addresses	9.99
	\$133.98
Spattrum Business I Internet Total	\$133.98
Other Charges	
Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00
Gurrent Charges	\$133,98
Total Due by Auto Pay	\$133.98

Billing Information

Tax and Fees – This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum mentaxes and fees information.

Spectrum Terms and Conditions of Service – In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month. Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

Billing Practices - Spectrum Business mails monthly, itemized involces for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Visit Spectrum convistores for store locations. For questions or concerns, visit Spectrum nel/support



For questions of concerns, please call 1-866-619-1263.





■ BankUnited



May 2025 Statement

Open Date: 04/24/2025 Closing Date: 05/23/2025

Visa® Community Card

HARMONY CDD (CPN 002252738)

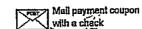
New Balance	\$4,250.85cR
Minimum Payment Due	\$0.00
Minimum Payment Due Payment Due Date	06/22/2025
All States	

Late Payment Warning: As a reminder, your card is a pay in full product. If we do not receive your payment in full by the date listed above, a fee of either 3.00% of the payment due or \$39.00 minimum, whichever is greater, will apply. Page 1 of 3 Account: 4798 5100 7091 1777

Elan Financial 1-866-552-8855 Services BUS 30 ELN 15

Activity Summar	У	
Previous Balance	+	\$5,254.06
Payments	-	\$13,859.03cR
Other Credits	-	\$39,98cr
Purchases	4	\$4,394.10
Balance Transfers		\$0,00
Advances		\$9.00:
Other Debits		\$0.00
Fees Charged		\$0.00
Interest Charged		\$0.00
New Balance	=	\$4,250.85CR
Past Due		\$0.00
Minimum Payment I	Due	\$0.00
Credit Line		\$10,000,00
Available Credit		\$14,250,85
Days in Billing Period		30

Payment, Options:,



Pay online at

Pay by phone 1-866-552-8855

No payment is required.

CPN 002252738



24-Hour Elan Financial Services: 1-866-552-8855

to pay by phone to change your address

000019551 MUSB20DD052425076691 01 00000000 019644 002

Credit Balance

Account Number:

4798 5100 7091 1777

Your account has a credit balance of \$4,250.85.

Please DO NOT SEND a payment for this amount.

BankUnited

Transactions

May 2025 Statement 04/24/2025 - 05/23/2025 HARMONY CDD (CPN 002252738)

Page 3 of 3

Elan Financial Services

1-866-552-8855

Transac	tions	} P/	ABOŅ,JOSĘ	3	.	هر	<u>ရှိ</u>		A	: Credit Limi	\$10000
Post Date	Trans Date	Ref#	Transaction l	Desci	riptic	n				Amount	Notation
05/21	05/20	4201	TRACTOR-SL	IPPL)	y-co	#050	ST. CLOUE)	FL.	\$129.98	
05/21	05/20	8866	DKS IM SERV Total for Acco			-	45-0023 CA 5863 7065			\$43.95 \$4,354.12	

Post Date	Trans Date	Ref#	Transaction Description	Amount Notation
Ţ			Payments and Other Credits	
05/20	05/20	ET	PAYMENT THANK YOU	\$8,644.95cR
05/22	05/22		PAYMENT THANK YOU	\$5,214.08cR
			Total for Account 4798 5100 7091 1777	\$13,859.03CR

2025 Totals Year-to-Date	1 + 1 5	4 7 7	,
Total Fees Charged in 2025 Total Interest Charged in 2025	\$0.00 \$0.00		

Interest Charge Calculation

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

FBILLING ACCOUNT ACTIVITY

^{**}APR for current and future transactions.

Balance Type	Balance By Type	Balance Subject to Interest Rate	Variable	Interest Charge	Annual Percentage Rate	Expires with Statement
**BALANCE TRANSFER	\$0.00	\$0,00		\$0.00	0.00%	
**PURCHASES	\$0.00	\$0.00		\$0.00	0.00%	
**ADVANCES	\$0.00	\$0.00		\$0.00	0.00%	
.121,110=0	****			==		
				a 15	ь	

Contact Us

Phone

Questions

Mail payment coupon with a check

Online

Voice: TDD:

Fax:

1-866-552-8855 1-888-352-6455 1-866-807-9053 Elan Financial Services

P.O. Box 6353 Fargo, ND 58125-6353 Elan Financial Services P.O. Box 790408

St. Louis, MO 63179-0408

myaccountaccess.com

■ BankUnited



May 2025 Statement 04/24/2025 - 05/23/2025 HARMONY CDD (CPN 002252738)

Elan Financial Services

Page 2 of 3 1-866-552-8855

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important Messages

Paying Interest: You have a 24 to 30 day interest-free period for Purchases provided you have paid your previous balance in full by the Payment Due Date shown on your monthly Account statement. In order to avoid additional INTEREST CHARGES on Purchases, you must pay your new balance in full by the Payment Due Date shown on the front of your monthly Account statement.

There is no interest-free period for transactions that post to the Account as Advances or Balance Transfers except as provided in any Offer Materials. Those transactions are subject to interest from the date they post to the Account until the date they are paid in full.

Your account has a credit balance. We can hold and apply this balance against future purchases and cash advances, or refund it. If you would like a check mailed to you in the amount of the credit balance, simply call us and speak to a representative.

Transac	tions	PA	ABON JOSE	Credit Limi	\$10000
Post Date	Trans Date	Ref#	Transaction Description	Amount	Notation
	*,		. Other Credits		<u> </u>
05/06	05/05	3664	AMAZON MKTPLACE PMTS Amzn.com/blii WA MERCHANDISE/SERVICE RETURN	\$39.98cR	
			Purchases and Other Debits		لنرحب
04/24	04/23	7576	FENCE DIRECT ORLANDO FL	\$879.24	
04/25	04/23	0712	THE HOME DEPOT #6350 ST CLOUD FL	\$52,62	
04/25	04/24	2282	AMAZON MKTPL*EA8DS7RG3 Amzn.com/bill WA	\$64.49	
04/28	04/26	1701	AMAZON RETA* X50K78OF3 WWW.AMAZON.CO WA	\$25.84	
04/29	04/28	1985	AMAZON MKTPL*WJ5FU9FC3 Amzn.com/bill WA	\$25.49	
05/01	04/30	4009	AT TRAILER CENTER SAINT CLOUD FL	\$27.48	
05/02	05/01	9344	AMAZON MKTPL*NB81169G2 Amzn.com/bill WA	\$54.10	
05/05	05/01	0173	THE HOME DEPOT #6350 ST CLOUD FL	\$641.86	
05/05	05/02	3211	AMAZON MKTPL*NI5CW2CA2 Amzn.com/bill WA	\$65.76	
05/06	05/05	4347	AMAZON MKTPL*NB5EA2VS1 Am2n.com/bill WA	\$39.98	
05/07	05/06	3456	RENTAL WORLD OF ST. CL SAINT CLOUD FL	\$240.00	
05/07	05/06	3464	RENTAL WORLD OF ST. CL SAINT CLOUD FL	\$88,00	
05/07	05/06	3707	AMAZON MKTPL*NI0Y23652 Amzn.com/bill WA	\$150,00	
05/09	05/08	8883	D'S ACE HARDWARE ST. CLOUD FL	\$43,98	
05/12	05/09	7419	WAL-MART #1086 SAINT CLOUD FL	\$235,03	
05/12	05/09	5075	AT TRAILER CENTER SAINT CLOUD FL	\$40.76	
05/13	05/12	1502	AMAZON MKTPL*NI2OV3SZ0 Amzn.com/bill WA	\$239.00	——
05/13	05/12	1915	RENTAL WORLD OF ST. CL SAINT CLOUD FL	\$79.28	
05/14	05/13	4859	AMAZON PRIME*NI0SR9KD1 Amzn.com/bili WA	\$14.99	
05/15	05/14	5419	AT TRAILER CENTER SAINT CLOUD FL	\$47.85	
05/15	05/14	5984	AMAZON MKTPL*NZ6J64O72 Amzn.com/bili WA	\$21.99	/
05/16	05/14	4272	THE HOME DEPOT #6350 ST CLOUD FL	\$46.53	/
05/16	05/14	4549	THE HOME DEPOT 6350 SAINT CLOUD FL	\$236.77	/
05/19	05/16	7297	WAL-MART #1086 SAINT CLOUD FL	\$10.92	-/j
05/19	05/16	8438	THE HOME DEPOT #6350 ST CLOUD FL	\$58.91	
05/20	05/19	9935	FENCE DIRECT ORLANDO FL Continued on Next Page	\$789,30	

Fence Direct

9867 S Orange Blossom Trl Ste 101 Orlando, FL 32837 4078575770 info@fencedirectfl.com www.fencedirectfl.com



INVOICE

BILLTO

Harmony CDD (602) 641-1155

SHIP TO

Harmony CDD (602) 641-1155

INVOICE# 369918

DATE 04/23/2025

DUE DATE 05/23/2025

TERMS Net 30

SALES REP

Gabriela Rodriguez

	DESCRIPTION	OTY	RATE	AMOUNT
809048	4' x 50' Roll Black Commercial Chain Link Wire 9GA	2	224.00	448.00
850158	1 5/8" Black Sleeve	20	8:00	160.00
854158	1 5/8" Black Rail End	8	3.95	31.60
855200	Black Commercial Alum Tie 9GA (100 pcs. per bag)	1	22.49	22.49
856100	Black Alum Hog Ring (100 pcs. per bag)	1	12.00	12.00
757123	1/2" x 3" Bolt & Nut	20	0.89	17.80
· · · · · · · · · · · · · · · · · · ·	1000' Black Bottom Tension Wire 9G	1	150.00	150.00
85620 9 852158	1 5/8" Black Tension Band	15	2.49	37.35
চিত্ৰ প্ৰায়ণ কৰিব সামান্ত কৰিব প্ৰায়ণ কৰিব বিশ্ব কৰিব কৰিব কৰিব কৰিব কৰিব কৰিব কৰিব কৰি	SUBTOTAL	g ag it fan de gering de steer gegen fan de gegen fan de	***************************************	879.24
	TAX			0.00
(T	TOTAL			879.24
Pay invoice	PAYMENT			879.24
	BALANCE DUE			\$0.00



Final Details for Order #114-0488066-9160200

Print this page for your records.

Order Placed: April 23, 2025

Amazon.com order number: 114-0488066-9160200

Order Total: \$64.49

Shipped on April 24, 2025

Items Ordered Price

1 of: LEONLITE 30W LED Bullet Flood Light, 4000LM 5000K Daylight, 22°Focused Flag Pole Light with \$64.49 Knuckle Mount, Weatherproof, 120-277V Commercial Landscape Light, UL-Listed

Sold by: Torchstar (seller profile)

Supplied by: Torchstar (seller profile)

Condition: New

Shipping Address:

Raul Pabon 110 LAKEVIEW DR APT 315 KISSIMMEE, FL 34741-5849 United States

Shipping Speed:

FREE Prime Delivery

Pa	yment information	
Payment Method:	Item(s) Subtotal:	\$64.49
Visa ending in 7065	Shipping & Handling:	\$0.00
Billing address	Total before tax:	\$64.49
Raul Pabon	Estimated tax to be collected:	\$0.00
110 LAKEVIEW DR APT 315		
KISSIMMEE, FL 34741-5849	Grand Total:	\$64.49
United States		
Credit Card transactions	Visa ending in 7065: April 24, 2025:	\$64.49

To view the status of your order, return to Order Summary.

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Final Details for Order #114-1816720-0645825

Print this page for your records.

Order Placed: April 26, 2025

Amazon.com order number: 114-1816720-0645825

Order Total: \$25.84

Shipped on April 26, 2025

Items Ordered

1 of: Amazon Basics 100-Pack AA Alkaline High-Performance Batteries, 1.5 Volt, 10-Year Shelf Life \$25.84

Sold by: Amazon.com Services, Inc

Supplied by: Other

Condition: New

Shipping Address:

Raul Pabon 110 LAKEVIEW DR APT 315 KISSIMMEE, FL 34741-5849 United States

Shipping Speed:

Rush Shipping

Pa	yment information	
Payment Method:	Item(s) Subtotal:	\$25.84
Visa ending in 7065	Shipping & Handling:	\$2.99
	Free Shipping:	-\$2.99
Billing address		
Raul Pabon	Total before tax:	\$25.84
110 LAKEVIEW DR APT 315	Estimated tax to be collected:	\$0.00
KISSIMMEE, FL 34741-5849		
United States	Grand Total:	\$25.84
Credit Card transactions	Visa ending in 7065: April 26, 2025:	\$25.84

To view the status of your order, return to Order Summary.

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Price



Final Details for Order #114-7415986-6254668

Print this page for your records.

Order Placed: April 27, 2025

Amazon.com order number: 114-7415986-6254668

Order Total: \$25.49

Shipped on April 28, 2025

Items Ordered

Price

1 of: GRONGU MKP-32 Trolling Motor Propeller Replacement for Minn Kota Weedless Wedge 2 Prop \$25.49 #1865017#2091160, Weedless Wedge Prop Fits 3-5/8" Motor Diameters, Trolling Motor Replacement

Parts

Sold by: mengfanli (seller profile)

Supplied by: Other

Condition: New

Shipping Address:

Raul Pabon 110 LAKEVIEW DR APT 315 KISSIMMEE, FL 34741-5849 United States

Shipping Speed:

FREE Prime Delivery

Pa	yment information	-
Payment Method:	Item(s) Subtotal:	\$25.49
Visa ending in 7065	Shipping & Handling:	\$0.00
Billing address	Total before tax:	\$25.49
Raul Pabon	Estimated tax to be collected:	\$0.00
110 LAKEVIEW DR APT 315		
KISSIMMEE, FL 34741-5849	Grand Total:	\$25.49
United States		
Credit Card transactions	Visa ending in 7065: April 28, 2025:	\$25.49

To view the status of your order, return to Order Summary.











Final Details for Order #114-5917975-7172246

Print this page for your records.

Order Placed: April 30, 2025

Amazon.com order number: 114-5917975-7172246

Order Total: \$54.10

Shipped on April 30, 2025

Items Ordered

1 of: Urinal Screen Deodorizer (50 Pack) - Urinal Cakes - Pads Fresh 3d Wave Anti-Splash - Odor
Protection for Toilets in Bathroom Restaurant Office Stadium School with Free Gloves and Free 2pcs

Urinal Pads

Sold by: Fincci US (seller profile)

Supplied by: Fincci US (seller profile)

Condition: New

Shipping Address:

Raul Pabon 110 LAKEVIEW DR APT 315 KISSIMMEE, FL 34741-5849 United States

Shipping Speed:

Rush Shipping

Payment information	
Item(s) Subtotal:	\$58.10
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
Your Coupon Savings:	-\$4.00
Total before tax:	\$54.10
Estimated tax to be collected:	\$0.00
Grand Total:	\$54.10
Visa ending in 7065: April 30, 2025:	\$54.10
	Item(s) Subtotal: Shipping & Handling: Free Shipping: Your Coupon Savings: Total before tax: Estimated tax to be collected: Grand Total:

To view the status of your order, return to Order Summary.

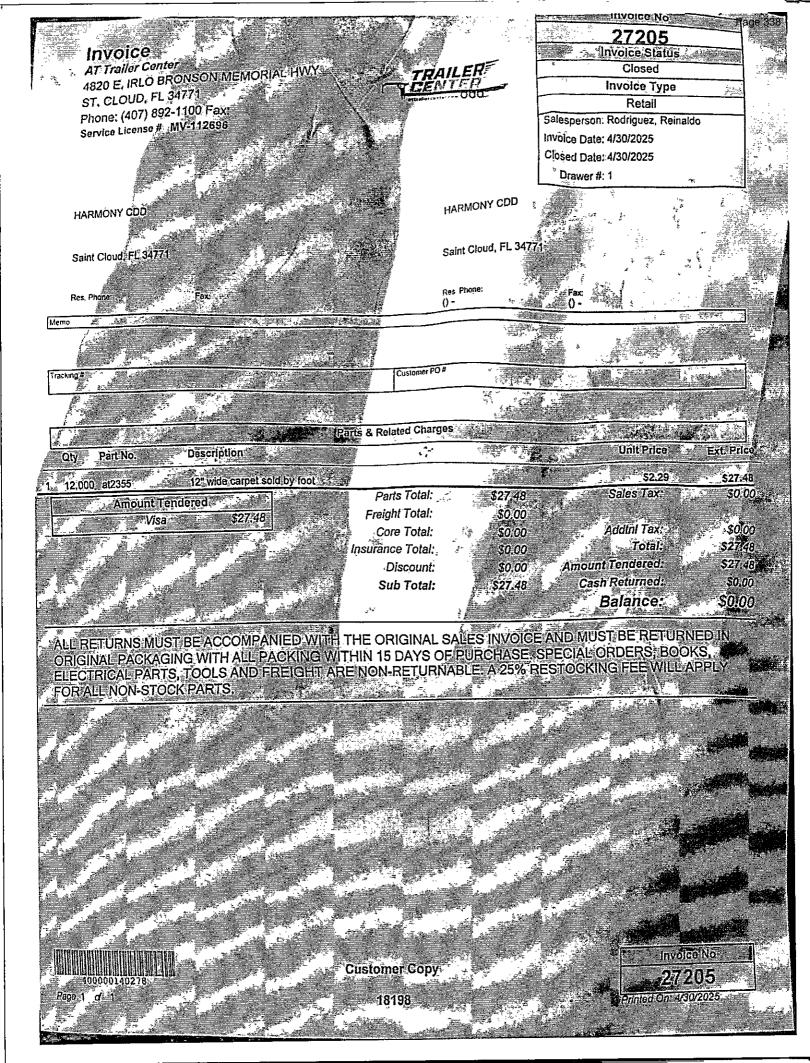








Price





4560 13TH STREET ST CLOUD, FL 34769 (407)498-0606

6350 00090 44124 05/01/25 10:23 AM

KEYTAG# 304077368

ORDER ID: H6350-365526

RECALL AMOUNT 641.86

 SUBTOTAL
 641.86

 SALES TAX
 0.00

 TOTAL
 \$641.86

XXXXXXXXXXX7065 VISA

USD\$ 641.86

AUTH CODE 901022/0902116

AID A000000031010 VISA CREDIT

PRO XTRA MEMBER STATEMENT

KEYTAG# 304077368
PRO XTRA ###-###-7723 SUMMARY
THIS RECEIPT PO/JOB NAME: Harmony CDD

PRO XTRA SPEND THIS VISIT: \$641.86

2025 PRO XTRA SPEND 04/30: \$5,092.05

Get the CREDIT LINE your business needs PLUS earn Perks 4X FASTER when you join Pro Xtra, register, & use your Pro Xtra Credit Card. Apply and SAVE UP TO \$100. Learn more at homedepot.com/credit





Final Details for Order #114-9341289-8899449

Print this page for your records.

Order Placed: April 30, 2025

Amazon.com order number: 114-9341289-8899449

Order Total: \$65.76

Shipped on May 2, 2025

Items Ordered

Price

2 of: YEHERIT Boat Trailer Rollers with 8" Brackets Keel Roller Assembly Kit Boat Trailer Roller Galvanized Steel

\$32.88

Sold by: YEHERIT AUTO PARTS (seller profile)

Supplied by: YEHERIT AUTO PARTS (seller profile)

Condition: New

Shipping Address:

Raul Pabon 110 LAKEVIEW DR APT 315 KISSIMMEE, FL 34741-5849 United States

Shipping Speed:

Payment Method:

Delivery in fewer trips to your address

Payment information

Item(s) Subtotal:

Shipping & Handling: \$0.00

Visa ending in 7065

\$65.76 Total before tax:

Billing address Estimated tax to be collected: \$0.00 Raul Pabon ____ 110 LAKEVIEW DR APT 315

Grand Total: \$65.76

\$65.76

KISSIMMEE, FL 34741-5849 United States

\$65.76 Visa ending in 7065: May 2, 2025: **Credit Card transactions**

To view the status of your order, return to Order Summary.











Final Details for Order #114-8690003-4748217

Print this page for your records.

Order Placed: May 5, 2025

Amazon.com order number: 114-8690003-4748217

Order Total: \$39.98

Shipped on May 5, 2025

Items Ordered

1 of: Minn Kota Mkp-37 Replacement Power Prop

Sold by: Triplenet Pricing INC (seller profile)

Supplied by: Other

Condition: New

Shipping Address:

Raul Pabon 110 LAKEVIEW DR APT 315 KISSIMMEE, FL 34741-5849

United States

Shipping Speed:

Two-Day Shipping

Payment information

Payment Method:

Item(s) Subtotal: \$39.98

Shipping & Handling:

\$0.00

Price

\$39.98

Billing address

Visa ending in 7065

Total before tax:

\$39.98

Raul Pabon 110 LAKEVIEW DR APT 315 Estimated tax to be collected:

\$0.00

KISSIMMEE, FL 34741-5849

Grand Total:

\$39.98

United States

Credit Card transactions Visa ending in 7065: May 5, 2025:

\$39.98

To view the status of your order, return to Order Summary.

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240.00

Rental World Of St. Cloud, Inc. 312 East 13TH Street St. Cloud, FL 34769 (407)957-3111



312 E 13th St. - St. Cloud, FL 34769 407-957-3111

> www.rentalworldfl.com rentalworld@earlthlink.net

* Ticket# " Delivery Location: Rented To: CONTRACT Harmony Community Dev. Dist Con# 443210 210 N University Dr Suite 702 Loc 200 Coral Springs FL 33071

PO/Job Harmony Community Dev. Dist Ordered by: Phone:

H (689) 272-7723 0 (954) 753-5841

05/06/25 9:09 AM Delivery/Out:

05/08/25 9:09 AM JV Pick-up/In:

Total 4 Week Day Description 4 Hour Qty item

Tilt Trailer, Equipment 7X20 Metal Tilt 4820-2036 1440.00 \$120.00/D Model #: DTE8220GVTSD Serial #: 1XNBC2027P3099171

---- Payments -----

******** Credit Card Payments ********

VI Card #: XXXXXXXXXXXXX7065 Type: SALE 05/06/25 9:18 AM APPROVAL#: 806081

AMOUNT - 240.00 Sales & Service

Sales & Service

HOURS OF OPERATION 7:30AM to 5:30PM M-F 8:00AM to 5:00PM SAT **CLOSED SUNDAY**

The undersigned, Lessoe, hereby acknowledges receipt of above mentioned items rented this date from RENTAL WORLD OF ST. CLOUD, INC. at the rentel rate indicated, subject to all Terms and Conditions of Contract Agreement stated on the reverse side hereof and for the period as shown under Date and Time Due in. By Signing bolow, I authorize RENTAL WORLD OF ST. CLOUD, INC. to make appropriate charges to my credit cord.

Rentals	240.00
Sales	0.00
Delivery/Other	0.00
Damage Waiver	0.00
Env. Charges	0.00
Sales Tax	0.00
Total	240.00
Total Paid	240,00
Est Amount Due	0.00

Customer Signature

• To avoid overtime charge - maximum use is 8 hours per rental day.
• Customer is responsible for theft of equipment

ustomer is responsible for checking water and oil.

We charge for ALL TIME OUT including Sundays and Holidays.
Cleaning charge is made on items retugned and items retugned and items retugned and items are the country of the country.

Equipment is not considered returned until checked in at counter.

Final Details for Order #114-4674157-4513847

Print this page for your records.

Order Placed: May 6, 2025

Amazon.com order number: 114-4674157-4513847

Order Total: \$150.00

Shipped on May 6, 2025

Items Ordered

Price \$30.00

5 of: 25W LED Bullet Flood Light,3375 Lumens 3CCT Switch & Knuckle Mount 120-277V Dimmable Commercial Outdoor IP65 LED Landscape, 40° Beam Angle, 25W/20W/13W Changeable with photocell UL&cUL Listed, 1 Pack

Sold by: LED Energy+ (seller profile)

Supplied by: Other

Condition: New

Shipping Address:

Raul Pabon 110 LAKEVIEW DR APT 315 KISSIMMEE, FL 34741-5849 United States

Shipping Speed:

FREE Prime Delivery

Pay	yment information	
Payment Method:	Item(s) Subtotal:	\$150.00
Visa ending in 7065	Shipping & Handling:	\$0.00
Billing address	Total before tax:	\$150.00
Raul Pabon	Estimated tax to be collected:	\$0.00
110 LAKEVIEW DR APT 315		
KISSIMMEE, FL 34741-5849	Grand Total:	\$150.00
United States		

To view the status of your order, return to Order Summary.



Credit Card transactions





Visa ending in 7065: May 6, 2025:



\$150.00

1.0

14 1 2 1

WM Supercenter 407-957-1300 Mgr:ROCIO 4400 13TH ST SAINT CLOUD FL 34769 ST# 01086 OP# 000118 TE# 90 TR# 06419 ******************* TAX EXEMPT SALE ****************** FL BATRY FEE 007874230397 1.50 T CORE CHARGE 060538898893 081784401307 12.00 20 TOW STRP 081784401307 BATTERY CHAR 081463201405 419.40 X 37.37 X ** VOIDED ENTRY ** CORE CHARGE GV 40PK 060538898893 12.00-T 007874227909 F 5.64 R 5.64 R GV 40PK 007874227909 F 007874227909 F GV 40PK 5.64 R SUBTOTAL 235.03 REASON: GOVERNMENT Tax ID: 858012693872C9 GOVERNMENT (5) 9112/ ĞÖVERNMENT, LOCAL

Single Purchase Exemption Consumer's Certificate of Exemption DR-14 🔧 Issued Pursuantato Chapter 212, Florida Status Certificate Number: 85801269387209 Expiration Date: This Certifies that: HARMONY COMMUNITY DEVELOPEMENT DISTRIC 210 N UNIVERSITY DR STE 702 CORAL SPRINGS 33071 is exempt from the payment of Florida sales and use tax on real property rented, transient rental property rented, tangible personal property purchased or rented, or services

******************* EXEMPT SALE ************ 05/09/25

09:19:06

* *

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egalo de Walmart, de $100, se ila de 1869 de 1
       eb egjefrat 03V asil eb anu o 00012 eb framlaW
       podra gant inn de las 5 tarletas de regalo de
    Diganos acerca de su visita a Walmart noy y ustad
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   Fremisw 0012 087 to 1 to abrea the tramiaw coors
   a joir niw blucs your brak shot sleiv ruov suode au lief
      How was your experience?
     milital de
                                                                                                             UQY NNAHT
      official rules, Survey must be taken within ONE week
  Sweepstakes period ends on the date outlined in the
     legal residentiof the 50 US, DC, or PRifo enter. To enter
hitp://www.survey.walmart.com? ##
61.30% of 190 190 190 100
No purchase necessiry! Must be 18,00 older and a
                                   regalo de Walmart de $100.
    Give us feedback & survey walmart.com
Thank you! ID #:7VPB5CCRRDN Walmart > <
                                                                                                                              WM Supercenter
407-957-1300 Mgr:ROCIO
4400 13TH SI
SAINT CLOUD FL 34769
ST# 01086 OP# 000118 TE# 90 TR# 06419
# ITEMS SOLD 7
TC# 6999 4686 2819 1045 7780 7
     159.84 0
1.50 0
12.00 0
19.40 0
37.37 0
                                                                                                            12.00-0
5.64 0
5.64 0
5.64 0
235.03
235.03
235.03
7065 I 2
        5/09/25 CHANGE DUE
***CUSTOMER COPY***
                                                                                                                      0.00
                     Get free deliver
                                                             Get free delivery
                      Scan for 30-day free trial.
                                      05/09/25 09:19:01
```

Invoice

AT Trailer Center

4820 E. IRLO BRONSON MEMORIAL HWY

ST. CLOUD, FL 34771

Phone: (407) 892-1100 Fax: Service License # MV-112696



Invoice No

27715

Invoice Status

Closed

Invoice Type

Retail

Salesperson: Rodriguez, Reinaldo
Invoice Date: 5/9/2025

HARMONY CDD

HARMONY CDD

Saint Cloud, FL 34771

Saint Cloud, FL 34771

Res. Phone (407) 566-1935

at a Mar

Fax

Res. Phone. (407) 566-1935

Fax

Closed Date: 5/9/2025 Drawer #: 1

Memo;

Tracking #

Customer PO #

		4 8 3 1		Parts & Related Charges			
_	Qty	Part No.	Description			Unit Price	Ext. Price
	11.000	at2355	12" wide carpet sold by fo	ot		\$2.29	\$25.19
	1.000	AT2599	WINCH STRAP, WINCH 2 HOOK, 3K CAP	2" X 16' W/SNAP		\$15.57	\$15.57
		Amount T	Cendered	Parts Total:	\$40.76	Sales Tax:	\$0.00
	-	Visa		Freight Total:	\$0.00		
				Core Total:	\$0.00	Addtnl Tax:	\$0.00
		-007		Insurance Total:	\$0.00	Total:	\$40.76
	10	-		Discount:	\$0.00	Amount Tendered;	\$40.76
	0.00	-		Sub Total:	\$40.76	Cash Returned:	\$0.00
						Balance:	\$0.00

ALL RETURNS MUST BE ACCOMPANIED WITH THE ORIGINAL SALES INVOICE AND MUST BE RETURNED IN ORIGINAL PACKAGING WITH ALL PACKING WITHIN 15 DAYS OF PURCHASE. SPECIAL ORDERS, BOOKS, ELECTRICAL PARTS, TOOLS AND FREIGHT ARE NON-RETURNABLE. A 25% RESTOCKING FEE WILL APPLY FOR ALL NON-STOCK PARTS.



Page 1 d 1

Customer Copy

18672

27715

Printed On: 5/9/2025



Final Details for Order #114-3681087-4028228

Print this page for your records.

Order Placed: May 12, 2025

Amazon.com order number: 114-3681087-4028228

Order Total: \$239.00

Shipped on May 12, 2025

Items Ordered

Price

20 of: SmartSign 14 x 10 inch "Danger - Alligators And Snakes In Area - Do Not Feed Wildlife" Metal \$11.95 Sign, 40 mil Laminated Rustproof Aluminum, Red/Black on White, Made in USA

Sold by: SmartSign (seller profile)
Supplied by: SmartSign (seller profile)

Condition: New

Shipping Address:

Raul Pabon 110 LAKEVIEW DR APT 315 KISSIMMEE, FL 34741-5849 United States

Shipping Speed:

FREE Prime Delivery

Pa	yment information	
Payment Method:	Item(s) Subtotal:	\$239.00
Visa ending in 7065	Shipping & Handling:	\$0.00
Billing address	Total before tax:	\$239.00
Raul Pabon	Estimated tax to be collected:	\$0.00
110 LAKEVIEW DR APT 315 KISSIMMEE, FL 34741-5849 United States	Grand Total:	\$239.00
Credit Card transactions	Visa ending in 7065: May 12, 2025:	\$239.00

To view the status of your order, return to Order Summary.

Conditions of the Drivery Notice & 1996-2025 America com Inc. of its affiliate

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Rental World Of St. Cloud, inc 312 East 13TH Street St. Cloud, FL 34769 (407)957-3111



2 E 13th St. · St. Cloud, FL 407-957-3111

> www.rentalworldfl.com rentalworld@earlthlink.net

Rented To: Harmony Community Dev. Dist 210 N University Dr Suite 702 Coral Springs FL 33071

Ticket# Deliver: FINAL INVOICE Inv# 443736

Loc 200

Pabon Laboy, Jose Raul Ordered by:

H (689) 272-7723

0_(954)=753=5841

Delivery/Out: 05/12/25 1:36 PM UHA

Pick-up/lin: 05/13/25 10:51 AM: MM

Total Description Oty Item Pump, 2% Submersible 4120-2034 30.00 \$30,00/4 Model #: HS2 Serial #: 22709922210 Hose, 2" Exhaust-4105-0000 -\$8,00/D Gal Mix Hp Ultra 157-0026

······Credit:Card:Payments APPROVAL#: 212104 AMOUNT 79.28

HOURS OF OPERATION 7:30AM to 5:30PM M-F 8:00AM to 5:00PM SAT **CLOSED SUNDAY**

The undersigned, Lessee, hereby acknowledges receipt of above mentioned items includ this date from RENTAL WORLD OF ST. CLOUD, INC. at the rental rate indicated subject to all date from HENTAL WORLD OF ST. CLOOD, INC. at the rental rate indicated subject to all ferms and Conditions of Contract Agreement stated on the reverse side hereof and for the period as shown under Date and Time Due In. By Signing below, Lauthorize RENTAL WORLD OF ST. CLOUD, INC. to make appropriate charges to my credit card.

	Re	ntals	3.4	53.(00
				26.7	28.
	livery			.o.	70, ,
Da	mage V			. ∵°°0.	
	Env. C			-	.00
·	a Sa	les Ta			.00.
		Tot	al ·	79	7.28
	То	tal Pa	เเป	- 1	9.28

Amount Due

Customer Signature

To avoid overtime charge - maximum use is 8 hours per rental day.

Customer is responsible for theft of equipment

Customer is responsible for checking water and oil.

We charge for ALL TIME OUT including Sundays and Holldays.
Cleaning charge is made on items returned by the solution of items returned to the out, not just time used Every day; is a Rental day, we charge for time out, not just time used Equipment is not considered returned until checked in at counter.

View Order Details

Order date

Order#

Order total

May 13, 2025

D01-0958123-4825828

\$14.99 (1 item)

Payment information

Billing Address

110 LAKEVIEW DR APT 315 KISSIMMEE, FL 34741-5849

Purchase details



Prime Membership Fee

Sold By: Amazon.com Services, Inc

Qty: 1

Order Total \$14.99



Final Details for Order #114-5953798-1792235

Print this page for your records.

Order Placed: May 12, 2025

Amazon.com order number: 114-5953798-1792235

Order Total: \$21.99

Shipped on May 14, 2025

Items Ordered

Price \$21.99

1 of: AJIAJIA No Trespassing Signs Private Property Sign with 36" Stake for Outside - 12"x10" .040 Rust Free Heavy Aluminum, Reflective, Waterproof, Weatherproof and Fade (1 Pack)

Sold by: AJIAJIA (seller profile)

Supplied by: AJIAJIA (seller profile)

Condition: New

Shipping Address:

Raul Pabon 110 LAKEVIEW DR APT 315 KISSIMMEE, FL 34741-5849 United States

Shipping Speed:

FREE Prime Delivery

Pay	ment information	•
Payment Method:	Item(s) Subtotal:	\$21.99
Visa ending in 7065	Shipping & Handling:	\$0.00
-		
Billing address	Total before tax:	\$21.99
Raul Pabon	Estimated tax to be collected:	\$0.00
110 LAKEVIEW DR APT 315		
KISSIMMEE, FL 34741-5849	Grand Total:	\$21.99
United States		
Credit Card transactions	Visa ending in 7065: May 14, 2025:	\$21.99

To view the status of your order, return to Order Summary.

Conditions of the L Privacy Notice @ 1996-2025 Amazon com Inc. or its affiliate

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How doers get more done.

4560 13TH STREET ST CLOUD, FL 34769 (407)498-0606

05/14/25 09:23 AM 6350 00003 39911 SALE CASHIER ANNETTE

011646336606 48" CLRSCRN <A>
48" X 84" CLEAR ADVANTAGE SCREEN 29.36N 2014.68

731677000603 5/16WHTKIT <A>
5/16"X60"WHITE ALUM SCREEN FRAME KIT
2017.98 35.96 35.96N

17.94N

26.34N 23.68N 308.78 099713049796 RING PLIERS <A>

EB GALV METAL HOG RING PLIERS

B GALV METAL HOG RING PLIERS
038662949337 WOOD TOOL <A> 6.98N
WOOD ROLLER TOOL FLAT END
045242333592 INKZLMRKR2 <A> 1.88N
MKE INKZALL FINE PNT BLK MARKER 2PK
850940008082 OK RLSE CPLR <A> 26.85N
QUICK RELEASE LOCKING COUPLER
887480034301 CARR BOLT <A> CARR BOLT GALV 5/16 X 2 25PC
2020 25 40.50N

40.50N

2020.25 887480121209 HEXNUT5/16 <A> HEX NUT STNLSS 5/16 25PC 208.97

17.94N

091198006158 SCRN.CLIP <A> SCREEN SWIVEL CLIP W/SCREWS 204.67

9.34N

AM

SUBTOTAL 236.77 SALES TAX

TOTAL

\$236.77 USD\$ 236.77

AUTH CODE 804152/7034977 Chip Read

AID A0000000031010

TAX EXEMPT

VISA CREDIT

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-7723 SUMMARY THIS RECEIPT PO/JOB NAME: HARMONY CDD

2025 PRO XTRA SPEND 05/13:

\$5,733.91

Get the CREDIT LINE your business needs PLUS earn Perks 4X FASTER when you join Pro Xtra, register, & use your Pro Xtra Credit Card. Apply and SAVE UP TO \$100. Learn more at homedepot.com/credit

05/14 09:23 6350 6350 03 39911 05/14/2025 7682

> RETURN POLICY DEFINITIONS DAYS POLICY EXPIRES ON POLICY ID 08/12/2025



How doers get more done.

4560 13TH STREET ST CLOUD, FL 34769 (407)498-0606

6350 00003 39952 05/14/25 09:34 AM SALE CASHIER ANNETTE

> SUBTOTAL 46.53 SALES TAX 0.00

TAX EXEMPT TOTAL

TAL \$46.53

USD\$ 46.53

AUTH CODE 804153/7034979 Chip Read AID A0000000031010

VISA CREDIT

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-7723 SUMMARY THIS RECEIPT PO/JOB NAME: HARMONY CDD

2025 PRO XTRA SPEND .05/13:

\$5,970.68

Get the CREDIT LINE your business needs PLUS earn Perks 4X FASTER when you join Pro Xtra, register, & use your Pro Xtra Credit Card. Apply and SAVE UP TO \$100. Learn more at homedepot.com/credit



34

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 08/12/2025

WAL*MART

4079571300 Mgr. ROCIO

SAINT CLOUD, FL

ST# 1086 OP# 9028 TE# 28 TR# 4733

GV 24PK DR 007874211433 F 3.64 GV 24PK DR 007874211433 F 3.64 GV 24PK DR 007874211433 F 3.64

SUBTOTAL 10.92
TAX 12 0 % 0.00
TOTAL 10.92
VISA CREDIT TEND 10.92
VISA **** **** 7065

CHANGE DUE 0.00

ITEMS SOLD 3

TC# 2360 4225 6043 1497 9688



05/16/25 12:17:24

Return to previous page



How doers get more done.

4560 13TH STREET ST CLOUD, FL 34769 (407)498-0606

6350 00063 21350 05/16/25 12:03 PM SALE CASHIER TRINITY

194767000141 18PC SD SET <A> 14.97N HUSKY 18PC RATCHETING DBL DR SD SET 820909913634 9 IN LINESMA <A> 24.97N CE 9" MULTI-PURPOSE LINESMAN PLIERS 051141900223 CARTRIDGES <A> 18.97N 3M 60923 CARTRIDGE

SUBTOTAL 58.91
SALES TAX 0.00

TAX EXEMPT

TOTAL \$58.91

XXXXXXXXXXXXXXXXX7065 VISA

AUTH CODE 116140/5633176
Chip Read AID A0000000031010

VISA CREDIT

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-7723 SUMMARY THIS RECEIPT PO/JOB NAME: harmony supolies

2025 PRO XTRA SPEND 05/15:

A

\$6,017.21

Get the CREDIT LINE your business needs PLUS earn Perks 4X FASTER when you join Pro Xtra, register, & use your Pro Xtra Credit Card. Apply and SAVE UP TO \$100. Learn more at homedepot.com/credit



RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
1 90 08/14/2025

Fence Direct

9867 S Orange Blossom Trl Ste 101 Orlando, FL 32837

4078575770

info@fencedirectfl.com

www.fencedirectfl.com



INVOICE

BILL TO

SHIP TO

Harmony CDD (602) 641-1155 Harmony CDD (602) 641-1155 **INVOICE# 370184 DATE 05/19/2025**

DUE DATE 06/18/2025

TERMS Net 30

SALES REP

Jeremias Ferreyra

4 4	DESCRIPTION	QTY.	RATE	AMOUNT
809048	4' x 50' Roll Black Commercial Chain Link Wire 9GA	3	224.00	672.00
850158	1.5/8" Black Sleeve	12	7.00	84.00
854158	1 5/8" Black Rail End	6	5.55	33,30
	**************************************	· · · · · · · · · · · · · · · · · · ·	na ng say un na nu sh-da'da dh gunud namur ya	يه هما دريد عدر دريد الله الله الله الله الله الله الله الل
	ODTAL			789.30
				0.00
Dou invotes	TOYAL			789.30
Pay invoice	AYMENT			789.30
4	BALANCE DUE			\$0.00

WWW LENCEDIRECTFL.COM 9867 S.ORANGE BLSM TR ORLANDO, FL 32837 4078575770 FENCE DIRECT

Transaction 411382

Invoice #: 370184

\$789.30 \$789.30 KREDIT CARD SALË

VISA 7065

Retain this copy for statement validation

\$789.30 | Method, EMV 19-May-2025 1 23:36P

Reference ID: 513900523665 AID: A00000000031010 SSXXXXXXXXXXXXXXXX WID: ARARAGA 1888 Auth ID; 219132 JOSE PABON VISA CREDIT

to send us your féedback Text "dcmm2p" to 73752 How are we doing?

utips://clover.com/privacy Payment 2Z DW6W5Q I WSEE Clover Privacy Policy

No refunds; store credit only, subject to 25% restocking fee. Special orders are final—no refunds or credit.

Unused credit expires after 1 year.

TractorSupply.com

4267 19TH ST SAINT CLOUD, FL 34769 407-498-0775

Ticket: 886094 Time: 9:37 AM Date: 5/20/25 Register: 1 Store: 506 Cashier: Margaret STD DUTY WIRE STRETCHER Amourt 59.59 E 59.99 1227202 CABLE PULLER 2 TON 69,59 E 69.99 1935296 129.98 Subtotal

0.00 Tax 129.58 Total

129,58 - SALE

Authorization #: 800283 Terminal ID : 001790505000100 : 9CFE58AAE8FA6E10 Cryptogram

APP : VISA CREDIT CVM : NONE / 5E0000

TVR: 8000008000 / TSI: 6800

Change I agree to pay the above amount according to my card issuer agreement.

******************************* Tax Exempt Information

Name: RAUL PABON -Address: 210 N University Dr City/St: Pompano Beach, FL

Zip Code: 33071

Tax Exempt Reason: Non-Profit/Exempt Org

Expiration Date: 5/31/25

Tax Exempt Holder: Hamony Community

This transaction consists of one or nore items identified as exempt from state sales or use tax. By signing helow, and under penalties of perjury, signee declares he/she legally has the right to purchase the above items exempt from sales and use tax and these items will be used exclusively in a manner which qualifies for the exemption claimed. Failure to comply with provisions of applicable tax laws and regulations may result in assessment of state and local taxes as well as penalty and interest. The signee affirms that all information provided the later and sales tax

Print Receipt

Merchant: Doorking, Inc

120 South Glasgow Ave Inglewood, CA 90301

(310) 645-0023

US

Order Information

Description:

IM Server Subscription.

Order Number: Customer ID:

harmonycdd

PO. Number:

Invoice Number:

Statement #2506029

Billing Information

Jose Pabon

11555 heron bay blvd Davenport, FL 33076

US

Phone: 689-272-7723 Jpabon@inframark.com Shipping Information

Shipping:

0.00

Tax:

0.00

Total: USD 43.95

Rayment Information

Date/Time:

19-May-2025 20:29:47 MDT

Transaction ID:

121040108800

Transaction Type:

Authorization w/ Auto Capture

Transaction Status:

Settled Successfully

Authorization Code:

129192

Payment Method:

Visa XXXX7065

Invoice

Due Date

7005 University Blvd Winter Park, Fl 32792

Date Invoice # 6/1/2025 126443

Far Out Solutions LLC PO Box 160565 Altamonte Springs, Fl. 32716-0565

Thank you for your Business. Our Preferred Method of Payment is Credit Card or ACH. Please use the link provided below to make your payment.

https://www.faroutsolutions.com/epay

Terms

Bill To

Inframark
"Attention: Harmony CDD"
313 Campus Street
Celebration, FL 34747

	1 1011101				
			Net 30		7/1/2025
Description	Quantity	***	Rate		Amount
Endpoint Security Package includes:	1		35.00		35.00
• RMM	1				
Patch Management					
• Endpoint Detection & Response					į
• Anti-Virus		1			
• Ransomware Detection					
• Endpoint Backup					
06/01/2025 - 06/30/2025					
Microsoft 365 Business Standard			16.80	2.3	16.80
Professional email, Teams and Desktop versions of Microsoft Offic			7 Y		
Apps					
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06/01/2025 - 06/30/2025			latin Market		and the second
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P.O. No.

1. Total payment due after completion of work or delivery.

2. Customer acknowledges that interest shall accrue on the unpaid balance delinquency at the rate of 2% per month [24% annually] until paid in full.

3. If it becomes necessary for Far Out Solutions to seek to collect any unpaid balance due under this order, customer shall reimburse Far Out Solutions for the costs associated with such collection efforts, including, but not limited to court costs and reasonable attorney fees.

4. Customer agrees to terms of service listed above.

Total	USD 51.80
Payments/Credits	USD 0.00
Balance Due	USD 51.80

Winter Park, FI 32792

Invoice

Due Date

Date	Invoice #		
4/1/2025	123166.		

Far Out Solutions LLC PO Box 160565 Altamonte Springs, Fl. 32716-0565

Thank you for your Business. Our Preferred Method of Payment is Credit Card or ACH. Please use the link provided below to make your payment.

https://www.faroutsolutions.com/epay

Terms

Bill To

Inframark

"Attention: Harmony CDD"

313 Campus Street

Celebration, FL 34747

			Net 30	5/1/2025
Description	Quantity	À	Rate	Amount
Microsoft 365 Business Standard Professional email, Teams and Desktop versions of Microsoft Office Apps	1		16.80	16.80
04/01/2025 - 04/30/2025 Endpoint Security Package includes: • RMM • Patch Management • Endpoint Detection & Response • Anti-Virus • Ransomware Detection • Endpoint Backup 04/01/2025 - 04/30/2025	I		35:00	35:00

P.O. No.

1. Total payment due after completion of work or delivery.

2. Customer acknowledges that interest shall accrue on the unpaid balance delinquency at the rate of 2% per month [24% annually] until paid in full.

3. If it becomes necessary for Far Out Solutions to seek to collect any unpaid balance due under this order, customer shall reimburse Far Out Solutions for the costs associated with such collection efforts, including, but not limited to court costs and reasonable attorney fees.

4. Customer agrees to terms of service listed above.

Total	USD 51.80
Payments/Credits	USD 0.00
Balance Due	USD 51.80

CHECK REQUEST FORM

District Name:	Harmony CDD			
Date:	6/11/2025			
Invoice Number:	061125-203			
Please issue a check to:				
Vendor Name:	Harmony CDD / c/o US Bank			
Vendor No.:	V00029			
Check amount:	\$83,039.53			
Please cut check from Acct. #:	Bank United 9494			
Please code to:	203.131000.1000			
Check Description/Reason:	TRANSFER TAX COLLECT SER 2014			
Mailing instructions:	Send to US Bank via FedEx Please Attach Letter			
Due Date for Check:	ASAP			
Requestor:	Christian Haller			
Manager's Approval:	Helena Digitátly signed by: Helena Schneider Diy CN = Helena Schneider email = Helena Schneider gmriamark.com C = Helena			
Date:				

Harmony

Community Development District 11555 Heron Bay Blvd., Suite 201 Coral Springs, Florida 33076 (754) 229-4134 / fax (954) 345-1292

June 11, 2025

US Bank N.A. - CDD Lockbox Services 12-2657 EP-MN-01LB 1200 Energy Park Drive St. Paul, MN 55108

Re: Assessment Collections

SERIES 2014

Enclosed please find a check in the amount of \$83,039.53 representing assessment collection received from tax collector.

Please deposit these funds into the Series 2014 Revenue Fund (210169001)

Should you have any questions, please contact the District's Accountant, Christian Haller, at (754) 229-4145 or Christian.Haller@Inframark.com.

Sincerely,

Harmony CDD

CHECK REQUEST FORM

District Name:	Harmony CDD
Date:	6/11/2025
Invoice Number:	061125-204
Please issue a check to:	
Vendor Name:	Harmony CDD / c/o US Bank
Vendor No.:	V00029
Check amount:	\$36,191.11
Please cut check from Acct. #:	Bank United 9494
Please code to:	204.131000.1000
Check Description/Reason:	TRANSFER TAX COLLECT SER 2015
Mailing instructions:	Send to US Bank via FedEx Please Attach Letter
Due Date for Check:	ASAP
Requestor:	Christian Haller
Manager's Approval:	Helena Digitally algored by: Helman Schnader DIGICN = Helman Schnader D
Date:	

Harmony

Community Development District 11555 Heron Bay Blvd., Suite 201 Coral Springs, Florida 33076

June 11, 2025

US Bank N.A. - CDD Lockbox Services 12-2657 EP-MN-01LB 1200 Energy Park Drive St. Paul, MN 55108

Re: Assessment Collections

SERIES 2015

Enclosed please find a check in the amount of \$ 36,191.11 representing assessment collection received from tax collector.

Please deposit these funds into the Series 2015 Revenue Fund (268177001)

Should you have any questions, please contact the District's Accountant, Christian Haller, at (754) 229-4145 or Christian.Haller@Inframark.com.

Sincerely,

Harmony CDD

CHECK REQUEST FORM

District Name:	Harmony CDD
Date:	7/8/2025
Invoice Number:	070825-203
Please issue a check to:	
Vendor Name:	Harmony CDD / c/o US Bank
Vendor No.:	V00029
Check amount:	\$103,555.80
Please cut check from Acct. #:	Bank United 9494
Please code to:	203.131000.1000
Check Description/Reason:	TRANSFER TAX COLLECT SER 2014
Mailing instructions:	Send to US Bank via FedEx
	Please Attach Letter
Due Date for Check:	ASAP
Requestor:	Christian Haller
Manager's Approval:	Helena Digitally signed by: Helena Schneider DIV, DN = Helena Schneider email = pietre, schneider/spietre, s
Date:	

Harmony

Community Development District 11555 Heron Bay Blvd., Suite 201 Coral Springs, Florida 33076 (754) 229-4134 / fax (954) 345-1292

July 8, 2025

US Bank N.A. - CDD Lockbox Services 12-2657 EP-MN-01LB 1200 Energy Park Drive St. Paul, MN 55108

Re: Assessment Collections

SERIES 2014

Enclosed please find a check in the amount of \$ 103,555.80 representing assessment collection received from tax collector.

Please deposit these funds into the Series 2014 Revenue Fund (210169001)

Should you have any questions, please contact the District's Accountant, Christian Haller, at (754) 229-4145 or Christian.Haller@Inframark.com.

Sincerely,

Harmony CDD

CHECK REQUEST FORM

District Name:	Harmony CDD
Date:	7/8/2025
Invoice Number:	070825-204
Please issue a check to:	
Vendor Name:	Harmony CDD / c/o US Bank
Vendor No.:	V00029
Check amount:	\$45,132.74
Please cut check from Acct. #:	Bank United 9494
Please code to:	204.131000.1000
Check Description/Reason:	TRANSFER TAX COLLECT SER 2015
Mailing instructions:	Send to US Bank via FedEx Please Attach Letter
Due Date for Check:	ASAP
Requestor:	Christian Haller
Manager's Approval:	Helena Digitally signed by: Halana Schnalder byl, Chi a Falena Schnalder byl, Chi a Falena Schnalder annat a Schnalder byl, Chi a Falena Schna
Date:	

Harmony

Community Development District 11555 Heron Bay Blvd., Suite 201 Coral Springs, Florida 33076

July 8, 2025

US Bank N.A. - CDD Lockbox Services 12-2657 EP-MN-01LB 1200 Energy Park Drive St. Paul, MN 55108

Re: Assessment Collections

SERIES 2015

Enclosed please find a check in the amount of \$ 45,132.74 representing assessment collection received from tax collector.

Please deposit these funds into the Series 2015 Revenue Fund (268177001)

Should you have any questions, please contact the District's Accountant, Christian Haller, at (754) 229-4145 or Christian.Haller@Inframark.com.

Sincerely,

Harmony CDD

ØINFRAMARK

2002 West Grand Parkway North Suite 100 Katy, TX 77449

Harmony CDD

210 N University Dr, Sulte 702 Coral Springs FL 33071 United States

Services provided for the Month of: May 2025

INVOICE

DATE 6/17/2025

NET TERMS Net 30

7/17/2025

DESCRIPTION		Q	MOU	RATE MA	RKUP AMOUNT
	04-30-25 DNH*GODADDY#37301 3.17 / 03-28-25 Joseph A Gonzalez ny lunch \$53.39		Еа	76,56	76,56
Subtotal					76.56

. INVOICE#

151836

CUSTOMER ID

C1238

PO#

Subtotal	\$76.56
Tax	\$0.00
Total Due	\$76,56

Remit To: Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

ØINFRAMARK

United States

2002 West Grand Parkway North Suite 100 Katy, TX 77449

BILISTO
Harmony CDD
210 N University Dr, Suite 702
Coral Springs FL 33071

Services provided for the Month of: July 2025

153032 CUSTOMER ID C1238

⅓ P.O#

7/1/2025

NETTERMS
Due On Receipt
DUE DATE
7/1/2025

INVOICE

DESCRIPTION	QTY	UOM	RATE MARKU	P AMOUNT
Administrative Fees 001-531027-51201-5000	1	Ea	5,944.00	5,944.00
Field Operations 001-531016-51301-5000	1	Ea	31,317.50	31,317.50
Subtotal				37,261.50

\$37,261.50	Subtotal
\$0.00	Tax
\$37,261.50	⊤otal Due

Remit To: Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

June 25, 2025

Check Remit To: Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #10400016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3583527

Client Matter No. 28423-1

Notification Email: eftgroup@kutakrock.com

Harmony CDD InfraMark, IMS 313 Campus Street Celebration, FL 64747

Invoice No. 3583527

28423-1

Re: Gener	ral Counsel			
For Profession	onal Legal Servic	es Rendered		
05/05/25	K. Metin	0.20	53.00	Review ordinance for commercial parking
05/06/25	M. Eckert	0.50	212.50	Prepare updated defense and indemnification resolution; confer with management
05/07/25	M. Eckert	0.30	127.50	Confer with Gonzalez; research and confer with management and Hamstra regarding Dark Sky damage from pool construction
05/08/25	K. Metin	0.20	53.00	Confer with Gonzalez regarding the no parking ordinance
05/31/25	M. Eckert	0.30	127.50	Confer with Williams
TOTAL HOT	URS	1.50		
TOTAL FOR SERVICES RENDERED				\$573.50
TOTAL CUI	RRENT AMOU	NT DUE		<u>\$573.50</u>

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

June 25, 2025

Check Remit To: Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3583532
Client Matter No. 28423-2

Notification Email: eftgroup@kutakrock.com

Harmony CDD InfraMark, IMS 313 Campus Street Celebration, FL 64747

Invoice No. 3583532

28423-2

Re: Monthly Meeting

For Professional Legal Services Rendered

05/01/25	M. Eckert	Confer with Gonzalez; confer with staff and board; confer with Hamstra
05/02/25	M. Eckert	Attend call with management and engineer; follow up regarding same; review Hamstra emails
05/12/25	M. Eckert	Confer with Coronel; confer with Leet and Gonzalez regarding agenda item
05/14/25	M. Eckert	Confer with Supervisor Coronel
05/16/25	M. Eckert	Confer with Gonzalez
05/21/25	M. Eckert	Confer with Gonzalez
05/22/25	M. Eckert	Confer with Gonzalez regarding agenda
05/23/25	M. Eckert	Review budget and meeting agendas; review status of pending matters
05/23/25	K. Metin	Review budget workshop agenda
05/27/25	K. Metin	Review minutes; prepare board memo; review agenda; review proposals in the agenda; confer with management regarding the district counsel items and executed installation of sewage pump agreement; revise board memo; prepare notes for the meeting; revise the sewage pump agreement
05/28/25	R. Dugan	Correspondence regarding meeting minutes

PRIVILEGED AND CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

KUTAK ROCK LLP

Harmony CDD June 25, 2025 Client Matter No. 28423-2 Invoice No. 3583532 Page 2

05/28/25	K. Metin	Revise agenda memo; revise resolution 2025-06 and 2025-07
05/29/25	M. Eckert	Prepare for board meeting; confer with Gonzalez regarding budget hearing
05/29/25	K. Metin	Review sign policy resolutions; revise sign policy; review management updates; prepare for the board meeting; attend board meeting with Eckert
05/30/25	M. Eckert	Prepare for, travel to and attend board meeting; return travel; meeting follow up
05/30/25	M. Eckert	Follow up from board meeting; confer with Montagna
05/30/25	K. Metin	Follow up from the board meeting; review the meeting notes; confer with Hamstra regarding the storm drainage cleaning; confer with Gonzalez regarding approved proposal

TOTAL FOR SERVICES RENDERED

\$3,500.00

DISBURSEMENTS

Travel Expenses

103.51

TOTAL DISBURSEMENTS

103.51

TOTAL CURRENT AMOUNT DUE

\$3,603.51

HARMONY CDD				
ORLANDO UTIL	ITIES COMM.	VENDOR #31		
INVOICE NUMB	ER:	063025 ACH	<u> </u>	
DATE:		06/09/2025	- -	
,		-	+	
				06/092025
Account #	Meter#	Service Address	-	8-06/09/25
9899239921	5CR94075	6917 BEAR GRASS RD	\$	24.98
9899239921	5CR94331	3300 BLOCK EVEN SCHOOL HOUSE RD	\$	24.86
9899239921	5CM10666	6900 BLOCK ODD FIVE OAKS DR	\$	24.39
9899239921	5CR94088	3200 BLOCK ODD SCHOOL HOUSE RD	\$	24.98
9899239921	5CR96198	3319 BRACKEN FERN DR	\$	25.22
9899239921	5CR94288	3338 BRACKEN FERN DR	\$	24.27
9899239921	5CR95104	7014 BUTTON BUSH LP	\$	25.46
9899239921	5CR94329	7034 BUTTON BUSH LP	\$	24.63
9899239921	5CR98446	3340 CAT BRIER TRL PETPK	\$	24.98
9899239921	6CD24560	34001 FEATHERGRASS CT	\$	25.00
9899239921	1ZR15702	7255 FIVE OAKS DRIVE SWIM	\$	1,134.44
9899239921	5XD08429	7350 FIVE OAKS DR(new meter 08/20/19)	\$	61.20
9899239921	5ZR21669	7600 FIVE OAKS DR IRG	\$	33.24
9899239921	6CD46493	75501 Five Oaks Dr	\$	24.27
9899239921	5CR88761	7124 HARMONY SQ DRIVE S POOL	\$	533.90
9899239921	5CD97805	6900 E IRLO BRONSON MEMORIAL HWY ODD	\$	38.39
9899239921	5ZR21255	7000 E, IRLO BRONSON MEM. HWY UPL	\$	55.98
9899239921	5CM11116	7252 E. IRLO BRONSON MEM. HWY PK	\$	24.86
9899239921	5CD97826	7255 E. IRLO BRONSON MEM. HWY ENTL	\$	95.94
9899239921	5CM11118	7255 E. IRLO BRONSON MEM. HWY TCTR	\$	26.06
9899239921	5CR95090	3300 POND PINE RD	\$	24.27
9899239921	5CR98422	3306 PRIMROSE WILLOW DR	\$	24.27
9899239921	5CR97294	3317 PRIMROSE WILLOW DR	\$	25.70
9899239921	5CR94090	3300 SCHOOL HOUSE RD E1	\$	209.49
9899239921	5CR94089	3300 SCHOOL HOUSE RD E2	\$	31.32
9899239921	5CR94091	3300 SCHOOL HOUSE RD E3	\$	38.63
		TOTAL	\$	2,630.73
9899239921	MAINTENANCE	Neighborhood 01	\$	342.21

9899239921	MAINTENANCE	Neighborhood J	\$	490.51
9899239921	MAINTENANCE	Neighborhood I	\$	717.56
9899239921	MAINTENANCE	Neighborhood H2	\$	255.15
9899239921	MAINTENANCE	Harmony Track k	\$	500.14
9899239921	MAINTENANCE	North Lakes of Harmony 0 Five Oaks	\$	133.63
		TOTAL	\$	2,439.20
9899239921	MAINTENANCE	Phase 2 Roadway	\$	571.90
9899239921	MAINTENANCE	Phase D1	\$	207.97
9899239921	MAINTENANCE	Neighborhood G	\$	935.84
9899239921	MAINTENANCE	Neighborhood H1	\$	386.27
9899239921	MAINTENANCE	Phase A-1	\$	644.68
9899239921	MAINTENANCE	Town Center	\$	363.94
9899239921	MAINTENANCE	Phase 3 Roadway	\$	863.05
9899239921	MAINTENANCE	Original 243	_ \$	2,526.76
9899239921	MAINTENANCE	Neighborhood D2 & E	\$	790.26
9899239921	MAINTENANCE	Phase C2	\$	654.92
9899239921	MAINTENANCE	Neighborhood F	\$	211.97
		TOTAL	\$	8,157.56
,_,,,,,,,	pending New service	0 Oxbow Ct		
	001.543006-53903-5000	TOTAL METERS	\$	2,630.73
	001.543013-53903-5000	TOTAL MAINTENANCE	\$	10,596.76
		TOTAL INVOICE	\$	13,227.49



BILL DATE

06/09/25

ACCOUNT NUMBER

9899239921



PAGE 1 OF 34

PIN#: 1046777480

HARMONY COMMUNITY DEV DISTRICT

MASTER BILL SUMMARY

\$12,807.45

PAYMENTS \$12,807.45 BALANCE FORWARD

\$0.00

=

CURRENT CHARGES \$13,227.49 DUE DATE

06/30/25

TOTAL AMOUNT DUE

\$13,227.49

CURRENT CHARGES SUMMARY \$13,227.49*

\$ 1,453.67
10,463.07
1,106.10
6.42
148.72
39.92
9.59

^{*} A detailed description of current charges is categorized by service address on each of the following pages.

CUSTOMER SERVICE



Online www.ouc.com



Telephone 407-423-9018



Payments PO Box 31329 Tampa FL 33631-3329

MESSAGE CENTER



Find out how you can prepare for severe weather, too.

OUC.com/GetReady

ACCOUNT NUMBER

9899239921

DO NOT PAY

DUE DATE 06/30/25 Pay by the due date to avoid a 1.5% late charge or minimum \$5 charge.

Your bank account will be drafted on June 30, 2025





PAGE 2 OF 34

HARMONY COMMUNITY DEV DISTRICT

CARLAGON WINES TO	PR 18. S. F.
WAYS TO I	U D V

	Online	AutoPay	Pay By Phone	Pay by Mail	Payment Locations
Payment Type Accepted	Checking Account; Credit or Debit Card	Automatic withdrawal	Checking Account; Credit or Debit Card	Check or Money Order; Never mail cash	Check, Cash or Money Order
Cost	FREE for eCheck; Convenience Fee* Using Credit/Debit	FREE	FREE for eCheck, Convenience Fee* Using Credit/Debit	Postage	FREE
Source (How To)	Register using www.ouc.com	Register using www.ouc.com	407-423-9018	Payments with bill stubs: OUC, PO Box 31329, Tampa, FL 33631-3329	More than 400 locations, including participating Amscot, CVS, Walmart, Publix and more. For a complete list, visit www.ouc.com

^{*}All Convenience Fees are collected by third-party vendors. OUC receives no partion of these convenience fees. Please visit www.ouc.com/pay-my-bill for more information about fees

WAYS TO CONTACT US

	Residential Customer Service	Business Customer Service	Reporting an Electric or Wilter Problem or Utility Theft	Reporting a Streetlight Problem
Phone	407-423-9018 or 800-848-7445	407-423-9018 or 800-848-7445	407-423-9018 or 800-848-7445	407-423-9018 or 800-848-7445
Availability	Monday - Friday 7 a.m 6 p.m.	Monday - Friday; 7:30 a.m 5:30 p.m. at 100 W. Anderson St., Orlando, FL 32801	24/7	24/7
Online	customerservice@ouc.com	commercialsvcs@ouc.com	Register at www.ouc.com.to report a problem	streetlightservice@auc.com

General Correspondence: Mail to Orlando Utilities Commission, PO Box 3193, Orlando, FL 32802 or call 407-423-9100. Never mail payments or cash to this address.

HELPFUL PHONE NUMBERS

Home Warranty Protection Programs www.awrusa.com/ouc To file a claim, call 877-320-4624 Call Before You Dig Sunshine 811 8-1-1 or 800-432-4770 www.sunshine811.com

2-1-1 Community Resources and Elder Helpline for Orange or Osceola Residents 2-1-1 or 407-839-HELP (4357) City of Orlando Solid Waste: 407-246-2314 Wastewater: 407-246-2213

City of St. Cloud Solid Waste: 407-957-7289 Orange County Wastewater: 407-836-5515

St Cloud Utilities 407-957-7344

USEFUL INFORMATION

Service Charge: A fixed monthly charge to cover basic costs of providing billing, metering and meter reading services.

kWh: A unit of measure for energy consumption equal to 1,000 watt hours.

KGAL: A unit of measure for water consumption equal to 1,000 gallons.

Other Agencies' Charges: Your OUC statement may contain certain fees and taxes charged by the City of Orlando, Orange County, and other state and local government agencies. Please contact these agencies for information about their charges. The Gross Receipts Tax applies to electric charges only.

SERVICE ADDRESS: 6917 BEARGRASS RD

PAGE 3 OF 34

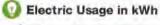
HARMONY COMMUNITY DEV DISTRICT

Subtotal) \$24.98

CURRENT CHARGES

OUC Electric Service

	4.
Meter #: 5CM11458 - Service Charge	\$ 23.66
Commercial Non-Demand Electric Rate (05/08/25 - 06/09)	(25)
6 kWh @ \$0.07645 (Non-Fuel)	0.46
6 kWh @ \$0.04022 (Fuel)	0.24
(\$0.20 of your Fuel Cost is exempt from Municipal Tax)	
State of Florida Charges	\$0.62





Gross Receipts Tax.....

Meter Data

\$ 0.62

\$24.36

METER #: 5CM11458 CURRENT: 51 on 06/09/25 PREVIOUS: 45 on 05/08/25 TOTAL USAGE: 6 kWh

DAYS OF SERVICE: 32

THIS PERIOD

0.19 kWh

LAST YEAR 0.00 kWh

06/09/25

9899239921



PAGE 4 OF 34

HARMONY COMMUNITY DEV DISTRICT

Subtotal | \$24.86

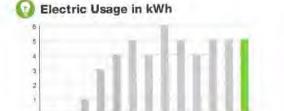
CURRENT CHARGES

OUC Flectric Service

The Reliable One

ODG Electric Service	-
Meter #: 5CM11507 - Service Charge	\$ 23.66
Commercial Non-Demand Electric Rate (05/08/25 - 06/09	9/25)
5 kWh @ \$0.07645 (Non-Fuel)	
5 kWh @ \$0.04022 (Fuel)	
(\$0.17 of your Fuel Cost is exempt from Municipal Tax	
State of Florida Charges	\$0.62
Gross Receipts Tax.	\$ 0.62

CURRENT



PREVIOUS

Meter Data

2025

\$24.24

5CM11507 METER # 46 on 06/09/25 CURRENT: 41 on 05/08/25 PREVIOUS: 5 kWh TOTAL USAGE:

DAYS OF SERVICE: 32

LAST YEAR THIS PERIOD 0.16 kWh 0.00 kWh



BILL DATE

06/09/25

ACCOUNT NUMBER

9899239921



SERVICE ADDRESS: 6900 BLOCK ODD FIVE OAKS DR

PAGE 5 OF 34

HARMONY COMMUNITY DEV DISTRICT

Subtotal \$24.39

CURRENT CHARGES

OUC Electric Service	\$23.78
Meter #: 5CM10666 - Service Charge	\$ 23.66
Commercial Non-Demand Electric Rate (05/08/25 - 06/09)	9/25)
1 kWh @ \$0.07645 (Non-Fuel)	0.08
1 kWh @ \$0.04022 (Fuel)	0.04
(\$0.03 of your Fuel Cost is exempt from Municipal Tax	

State of Florida Charges	\$0.61
Gross Receipts Tax	\$ 0.61

Meter Data

METER #: 5CM10666

CURRENT: 4 on 06/09/25

PREVIOUS: 3 on 05/08/25

TOTAL USAGE: 1 kWh

DAYS OF SERVICE: 32

AVERAGE	THIS PERIOD	LAST YEAR	
DAILY USAGE	0.03 kWh	0.00 kWh	



9899239921



PAGE 6 OF 34

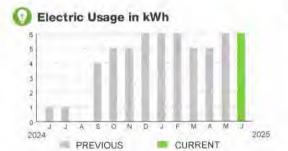
HARMONY COMMUNITY DEV DISTRICT

Subtotal) \$24.98

CURRENT CHARGES

OUC @

OUC Electric Service	\$24.36
Meter #: 5CM11509 - Service Charge	\$ 23.66
Commercial Non-Demand Electric Rate (05/08/25 - 06/09)	9/25)
6 kWh @ \$0.07645 (Non-Fuel)	0.46
6 kWh @ \$0.04022 (Fuel)	
(\$0.20 of your Fuel Cost is exempt from Municipal Tax	
State of Florida Charges	\$0.62
Gross Receipts Tay	\$ 0.62



Meter Data

METER# 5CM11509

53 on 06/09/25 CURRENT: 47 on 05/08/25 PREVIOUS: TOTAL USAGE: 6 kWh

DAYS OF SERVICE: 32

AVERAGE DAILY USAGE THIS PERIOD LAST YEAR 0.19 kWh 0.03 kWh

PAGE 7 OF 34

06/09/25

ACCOUNT NUMBER



9899239921

SERVICE ADDRESS: 3319 BRACKEN FERN DR

HARMONY COMMUNITY DEV DISTRICT

Subtotal)

\$25.22

CURRENT CHARGES

2024

PREVIOUS

OUC Electric Service	\$24.59
Meter #: 5CM11270 - Service Charge	\$ 23.66
Commercial Non-Demand Electric Rate (05/08/25 - 06/0	
8 kWh @ \$0.07645 (Non-Fuel)	
8 kWh @ \$0.04022 (Fuel)	0.32
(\$0.27 of your Fuel Cost is exempt from Municipal Tax	(x)

State of Florida Charges

Gross Receipts Tax.....\$ 0.63

CURRENT

Electric Usage in kWh

Meter Data

\$0.63

METER#: 5CM11270

DAYS OF SERVICE:

2025

CURRENT: 75 on 06/09/25 PREVIOUS: 67 on 05/08/25 TOTAL USAGE: 8 kWh AVERAGE THIS PERIOD LAST YEAR DAILY USAGE 0.25 kWh 0.22 kWh



ACCOUNT NUMBER

9899239921



SERVICE ADDRESS: 3338 BRACKEN FERN DR

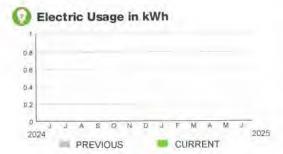
PAGE 8 OF 34

HARMONY COMMUNITY DEV DISTRICT

Subtotal \$24.27

CURRENT CHARGES

OUC Electric Service	\$23.66
Meter #: 5CM11269 - Service Charge	\$ 23.66
Commercial Non-Demand Electric Rate (05/08/25 - 06/09	(25)
0 kWh @ \$0.07645 (Non-Fuel)	
0 kWh @ \$0.04022 (Fuel)	
State of Florida Charges	\$0.61
Gross Receipts Tax.	\$ 0.61



Meter Data

METER #: 5CM11269

0 on 06/09/25 CURRENT: PREVIOUS: 0 on 05/08/25

0 kWh TOTAL USAGE: DAYS OF SERVICE: 32

AVERAGE DAILY USAGE THIS PERIOD 0.00 kWh

LAST YEAR 0.00 kWh



BILL DATE

06/09/25

ACCOUNT NUMBER

9899239921



SERVICE ADDRESS: 7014 BUTTON BUSH LOOP

PAGE 9 OF 34

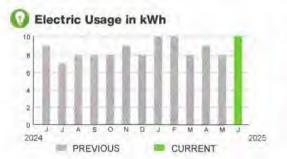
HARMONY COMMUNITY DEV DISTRICT

Subtotal

\$25.46

CURRENT CHARGES

OUC Electric Service	\$24.82
Meter #: 5CM11268 - Service Charge	\$ 23.66
Commercial Non-Demand Electric Rate (05/08/25 - 06/09	
10 kWh @ \$0.07645 (Non-Fuel)	0.76
10 kWh @ \$0.04022 (Fuel)	0.40
(\$0.34 of your Fuel Cost is exempt from Municipal Tax	
State of Florida Charges	\$0.64



Meter Data

METER #: 5CM11268

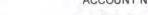
CURRENT: 85 on 06/09/25 PREVIOUS: 75 on 05/08/25

TOTAL USAGE: 10 kWh

DAYS OF SERVICE: 32

AVERAGE THIS PERIOD LAST YEAR DAILY USAGE 0.31 kWh 0.28 kWh

PAGE 10 OF 34



9899239921



SERVICE ADDRESS: 7034 BUTTON BUSH LOOP

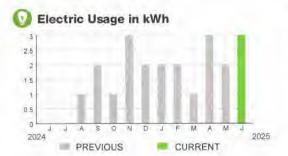
HARMONY COMMUNITY DEV DISTRICT

Subtotal \$24.63

CURRENT CHARGES

OUC 2

OUC Electric Service	\$24.01
Meter #: 5CM11460 - Service Charge	\$ 23.66
Commercial Non-Demand Electric Rate (05/08/25 - 06/09	9/25)
3 kWh @ \$0.07645 (Non-Fuel)	0.23
3 kWh @ \$0.04022 (Fuel)	
(\$0.10 of your Fuel Cost is exempt from Municipal Tax	
State of Florida Charges	\$0.62
Gross Receipts Tax	\$ 0.62



Meter Data

METER #: 5CM11460

CURRENT: 22 on 06/09/25 19 on 05/08/25 PREVIOUS:

3 kWh TOTAL USAGE: DAYS OF SERVICE: 32

AVERAGE DAILY USAGE THIS PERIOD LAST YEAR 0.09 kWh 0.00 kWh SERVICE ADDRESS: 3340 CAT BRIER TRL PETPK

PAGE 11 OF 34

HARMONY COMMUNITY DEV DISTRICT

Subtotal \$24.98

CURRENT CHARGES

003oz 915601/4376073

2024

PREVIOUS

OUC Electric Service	\$24.36
Meter #: 5CM11267 - Service Charge	\$ 23.66
Commercial Non-Demand Electric Rate (05/08/25 - 06/09	9/25)
6 kWh @ \$0.07645 (Non-Fuel)	0.46
6 kWh @ \$0.04022 (Fuel).	0.24
(\$0.20 of your Fuel Cost is exempt from Municipal Tax	()
	,

State of Florida Charges \$0.62 Gross Receipts Tax..... \$ 0.62

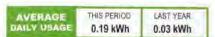
CURRENT

Electric Usage in kWh

Meter Data

2025

METER #: 5CM11267 CURRENT: 59 on 06/09/25 PREVIOUS: 53 on 05/08/25 TOTAL USAGE: 6 kWh DAYS OF SERVICE:







SERVICE ADDRESS: 0 CRISPIN CIR

CURRENT CHARGES

PAGE 12 OF 34

HARMONY COMMUNITY DEV DISTRICT

Subtotal)

\$1,755.56

OUC Electric Service	\$1,739.60
Customer Ref: Neighborhood O1	
OUConvenient Lighting (05/08/25 - 06/09/2	25)
Maintenance - Convenient 22 @ \$8.57	\$ 188.54
1,337.60 kWh @ \$0.04032 (Non-Fuel)	
1,337.60 kWh @ \$0.03728 (Fuel)	
(\$41.33 of your Fuel Cost is exempt from	
Customer Ref: Neightborhood J 602869	
OUConvenient Lighting (05/08/25 - 06/09/2	25)
Maintenance - Convenient 38 @ \$8.19.	
2,310.40 kWh @ \$0.04032 (Non-Fuel)	
2,310.40 kWh @ \$0.03728 (Fuel).	
(\$71.39 of your Fuel Cost is exempt from	
Customer Ref: Neighborhood I	is manual consequent
OUConvenient Lighting (05/08/25 - 06/09/2	25)
Maintenance - Convenient 54 @ \$8.57.	
3,283.20 kWh @ \$0.04032 (Non-Fuel)	
3,283.20 kWh @ \$0.03728 (Fuel)	4.1
(\$101.45 of your Fuel Cost is exempt from	
Customer Ref: Neighborhood H2	on managar rang
지하는 사람들은 사람들은 사람들이 되었다면 가득하다면 그 사람들은 살림이 살림이 되었다면 하는데 없었다.	25\
OUConvenient Lighting (05/08/25 - 06/09/	
Maintenance - Convenient 18 @ \$8.57.	
1,094,40 kWh @ \$0.04032 (Non-Fuel)	
1,094.40 kWh @ \$0.03728 (Fuel).	
(\$33.82 of your Fuel Cost is exempt fro	т минісіраі тах)
State of Florida Charges	\$15.96
Gross Receipts Tax	\$ 15.96



BILL DATE 06/09/25

ACCOUNT NUMBER

9899239921



SERVICE ADDRESS: 34001 FEATHERGRASS CT

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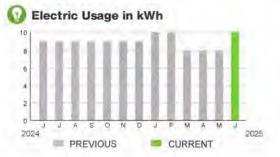
HARMONY COMMUNITY DEV DISTRICT

Subtotal \$25.46

CURRENT CHARGES

OUC Electric Service	\$24.82
Meter #: 6CD24560 - Service Charge	\$ 23.66
Commercial Non-Demand Electric Rate (05/08/25 - 06/	09/25)
10 kWh @ \$0.07645 (Non-Fuel)	. 0.76
10 kWh @ \$0.04022 (Fuel)	
(\$0.34 of your Fuel Cost is exempt from Municipal Ta	
State of Florida Charges	60.64

State of Florida Charges	\$0.64
Gross Receipts Tax	\$ 0.64



Meter Data

METER #: 6CD24560 CURRENT: 891

CURRENT: 891 on 06/09/25 PREVIOUS: 881 on 05/08/25 TOTAL USAGE: 10 kWh

DAYS OF SERVICE: 32

AVERAGE THIS PERIOD LAST YEAR DAILY USAGE 0.31 kWh 0.28 kWh



SERVICE ADDRESS: 0 FIVE OAKS DR

PAGE 14 OF 34

Subtotal

\$133.63

CURRENT CHARGES

OUC Electric Service	\$123.01
Customer Ref: NORTH LAKES OF HARMONY OUConvenient Lighting (05/08/25 - 06/09/25) Maintenance - Convenient 8 @ \$13.39	¢ 107 12
204.80 kWh @ \$0.04032 (Non-Fuel)	
204.80 kWh @ \$0.03728 (Fuel)	. 7.63
(\$6.33 of your Fuel Cost is exempt from Municipal To	ax)
Osceola County Charges	\$0.79
Municipal Taxes	\$ 0.79
State of Florida Charges	\$9.83
Gross Receipts Tax	\$ 0.41
Florida Sales Tax	7.57
Discretionary Sales Surtax	1.85

HARMONY COMMUNITY DEV DISTRICT



SERVICE ADDRESS: 7255 FIVE OAKS DR SWIM

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HARMONY COMMUNITY DEV DISTRICT

Subtotal

\$1,134.44

CURRENT CHARGES

OUC ®

The Reliable One

OUC Electric Service	\$1,106.10
Meter #: 1ZR15702 - Service Charge	\$ 36.40
GSD Secondary Demand Electric Rate (05/08/25 - 0	
Demand Charge 41 840 kW @ \$12.48	522.16
8,120 kWh @ \$0.02721 (Non-Fuel)	220.95
8,120 kWh @ \$0.04022 (Fuel)	326.59
(\$274.78 of your Fuel Cost is exempt from Municip	pal Tax)

State of Florida Charges

\$28.34

\$ 28,34

CURRENT

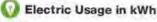
Electric Demand in kW 40 35 30 25 20 15

Meter Data

METER# 1ZR15702

CURRENT 1.046 on 05/11/25

x40 MULTIPLIER: TOTAL DEMAND: 41.84 kW DAYS OF SERVICE: 32



- PREVIOUS

2024



Meter Data

2025

METER#: 1Z	R1	570	Ŋ
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CURRENT. 51,581 on 06/09/25 PREVIOUS: 51,378 on 05/08/25 DIFFERENCE: 203 kWh MULTIPLIER: x40 TOTAL USAGE: 8,120 kWh

DAYS OF SERVICE: 32 AVERAGE DAILY USAGE THIS PERIOD LAST YEAR 253.75 kWh 265.00 kWh

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BILL DATE 06/09/25 ACCOUNT NUMBER

9899239921

SERVICE ADDRESS: 7350 FIVE OAKS DR

CURRENT CHARGES

HARMONY COMMUNITY DEV DISTRICT

Subtotal \$61.20

\$54.00 **OUC Electric Service** Meter #: 5XD08429 - Service Charge \$ 23.66 Commercial Non-Demand Electric Rate (05/08/25 - 06/09/25) 19.88 260 kWh @ \$0.07645 (Non-Fuel)..... 10.46 260 kWh @ \$0.04022 (Fuel)

\$1.14 Osceola County Charges \$ 1.14

(\$8.80 of your Fuel Cost is exempt from Municipal Tax)

State of Florida Charges	\$6.06
Gross Receipts Tax.	\$ 1.38
Florida Sales Tax	
Discretionary Sales Surtax	0.83

Electric Usage in kWh 350 300 250 200 150 100 50 2025 2024 PREVIOUS **CURRENT**

Meter Data

METER #: 5XD08429

92,555 on 06/09/25 CURRENT: 92,295 on 05/08/25 PREVIOUS: TOTAL USAGE: 260 kWh DAYS OF SERVICE:

LAST YEAR THIS PERIOD AVERAGE 8.13 kWh 9.75 kWh



BILL DATE

06/09/25

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9899239921

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SERVICE ADDRESS: 7600 FIVE OAKS DR IRG

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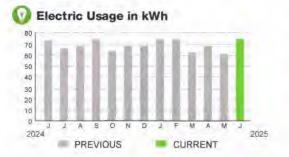
HARMONY COMMUNITY DEV DISTRICT

Subtotal \$33.24

CURRENT CHARGES

OUC Electric Service	\$32.41
Meter #: 5ZR21669 - Service Charge	\$ 23.66
Commercial Non-Demand Electric Rate (05/08/25 - 06/09)	
75 kWh @ \$0.07645 (Non-Fuel)	5.73
75 kWh @ \$0.04022 (Fuel)	3.02
(\$2.54 of your Fuel Cost is exempt from Municipal Tax	
	San Est

State of Florida Charges	\$0.83
Gross Receipts Tax	\$ 0.83



Meter Data

METER #: 5ZR21669

CURRENT: 9,517 on 06/09/25 PREVIOUS: 9,442 on 05/08/25

TOTAL USAGE: 75 kWh DAYS OF SERVICE: 32 AVERAGE THIS PERIOD LAST YEAR DAILY USAGE 2.34 kWh 2.28 kWh

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BILL DATE 06/09/25

9899239921

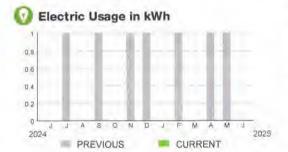
SERVICE ADDRESS: 75501 FIVE OAKS DR

HARMONY COMMUNITY DEV DISTRICT

Subtotal \$24.27

CURRENT CHARGES

OUC Electric Service	\$23.00
Meter #: 6CD46493 - Service Charge	\$ 23.66
Commercial Non-Demand Electric Rate (05/08/25 - 06/09	9/25)
0 kWh @ \$0.07645 (Non-Fuel)	
0 kWh @ \$0.04022 (Fuel)	0.00
State of Florida Charges	\$0.61
Gross Receipts Tax	\$ 0.61



Meter Data

METER #: 6CD46493

CURRENT: 531 on 06/09/25 PREVIOUS: 531 on 05/08/25

TOTAL USAGE: 0 kWh DAYS OF SERVICE: 32

AVERAGE DAILY USAGE THIS PERIOD LAST YEAR 0.00 kWh 0.00 kWh

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HARMONY COMMUNITY DEV DISTRICT

Subtotal)

\$533.90

CURRENT CHARGES

OUC @

The Reliable One

OUC Electric Service	\$520.56
Meter #: 5CM11415 - Service Charge	. \$ 23.66
Commercial Non-Demand Electric Rate (05/08/25 - 06/	(09/25)
4,259 kWh @ \$0.07645 (Non-Fuel)	. 325.60
4,259 kWh @ \$0.04022 (Fuel)	. 171.30
(\$144.12 of your Fuel Cost is exempt from Municipa	

State of Florida Charges	\$13.34
Gross Receipts Tax	. \$13.34

Electric Usage in kWh 4500 4000 3500 3000 2500 2000 1500

D

CURRENT

Meter Data

2025

METER #: 5CM11415

CURRENT: 37,675 on 06/09/25 33,416 on 05/08/25 PREVIOUS: TOTAL USAGE: 4,259 kWh

DAYS OF SERVICE: 32

AVERAGE

THIS PERIOD 133.09 kWh

LAST YEAR 123.69 kWh

500

2024

= PREVIOUS

BILL DATE

06/09/25

ACCOUNT NUMBER

9899239921

SERVICE ADDRESS: 6900 E IRLO BRONSON MEMORIAL HWY ODD

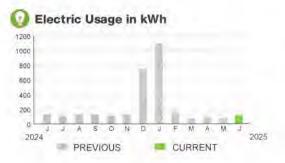
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HARMONY COMMUNITY DEV DISTRICT

Subtotal) \$38.39

CURRENT CHARGES

OUC Electric Service	\$37.43
Meter #: 5CD97805 - Service Charge	\$ 23.66
Commercial Non-Demand Electric Rate (05/08/25 - 06/09)	9/25)
118 kWh @ \$0.07645 (Non-Fuel)	9.02
118 kWh @ \$0.04022 (Fuel)	4.75
(\$3.99 of your Fuel Cost is exempt from Municipal Tax	()
State of Florida Charges	\$0.96
Gross Receipts Tax.	\$ 0.96



Meter Data

5CD97805 METER #:

25,852 on 06/09/25 CURRENT: 25,734 on 05/08/25 PREVIOUS: TOTAL USAGE: 118 kWh DAYS OF SERVICE: 32

THIS PERIOD LAST YEAR 3.69 kWh 4.22 kWh



BILL DATE

06/09/25

ACCOUNT NUMBER

9899239921



SERVICE ADDRESS: 7000 E IRLO BRONSON MEMORIAL HWY UPL

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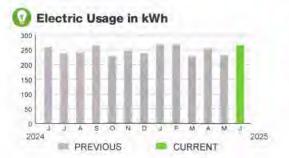
HARMONY COMMUNITY DEV DISTRICT

Subtotal \$55.98

CURRENT CHARGES

OUC Electric Service	\$54.58
Meter #: 5ZR21255 - Service Charge	\$ 23.66
Commercial Non-Demand Electric Rate (05/08/25 - 06/09	
265 kWh @ \$0.07645 (Non-Fuel)	20.26
265 kWh @ \$0.04022 (Fuel)	
(\$8.97 of your Fuel Cost is exempt from Municipal Tax	
State of Florida Charges	\$1,40

State of Florida Charges	\$1.40
Gross Receipts Tax	\$ 1.40



Meter Data

METER #: 5ZR21255
CURRENT: 38,612 on 06/09/25
PREVIOUS: 38,347 on 05/08/25
TOTAL USAGE: 265 kWh
DAYS OF SERVICE: 32

DAILY USAGE	8.28 kWh	8.16 kWh
AVERAGE	THIS PERIOD	LAST YEAR

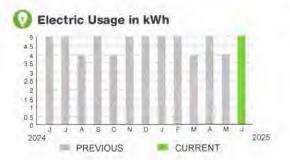
HARMONY COMMUNITY DEV DISTRICT

Subtotal \$24.86

CURRENT CHARGES

OUC 2

OUC Electric Service	\$24.24
Meter #: 5CM11116 - Service Charge	\$ 23.66
Commercial Non-Demand Electric Rate (05/08/25 - 06/09	9/25)
5 kWh @ \$0.07645 (Non-Fuel)	0.38
5 kWh @ \$0.04022 (Fuel)	
(\$0.17 of your Fuel Cost is exempt from Municipal Tax	
State of Florida Charges	\$0.62
Gross Receipts Tax	\$ 0.62



Meter Data

METER #: 5CM11116

CURRENT: 64 on 06/09/25 PREVIOUS: 59 on 05/08/25 TOTAL USAGE: 5 kWh DAYS OF SERVICE: 32

AVERAGE	THIS PERIOD	LAST YEAR
DAILY USAGE	0.16 kWh	0,16 kWh

HARMONY COMMUNITY DEV DISTRICT

Subtotal)

\$7,945.59

CURRENT CHARGES

OUC Electric Service	\$7,882.95
Customer Ref: Phase 2 Roadway	
OUConvenient Lighting (05/08/25 - 06/09/2	5)
Maintenance - Convenient 55 @ \$7.17	
2,288.00 kWh @ \$0.04032 (Non-Fuel)	
2,288.00 kWh @ \$0.03728 (Fuel)	
(\$70,70 of your Fuel Cost is exempt from	
Customer Ref: Phase D1	arrange (Carry)
OUConvenient Lighting (05/08/25 - 06/09/2	5)
Maintenance - Convenient 20 @ \$7.17	
832.00 kWh @ \$0.04032 (Non-Fuel)	
832.00 kWh @ \$0.03728 (Fuel)	
(\$25.71 of your Fuel Cost is exempt from	
Customer Ref. Neighborhood G	(Wild Holly of Toxy
OUConvenient Lighting (05/08/25 - 06/09/2	5)
Maintenance - Convenient 90 @ \$7.17.	
3,744.00 kWh @ \$0.04032 (Non-Fuel)	
3,744.00 kWh @ \$0.03728 (Fuel)	
(\$115.69 of your Fuel Cost is exempt fro	тт минират тах)
Customer Ref: Neighborhood H1	E(
OUConvenient Lighting (05/08/25 - 06/09/2	
Maintenance - Convenient 36 @ \$7.49.	
1,497.60 kWh @ \$0.04032 (Non-Fuel)	
1,497.60 kWh @ \$0.03728 (Fuel)	
(\$46.28 of your Fuel Cost is exempt from	n Municipal Tax)
Customer Ref; Phase A-1	
OUConvenient Lighting (05/08/25 - 06/09/2	
Maintenance - Convenient 62 @ \$7.17	
2,579.20 kWh @ \$0.04032 (Non-Fuel)	
2,579.20 kWh @ \$0.03728 (Fuel)	
(\$79,70 of your Fuel Cost is exempt from	n Municipal Tax)
Customer Ref: Phase Town Center	
OUConvenient Lighting (05/08/25 - 06/09/2	
Maintenance - Convenient 35 @ \$7.17.	
1,456.00 kWh @ \$0.04032 (Non-Fuel)	58.71
1,456.00 kWh @ \$0.03728 (Fuel)	54.28
(\$44.99 of your Fuel Cost is exempt from	
Customer Ref: Phase 3 Roadway	
OUConvenient Lighting (05/08/25 - 06/09/2	5)
Maintenance - Convenient 83 @ \$7.17.	
3,452,80 kWh @ \$0.04032 (Non-Fuel)	The state of the s
3,452.80 kWh @ \$0.03728 (Fuel)	
(\$106.69 of your Fuel Cost is exempt fro	

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BILL DATE 06/09/25 ACCOUNT NUMBER

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SERVICE ADDRESS: 7255 E IRLO BRONSON MEMORIAL HWY VL

HARMONY COMMUNITY DEV DISTRICT

OUC Electric Service	(Continuea)
Customer Ref: Original 243	
OUConvenient Lighting (05/08/25 - 06/09/25)	
Maintenance - Convenient 243 @ \$7.17.	1,742.31
10.108.80 kWh @ \$0.04032 (Non-Fuel)	407.59
10,108.80 kWh @ \$0.03728 (Fuel)	
(\$312.36 of your Fuel Cost is exempt from Muni-	cipal Tax)
Customer Ref: Neighborhood D2 & E	
OUConvenient Lighting (05/08/25 - 06/09/25)	
Maintenance - Convenient 76 @ \$7.17	544.92
3,161.60 kWh @ \$0.04032 (Non-Fuel)	
3,161.60 kWh @ \$0.03728 (Fuel)	117.86
(\$97.69 of your Fuel Cost is exempt from Munici	ipal Tax)
Customer Ref: Phase C2	
OUConvenient Lighting (05/08/25 - 06/09/25)	
Maintenance - Convenient 57 @ \$7.17	408.69
2,371.20 kWh @ \$0.04032 (Non-Fuel)	95.61
2,371.20 kWh @ \$0.03728 (Fuel)	88.40
(\$73.27 of your Fuel Cost is exempt from Munici	pal Tax)
State of Florida Charges	\$62.64
Gross Receipts Tax	\$ 62.64



BILL DATE

06/09/25

ACCOUNT NUMBER

9899239921



SERVICE ADDRESS: 7255 E IRLO BRONSON MEMORIAL HWY ENTL

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HARMONY COMMUNITY DEV DISTRICT

Subtotal \$95.94

CURRENT CHARGES

OUC Electric Service	\$93.54
Meter #: 5CD97826 - Service Charge	\$ 23.66
Commercial Non-Demand Electric Rate (05/08/25 - 06/0	
599 kWh @ \$0.07645 (Non-Fuel)	45.79
599 kWh @ \$0.04022 (Fuel)	24.09
(\$20.27 of your Fuel Cost is exempt from Municipal Ta	
State of Florida Charges	\$2.40
Gross Receipts Tax.	\$ 2.40

Electric Usage in kWh 500 400 300 200 100 PREVIOUS CURRENT

Meter Data

METER #: 5CD97826 CURRENT: 50,688 on 06/09/25

PREVIOUS: 50,089 on 05/08/25 TOTAL USAGE: 599 kWh

TOTAL USAGE: 599 kWr DAYS OF SERVICE: 32 AVERAGE THIS PERIOD LAST YEAR DAILY USAGE 18.72 kWh 9.00 kWh

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\$26.06

BILL DATE

ACCOUNT NUMBER

06/09/25

9899239921

SERVICE ADDRESS: 7255 E IRLO BRONSON MEMORIAL HWY TCTR

HARMONY COMMUNITY DEV DISTRICT

Subtotal)

CURRENT CHARGES

OUC Electric Service	\$25.41
Meter #: 5CM11118 - Service Charge	\$ 23.66
Commercial Non-Demand Electric Rate (05/08/25 - 06/09)	9/25)
15 kWh @ \$0.07645 (Non-Fuel)	1.15
15 kWh @ \$0.04022 (Fuel)	0.60
(\$0.51 of your Fuel Cost is exempt from Municipal Tax	()
State of Florida Charges	\$0.65
Gross Receipts Tax	\$ 0.65





Meter Data

5CM11118 METER #:

CURRENT: 302 on 06/09/25 PREVIOUS: 287 on 05/08/25 15 kWh TOTAL USAGE:

DAYS OF SERVICE: 32

AVERAGE DAILY USAGE THIS PERIOD LAST YEAR 0.47 kWh 0.53 kWh

BILL DATE

06/09/25

ACCOUNT NUMBER

9899239921



SERVICE ADDRESS; 0 OXBOW CT

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HARMONY COMMUNITY DEV DISTRICT

Subtotal \$500.14

CURRENT CHARGES

OUC Electric Service	\$457.95
Customer Ref: WO 755832 Harmony Track K	
OUConvenient Lighting (05/08/25 - 06/09/25)	
Maintenance - Convenient 45 @ \$8.19.	\$ 368.55
1,152.00 kWh @ \$0.04032 (Non-Fuel)	46.45
1,152.00 kWh @ \$0.03728 (Fuel)	
(\$35.60 of your Fuel Cost is exempt from Municipal T	ax)
Osceola County Charges	\$4.49
Municipal Taxes.	. \$4.49
State of Florida Charges	\$37.70
Gross Receipts Tax	. \$ 2.29
Florida Sales Tax	. 28.50
Discretionary Sales Surtax	

The Reliable One

06/09/25

ACCOUNT NUMBER

9899239921

SERVICE ADDRESS: 3300 POND PINE RD

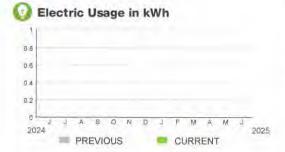
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HARMONY COMMUNITY DEV DISTRICT

Subtotal > \$24.27

CURRENT CHARGES

OUC Electric Service	\$23.66
Meter #: 5CR95090 - Service Charge	\$ 23.66
Commercial Non-Demand Electric Rate (05/08/25 - 06/09	9/25)
0 kWh @ \$0.07645 (Non-Fuel),	0.00
0 kWh @ \$0.04022 (Fuel)	0.00
State of Florida Charges	\$0.61
Gross Receipts Tax	\$ 0.61



Meter Data

METER #: 5CR95090

CURRENT. 402 on 06/09/25 402 on 05/08/25 PREVIOUS: TOTAL USAGE: 0 kWh DAYS OF SERVICE: 32

AVERAGE DAILY USAGE THIS PERIOD LAST YEAR 0.00 kWh 0.00 kWh



BILL DATE

06/09/25

ACCOUNT NUMBER

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9899239921

SERVICE ADDRESS: 3306 PRIMROSE WILLOW DR

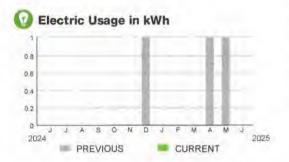
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HARMONY COMMUNITY DEV DISTRICT

Subtotal \$24.27

CURRENT CHARGES

OUC Electric Service	\$23.00
Meter #: 5CM11508 - Service Charge	\$ 23.66
Commercial Non-Demand Electric Rate (05/08/25 - 06/09	/25)
0 kWh @ \$0.07645 (Non-Fuel)	0.00
0 kWh @ \$0.04022 (Fuel)	0.00
State of Florida Charges	\$0.61
Gross Receipts Tax	\$ 0.61

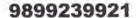


Meter Data

METER #: 5CM11508

CURRENT: 3 on 06/09/25 PREVIOUS: 3 on 05/08/25 TOTAL USAGE: 0 kWh DAYS OF SERVICE: 32





SERVICE ADDRESS: 3317 PRIMROSE WILLOW DR

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HARMONY COMMUNITY DEV DISTRICT

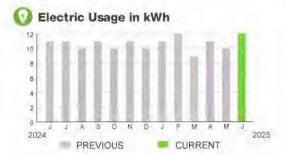
Subtotal) \$25.70

CURRENT CHARGES

OUC 1

The Reliable One

OUC Electric Service	\$25.06
Meter #: 5CM11459 - Service Charge	
Commercial Non-Demand Electric Rate (05/08/25 - 06/09	
12 kWh @ \$0.07645 (Non-Fuel)	0.92
12 kWh @ \$0.04022 (Fuel)	0.48
(\$0.41 of your Fuel Cost is exempt from Municipal Tax	
State of Florida Charges	\$0.64
Gross Receipts Tax	\$ 0.64



Meter Data

5CM11459 METER #:

112 on 06/09/25 CURRENT: PREVIOUS: 100 on 05/08/25 TOTAL USAGE: 12 kWh DAYS OF SERVICE: 32

AVERAGE	THIS PERIOD	LAST YEAR
DAILY USAGE	0.38 kWh	0.34 kWh

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HARMONY COMMUNITY DEV DISTRICT

Subtotal

\$261.38

CURRENT CHARGES

OUC

The Reliable One

OUC Electric Service \$	259.56
Customer Ref: Neighborhood F	
OUConvenient Lighting (05/08/25 - 06/09/25)	
Maintenance - Convenient 22 @ \$8.57	\$ 188.54
915.20 kWh @ \$0.04032 (Non-Fuel)	36,90
915.20 kWh @ \$0.03728 (Fuel)	34.12
(\$28.28 of your Fuel Cost is exempt from Municipal Ta	

State of Florida Charges	
Gross Receipts Tax	\$ 1.82



BILL DATE

06/09/25

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9899239921

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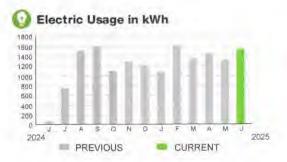
SERVICE ADDRESS: 3300 SCHOOL HOUSE RD E1

HARMONY COMMUNITY DEV DISTRICT

Subtotal \$209.49

CURRENT CHARGES

\$204.26
\$ 23.66
(09/25)
118.34
62.26
Tax)
\$5.23
\$ 5.23



Meter Data

METER #: 5CM11456

CURRENT: 14,361 on 06/09/25 12,813 on 05/08/25 PREVIOUS: TOTAL USAGE: 1,548 kWh DAYS OF SERVICE: 32

THIS PERIOD AVERAGE DAILY USAGE 48.38 kWh LAST YEAR

2.53 kWh



BILL DATE

06/09/25

ACCOUNT NUMBER

9899239921



SERVICE ADDRESS: 3300 SCHOOL HOUSE RD E2

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HARMONY COMMUNITY DEV DISTRICT

Subtotal \$31.32

CURRENT CHARGES

OUC Electric Service	\$30.54
Meter #: 5CM11457 - Service Charge	\$ 23.66
Commercial Non-Demand Electric Rate (05/09/25 - 06/0	9/25)
59 kWh @ \$0.07645 (Non-Fuel)	4.51
59 kWh @ \$0.04022 (Fuel)	2.37
(\$2.00 of your Fuel Cost is exempt from Municipal Ta.	

State of Florida Charges\$0.78Gross Receipts Tax.\$ 0.78

Meter Data

METER #: 5CM11457

CURRENT: 981 on 06/09/25 PREVIOUS: 922 on 05/09/25

TOTAL USAGE: 59 kWh DAYS OF SERVICE: 31 AVERAGE THIS PERIOD LAST YEAR DAILY USAGE 1.90 kWh 3.31 kWh

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ACCOUNT NUMBER

9899239921



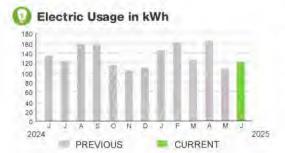
SERVICE ADDRESS: 3300 SCHOOL HOUSE RD E3

HARMONY COMMUNITY DEV DISTRICT

Subtotal \$38.63

CURRENT CHARGES

OUC Electric Service	\$37.66
Meter #: 5CM11455 - Service Charge	
120 kWh @ \$0.07645 (Non-Fuel)	9.17
120 kWh @ \$0.04022 (Fuel)	4.83
(\$4.06 of your Fuel Cost is exempt from Municipal Tax	
State of Florida Charges	\$0.97
Gross Receipts Tax	\$ 0.97



Meter Data

METER #: 5CM11455

CURRENT: 1,401 on 06/09/25 PREVIOUS: 1,281 on 05/08/25 120 kWh TOTAL USAGE:

DAYS OF SERVICE: 32

AVERAGE DAILY USAGE THIS PERIOD LAST YEAR 3.75 kWh 4.22 kWh



Orlando Utilities Commission

PO Box 3193 Orlando, FL 32802-3193

Seq=4

ույնիաիկիկոնունիչիկանիկիկիկիկո



HARMONY COMMUNITY DEV DISTRICT 11555 HERON BAY BLVD STE 201 CORAL SPRINGS FL 33076-3361



Osceola News- Gazette		Invoice number	F7BA084D-0)106
222 Church Street		Notice ID	pSTscl4P46txLF7Ky	YuT
Kissimmee, FL 34741		Publisher	Osceola News-Gaz	ette
help.column.us		Date of issue	Jun 24, 2	2025
		Date due	Jul 24, 2	2025
Bill to		Amount due	\$7	5.14
Harmony CDD				
Description	Qty	Unit price	Amor	unt
07/24/2025: Legal and Public 🖟 🌂 🦠	1	_{>} 68.31	68	3.31
=== Notes === Notice Name: HARMONY CDD*Private Security Session		Subtotal	\$68	.31
=== How to pay this involce === Column Software PBC accepts online payment via credit or debit card	, or	Tax	O	00.0
ACH bank transfers. Please click here to pay online: https://www.column.us/invoices/vMCRSV3z]0DEuDfjYvby/pay		Processing Fee	6	5.83
Please note that, once paid, the merchant name on your billing stater will be Column Software PBC.	nents	Amountdue	\$75	.14

Select organizations may also pay via check. Checks will result in processing delays and should not be used if your notice requires upfront payment. Please pay the exact amount due, write your invoice number F7BA084D-0106 on the memo, include a printed copy of your Invoice PDF, make the check payable to Osceola News- Gazette, and mail to the

address above.



Osceola News- Gazette 222 Church Street Kissimmee, FL 34741 help.column.us Bill to Harmony CDD		Invoice number Notice ID Publisher Date of issue Date due Amount due	F7BA084D-0107 DrQc96oMgqV8iT IPJQD3 Osceola News-Gazette Jul 7, 2025 Aug 7, 2025 \$73.95
Description	Qty	Unit price	Amount
07/17/2025: Legal and Public Notice Notice	1	67.23	67.23
=== Notes === Notice Name: HARMONY CDD*Special Meeting		Subtotal	\$67.23
=== How to pay this invoice === Column Software PBC accepts online payment via credit or	r debit card, or	Tâx⊷	0.00
ACH bank transfers, Please click here to pay online: https://www.column.us/invoices/T1Q1DL8ew8AkkFdDT7os	<u>/pay</u>	Processing Fee	6.72
Please note that, once paid, the merchant name on your b will be Column Software PBC.	illing statements	Amount due	\$73.95

Select organizations may also pay via check. Checks will result in processing delays and should not be used if your notice requires upfront payment. Please pay the exact amount due, write your invoice number F7BA084D-0107 on the memo, include a printed copy of your Invoice PDF, make the check payable to Osceola News- Gazette, and mail to the address above.



Osceola News- Gazette		Invoice number	F7BA084D-0108
222 Church Street		Notice ID	pSTscl4P46txLF7KyYuT
let 1 Et Garage		Publisher	Osceola News-Gazette
Kissimmee, FL 34741 <u>help.column.us</u>		Date of issue	Jul 7, 2025
neip.cotuminus		Date due	Aug 7, 2025
Bill to		Amount due	\$59.71
Harmony CDD			
Description	Qty	Unit price	Amount
07/17/2025: Legal and Public	1	54.28	54.28
Notice Notice			
=== Notes === Notice Name: HARMONY CDD*Change of Meeting		Subtotal	\$54.28
-		T	0.00
=== How to pay this invoice === Column Software PBC accepts online payment via credit or debit ca	rd or	Tax	0.00
ACH bank transfers. Please click here to pay online: https://www.column.us/invoices/jQ30Mk1NibG7IM9A5F9y/pay	i u, o i	Processing Fee	5.43
Please note that, once paid, the merchant name on your billing stat	ements	Amount due	\$59.71

Amount due

Select organizations may also pay via check. Checks will result in processing delays and should not be used if your notice requires upfront payment. Please pay the exact amount due, write your invoice number F7BA084D-0108 on the memo, include a printed copy of your Invoice PDF, make the check payable to Osceola News- Gazette, and mail to the address above.

will be Column Software PBC.

NOTICE OF CHANGE OF MEETING HARMONY COMMUNITY DEVELOPMENT DISTRICT

A Meeting of the Board of Supervisors of the Harmony Community Development District is scheduled to be held on August 7, 2025, at 8:00 p.m., instead of the original date of July 31, 2025, at 8:0 Mesa Cafe 7250 Harmony Square Dr. S., Harmony F1 34773.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts: A copy of the agenda for this meeting may be obtained from Inframerk, Infrastructure Management Services, 313 Campus Street; Celebration, Florida 34747, or the District website at www.HarmonyCDD.org

There may be occasions when one or more Supervisors may participate by telephone. At the above location there may be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communications.

of the discussions taking place either in person or by telephone communications.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District/Office at (407) 566-1935 at least two (2) catendar days prior to the meeting. If you are hearing or speech impaired, please contact, the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Joseph Gonzalez, District Manager July 17, 2025



Osceola News- Gazette 222 Church Street Kissimmee, FL 34741 help.column.us Bill to Harmony CDD		Invoice number Notice ID Publisher Date of issue Date due Amount due	F7BA084D-0110 yfaJC5SyRSSjmdZZywZr Osceola News-Gazette Jul 7, 2025 Aug 7, 2025 \$99,84
Description	Qty	Unit price	Amount
07/10/2025: Legal and Public Notice Notice	1	90.76	90.76
=== Notes === Notice Name: HARMONY CDD*Field Management-Maintenance		Subtotal	\$90.76
=== How to pay this invoice === Column Software PBC accepts online payment via credit or debit	card, or	Тах	2 0.00
ACH bank transfers. Please click here to pay online: https://www.column.us/invoices/Hw53hhFNYQu5KTrGkjEk/pay Please note that, once paid, the merchant name on your billing st	tatements	Processing Fee	9.08

Amount due

Select organizations may also pay via check. Checks will result in processing delays and should not be used if your notice requires upfront payment. Please pay the exact amount due, write your invoice number

F7BA084D-0110 on the memo, include a printed copy of your Invoice PDF,

make the check payable to Osceola News- Gazette, and mail to the address above.

will be Column Software PBC.



7.99

Osceola News- Gazette		Invoice number	F7BA084D-0112
222 Church Street		Notice ID	Ofow4KMOTArSpAU1enTC
Vicciona o El 24741		Publisher	Osceola News-Gazette
Kissimmee, FL 34741 <u>help.column.us</u>		Date of issue	Jul 8, 2025
<u>negeoraminas</u>		Date due	Aug 8, 2025
Bill to		Amount due	\$87.85
Harmony CDD			
Description	Qty	Unit price	Amount
07/17/2025: Legal and Public	1	79.86	79.86
Notice Notice			
=== Notes === Notice Name: HARMONY CDD*Fiscal Year 2026		Subtotal	\$79.86
Notice Name. Philipolat CDD Piscal feat 2020			
=== How to pay this invoice ===		Tax	0.00

Processing Fee

Amount due

Please note that, once paid, the merchant name on your billing statements will be Column Software PBC.

Column Software PBC accepts online payment via credit or debit card, or

ACH bank transfers. Please click here to pay online:

https://www.column.us/invoices/R7UhfxhQa8kY6bOaZzN1/pay

Select organizations may also pay via check. Checks will result in processing delays and should not be used if your notice requires upfront payment. Please pay the exact amount due, write your invoice number F7BA084D-0112 on the memo, include a printed copy of your Invoice PDF, make the check payable to Osceola News- Gazette, and mail to the address above.



Pegasus Engineering, LLC 301 West State Road 434, Suite 309 Winter Springs, Florida 32708 Phone 407-992-9160

TO:

Harmony Community Development District Inframark 210 North University Drive, Suite 702 Coral Springs, Florida 33071

INVOICE

Email to: inframarkcms@payableslockbox.com

INVOICE DATE: May 31, 2025 INVOICE NO.: 227947

BILLING NO.: 5

FOR:

Harmony Community Development District
Fiscal Year 2024 / 2025 District Engineer Services

Project No.: MSC-22055

Period of Service: 03/23/25 - 05/03/25

Authorization:

Letter Proposal dated October 21, 2024 (Hourly Not-to-Exceed \$70,000.00). Approved by the Community Development District on October 24, 2024.

Scope of Work:

- The week of March 30, 2025, Pegasus Engineering (Beth Whikehart) met with David Hamstra to discuss various current action items and project tasks.
- On Tuesday, April 1, 2025, Pegasus Engineering (David Hamstra) prepared for and conducted a Teams Meeting with Beth Whikehart to discuss the current action items and upcoming deadlines.
- On Friday, April 11, 2025, Pegasus Engineering (David Hamstra) coordinated with Inframark (Joseph Gonzalez) regarding current assignments and tasks.
- On Sunday, April 13, 2025, Pegasus Engineering (David Hamstra) prepared and issued an Action Item email to Joseph Gonzalez.
- The week of April 13, 2025, Pegasus Engineering (Beth Whikehart) researched the permit files and the Steve Boyd files to attempt to locate historic Harmony trail maps.
- The week of April 27, 2025, Pegasus Engineering (David Hamstra) coordinated with Inframark and Mike Eckert regarding various email responses associated with the Garden Road Storage Shed; prepared for and conducted site inspections with Joseph Gonzalez and Raul Pabon on 05/01/25 and downloaded and organized site inspection photographs and videos afterwards; coordinated with Donny Greenough on 05/02/25 to prepare various figures associated with current assignments; and prepared and issued several emails on 05/03/25 regarding 7004 Beargrass Road, the Pond P6-1 control structures, the Community Pool drainage system, the Clay Brick Road ramp, and the Garden Road Storage Shed.
- The week of April 27, 2025, Pegasus Engineering (Beth Whikehart) reviewed the boat dock/pier construction plans provided by Osceola County and provided to David Hamstra via download links.

Invoice No. 227947/Billing No. 5 May 31, 2025 Page 2 Project No. MSC-22055

> The week of April 27, 2025, Pegasus Engineering (Donny Greenough) revised the Proposed Shed Figure for David Hamstra's use; added the Drainage Infrastructure to Pool Figure for David Hamstra's use; and prepared figures for 3169 Dark Sky Drive and 7004 Beargrass Road for David Hamstra's use.

LABOR COSTS

Sr. Project Manager, Hamstra, P.E. Project Engineer, Whikehart, P.E. Sr. CADD/GIS Technician, Greenough	16.0 hrs 4.0 hrs 5.5 hrs 25.5 hrs	@ @	\$ 195.00/ \$ 150.00/ \$ 100.00/	hr = :	\$ \$ \$	3,120.00 600.00 550.00
Sub-Total Labor Costs (Total Labor Costs to Date	\$18,692.50)			!	\$	4,270.00
OTHER DIRECT COSTS						
In-house plots, prints, and copies Travel expenses (CDD meetings & site)	inspections)			<u>.</u>	\$ \$	77.30 133.00
Sub-Total Other Direct Cos (Total Other Direct Costs to		.85)		\$	\$	210.30
Amount Due This Invoice				•	\$	4,480.30

Total Authorization	\$ 70,000.00
Total Amount Billed to Date	\$ 19,743.35
Balance Remaining	\$ 50,256.65

UADWONY, DA-CASY CDD		<u> </u>		
HARMONY+B1:C43Y CDD	VENDOR 4 FO			
TOHO WATER AUTHORITY	VENDOR # 58			
DATE	062025			\dashv
INVOICE NUMBER	071725-8389 ACH			
			E/20 E/20/202E	
			5/20-6/20/2025	
	ТОНО		071725 A8389ACH	
Account Number	SERVICE ADDRESS	Service Type		_
001525420-033141279	3100 Songbird Circle Odd Block	Reclaimed		3.87
001525420-033035419	7500 A Even Five Oaks Drive	Reclaimed		0.09
001525420-000784390	0 Schoolhouse Road Park	Reclaimed		9.60
001525420-000846710	0 Harmony Sq Dr & 192	Reclaimed water/waste/reclaimed		7.57 2.46
001525420-000775000	O Catbrier & Bracken Fern	Reclaimed	5754	
001525420-000948380	7500 five Oaks Drive Rclm - 06/06/21-METER switch out			2.89
001525420-000790660	7255 Five Oaks Drive Pool	water		8.00
001525420-000790680	7255 Five Oaks Drive Recim	Reclaimed		-
001525420-000819280	3300 Schoolhouse Road Park	water/waste		6.73
001525420-000774940	7036 Button Bush Loop ParkB	Reclaimed		3.26
001525420-000774990	7014 Button Bush Loop Park	Reclaimed	10:	3.34
001525420-000774980	0 Primrose Willow Drive Park	Recialmed		0
001525420-001262780	6900 E. Irlo Bronson Mem Hwy Bik Odd	Reclaimed	158	8.79
001525420-000903760	6900 E. Irlo Bronson Mem Hwy	Reclaimed	159	2.57
001525420-000784380	0 Five Oaks Drive RM	Reclaimed	269	9.05
001525420-000784420	0 Harmony Square Drive West	Reclaimed	93	8.74
001525420-000784430	0 Harmony Square Drive West	Reclaimed	39	1.28
001525420-000933920	3300 Schoolhouse Road Rolm Blk	Reclaimed	71	6.17
001525420-000785210	O Five Oaks Drive RM	Reclaimed	193	5.78
001525420-000774910	0 Bracken Fern Drive Park	Reclaimed	8	5.27
001525420-000944380	7124 S. Harmony Square Drive PoolCbna	water/waste/reclaime		2.86
001525420-000784410	0 Cat Brier Trail Park	Reclaimed	68	2.37
001525420-000790300	7255 Five Oaks Drive Caban	water/waste	9	5.69
001525420-000774920	0 Button Brush Loop Parkb	Reclaimed	\$1	4.80
001525420-000774960	0 Alley Neighborhood ParkC	Reclaimed	5	3.97
001525420-000774950	O Pond Pine Road Park	Reclaimed	6	3.36
001525420-000933910	6900 Five Oaks Drive RM	Reclaimed	69	1.13
	O Schoolhouse & Cupseed Road	Recialmed	175	58.21
001525420-000855740	0 Harmony Square Drive Ent W	Reclaimed	105	51.71
001525420-000784440	7500 five Oaks Drive Rclm - 06/06/21-METER switch out	Reclaimed -		
001525420-000948380		water	1	11.85
001525420-000790670	7255 Five Oaks Drive Showr	Reclaimed	277	71.61
001525420-001125108	3200 Schoolhouse Road Rm Evn Blk	 		35.49
001525420-000812210	3300 Schoolhouse Road	water		38.04
001525420-000948250	7300 Five Oaks Drive Rclm	Reclaimed		
001525420-033058389	3400 FEATHER DRIVE BLK EVEVN		 	27.57
001525420-033058389	3400 FEATHER DRIVE BLK EVEVN			
	543021-53901-500	<u> </u>	\$ 29,21	9.04
			<u> </u>	



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com HARMONY COMM DEV DISTRICT

Account Number. Past Due Amount: 001525420-000948380

\$0.00

\$5,754.92

Service Address. 7500 FIVE OAKS DRIVE RCLM Current Charges: Total Amount Due:

\$5,754.92

Customer Service: (8am	- 5pm)	407-944-5000
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Our 2024 water	quality reports will be
available July 1	on grco.de/tohowaterquality.

Meter	Number of	Previous Meter Reading		Current Meter Reading		Water
Number	Days	Date	Reading	Date	Reading	Usage
21008656	31	05/20/2025	17701	06/20/2025	18618	917
Pay	ment - Th	ank Voii		\$-0	2.874.92	

Payment - Thank You	\$-2,874.92
Balance Forward	\$0.00

Current Transaction(s) Reclaimed Usage \$5,727.35 Reclaimed Base Charge \$27.57

Reclaimed Base Charge	\$27.57
Current Transaction Total	\$5,754.92

Total Amount Due	\$5,754.92

Reclaimed Water

1000
900
8000
7000
6000
4000
3000
ApiMaylun Jui AugSepOctNovDecJanFebMarApiMayJun

Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.lohowater.com

Account Number 001525420-000948380

Past Due Due Now	Current	Total Amount	
	Amount Due	Due Date	to be drafted
\$0.00	\$5,754.92	07/17/25	\$5,754.92

****AUTO**MIXED AADC 302 T.2 / P.1 / S. 298 1 MB 0.617

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HARMONY COMM DEV DISTRICT 11555 HERON BAY BLVD STE 201 CORAL SPRINGS FL 33076-3361 DO NOT PAY

ON OUR WEBSITE

www.tohowater.com

Payment Source

eCheck, Credit/Debrt Cards

Pees

Free for eCheck and Credit/Debit*

*Using one-time payment option will incur convenience fees: \$1.25 for every \$100.00 for credit/debit cards.

BY PHONE

Call 407-944-5000 for our automated payment system

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for a Check

\$1.25 for every \$100.00 for credit/debit cards

BY MAIL

Please remit your check or money order in advance of your due date to avoid late fees. Fenalties are assessed on all accounts if payment is not received by the due date.

Please remit your payment to:

Toho Water Authority PO Box 30527 Tampa, FL 33630-3527

Payment Source

Check or Money Order

SELECT PAYMENT LOCATIONS

Amscot: No Convenience Fees MoneyGram participating locations (Walmart, CVS, 7-Eleven and Ace Cash Express)

Payment Source

Fees \$1.25

Cash

eBills

Go paperless by creating an online payment account on www.tohowater.com. EMERGENCIES – For water or sewer related emergencies call our customer service call center at 407-944-5000.

Can't pay your bill?

If you are unable to pay your water bill, please visit www.tohowater.com or call us before your bill goes past due and ask us about our Payment Assistance options. Call us at 407-944-5000 or scan the OR code below.

Disconnection for nonpayment

Accounts that become delinquent will be assessed a \$50 fee and are subject to possible interruption of water services. Customers must notify our call center at 407-944-5000 that the account has been paid in full.

RECONNECTION SCHEDULE

WEEKDAYS

Before 2 p.m. - Payments made before 2 p.m. will be connected the same day with no additional fee.

After 2 p.m. - Payments made after 2 p.m. to 7 p.m. will incur an additional fee of \$25 for premium same day reconnection. If the \$25 premium fee is declined, services will be reconnected on the next business day.

WEEKENDS AND HOLIDAYS (\$25 Premium Reconnect Fee)

Any reconnection of services that occur on a weekend or holiday will incur an additional 525 premium reconnect fee, if the 525 premium fee is declined, services will be reconnected the next business day.

Same day reconnection - All payments must be made before 2 p.m. Payments after 2 p.m. services will be restored the following day.

Payments after 2 p.m. Sundays/holidays - Services will be restored next business day without \$25 premium reconnect fee.

Meter tampering

Metering tampering is prohibited by Florida State Law and incurs a \$300 line for the first offense and a \$500 line for the second offense. Only Toho Water Authority representatives are permitted to access meters.

Payment Assistance

Life happens and along with it sometimes we experience financial strains. Toho has two programs to help customers. Payment extension requests gives you more time to pay your bill. Visit www.tohowater.com to request an extension. Our Toho Assistance Program (TAP) offers financial assistance to qualifying customers. Scan the QR code to apply

Plumbing Concerns?

If you have a water, backflow or sewer concern please contact Toho before calling a plumber. We can evaluate if the service of a plumber is necessary. If a plumber is contacted first, Toho will not assume responsibility for any incurred costs. Call us at 407-944-5000 or email customerservice@tohowater.com.





Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

HARMONY COMM DEV DISTRICT

Service Address: 7255 FIVE OAKS DRIVE CABAN Account Number. Past Due Amount:

Current Charges:

Total Amount Due:

001525420-000790300

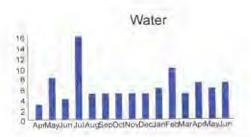
\$0.00

\$95.69 \$95.69

Customer Service: (8am - 5pm) 407-944-5000

Our 2024 water quality reports will be
available July 1 on grco.de/tohowaterquality.

Meter Number	Number of	Previous Meter Reading		Current Meter Reading		Water
	Days	Date	Reading	Date	Reading	Usage
17006879	31	05/20/2025	495	06/20/2025	502	7
Pay	ment - Th	nank You			\$-85.61	
Bal	ance For	ward			\$0.00	
	Water Ba Water Us Wastewa Wastewa	ter Base Charge ter Usage			\$7.21 \$16.24 \$17.92 \$54.32	
Cu	rrent Trai	nsaction Total			\$95.69	
To	etal Amou	int Due			\$95.69	
,,	The second	1112 - 777			192118	



Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

001525420-000790300 Account Number

Don't Day	Current	Total Amount	
Past Due Due Now	Amount Due	Due Date	to be drafted
\$0.00	\$95.69	07/17/25	\$95,69

****AUTO**MIXED AADC 302 T.2 / P.1 / S. 285 1 MB 0.817

<u>Նոիկիվորմականթագիննիկիկիկին կարգակինը կ</u>



HARMONY COMM DEV DISTRICT 11555 HERON BAY BLVD STE 201 CORAL SPRINGS FL 33076-3361

DO NOT PAY

ON OUR WEBSITE

www.tohowater.com

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck and Credit/Debit*

*Using one-time payment option will incur convenience fees: \$1.25 for every \$100,00 for credit/debit cards.

BY PHONE

Call 407-944-5000 for our automated payment system

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck

\$1.25 for every \$100.00 for credit/debit cards

BY MAIL

Please remit your check or money order in advance of your due date to avoid late fees. Penalties are assessed on all accounts if payment is not received by the due date.

Please remit your payment to:

Toho Water Authority PO Box 30527 Tampa, FL 33630-3527

Payment Source

Check or Money Order

SELECT PAYMENT LOCATIONS

Amscot: No Convenience Fees MoneyGram participating locations (Walmart, CVS, 7-Eleven and Ace Cash Express)

Payment Source

Fees

Cash

\$1.25

eBills

Go paperless by creating an online payment account on www.tohowater.com. EMERGENCIES - For water or sewer related emergencies call our customer service call center at 407-944-5000.

Can't pay your bill?

If you are unable to pay your water bill, please visit www.tohowater.com or call us before your bill goes past due and ask us about our Payment Assistance options. Call us at 407-944-5000 or scan the QR code below.

Disconnection for nonpayment

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RECONNECTION SCHEDULE

WEEKDAYS

Before 2 p.m. - Payments made before 2 p.m. will be connected the same day with no additional fee.

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WEEKENDS AND HOLIDAYS (\$25 Premium Reconnect Fee)

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Payments after 2 p.m. Sundays/holidays - Services will be restored next business day without \$25 premium reconnect fee.

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Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

HARMONY COMM DEV DISTRICT

Service Address: 7255 FIVE OAKS DRIVE SHOWR

Current Transaction Total

Account Number

001525420-000790670

\$0.00 \$11.85

Past Due Amount: Current Charges. Total Amount Due: \$11.85

\$11.85

Customer Service: (8am - 5pm) 407-944-5000

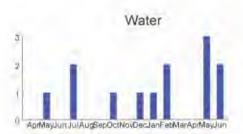
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Our 2024 water quality reports will be available July 1 on grco.de/tohowaterquality.

Meter	Number of	Previous Meter Reading		Current Meter Reading		Water
Number	Days	Date	Reading	Date	Reading	Usage
21017675	31	05/20/2025	21	06/20/2025	23	2
Pay	ment - Th	ank You			\$-14.17	
Balance Forward				\$0.00		

Current Transaction(s) Water Base Charge \$7.21 Water Usage 54.64

Total Amount Due \$11.85



Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

Account Number 001525420-000790670

Past Due Due Now	Current	Total Amount	
	Amount Due	Due Date	to be drafted
\$0.00	\$11.85	07/17/25	\$11.85

****AUTO**MIXED AADC 302 T2/P1/S 2861 MB 0.617

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HARMONY COMM DEV DISTRICT 11555 HERON BAY BLVD STE 201 CORAL SPRINGS FL 33076-3361

DO NOT PAY

ON OUR WEBSITE

www.tohowater.com

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck and Credit/Debit*

"Using one-time payment option will incur convenience fees: \$1.25 for every \$100.00 for credit/debit cards.

BY PHONE

Call 407-944-5000 for our automated payment system

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck \$1.25 for every \$100.00 for credit/debit cards

BY MAIL

Please remit your check or money order in advance of your due date to avoid late fees. Penalties are assessed on all accounts If payment is not received by the due date.

Please remit your payment to:

Toho Water Authority PO Box 30527 Tampa, FL 33630-3527

Payment Source

Check or Money Order

SELECT PAYMENT LOCATIONS

Amscot: No Convenience Fees MoneyGram participating locations (Walmart, CVS, 7-Eleven and Ace Cash Express)

Payment Source

Fees

Cash

\$1,25

eBills

Go paperless by creating an noline payment account on www.tohowater.com

EMERGENCIES - For water or sewer related emergencies call our customer service call center at 407-944-5000.

Can't pay your bill?

If you are unable to pay your water bill, please visit www.tohowater.com or call us before your bill goes past due and ask us about our Payment Assistance options. Call us at 407-944-5000 or scan the QR code below:

Disconnection for nonpayment

Accounts that become delinquent will be assessed a \$50 fee and are subject to possible interruption of water services. Customers must notify our call center at 407-944-5000 that the account has been paid in full.

RECONNECTION SCHEDULE

WEEKDAYS

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After 2 p.m. - Payments made after 2 p.m. to 7 p.m. will incur an additional fee of \$25 for premium same day reconnection. If the \$25 premium lee is declined, services will be reconnected on the next business day

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Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

HARMONY COMM DEV DISTRICT

Account Number: Past Due Amount: 001525420-000790680

\$0.00

\$188.00 \$188.00

Service Address: 7255 FIVE OAKS DRIVE RECLM Current Charges: Total Amount Due:

Customer Service: (8am - 5pm) 407-944-5000

Our 2024 water	quality reports will be
available July 1	on grco.de/tohowaterquality.

Meter	Number of	Previous Mete	er Reading	Current Met	er Reading	Water
Number	Days	Date	Reading	Date	Reading	Usage
52168456	31	05/20/2025	6970	06/20/2025	7015	45
Pay	ment - Th	nank You		9	-188.00	
Bal	ance For	ward			\$0.00	
Cui	rent Tran	saction(s)				
	Reclaime				\$177.85	
		d Base Charge			\$10.15	
Cui	rent Trar	isaction Total			\$188.00	
То	tal Amou	int Due		S	188.00	



Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P O Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

Account Number 001525420-000790680

Past Due	Current	Charges	Total Amount
Due Now	Amount Due	Due Date	to be drafted
\$0.00	\$188.00	07/17/25	\$188.00

*****AUTO**MIXED AADC 302 T.2 / F T / S 288 T MB (1617

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HARMONY COMM DEV DISTRICT 11555 HERON BAY BLVD STE 201 CORAL SPRINGS FL 33076-3361

DO NOT PAY

ON OUR WEBSITE

www.tohowater.com

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck and Credit/Debit*

*Using one-time payment option will incur convenience fees: \$1.25 for every \$100.00 for credit/debit cards.

BY PHONE

Call 407-944-5000 for our automated payment system

Payment Source

eCheck, Credit/Debit Cards

Feet

Free for eCheck

\$1.25 for every \$100,00 for credit/debit cards

BY MAIL

Please remit your check or money order in advance of your due date to avoid late fees. Penalties are assessed on all accounts if payment is not received by the due date.

Please remit your payment to:

Toho Water Authority PO Box 30527 Tampa, FL 33630-3527

Payment Source

Check or Money Order

SELECT PAYMENT LOCATIONS

Amscot: No Convenience Fees MoneyGram participating locations (Walmart, CVS, 7-Eleven and Ace Cash Express)

Payment Source

Fees

Cash

\$1.25

eBills

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WEEKENDS AND HOLIDAYS (\$25 Premium Reconnect Fee)

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Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

HARMONY COMM DEV DISTRICT

Service Address. 7255 FIVE OAKS DRIVE POOL Account Number:

Past Due Amount: Current Charges: Total Amount Due: 001525420-000790660

\$0.00

\$62.89 \$62.89

Customer Service: (8am - 5pm) 407-944-5000

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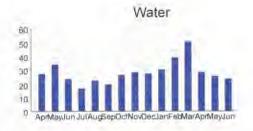
Our 2024 water quality reports will be available July 1 on grco.de/tohowaterquality.

Meter Number of	Previous Mete	er Reading	Current Mete	er Reading	Water	
Number	Days	Date	Reading	Date	Reading	Usage
19001670	31	05/20/2025	2213	06/20/2025	2237	24

Payment - Thank You	\$-67.53
Balance Forward	\$0.00

Current Transaction(s) Water Base Charge \$7.21 \$55.68 Water Usage Current Transaction Total \$62.89

Total Amount Due	\$62.89
Total Amount Dac	404.00



Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

001525420-000790660 Account Number

Past Due	Current	Current Charges		
Due Now	Amount Due	Due Date	Total Amount to be drafted	
\$0.00	\$62.89	07/17/25	\$62.89	

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HARMONY COMM DEV DISTRICT 11555 HERON BAY BLVD STE 201 CORAL SPRINGS FL 33076-3361

DO NOT PAY

ON OUR WEBSITE

www.tohowater.com

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck and Credit/Debit®

*Using one-time payment option will incur convenience fees: \$1.25 for every \$100.00 for credit/debit cards.

BY PHONE

Call 407-944-5000 for our automated payment system

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck

\$1.25 for every \$100.00 for credit/debit cards

BY MAIL

Please remit your check or money order in advance of your due date to avoid late fees. Penalties are assessed on all accounts if payment is not received by the due date.

Please remit your payment to:

Toho Water Authority PO Box 30527 Tampa, FL 33630-3527

Payment Source

Check or Money Order

SELECT PAYMENT LOCATIONS

Amscot: No Convenience Fees MoneyGram participating locations (Walmart, CVS, 7-Eleven and Are Cash Express)

Payment Source

Fees

Cash

51,25

eBills

Go paperless by creating an online payment account on www.tohowater.com.

EMERGENCIES - For water or sewer related emergencies call our customer service call center at 407-944-5000.

Can't pay your bill?

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Disconnection for nonpayment

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RECONNECTION SCHEDULE

WEEKDAYS

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WEEKENDS AND HOLIDAYS (\$25 Premium Reconnect Fee)

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Customer Service: (8am - 5pm) 407-944-5000

available July 1 on grco.de/tohowaterquality.

Our 2024 water quality reports will be

Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

HARMONY COMM DEV DISTRICT

Account Number

001525420-000784380

13333

Past Due Amount: Current Charges:

\$0.00

\$2,699.05 \$2,699.05

550

Service Address: 0 FIVE OAKS DRIVE RM

Meter

Number

62723517

Total Amount Due:

	Number of	Previous Met	er Reading	Current Mete	er Reading	Water
	Days	Date	Reading	Date	Reading	Usage
7	31	05/20/2025	12783	06/20/2025	13333	550

06/20/2025

Payment - Thank You	\$-3,261.55
Balance Forward	\$0.00

12783

Current Transaction(s)

Reclaimed Usage \$2,646.14 Reclaimed Base Charge \$52.91 **Current Transaction Total** \$2,699.05

Total Amount Due \$2,699.05

Reclaimed Water 1000 800 700 500 500 400 300 200 100 AprMayJun Jul AugSapOct

Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

Account Number 001525420-000784380

Past Due	Current	Charges	Total Amount
Due Now	Amount Due	Due Date	to be drafted
\$0.00	\$2,699.05	07/17/25	\$2,699.05

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HARMONY COMM DEV DISTRICT 11555 HERON BAY BLVD STE 201 CORAL SPRINGS FL 33076-3361

DO NOT PAY

ON OUR WEBSITE

www.tohowater.com

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck and Credit/Debit*

*Using one-time payment option will incur convenience fees: \$1.25 for every \$100.00 for credit/debit cards.

BY PHONE

Call 407-944-5000 for our automated payment system

Payment Source

eCheck, Credit/Debit Cards

Foot

Free for eCheck \$1.25 for every \$100.00 for credit/debit cards

BY MAIL

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Please remit your payment to:

Toho Water Authority PO Box 30527 Tampa, FL 33630-3527

Payment Source

Check or Money Order

SELECT PAYMENT LOCATIONS

Amscot: No Convenience Fees MoneyGram participating locations (Walmart, CVS, 7-Eleven and Ace Cash Express)

Payment Source

74

Cash

51.25

eBills

Go-paperless by creating an online payment account on www.tohowater.com EMERGENCIES - For water or sewer related emergencies call our customer service call center at 407-944-5000.

Can't pay your bill?

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Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

HARMONY COMM DEV DISTRICT

Service Address: 0 SCHOOLHOUSE ROAD LSH02 Account Number: Past Due Amount:

001525420-000784390

\$0.00

Current Charges: \$719.60 Total Amount Due: \$719,60

Customer Service: (8am - 5pm) 407-944-5000



Our 2024 water quality reports will be available July 1 on grco.de/tohowaterquality.

Meter	Number of	Previous Mete	er Reading	Current Mete	er Reading	Water
Number	Days	Date	Reading	Date	Reading	Usage
60910380	31	05/20/2025	33537	06/20/2025	33750	213

Payment - Thank You \$-985.65 **Balance Forward** \$0.00

Current Transaction(s)

Reclaimed Usage \$666.69 Reclaimed Base Charge \$52.91 **Current Transaction Total** \$719.60

Total Amount Due \$719.60

Reclaimed Water 1800 1600 1400 1000 800 800 200 AprMayJun,JulAugSepOctNovOecJan

Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

Account Number 001525420-000784390

Past Due	Current	Charges	Total Amount
Due Now	Amount Due	Due Date	to be drafted
\$0.00	\$719.60	07/17/25	\$719.60

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HARMONY COMM DEV DISTRICT 11555 HERON BAY BLVD STE 201 CORAL SPRINGS FL 33076-3361

DO NOT PAY

ON OUR WEBSITE

www.tohowater.com

Payment Source

eCheck, Credit/Debit Cards

Funs

Free for eCheck and Credit/Debit*

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Toho Water Authority

PO Box 30527

Tampa, FL 33630-3527

Payment Source

Check or Money Order

SELECT PAYMENT LOCATIONS

Amscot: No Convenience Fees.

MoneyGram participating locations (Walmart, CVS, 7-Eleven and Ace Cash Express)

Payment Source

Cash

Fees 51.28

eBills

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Toho Water Authority P.O. Box 30527 Tampa, Florida, 33830-3527 www.tohowater.com

HARMONY COMM DEV DISTRICT

Account Number: Past Due Amount: 001525420-000775000

Current Charges: \$982.46 Total Amount Due: \$982.46

\$7.21

\$6.96

Service Address: 0 CATBRIER & BRACKEN FERN DRIVE PPARK

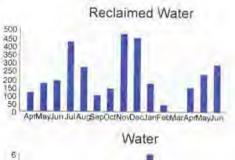
Customer Service: (8am - 5pm) 407-944-5000	Meter	Number Previous Mete	er Reading Current Mete		er Reading	Water	
Our 2024 water quality reports will be available July 1 on grco.de/tohowaterquality.	Number	Days	Date	Reading	Date	Reading	Usage
	19001817	31	05/20/2025	187	06/20/2025	190	3
	18006894	31	05/20/2025	13975	06/20/2025	14259	284

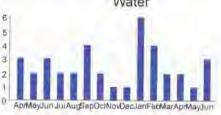
Payment - Thank You	\$-760.13
Balance Forward	\$0.00

Current Transaction(s) Water Base Charge Water Usage Reclaimed Usage

\$940.72 Reclaimed Base Charge \$27.57 **Current Transaction Total** \$982.46

Total Amount Due \$982.46





Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

Account Number 001525420-000775000

Past Due	Current	Current Charges			
Due Now	Amount Due	Due Date	Total Amount to be drafted		
\$0.00	\$982.46	07/17/25	\$982.46		

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HARMONY COMM DEV DISTRICT 11555 HERON BAY BLVD STE 201 CORAL SPRINGS FL 33076-3361

DO NOT PAY

ON OUR WEBSITE

www.tohowater.com

Payment Source

eCheck, Credit/Debit Cards

Fans

Free for eCheck and Credit/Debit*

*Using one-time payment option will incur convenience fees: \$1.25 for every \$100.00 for credit/debit cards.

BY PHONE

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Payment Source

eCheck, Credit/Debit Cards

Fees

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BY MAIL

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Please remit your payment to:

Toho Water Authority PO 80x 30527 Tampa, FL 33630-3527

Payment Source

Check or Money Order

SELECT PAYMENT LOCATIONS

Amscot: No Convenience Fees MoneyGram participating locations (Walmart, CVS, 7-Eleven and Ace Cash Express)

Payment Source

ayment source

Cash

Fees. S1.25

eBills

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EMERGENCIES — For water or sewer related emergencies call our customer service call center at 407-944-5000.

Can't pay your bill?

If you are unable to pay your water bill, please visit www.tohowater.com or call us before your bill goes past due and ask us about our Payment Assistance options. Call us at 407-944-5000 or scan the QR code below.

Disconnection for nonpayment

Accounts that become delinquent will be assessed a \$50 fee and are subject to possible interruption of water services. Customers must notify our call center at 407-944-5000 that the account has been paid in full.

RECONNECTION SCHEDULE

WEEKDAYS

Before 2 p.m. - Payments made before 2 p.m. will be connected the same day with no additional fee.

After 2 p.m. - Payments made after 2 p.m. to 7 p.m. will incur an additional fee of \$25 for premium same day reconnection. If the \$25 premium fee is declined, services will be reconnected on the next business day.

WEEKENDS AND HOLIDAYS (\$25 Premium Reconnect Fee)

Any reconnection of services that occur on a weekend or holiday will incur an additional \$25 premium reconnect fee. If the \$25 premium fee is declined, services will be reconnected the next business day.

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Meter tampering

Metering tampering is prohibited by Florida State Law and incurs a \$300 fine for the first offense and a \$500 fine for the second offense. Only Toho Water Authority representatives are permitted to access meters.

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Plumbing Concerns?





Toho Water Authority P O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com HARMONY COMM DEV DISTRICT

C

Service Address, 7014 BUTTON BUSH LOOP PARK Account Number:

Past Due Amount: Current Charges:

Total Amount Due:

001525420-000774990 \$0.00

\$103.34 \$103.34

Customer Service: (8am - 5pm) 407-944-5000

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Our 2024 water quality reports will be available July 1 on groo.de/tohowaterquality.

Meter Number of	Previous Mete	Previous Meter Reading		Current Meter Reading		
Number	Days	Date	Reading	Date	Reading	Usage
52059774	31	05/20/2025	4784	06/20/2025	4812	28

Payment - Thank You	\$-103.34
Balance Forward	\$0.00
A	

urrent Transaction(s)	
Reclaimed Usage	\$93.19
Reclaimed Base Charge	\$10.15
urrent Transaction Total	\$103.34

Total Amount Due	\$103.34
to the fine and a size	\$ 100.0°

Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

Account Number 001525420-000774990

Past Due	Current	Total Amoun	
Due Now	Amount Due	Due Date	to be drafted
\$0.00	\$103,34	07/17/25	\$103.34

HARMONY COMM DEV DISTRICT 11555 HERON BAY BLVD STE 201 CORAL SPRINGS FL 33076-3361 DO NOT PAY

ON OUR WEBSITE

www.tohowater.com

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck and Credit/Debit*

*Using one-time payment option will incur convenience fees: \$1.25 for every \$100.00 for credit/debit cards.

BY PHONE

Call 407-944-5000 for our automated payment system

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck

\$1.25 for every \$100.00 for credit/debit cards

BY MAIL

Please remit your check or money order in advance of your due date to avoid late fees. Penalties are assessed on all accounts if payment is not received by the due date

Please remit your payment to

Toho Water Authority PO Box 30527 Tampa, FL 33630-3527

Payment Source

Check or Money Order

SELECT PAYMENT LOCATIONS

Amscot: No Convenience Fees MoneyGram participating locations (Walmart, CVS, 7-Eleven and Ace Cash Express)

Payment Source

Cash

Fees 51.25

eBills

Go paperless by creating an online payment account on www.tohowater.com.

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Plumbing Concerns?





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Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

HARMONY COMM DEV DISTRICT

Account Number Past Due Amount:

Current Charges:

Total Amount Due:

001525420-000774980

\$0.00

\$82.14 \$236.44 CR

Service Address. 0 PRIMROSE WILLOW DRIVE PARK

Meter Number of		Previous Meter Reading		Current Meter Reading		Water
Number	Days	Date	Reading	Date	Reading	Usage
21046920	31	05/20/2025	36	06/20/2025	59	23

Previous Balance	\$-318.58
Balance Forward	-\$318.58

Current Transaction(s) Reclaimed Usage

\$71.99 Reclaimed Base Charge \$10.15 **Current Transaction Total** \$82,14

Total Amount Due	\$236.44 CR

Reclaimed Water

Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa Florida 33630-3527 www.tohowater.com

Account Number 001525420-000774980

Past Due Due Now	Current	Total Amoun	
	Amount Due	Due Date	to be drafted
\$0.00	\$0.00	07/17/25	\$0.00

****AUTO**MIXED AADC 302 | 1.27 Ptl / 5 | 276 tl MB 0.617

պելոիլիկնիկարգերնիթվիկարենվոր



HARMONY COMM DEV DISTRICT 11555 HERON BAY BLVD STE 201 CORAL SPRINGS FL 33076-3361

DO NOT PAY

ON OUR WEBSITE

www.tohowater.com

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck and Credit/Debit*

*Using one-time payment option will incur convenience fees: \$1.25 for every \$100.00 for credit/debit cards.

BY PHONE

Call 407-944-5000 for our automated payment system

Payment Source

eCheck, Credit/Debit Cards

Feet

Free for eCheck \$1.25 for every \$100.00 for credit/debit cards

BY MAIL

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Please remit your payment to:

Toho Water Authority PO Box 30527 Tampa, FL 33630-3527

Payment Source

Check or Money Order

SELECT PAYMENT LOCATIONS

Amscot: No Convenience Fees MoneyGram participating locations (Walmart, CVS, 7-Eleven and Ace Cash Express)

Payment Source

Cash

Fees: \$1.25

eBills

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Plumbing Concerns?





Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com HARMONY COMM DEV DISTRICT

Account Number: Past Due Amount: 001525420-000774960

\$0.00

\$53.97

Service Address: 0 ALLEY NEIGHBORHOOD PARKC Current Charges, Total Amount Due:

	4-0-0-4
al Amount Due:	\$53.97

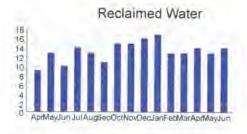
\$53.97

Customer Service:	(8am - 5p)	m) 407-944-5000
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Our 2024 water quality reports will be available July 1 on grco.de/tohowaterquality.

Meter Number of Days	Previous Meter Reading		Current Meter Reading		Water		
		Date	Reading	Date	Reading	Usage	
14035850	31	05/20/2025	2449	06/20/2025	2463	14	
Pay	ment - Th	ank You			\$-50.84		
Bal	ance For	ward			\$0.00		
		saction(s)					
	Reclaime				\$43.82		
	Reclaimed	d Base Charge			\$10.15		
		Current Transaction Total			\$53.97		



Please return this portion with your payment - Do not send cash through the mail.

Total Amount Due



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

Account Number 001525420-000774960

Past Due Due Now	Current	T-10) A-10	
	Amount Due	Due Date	Total Amounto be drafted
\$0.00	\$53.97	07/17/25	\$53.97

*****AUTO**MIXED AADC 302 T 2 / P 1 / S 275 1 MB 0 617

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HARMONY COMM DEV DISTRICT 11555 HERON BAY BLVD STE 201 CORAL SPRINGS FL 33076-3361 DO NOT PAY

ON OUR WEBSITE

www.tohowater.com

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck and Credit/Debit*

*Using one-time payment option will incur convenience fees: \$1.25 for every \$100.00 for credit/debit cards.

BY PHONE

Call 407-944-5000 for our automated payment system

Payment Source

eCheck, Credit/Debit Cards

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Toho Water Authority PO Box 30527 Tampa, FL 33630-3527

Payment Source

Check or Money Order

SELECT PAYMENT LOCATIONS

Amscot: No Convenience Fees MoneyGram participating locations (Walmart, CVS, 7-Eleven and Ace Cash Express)

Payment Source

Cash

61 36

eBills

So paperless by creating an online payment account on www.tohowater.com

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Plumbing Concerns?





Toho Water Authority P O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com HARMONY COMM DEV DISTRICT

Service Address: 0 POND PINE ROAD PARK Account Number

Past Due Amount Current Charges. Total Amount Due: 001525420-000774950

\$0.00 \$63.36

\$63.36 \$63.36

Customer Service:	(8am - 5pm)	407-944-5000
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	quality reports will be
available July 1	on grco.de/tohowaterquality.

Meter	ter of	AT.		Current Meter Reading		Water
Number	Days	Date	Reading	Date	Reading	Usage
51858298	31	05/20/2025	3668	06/20/2025	3685	17
Pay	ment - Th	ank You			\$-57.10	

Payment - Thank You	\$-57.10
Balance Forward	\$0.00

Current Transaction(s)

Reclaimed Usage \$53.21 Reclaimed Base Charge \$10.15 Current Transaction Total \$63.36

Total Amount Due	\$63.36

Reclaimed Water

18
16
14
12
10
8
6
4
2
0
ApMayJun Jul AugSepOctNovDecJanFebMarAprMayJun

Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

Account Number 001525420-000774950

Past Due Due Now	Current	Current Charges		
	Amount Due	Due Date	Total Amount to be drafted	
\$0.00	\$63.36	07/17/25	\$63.36	

****AUT D**MIXED AADC 302 12/P1/S 274 1 MB 0.617

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HARMONY COMM DEV DISTRICT 11555 HERON BAY BLVD STE 201 CORAL SPRINGS FL 33076-3361 DO NOT PAY

ON OUR WEBSITE

www.tohowater.com

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck and Credit/Debit*

*Using one-time payment option will incur convenience fees: \$1,25 for every \$100,00 for credit/debit cards.

BY PHONE

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Fees

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Toho Water Authority PO Box 30527 Tampa, FL 33630-3527

Payment Source

Check or Money Dider

SELECT PAYMENT LOCATIONS

Amscot: No Convenience Fees MoneyGram participating locations (Walmart, CVS, 7-Eleven and Ace Cash Express)

Payment Source

Fees

Cash

\$1.25

eBills

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Plumbing Concerns?





Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com HARMONY COMM DEV DISTRICT

7036 BUTTON BUSH LOOP PARKS

Service Address:

Account Number.

001525420-000774940

\$113.11

Past Due Amount:

\$0.00 \$123.26

Current Charges. Total Amount Due:

\$123.26 \$123.26

Customer Service: (8am - 5pm) 407-944-5000



Our 2024 water quality reports will be available July 1 on groo.de/tohowaterquality.

Meter Number of Days	Flevious Metel Meading		Current Meter Reading		Water	
	Date	Reading	Date	Reading	Usage	
51991853	31	05/20/2025	6074	06/20/2025	6106	32

Payment - Thank You	\$-113.30
Balance Forward	\$0.00

Current Transaction(s) Reclaimed Usage

Reclaimed Base Charge \$10.15 Current Transaction Total \$123.26

Total Amount Due	\$123.26

Reclaimed Water

40
35
30
25
20
15
10
5
0
ApriMaydun Jul AugSep Oct Nov Declan Field Mar ApriMaydun

Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

Account Number 001525420-000774940

Past Due	Current	Total America	
Due Now	Amount Due	Due Date	Total Amount to be drafted
\$0.00	\$123.26	07/17/25	\$123.26

*****AUTO**MIXED AADC 302 T.2 / P.1 / S. 273 1 ME 0 617

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HARMONY COMM DEV DISTRICT 11555 HERON BAY BLVD STE 201 CORAL SPRINGS FL 33076-3361 DO NOT PAY

ON OUR WEBSITE

www.tohowater.com

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck and Credit/Debit*

*Using one-time payment option will incur convenience fees: \$1.25 for every \$100.00 for credit/debit cards.

BY PHONE

Call 407-944-5000 for our automated payment system

Payment Source

eCheck, Credit/Debit Cards

Fees

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\$1.25 for every \$100,00 for credit/debit cards

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Payment Source

Check or Money Order

SELECT PAYMENT LOCATIONS

Amscot: No Convenience Fees MoneyGram participating locations (Walmart, CV5, 7-Eleven and Ace Cash Express)

Payment Source

Fees

Cash

\$1.25

eBills

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Plumbing Concerns?





Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com HARMONY COMM DEV DISTRICT

Account Number: Past Due Amount: 001525420-000774920

\$0.00

\$14.80 \$14.80

Service Address: 0 BUTTON BUSH LOOP PARKB Current Charges: Total Amount Due:

Customer Service: (8am - 5pm) 407-944-5000

Our 2024 water quality reports will be
available July 1 on grco.de/tohowaterquality.

Meter Number of Days	0.0000000000000000000000000000000000000	Previous Mete	er Reading	Current Mete	er Reading	Water
	Date	Reading	Date	Reading	Usage	
15006579	31	05/20/2025	2584	06/20/2025	2587	3

Payment - Thank You	\$-8.54
Balance Forward	\$0.00

Current Transaction(s)	
Reclaimed Usage	\$9.39
Reclaimed Base Charge	\$5.41
Current Transaction Total	\$14.80

Total Amount Due	\$14.80
	- 11100

Reclaimed Water

2
ApiMsyJun JuliAugSepOctNovDecJariFebMerApiMayJun

Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P O Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

Account Number 001525420-000774920

Past Due	Current	Total Amount	
Due Now	Amount Due	Due Date	to be drafted
\$0.00	\$14.80	07/17/25	\$14.80

****AUTO**MIXED AADC 302 T2/P1/S 2721 MB 0.617

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HARMONY COMM DEV DISTRICT 11555 HERON BAY BLVD STE 201 CORAL SPRINGS FL 33076-3361 DO NOT PAY

ON OUR WEBSITE

www.tohowater.com

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck and Credit/Debit*

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Check or Money Order

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Payment Source

ayment source

Cash

Fees

\$1.25

eBills

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EMERGENCIES - For water or sewer related emergencies call our customer service call center at 407-944-5000.

Can't pay your bill?

If you are unable to pay your water bill, please visit
www.tohowater.com or call us before your bill goes past due and ask
us about our Payment Assistance options. Call us at 407-944-5000 or
scan the OR code below.

Disconnection for nonpayment

Accounts that become delinquent will be assessed a \$50 fee and are subject to possible interruption of water services. Customers must notify our call center at 407-944-5000 that the account has been paid in full.

RECONNECTION SCHEDULE

WEEKDAYS

Before 2 p.m. - Payments made before 2 p.m. will be connected the same day with no additional fee.

After 2 p.m. - Payments made after 2 p.m. to 7 p.m. will incur an additional fee of \$25 tor premium same day reconnection. If the \$25 premium fee is declined, services will be reconnected on the next business day.

WEEKENDS AND HOLIDAYS (\$25 Premium Reconnect Fee)

Any reconnection of services that occur on a weekend or holiday will incur an additional \$25 premium reconnect fee. If the \$25 premium fee is declined, services will be reconnected the next business day.

Same day reconnection - All payments must be made before 2 p.m. Payments after 2 p.m. services will be restored the following day.

Payments after 2 p.m. Sundays/holidays - Services will be restored next business day without \$25 premium reconnect fee.

Meter tampering

Metering tampering is prohibited by Florida State Law and incurr a \$300 fine for the first offense and a \$500 fine for the second offense. Only Toho Water Authority representatives are permitted to access meters.

Payment Assistance

Life happens and along with it sometimes we experience financial strains. Toho has two programs to help customers, Payment extension requests gives you more time to pay your bill. Visit www.tohowater.com to request an extension. Our Toho Assistance Program (TAP) offers financial assistance to qualifying customers. Scan the QR code to apply

Plumbing Concerns?





Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com HARMONY COMM DEV DISTRICT

O BRACKEN FERN DRIVE PARK

Service Address:

Account Number:

001525420-000774910

Past Due Amount:

\$0.00

Current Charges \$85.27 Total Amount Due: \$85.27

Customer Service: (8am - 5pm) 407-944-5000

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77	20	M	:

Our 2024 water quality reports will be available July 1 on qroup.gro

Meter Number of	Previous Meter Reading		Current Meter Reading		Water	
Number	Days	Date	Reading	Date	Reading Usa	Usage
14035860	31	05/20/2025	1961	06/20/2025	1985	24
Pay	ment - Th	ank You			\$-63.36	
Bal	ance For	ward			\$0.00	
Cur	rent Tran	saction(s)				
	Reclaimed				\$75.12	
		d Base Charge			\$10.15	
Cur	rent Tran	saction Total			\$85.27	
To	tal Amou	nt Due			\$85.27	



Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

Account Number 001525420-000774910

Past Due	Current	Total American	
Due Now	Amount Due	Due Date	Total Amount to be drafted
\$0.00	\$85.27	07/17/25	\$85.27

*****AUTO**MIXED AADC 302 T.Z / P-1 / \$: 271 1 M6 0.617

HARMONY COMM DEV DISTRICT 11555 HERON BAY BLVD STE 201 CORAL SPRINGS FL 33076-3361 DO NOT PAY

ON OUR WEBSITE

www.tohowater.com

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck and Credit/Debit*

*Using one-time payment option will incur convenience fees: \$1.25 for every \$100,00 for credit/debit cards.

BY PHONE

Call 407-944-5000 for our automated payment system

Payment Source

eCheck, Credit/Debit Cards

Fees

Free Int eCheck

\$1.25 for every \$100,00 for credit/debit cards

BY MAIL

Please remit your check or money order in advance of your due date to avoid late fees. Penalties are assessed on all accounts If payment is not received by the due date.

Please remit your payment to:

Toho Water Authority PO Box 30527 Tampa, FL 33630-3527

Payment Source

Check or Money Order

SELECT PAYMENT LOCATIONS

Amscot: No Convenience Fees MoneyGram participating locations (Walmart, CVS, 7-Eleven and Ace Cash Express)

Payment Source

Fees.

Cash

\$1.25

eBills

Go paperless by creating an online payment account on www.tohowater.com.

EMERGENCIES - For water or sewer related emergencies call our customer service call center at 407-944-5000.

Can't pay your bill?

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Disconnection for nonpayment

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RECONNECTION SCHEDULE

WEEKDAYS

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Payment Assistance

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Plumbing Concerns?





Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

Customer Service: (8am - 5pm) 407-944-5000

Our 2024 water quality reports will be available July 1 on grco.de/tohowaterquality. HARMONY COMM DEV DISTRICT

Days

3100 SONGBIRD CIRCLE ODD BLOCK

Service Address:

1800

Account Number:

001525420-033141279

Reading

Past Due Amount:

\$0.00

Current Charges: Total Amount Due:

\$983.87 \$983.87

Meter Number of	Previous Me	eter Reading	Current Me	eter Reading	Water	
Number	Days	bear.	B S S S S S S S S S S S S S S S S S S S	W-20	Donding	Usage

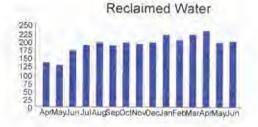
(1)(2,21	Days	Date	Reading	Date	Reading	Usage
06898	31	05/20/2025	16512	06/20/2025	16713	201
Pay	ment - Ti	nank You		S	S-953 87	-

Balance Forward \$0.00

Current Transaction(s)

Reclaimed Usage \$956.30 Reclaimed Base Charge \$27 57 **Current Transaction Total** \$983.87

Total Amount Due \$983.87



Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

Account Number 001525420-033141279

Daet Due	Current	Total Amount	
Past Due Due Now	Amount Due	Due Date	to be drafted
\$0,00	\$983.87	07/17/25	\$983.87

*****AUTO**MIXED AADC 302 T 2 / P 1 / S 270 1 MB 0.617

իիցիեվիութվունիկերին հերիցիկի մերիցինիի

HARMONY COMM DEV DISTRICT 11555 HERON BAY BLVD STE 201 CORAL SPRINGS FL 33076-3361

DO NOT PAY

ON OUR WEBSITE

www.tohowater.com

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck and Credit/Debit*

*Using one-time payment option will incur convenience lees: \$1.25 for every \$100.00 for credit/debit cards.

BY PHONE

Call 407-944-5000 for our automated payment system.

Payment Source

eCheck, Credit/Debit Cards

Page

Free for eCheck

\$1.25 for every \$100.00 for credit/dehit cards

BY MAIL

Please remit your check or money order in advance of your due date to avoid late fees. Penalties are assessed on all accounts if payment is not received by the due date.

Please remit your payment to

Toho Water Authority PO 86x 30527 Tamps, FL 33630-3527

Payment Source

Check or Money Order

SELECT PAYMENT LOCATIONS

Amscot: No Convenience Fees MoneyGram participating locations (Walmart, CVS, 7-Eleven and Ace Cash Express)

Payment Source

Cash

Fees

51.25

eBills

Go paperless by creating an enline payment account on www.tohowater.com.

EMERGENCIES = For water or sewer related emergencies call our customer service call center at 407-944-5000.

Can't pay your bill?

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Disconnection for nonpayment

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RECONNECTION SCHEDULE

WEEKDAYS

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Payment Assistance

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customers, Scan the QR code to apply

Plumbing Concerns?





Our 2024 water quality reports will be available July 1 on grco.de/tohowaterquality.

Toho Water Authority P O Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

HARMONY COMM DEV DISTRICT

Past Due Amount:

Account Number:

001525420-033035419

\$0.00

\$40.09 \$40.09

Service Address; 7500 A EVEN FIVE OAKS DRIVE Current Charges: Total Amount Due:

Meter of	Number Previous Meter Reading		Current Meter Reading		Water	
	Days	Date	Reading	Date	Reading	Usage
79643233	31	05/20/2025	16806	06/20/2025	16810	4

Payment - Thank You	\$-46.35
Balance Forward	\$0.00

Current Transaction(s) Reclaimed Usage Reclaimed Base Charge

\$27.57 **Current Transaction Total** \$40.09

Total Amount Due

\$40.09

\$12.52



Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

Account Number 001525420-033035419

Diet Due	Current	Total Amoun		
Past Due Due Now	Amount Due	Due Date	to be drafted	
\$0.00	\$40.09	07/17/25	\$40.09	

*****AUTO**MIXED AADC 302 T 2 / P 1 / S 259 1 MB 0.617

լկայլըգիրիքարկանվոխանդիկիվիրաներ



HARMONY COMM DEV DISTRICT 11555 HERON BAY BLVD STE 201 CORAL SPRINGS FL 33076-3361 DO NOT PAY

ON OUR WEBSITE

www.tohowater.com

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck and Credit/Debit*

*Using one-time payment option will incur convenience fees: \$1.25 for every \$100.00 for credit/debit cards.

BY PHONE

Call 407-944-5000 for our automated payment system

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck \$1.25 for every \$100.00 for credit/debit cards

BY MAIL

Please remit your check or money order in advance of your due date to avoid late fees. Penalties are assessed on all accounts if payment is not received by the due date.

Please remit your payment to:

Toho Water Authority PO Box 30527 Tampa, FL 33630-3527

Payment Source

Check or Money Order

SELECT PAYMENT LOCATIONS

Amscot; No Convenience Fees MoneyGram participating locations (Walmart, CV5, 7-Eleven and Ace Cash Express)

Payment Source

Fees 51.25

eBills

Cash

Go paperless by treating an online payment account on www.tohowater.com.

EMERGENCIES - For water or sewer related emergencies call our customer service call center at 407-944-5000.

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Disconnection for nonpayment

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RECONNECTION SCHEDULE

WEEKDAYS

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Same day reconnection - All payments must be made before 2 p.m. Payments after 2 p.m. services will be restored the following day:

Payments after 2 p.m. Sundays/holldays - Services will be restored next business day without \$25 premium reconnect fee

Meter tampering

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Payment Assistance

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Plumbing Concerns?





Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

HARMONY COMM DEV DISTRICT

Service Address.

0 FIVE OAKS DRIVE RM

Account Number: Past Due Amount

Current Charges

Total Amount Due:

001525420-000785210

\$0.00

\$1,935.78 \$1,935.78

Customer Service: (8am - 5pm) 407-944-5000

Our 2024 water quality reports will be available July 1 on grco.de/tohowaterquality.

Meter N	Number	Previous Mete	er Reading	Current Mete	er Reading	Water
Number	OI	Date	Reading	Date	Reading	Usage
71947550	31	05/20/2025	360	06/20/2025	818	458

\$-1,310.32 Payment - Thank You \$0.00 Balance Forward

Current Transaction(s) \$1,882.87 Reclaimed Usage \$52.91 Reclaimed Base Charge \$1,935.78 **Current Transaction Total**

\$1,935.78 **Total Amount Due**

Reclaimed Water



Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

Account Number 001525420-000785210

D. C. A. D. L.	Current	Total Amoun	
Past Due Due Now	Amount Due	Due Date	to be drafted
\$0.00	\$1,935.78	07/17/25	\$1,935.78

****AUTO**MIXED AADC 302 T.2 / P.1 / S 284 1 MB 0.617

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HARMONY COMM DEV DISTRICT 11555 HERON BAY BLVD STE 201 CORAL SPRINGS FL 33076-3361

DO NOT PAY

ON OUR WEBSITE

www.tohowater.com

Payment Source

eCheck, Credit/Debit Cards

FRAS

Free for eCheck and Credit/Debit*

"Using one-time payment option will incur convenience fees: \$1.25 for every \$100.00 for credit/debit cards.

BY PHONE

Call 407-944-5000 for our automated payment system

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck

\$1.25 for every \$100.00 for credit/debit cards

BY MAIL

Please remit your check or money order in advance of your due date to avoid late fees. Penalties are assessed on all accounts if payment is not received by the due date.

Please remit your payment to:

Toho Water Authority PO Box 30527 Tampa, FL 33630-3527

Payment Source

Check or Money Order

SELECT PAYMENT LOCATIONS

Amscot: No Convenience Fees MoneyGram participating locations (Walmart, CVS, 7-Eleven and Ace Cash Express)

Payment Source

Cash

Fees

eBills

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Disconnection for nonpayment

Accounts that become delinquent will be assessed a 550 fee and are subject to possible interruption of water services. Customers must notify our call center at 407-944-5000 that the account has been paid in full.

RECONNECTION SCHEDULE

WEEKDAYS

Before 2 p.m. - Payments made before 2 p.m. will be connected the same day with no additional fee.

After 2 p.m. - Payments made after 2 p.m. to 7 p.m. will incur an additional fee of \$25 for premium same day reconnection. If the \$25 premium fee is declined, services will be reconnected on the next business day.

WEEKENDS AND HOLIDAYS (\$25 Premium Reconnect Fee)

Any reconnection of services that occur on a weekend or holiday will incur an additional 525 premium reconnect fee. If the 525 premium fee is declined, services will be reconnected the next business day.

Same day reconnection - All payments must be made before 2 p.m. Payments after 2 p.m. services will be restored the following day.

Payments after 2 p.m. Sundays/holidays - Services will be restored next business day without \$25 premium reconnect fee.

Meter tampering

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Plumbing Concerns?





Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com HARMONY COMM DEV DISTRICT

Service Address: 0 HARMONY SQUARE DRIVE W Account Number: Past Due Amount:

Current Charges:

Total Amount Due:

001525420-000784440

\$0.00

\$1,051.71 \$1,051.71

Customer Service: (8am - 5pm) 407-944-5000

Our 2024 water quality reports will be available July 1 on groo.de/tohowaterquality.

Meter Number of Days	7 2 2 2 2 2 2 2 2	Previous Meter Reading		Current Meter Reading		Water
	Date	Reading	Date	Reading	Usage	
19420047	31	05/20/2025	14276	06/20/2025	14586	310

Payment - Thank You \$-879.56
Balance Forward \$0.00

Current Transaction(s)

Reclaimed Usage \$970,30
Reclaimed Base Charge \$81.41

Current Transaction Total \$1,051,71

Total Amount Due \$1,051.71

Reclaimed Water

1200
1000
800
800
800
ApiMayJun JulAugSepOctNovOecJanFebMarApiMayJun

Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

Account Number 001525420-000784440

Daet Fue	Current	Total Amoun	
Past Due Due Now	Amount Due	Due Date	to be drafted
\$0.00	\$1,051,71	07/17/25	\$1,051.71

****AUTO**MIXED AADC 302 T 2 / P 1 / S 283 1 MB 0 617

վորդիմիկիլիկիրը հուրդիրինին այլ և գործերի հայարի հ



HARMONY COMM DEV DISTRICT 11555 HERON BAY BLVD STE 201 CORAL SPRINGS FL 33076-3361 DO NOT PAY

ON OUR WEBSITE

www.tohowater.com

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck and Credit/Debit*

*Using one-time payment option will incur convenience fees: \$1.25 for every \$100.00 for credit/debit cards.

BY PHONE

Call 407-944-5000 for our automated payment system

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck

51.25 for every \$100.00 for credit/debit cards

BY MAIL

Please remit your check or money order in advance of your due date to avoid late fees. Penalties are assessed on all accounts if payment is not received by the due date.

Please remit your payment to

Toho Water Authority PO Box 30527 Tampa, FL 33630-3527

Payment Source

Check or Money Order

SELECT PAYMENT LOCATIONS

Amscot: No Convenience Fees MoneyGram participating locations (Walmart, CVS, 7-Eleven and Ace Cash Express)

Payment Source

Cash

rees

\$1.25

eBills

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RECONNECTION SCHEDULE

WEEKDAYS

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WEEKENDS AND HOLIDAYS (\$25 Premium Reconnect Fee)

Any reconnection of services that occur on a weekend or holiday will incur an additional \$25 premium reconnect fee. If the \$25 premium fee is declined, services will be reconnected the next business day.

Same day reconnection - All payments must be made before 2 p.m. Payments after 2 p.m. services will be restored the following day.

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Plumbing Concerns?





Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

HARMONY COMM DEV DISTRICT

Service Address: I HARMONY SQUARE DRIVE W Account Number Past Due Amount:

Current Charges:

Total Amount Due:

001525420-000784430

\$0.00

\$391.28 \$391.28

Customer Service: (8am - 5pm) 407-944-5000

Our 20	24 water quality reports will be	
availa	le July 1 on grco.de/tohowaterqual	ity

Meter Number of Number Days	A 1-274-751 (2.4)	Previous Meter Reading		Current Meter Reading		Water
	Date	Reading	Date	Reading	Usage	
62751434	31	05/20/2025	51900	06/20/2025	51999	99

\$-347.46 Payment - Thank You \$0.00 Balance Forward

Current Transaction(s)

\$309.87 Reclaimed Usage \$81.41 Reclaimed Base Charge \$391,28 **Current Transaction Total**

\$391.28 **Total Amount Due**

Reclaimed Water 90 80 70 60 50 40 30 10

Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority PO. Box 30527 Tampa, Florida, 33637-3527 www.tohowater.com

Account Number 001525420-000784430

Desit Date	Current Charges		Total Amount
Past Due Due Now	Amount Due	Due Date	to be drafted
\$0.00	\$391.28	07/17/25	\$391.28

****AUTO**MIXED AADC 302 T2/P1/S 2821 MB 0.617

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HARMONY COMM DEV DISTRICT 11555 HERON BAY BLVD STE 201 CORAL SPRINGS FL 33076-3361

DO NOT PAY YOU ARE ENROLLED IN AUTODRAFT

ON OUR WEBSITE

www.tohowater.com

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck and Credit/Debit*

*Using one-time payment option will incur convenience fees: \$1.25 for every \$100.00 for credit/debit cards.

BY PHONE

Call 407-944-5000 for our automated payment system

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck

\$1.25 for every \$100.00 for credit/debit cards

BY MAIL

Please remit your check or money order in advance of your due date to avoid late fees. Penalties are assessed on all accounts if payment is not received by the due date.

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Toho Water Authority PO 80x 30527 Tampa, FL 33630-3527

Payment Source

Check or Money Order

SELECT PAYMENT LOCATIONS

Amscot: No Convenience Fees MoneyGram participating locations (Walmart, CVS, 7-Eleven and Ace Cash Express)

Payment Source

Cash

Fees

\$1.25

eBills

Go paperless by creating an online payment account on www.tohowater.com.

EMERGENCIES – For water or sewer related emergencies call our customer service call center at 407-944-5000.

Can't pay your bill?

If you are unable to pay your water bill, please visit www.tohowater.com or call us before your bill goes past due and ask us about our Payment Assistance options. Call us at 407-944-5000 or scan the QR code below.

Disconnection for nonpayment

Accounts that become delinquent will be assessed a \$50 fee and are subject to possible interruption of water services. Customers must notify our call center at 407-944-5000 that the account has been paid in full.

RECONNECTION SCHEDULE

WEEKDAYS

Before 2 p.m. - Payments made before 2 p.m. will be connected the same day with no additional fee.

After 2 p.m. - Payments made after 2 p.m. to 7 p.m. will incur an additional fee of \$25 for premium same day reconnection. If the \$25 premium fee is declined, services will be reconnected on the next business day.

WEEKENDS AND HOLIDAYS (\$25 Premium Reconnect Fee)

Any reconnection of services that occur on a weekend or holiday will incur an additional \$25 premium reconnect fee. If the \$25 premium fee is declined, services will be reconnected the next business day.

Same day reconnection - All payments must be made before 2 p.m. Payments after 2 p.m. services will be restored the following day.

Payments after 2 p.m. Sundays/holidays - Services will be restored next business day without \$25 premium reconnect fee.

Meter tampering

Metering tampering is prohibited by Florida State Law and incurs a \$300 fine for the first offense and a \$500 fine for the second offense. Only Toho Water Authority representatives are permitted to access meters.

Payment Assistance

Life happens and along with it sometimes we experience financial strains. Toho has two programs to help customers. Payment extension requests gives you more time to pay your bill. Visit www.tohowater.com to request an extension. Our Toho Assistance Program (TAP) offers financial assistance to qualifying customers. Scan the QR code to apply

Plumbing Concerns?





Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

HARMONY COMM DEV DISTRICT

Service Address: O CAT BRIER TRAIL PARK Account Number Past Due Amount:

Current Charges:

Total Amount Due:

001525420-000784410

\$0.00

\$682.37 \$682.37

Customer Service: (8am - 5pm) 407-944-5000

Our 2024 water	quality reports will be
available July 1	on arco.de/tohowaterquality.

Meter	Number	Previous Mete	er Reading	Current Mete	er Reading	Water
Number	Days	Date	Reading	Date	Reading	Usage
62751435	31	05/20/2025	105311	06/20/2025	105503	192

\$-4,792.74 Payment - Thank You \$0.00 Balance Forward

Current Transaction(s)

Reclaimed Usage \$600.96 Reclaimed Base Charge \$81.41 **Current Transaction Total** \$682.37

\$682,37 Total Amount Due



Please return this portion with your payment - Do not send cash through the mall.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

Account Number 001525420-000784410

Deet Dive	Current	Total Amoun	
Past Due Due Now	Amount Due	Due Date	to be drafted
\$0.00	\$682.37	07/17/25	\$682,37

****AUTO**MIXED AADC 302 T2/P1/S 2811 ME 0.617

աթվակիինենաինինարկինակինություն

HARMONY COMM DEV DISTRICT 11555 HERON BAY BLVD STE 201 CORAL SPRINGS FL 33076-3361

DO NOT PAY YOU ARE ENROLLED IN AUTODRAFT

ON OUR WEBSITE

www.tohowater.com

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck and Credit/Debit

*Using one-time payment option will incur convenience fees; \$1.25 for every \$100.00 for credit/debit cards.

BY PHONE

Call 407-944-5000 for our automated payment system

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck

\$7.25 for every \$100.00 for credit/dehit cards

BY MAIL

Please remit your check or money order in advance of your due date to avoid late fees. Penalties are assessed on all accounts if payment is not received by the due date.

Please remit your payment to:

Toho Water Authority FO Box 30527 Tampa, FL 33630-3527

Payment Source

Check or Money Order

SELECT PAYMENT LOCATIONS

Amscot: No Convenience Fees MoneyGram participating locations (Walmart, CVS, 7-Eleven and Ace Cash Express)

Payment Source

Cash

Fees

51.25

eBills

Go paperless by creating an online payment account on www.tohowater.com.

EMERGENCIES = For water or sewer related emergencies call our customer service call center at 407-944-5000.

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Disconnection for nonpayment

Accounts that become delinquent will be assessed a 550 fee and are subject to possible interruption of water services. Customers must notify our call center at 407-944-5000 that the account has been paid in full.

RECONNECTION SCHEDULE

WEEKDAY5

Before 2 p.m. - Payments made before 2 p.m. will be connected the same day with no additional fee.

After 2 p.m. - Payments made after 2 p.m. to 7 p.m. will incur an additional fee of \$25 for premium same day reconnection. If the \$25 premium fee is declined, services will be reconnected on the next business day.

WEEKENDS AND HOLIDAYS (\$25 Premium Reconnect Fee)

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Meter tampering

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Payment Assistance

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Plumbing Concerns?





Toho Water Authority P O Box 30527 Tampa, Florida, 33630-3527 www.tohawater.com

HARMONY COMM DEV DISTRICT

Account Number: Past Due Amount Current Charges:

Total Amount Due:

001525420-001262780

\$0.00

\$1,588.79 \$1,588.79

Service Address: 6900 E IRLO BRONSON MEM HWY BLK ODD

Meter Number of	Previous Meter Reading		Current Meter Reading		Water	
Number	Days	Date	Reading	Date	Reading	Usage
21008654	31	05/20/2025	9540	06/20/2025	9959	419

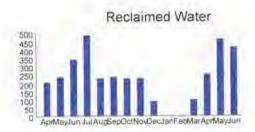
Payment - Thank You	\$-1,807.91
Balance Forward	\$0,00

Current Transaction(s) \$1,561.22 Reclaimed Usage \$27.57 Reclaimed Base Charge \$1,588.79 Current Transaction Total

\$1,588.79 **Total Amount Due**

Customer Service: (8am - 5pm) 407-944-5000

Our 2024 water quality reports will be available July 1 on grco.de/tohowaterquality.



Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

Account Number 001525420-001262780

- 6	Total Amount		
Past Due Due Now	Amount Due	Due Date	to be drafted
\$0.00	\$1,588.79	07/17/25	\$1,588.79

****AUTO**MIXED AADC 302 T 2 / P 1 / S 300 1 MB 0.617

արմարդիկիրինին արգեներին իրահանը



HARMONY COMM DEV DISTRICT 11555 HERON BAY BLVD STE 201 CORAL SPRINGS FL 33076-3361

DO NOT PAY YOU ARE ENROLLED IN AUTODRAFT

ON OUR WEBSITE

www.tohowater.com

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck and Credit/Debit*

*Using one-time payment option will incur convenience fees: \$1.25 for every \$100,00 for credit/debit cards.

BY PHONE

Call 407-944-5000 for our automated payment system

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck

51 75 for every \$100.00 for credit/debit cards

BY MAIL

Please remit your check or money order in advance of your due date to avoid late fees. Penalties are assessed on all accounts if payment is not received by the due date.

Please remit your payment to:

Toho Water Authority PO Box 30527 Tampa, FL 33630-3527

Payment Source

Check or Money Order

SELECT PAYMENT LOCATIONS

Amscot: No Convenience Fees MoneyGram participating locations (Walmart, CV5, 7-Eleven and Ace Cash Express)

Payment Source

Cash

Fees

51,25

eBills

Go paperless by creating an online payment account on www.tohowater.com.

EMERGENCIES - For water or sewer related emergencies call our customer service call center at 407-944-5000.

Can't pay your bill?

If you are unable to pay your water bill, please visit www.tohowater.com or call us before your bill goes past due and ask us about our Payment Assistance options. Call us at 407-944-5000 or scan the QR code below.

Disconnection for nonpayment

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RECONNECTION SCHEDULE

WEEKDAYS

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Meter tampering

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Payment Assistance

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Plumbing Concerns?





Toho Water Authority PO Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

HARMONY COMM DEV DISTRICT

Service Address: 6900 E IRLO BRONSON MEM HWY Account Number:

001525420-000903760

\$0.00

\$1.592.57

Past Due Amount Current Charges: 51,592.57 Total Amount Due:

Customer Service: (8am - 5pm) 407-944-5000



Our 2024 water quality reports will be available July 1 on grco.de/tohowaterquality.

Meter	Number	Previous Mete	er Reading	Current Mete	er Reading	Water
Number	Days	Date	Reading	Date	Reading	Usage
65150354	31	05/20/2025	48474	06/20/2025	48974	500

\$-1,473.63 Payment - Thank You \$0.00 Balance Forward

Current Transaction(s) \$1,565,00 Reclaimed Usage \$27.57 Reclaimed Base Charge \$1,592.57 Current Transaction Total

\$1,592.57 **Total Amount Due**



Please return this portion with your payment - Do not send cash through the mall.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

Account Number 001525420-000903760

D. A. D. A.	Current	Total Amoun	
Past Due Due Now	Amount Due	Due Date	to be drafted
\$0.00	\$1,592.57	07/17/25	\$1,592.57

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HARMONY COMM DEV DISTRICT 11555 HERON BAY BLVD STE 201 CORAL SPRINGS FL 33076-3361

DO NOT PAY

ON OUR WEBSITE

www.tohowater.com

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck and Credit/Debit*

*Using one-time payment option will incur convenience fees: \$1.25 for every \$100.00 for credit/debit cards.

BY PHONE

Call 407-944-5000 for our automated payment system

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for a Check

\$1.25 for every \$100,00 for credit/debit cards

BY MAIL

Please remit your check or money order in advance of your due date to avoid late fees. Penalties are assessed on all accounts if payment is not received by the due date.

Please remit your payment to:

Toho Water Authority PO Box 30527 Tampa, FL 33630-3527

Payment Source

Check or Money Order

SELECT PAYMENT LOCATIONS

Amscot: No Convenience Fees MoneyGram participating locations (Walmart, CVS, 7-Eleven and Ace Cash Express)

Payment Source

Cash

Fees

51,25

eBills

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RECONNECTION SCHEDULE

WEEKDAYS

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Plumbing Concerns?





Customer Service: (8am - 5pm) 407-944-5000

Our 2024 water quality reports will be available July 1 on grco.de/tohowaterquality.

Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

HARMONY COMM DEV DISTRICT

Account Number Past Due Amount: 001525420-001125108

\$0.00

\$2,771.61

Current Charges: \$2,771.61 Total Amount Due:

Service Address 3200 SCHOOLHOUSE ROAD RM EVN BLK

Meter	Number	Previous Mete	er Reading	Current Mete	er Reading	Water
Number	Days	Date	Reading	Date	Reading	Usage
18006897	31	05/20/2025	26480	06/20/2025	26918	438

Payment - Thank You	\$-1,699.11
Balance Forward	\$0.00

Current Transaction(s)

Current Transaction Total	\$2,771.61
Reclaimed Base Charge	\$27.57
Reclaimed Usage	\$2,744.04

Total Amount Due	\$2,771.61
I Otal Alliount Due	42111101

Reclaimed Water 450 400 350 300 250 200 150 100

Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

Account Number 001525420-001125108

Past Due Due Now	Current	Total Amount	
	Amount Due	Due Date	to be drafted
\$0.00	\$2,771.61	07/17/25	\$2,771.61

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HARMONY COMM DEV DISTRICT 11555 HERON BAY BLVD STE 201 CORAL SPRINGS FL 33076-3361

DO NOT PAY

ON OUR WEBSITE

www.tohowater.com

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck and Credit/Debit*

*Using one-time payment option will incur convenience lees: \$1.25 for every \$100.00 for credit/debit cards.

BY PHONE

Call 407-944-5000 for our automated payment system

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck

\$1.25 for every \$100:00 for credit/debit cards

BY MAIL

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Toho Water Authority PO Box 30527 Tampa, FL 33630-3527

Payment Source

Check or Money Order

SELECT PAYMENT LOCATIONS

Amscot: No Convenience Fees MoneyGram participating locations (Walmart, CVS, 7-Eleven and Ace Cash Express)

Payment Source

Cash

Fees ST 25

eBills

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Disconnection for nonpayment

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RECONNECTION SCHEDULE

WEEKDAYS

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WEEKENDS AND HOLIDAYS (\$25 Premium Reconnect Fee)

Any reconnection of services that occur on a weekend or holiday will incur an additional 525 premium reconnect fee. If the 525 premium fee is declined, services will be reconnected the next business day.

Same day reconnection - All payments must be made before 2 p.m. Payments after 2 p.m. services will be restored the following day.

Payments after 2 p.m. Sundays/holidays - Services will be restored next business day without \$25 premium reconnect fee.

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Plumbing Concerns?





Toho Water Authority P O Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

HARMONY COMM DEV DISTRICT

7300 FIVE OAKS DRIVE RCLM

Service Address:

001525420-000948250

\$0.00

\$1,488.04

Past Due Amount: Current Charges. Total Amount Due:

Account Number:

\$1,488.04

Customer Service: (8am - 5pm) 407-944-5000



Our 2024 water quality reports will be available July 1 on grco.de/tohowaterquality.

Meter Number of	Previous Meter Reading		Current Meter Reading		Water	
Number	Days	Date	Reading	Date	Reading	Usage
61099658	31	05/20/2025	86865	06/20/2025	87279	414

\$-985.35 Payment - Thank You \$0.00 Balance Forward

Current Transaction(s)

\$1,460.47 Reclaimed Usage Reclaimed Base Charge \$27.57 **Current Transaction Total** \$1,488.04

Total Amount Due \$1,488.04

		Rec	laime	d Wa	ater
B00	4.4	- 1	6		
700	100				
600			80		
500			-		
400					-
300				of 80	E - 10
200					
100					
Q April	AluLnutys/	ucSepOc	:NovDec	JanFeth	AnrApiMayJur

Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527. www.tohowater.com

Account Number 001525420-000948250

Post Due	Current	Total Amount	
Past Due Due Now	Amount Due	Due Date	to be drafted
\$0.00	\$1,488.04	07/17/25	\$1,488.04

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HARMONY COMM DEV DISTRICT 11555 HERON BAY BLVD STE 201 CORAL SPRINGS FL 33076-3361

DO NOT PAY

ON OUR WEBSITE

www.tohowater.com

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck and Credit/Debit*

*Using one-time payment option will incur convenience fees: \$1.25 for every \$100.00 for credit/debit cards.

BY PHONE

Call 407-944-5000 for our automated payment system

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck

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Payment Source

Check or Money Order

SELECT PAYMENT LOCATIONS

Amscot: No Convenience Fees MoneyGram participating locations (Walmart, CVS, 7-Eleven and Ace Cash Express)

Payment Source

Cash

eBills

Fees 51.25

ian 3.

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WEEKDAYS

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Plumbing Concerns?





Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

HARMONY COMM DEV DISTRICT

Account Number:

001525420-000944380

\$0.00 \$462.86 \$462.86

Service Address: 7124 S HARMONY SQUARE DRIVE **POOLCBNA**

Past Due Amount	
Current Charges:	
Total Amount Due.	

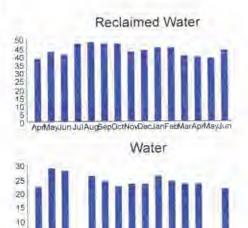
n) 407-944-5000	Meter	Number of	Previous Mete	er Reading	Current Mete	er Reading	Water
s will be	Number	Days	Date	Reading	Date	Reading	Usage
howaterquality.	72940814	31	05/20/2025	1895	06/20/2025	1916	21
	18010172	31	05/20/2025	3832	06/20/2025	3875	43

Payment - Thank You	\$-226.28	
Balance Forward	\$0.00	
Current Transaction(s)		
Water Base Charge	\$13.53	
Water Usage	\$48.72	
Reclaimed Usage	\$169.74	
Reclaimed Base Charge	\$27.57	
Wastewater Base Charge	\$40.34	
Wastewater Usage	\$162.96	
Current Transaction Total	\$462.86	

\$462.86 **Total Amount Due**

Customer Service: (8am - 5pm

Our 2024 water quality reports available July 1 on grco.de/toh



Tobo Water

Please return this portion with your payment - Do not send cash through the mail.

Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

Account Number 001525420-000944380

David David	Current	Charges	Total Amount
Past Due Due Now	Amount Due	Due Date	to be drafted
\$0.00	\$462,86	07/17/25	\$462.86

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HARMONY COMM DEV DISTRICT 11555 HERON BAY BLVD STE 201 CORAL SPRINGS FL 33076-3361

ON OUR WEBSITE

www.tohowater.com

Payment Source

eCheck, Credit/Debit Cards

Fee

Free for eCheck and Credit/Debit*

*Using one-time payment option will incur convenience fees: \$1.25 for every \$100.00 for credit/debit cards.

BY PHONE

Call 407-944-5000 for our automated payment system

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck

\$1.25 for every \$100.00 for credit/debit cards

BY MAIL

Please remit your check or money order in advance of your due date to avoid late fees. Penallies are assessed on all accounts if payment is not received by the due date.

Please remit your payment to:

Toho Water Authority PO Box 30527 Tampa, FL 33630-3527

Payment Source

Check or Money Order

SELECT PAYMENT LOCATIONS

Amscot: No Convenience Fees MoneyGram participating locations (Walmart, CVS, 7-Eleven and Ace Cash Express)

Payment Source

Cash

Fees 51.35

eBills

Go paperless by creating an online payment account on www.tohowater.com.

EMERGENCIES - For water or sewer related emergencies call our customer service call center at 407-944-5000.

Can't pay your bill?

If you are unable to pay your water bill, please visit www.tohowater.com or call us before your bill goes past due and ask us about our Payment Assistance options. Call us at 407-944-5000 or scan the OR code below.

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RECONNECTION SCHEDULE

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Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

Customer Service: (8am - 5pm) 407-944-5000

Our 2024 water quality reports will be available July 1 on grco.de/tohowaterquality. HARMONY COMM DEV DISTRICT

Past Due Amount: Current Charges:

Account Number.

001525420-000933920

\$0.00 \$716.17

Total Amount Due: \$716.17

Service Address.	
3300 SCHOOLHOUSE	ROAD RCLM
BLK	

of ays 31 nt - The	Date 05/20/2025 ank You ward	Reading 8116	Date 06/20/2025	Reading 8336 5-594.10	Usage 220
nt - Tha	ank You	8116	27.78.70.0	1 0718	220
			3	5-594.10	
e Forv	vard			The state of the s	
				\$0.00	
t Trans	saction(s)				
laimed	Usage			\$688.60	
	Base Charge		-	\$27.57	
t ()a)ii	saction Total		4	pr 10.17	
Amoui	nt Due		\$	716.17	
		Transaction Total			



Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

001525420-000933920 Account Number

Past Due	Current	Charges	Total Amount
Due Now	Amount Due	Due Date	to be drafted
\$0.00	\$716.17	07/17/25	\$716.17

****AUTO**MIXED AADC 302 T2/P1/S; 295 1 MB 0 617

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HARMONY COMM DEV DISTRICT 11555 HERON BAY BLVD STE 201 CORAL SPRINGS FL 33076-3361

DO NOT PAY

YOU ARE ENROLLED IN AUTODRAFT

ON DUR WEBSITE

www.tohowater.com

Payment Source

eCheck, Credit/Debit Cards

Free for eCheck and Credit/Debit*

*Using one-time payment option will incur convenience fees: 51.25 for every \$100.00 for credit/debit cards.

BY PHONE

Call 407-944-5000 for our automated payment system

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck

\$1.25 for every \$100.00 for credit/debit cards

BY MAIL

Please remit your check or money order in advance of your duedate to avoid late fees. Penalties are assessed on all accounts if payment is not received by the due date.

Please remit your payment to:

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Payment Source

Check or Money Order

SELECT PAYMENT LOCATIONS

Amscat: No Convenience Fees MoneyGram participating locations (Walmart, CVS, 7-Eleven and Ace Cash Express)

Payment Source

Fees.

Eash

eBills

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EMERGENCIES - For water or sewer related emergencies call our customer service call center at 407-944-5000.

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Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com HARMONY COMM DEV DISTRICT

6900 FIVE OAKS DRIVE RM

Service Address

Account Number: Past Due Amount: 001525420-000933910

\$0.00

Current Charges: \$691.13
Total Amount Due: \$691.13

Customer Service: (8am - 5pm) 407-944-5000

Our 2024 water quality reports will be available July 1 on grco.de/tohowaterquality.

Meter	Number of	Previous Mete	er Reading	Current Mete	er Reading	Water	
Mumhar	Number	Days	Date	Reading	Date	Reading	Usage
60720859	31	05/20/2025	30505	06/20/2025	30717	212	

Payment - Thank You	\$-1,435.85
Balance Forward	\$0.00

Current Transaction(s)
Reclaimed Usage \$663.56
Reclaimed Base Charge \$27.57

Current Transaction Total \$691.13

Total Amount Due \$691.13

Reclaimed Water

500
400
300
200
100
ApriMayJun Jul AugSepOctNovDecJanFebMarApriMayJun

Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

Account Number 001525420-000933910

Don't Dive	Current	Charges	Total Amount
Past Due Due Now	Amount Due	Due Date	to be drafted
\$0.00	\$691.13	07/17/25	\$691.13

****AUTO**MIXED AADC 302 T.2 / P.1 / \$ 294 1 MB 0,617

PHAMINING HARMONY COMM DEV DISTRICT

HARMONY COMM DEV DISTRICT 11555 HERON BAY BLVD STE 201 CORAL SPRINGS FL 33076-3361

ON OUR WEBSITE

www.tohowater.com

Payment Source

eCheck, Credit/Debit Cards

Fee

Free for eCheck and Credit/Debit*

*Using one-time payment option will incur convenience fees: \$1.25 for every \$100.00 for credit/debit cards.

BY PHONE

Call 407-944-5000 for our automated payment system

Payment Source

eCheck, Credit/Debit Cards.

Fees

Free for eCheck

51.25 for every \$100.00 for credit/debit cards

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Payment Source

Check or Money Order

SELECT PAYMENT LOCATIONS

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Payment Source

Cash

Fees

51.25

eBills

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Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

HARMONY COMM DEV DISTRICT

Account Number:

001525420-000855740

\$0.00

Fast Due Amount: \$1,758.21 Current Charges:

Service Address: 0 SCHOOLHOUSE & CUPSEED ROAD

Total Amount Due:

\$1,758.21

Customer Service:	(8am - 5pm)	407-944-5000
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Υ.	Our 2024 water quality reports will be
	available July 1 on grco.de/tohowaterquality.
	AND DISCUSSION OF THE PROPERTY

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water
		Date	Reading	Date	Reading	Usage
68934780	31	05/20/2025	28554	06/20/2025	28831	277

Payment - Thank You	\$-1,533.21
Balance Forward	\$0.00

Current Transaction(s) \$1,730.64 Reclaimed Usage \$27.57 Reclaimed Base Charge \$1,758.21 **Current Transaction Total**

Total Amount Due	\$1,758.21

Reclaimed Water 300 250 200 150 100

Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

Account Number 001525420-000855740

Past Due	Current	Total Amount	
Due Now	Amount Due	Due Date	to be drafted
\$0.00	\$1,758.21	07/17/25	\$1,758.21

****AUTO**MIXED AADC 302 T2 (P1) (\$: 292 1 MB 0 617

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HARMONY COMM DEV DISTRICT 11555 HERON BAY BLVD STE 201 CORAL SPRINGS FL 33076-3361

ON OUR WEBSITE

www.tohowater.com

Payment Source

eCheck, Credit/Debit Cards

Free for eCheck and Credit/Debit*

*Using one-time payment option will incur convenience fees: \$1.25 for every \$100.00 for credit/debit cards.

BY PHONE

Call 407-944-5000 for our automated payment system

Payment Source

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Payment Source

Check or Money Order

SELECT PAYMENT LOCATIONS

Amscot: No Convenience Fees MoneyGram participating locations. (Walmart, CV5, 7-Eleven and Ace Cash Express)

Payment Source

Cash

Fees 51,25

eBills

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Disconnection for nonpayment

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WEEKDAYS

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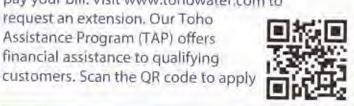
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Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

HARMONY COMM DEV DISTRICT

Account Number: Past Due Amount:

Current Charges:

Fotal Amount Due:

001525420-000846710

\$0.00

\$27.57 \$27.57

Service Address: 0 HARMONY SQ DR & 192

Please return this portion with your payment - Do not send cash through the mail.

Meter Number	Number of	Previous Meter Reading		Current Meter Reading		Water
	Days	Date	Reading	Date	Reading	Usage
79251773	30	05/20/2025	1056	06/19/2025	1056	0

Payment - Thank You	\$-27.57
Balance Forward	\$0.00

Current Transaction(s)	
Reclaimed Base Charge	\$27.57
Current Transaction Total	\$27.57

Total Amount Due	\$27.57

Reclaimed Water

Customer Service: (8am - 5pm) 407-944-5000

Our 2024 water quality reports will be available July 1 on grco.de/tohowaterquality.

AprMayJun Jul AugSepOct NovDecJan FeldMar AprMayJun



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527

www.tohowater.com

Account Number 001525420-000846710

Past Due	Current	Total Amount	
Due Now	Amount Due	Due Date	to be drafted
\$0.00	\$27.57	07/17/25	\$27.57

*****AUTO**MIXED AADC 302 T2/P1/S 2911 MB 0817

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HARMONY COMM DEV DISTRICT 11555 HERON BAY BLVD STE 201 CORAL SPRINGS FL 33076-3361

DO NOT PAY

YOU ARE ENROLLED IN AUTODRAFT

ON OUR WEBSITE

www.tohowater.com

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck and Credit/Debit*

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Check or Money Order

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Payment Source

Fees

Cash

\$1,25

eBills

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Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

HARMONY COMM DEV DISTRICT

Account Number: Past Due Amount: 001525420-000819280

\$226.73

\$0.00

\$226.73 \$226.73

Service Address: 3300 SCHOOLHOUSE ROAD PARK

Current Charges: Total Amount Due:

Meter Number	Number of	Previous Mete	er Reading	Current Mete	er Reading	Water
	Days	Date	Reading	Date	Reading	Usage
19001667	31	05/20/2025	932	06/20/2025	952	20

Payment - Thank You	\$-206.57	
Balance Forward	\$0.00	

Current Transaction(s)	
Water Base Charge	\$7.21
Water Usage	\$46,40
Wastewater Base Charge	\$17.92
Wastewater Usage	\$155,20

\$226.73 Total Amount Due

		Water
351	i .	
30		Till Control of the C
25		
20		1 - 1
16	- 1	
10		

Please return this portion with your payment - Do not send cash through the mail.

Current Transaction Total



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

Account Number 001525420-000819280

Past Due	Current	Charges	Total Amount
Due Now	Amount Due	Due Date	to be drafted
\$0.00	\$226.73	07/17/25	\$226.73

****AUTO**MIXED AADC 302 T/2 / P/1 / S. 290 1 MB 0.617

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HARMONY COMM DEV DISTRICT 11555 HERON BAY BLVD STE 201 CORAL SPRINGS FL 33076-3361

ON OUR WEBSITE

www.tohowater.com

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck and Credit/Debit*

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Payment Source

Check or Money Order

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Amscot; No Convenience Fees MoneyGram participating locations (Walmart, CVS, 7-Eleven and Ace Cash Express)

Payment Source

Fees

Cash

\$1,25

eBills

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Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

HARMONY COMM DEV DISTRICT

Past Due Amount:

001525420-000812210

\$857.92

\$27.57

\$885.49

\$885.49

\$0.00

\$885.49 \$885.49

Service Address: 3300 SCHOOLHOUSE ROAD RM

Current Charges: Total Amount Due:

Account Number:

Meter	Number of	Previous Mete	er Reading	Current Met	er Reading	Water
Number	Days	Date	Reading	Date	Reading	Usage
63309511	31	05/20/2025	40287	06/20/2025	40541	254

\$-606.62 Payment - Thank You \$0.00 Balance Forward

Current Transaction(s) Reclaimed Usage Reclaimed Base Charge

Current Transaction Total

Total Amount Due

Reclaimed Water 300 250 200 150 100

Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

Account Number 001525420-000812210

Past Due	Current	Total Amount	
Due Now	Amount Due	Due Date	to be drafted
\$0.00	\$885.49	07/17/25	\$885.49

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HARMONY COMM DEV DISTRICT 11555 HERON BAY BLVD STE 201 CORAL SPRINGS FL 33076-3361

ON OUR WEBSITE

www.tohowater.com

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck and Credit/Debit*

*Using one-time payment option will incur convenience fees: \$1.25 for every \$100.00 for credit/debit cards.

BY PHONE

Call 407-944-5000 for our automated payment system

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck

\$1,25 for every \$100,00 for credit/debit cards

BY MAIL

Please remit your check or money order in advance of your due date to avoid late fees. Penalties are assessed on all accounts if payment is not received by the due date.

Please remit your payment to:

Toho Water Authority PO Box 30527 Tampa, FL 33630-3527

Payment Source

Check or Money Order

SELECT PAYMENT LOCATIONS

Amscot: No Convenience Fees MoneyGram participating locations (Walmart, CVS, 7-Eleven and Ace Cash Express)

Payment Source

Cash

Fees

eBills

Go paperless by creating an online payment account on www.tohowater.com.

EMERGENCIES – For water or sewer related emergencies call our customer service call center at 407-944-5000.

Can't pay your bill?

If you are unable to pay your water bill, please visit www.tohowater.com or call us before your bill goes past due and ask us about our Payment Assistance options. Call us at 407-944-5000 or scan the OR code below.

Disconnection for nonpayment

Accounts that become delinquent will be assessed a \$50 fee and are subject to possible interruption of water services. Customers must notify our call center at 407-944-5000 that the account has been paid in full.

RECONNECTION SCHEDULE

WEEKDAYS

Before 2 p.m. - Payments made before 2 p.m. will be connected the same day with no additional fee.

After 2 p.m. - Payments made after 2 p.m. to 7 p.m. Will incur an additional fee of \$25 for premium same day reconnection. If the \$25 premium fee is declined, services will be reconnected on the next business day.

WEEKENDS AND HOLIDAYS (\$25 Premium Reconnect Fee)

Any reconnection of services that occur on a weekend or holiday will incur an additional \$25 premium reconnect fee. If the \$25 premium fee is declined, services will be reconnected the next business day.

Same day reconnection - All payments must be made before 2 p.m.. Payments after 2 p.m. services will be restored the following day.

Payments after 2 p.m. Sundays/holidays - Services will be restored next business day without \$25 premium reconnect fee.

Meter tampering

Metering tampering is prohibited by Florida State Law and incurs a \$300 line for the first offense and a \$500 line for the second offense. Only Toho Water Authority representatives are permitted to access meters.

Payment Assistance

Life happens and along with it sometimes we experience financial strains. Toho has two programs to help customers. Payment extension requests gives you more time to pay your bill, Visit www.tohowater.com to request an extension. Our Toho Assistance Program (TAP) offers financial assistance to qualifying customers. Scan the QR code to apply

Plumbing Concerns?

If you have a water, backflow or sewer concern please contact Toho before calling a plumber. We can evaluate if the service of a plumber is necessary. If a plumber is contacted first, Toho will not assume responsibility for any incurred costs. Call us at 407-944-5000 or email customerservice@tohowater.com.





Customer Service: (8am - 5pm) 407-944-5000

2023 Water Quality Reports now available

at tohowaterqualityreports.com

Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com HARMONY COMM DEV DISTRICT

Past Due Amount:

001525420-000784420

Account Number:

\$0.00 \$038.74

\$938.74 \$938.74

Service Address: 0 HARMONY SQUARE DRIVE W Current Charges: Total Amount Due:

Meter	Number of	Previous Mete	r Reading	Current Meter Reading		Water	
Number	Days	Date	Reading	Date	Reading	Usage	
62615010	29	04/21/2025	50821	05/20/2025	51052	231	

Payment - Thank You \$-988.54

Balance Forward \$0.00

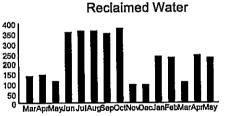
Current Transaction(s)

Reclaimed Usage \$885.83
Reclaimed Base Charge \$52.91

Current Transaction Total \$938.74

Total Amount Due

\$938.74



Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

Account Number 001525420-000784420

Past Due	Current	Total Amount		
Due Now	Amount Due	Due Date	to be drafted	
\$0.00	\$938.74	06/17/25	\$938.74	

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HARMONY COMM DEV DISTRICT 11555 HERON BAY BLVD STE 201 CORAL SPRINGS FL 33076-3361



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

HARMONY COMM DEV DISTRICT

Account Number:

Current Charges:

Total Amount Due:

001525420-033058389

Past Due Amount:

\$0.00

\$27.57 \$27.57

Service Address:

3400 FEATHER DRIVE BLK EVEN

Meter	Number of	Previous Mete	r Reading	Current Met	Water	
Number	Days	Date	Reading	Date	Reading	Usage
16006524	31	05/03/2025	20163	06/03/2025	20163	0

Payment - Thank You \$-27.57 \$0,00 **Balance Forward**

Current Transaction(s) \$27.57 Reclaimed Base Charge **Current Transaction Total** \$27.57

\$27.57 **Total Amount Due**

Reclaimed Water

Customer Service: (8am - 5pm) 407-944-5000

2023 Water Quality Reports now available

at tohowaterqualityreports.com

AprMayJun JulAugSepOctNovDecJanFebMarAprMayJun

Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority P.O. Box 30527 Tampa, Florida, 33630-3527 www.tohowater.com

Account Number 001525420-033058389

Past Due	Current	Current Charges		
Due Now	Amount Due	Due Date	Total Amount to be drafted	
\$0.00	\$27.57	06/30/25	\$27.57	

HARMONY COMM DEV DISTRICT 11555 HERON BAY BLVD STE 201 CORAL SPRINGS FL 33076-3361

DO NOT PAY YOU ARE ENROLLED IN AUTODRAFT

0015254200330583870000027577



407-847-2771
ALL CHEMICALS • ALL REPAIRS
ALL PARTS • ALL RENOVATIONS
www.SpiesPool.com

*** Spies Poo! LLC ***

801 Sawdust TR. Kissimmee, FL 34744 Phone: (407)847-2771 Fax: (407)847-8242

Billing Address:

HARMONY ASHLEY PARK - HARMONY CDD C/o INFRAMARK 210 NORTH UNIVERSITY DR., STE. CORAL SPRINGS, FL 33071

Invoice

Number: 318250

Date: 6/11/2025

Account No: 1194-1614

Terms: Net 30 Days Reference: Order 318250

PO Number:

Sales Rep: ANDREW VAUGHAN

Service Address:

HARMONY ASHLEY PARK - HARMONY CDD ASHLEY PARK 7241 HARMONY SQUARE DR. WEST

Saint Cloud, FL 34773

Item :	Description	Qty	- Unit	Price	Extended
SGM-37-1008	DYNAMITE POOL PATCH WHITE 9LBS PLBPP49	0.50	Pail	\$50,00	\$25,00
SGM-37-1025	DIAMOND BRITE (ALL COLORS) 80L	B 0.25	Bag	\$40,00	\$10.00
SPI-L00-0010-S	LABOR	3.00	HR	\$140.00	\$420.00
SERVICEFEE	SERVICE FEE	1.00		\$40.00	\$40.00
DESCRIPTION OF WOR-S	Repaired a pop-off on the Ashley pool surface per approved bid of \$495.00.	0.00		\$0.00	\$0.00
	4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				

FOR CHEMICAL EMERGENCY CALL INFOTRAC 1-800-535-5053 24HRS ***WE CANNOT WARRANTY PARTS THAT WE DO NOT INSTALL*** PLEASE NOTE: THERE IS A 3% CONVENIENCE SURCHARGE FOR ALL CREDIT CARD TRANSACTIONS. TO AVOID THIS CHARGE, PLEASE PAY WITH CASH (ACH) OR CHECK

	Non-Taxable:	\$495,00
	Taxable:	\$0.00
	Sub Total:	\$495.00
	Sales Tax:	\$0.00
Accepted By	Freight:	
	Total:	\$495.00
	Total Paid:	
	Total Due:	\$495.00

INVOICE Page 4



Su Mesa Café generosidad@sumesacafe.com

Invoice No#: 0004

Invoice Date: Jun 30, 2025 Due Date: Jun 30, 2025



\$537.50 USD AMOUNT DUE

BILL TO

jennifer.goldyn@inframark.com

#	ITEMS & DESCRIPTION	Pi	RICE	AMOUNT(\$)
1	Rented space in Church Rented space in Church for meeting, 4 Hours Flat fee.	\$35	0.00	\$350.00
2	Extra Hour Extra hours.	\$7	5.00	\$112.50
3	Cleaning Fee	\$7	5.00	\$75.00
-		Subtotal		\$537.50
	**************************************	TOTAL	4-241111-2-7-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1	\$537.50 USD

NOTES TO CUSTOMER

Invoice for the meeting held on June 26 of 2025; from 5pm to 10:30pm.

Thank you



Invoice 156171

Date	PO# * * * * * * * * * * * * * * * * * * *
06/17/25	
Due Date	Terms .
7/17/25	Net 30

Property Address
Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

Harmony CDD
Inframark
313 Campus Street
Kissimmee, FL 34747

ltem Amoun

Job #163918 - Harmony CDD - Tree Removal At 6827 Sundrop Rd 6/10/2025

- · Removed dead tree at 6827 SunDrop Rd.
- Stump grinded
- Hauled off all debris
- Installed 3 sqft of sod

Property Improvements
Tree removal/sod

1.00 Hrs

\$965.00

\$965.00

\$965.00

Thank you for your business.

REMIT PAYMENT TO: United Land Services 12276 San Jose Blvd Suite 747 Jacksonville FL 32223

 Subtotal
 \$965.00

 Sales Tax
 \$0.00

 Total
 \$965.00

 Credits/Payments
 (\$0.00)

 Balance Due
 \$965.00



Invoice 156185

Date Date	PO#
06/17/25	
Due Date	Terms
7/17/25	Net 30

BILL TO
Harmony CDD
Inframark
313 Campus Street
Kissimmee, FL 34747

Property Address
Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

ltem

Job #163933 - Tree Removal/Replacement At 7124 Harmony Square Dr 6/10/2025

Removed live oak, stump grinded and installed replacement 45-gallon live oak.

Installed irrigation bubbler at the Bace of the new tree.

Property Improvements				\$2,233.96
Irrigation bubbler	2.00 Hrs	\$60.00	\$120.00	
Live Oak	1.00 45 gal	\$754.57	\$754.57	
Tree removal/ stump grinding	1.00 Hrs	\$1,250.00	\$1,250.00	
Tree Stakes- Installed	1.00 Each	\$109.39	\$109.39	

Thank you for your business.

REMIT PAYMENT TO: United Land Services 12276 San Jose Blvd Suite 747 Jacksonville FL 32223

 Subtotal
 \$2,233.96

 Sales Tax
 \$0.00

 Total
 \$2,233.96

 Credits/Payments
 (\$0.00)

 Balance Due
 \$2,233.96



Invoice 157818

્રાં તે ∜ Date	PO# (<u>)</u>
06/27/25	
🍦 💆 Due Date	Terms
7/27/25	Net 30

Harmony CDD Inframark 313 Campus Street Kissimmee, FL 34747

Property Address
Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

Job #170035 - 4" mainline off Cat Brier Trail and reroute 25' lateral line - heavy roots 6/26/2025

Irrigation Repair

Labor to repair mainline and reroute 1 1/2

lateral line - heavy roots

Misc materials to repair mainline

10.00 Hrs

1,00 ea

\$65.00

\$650.00

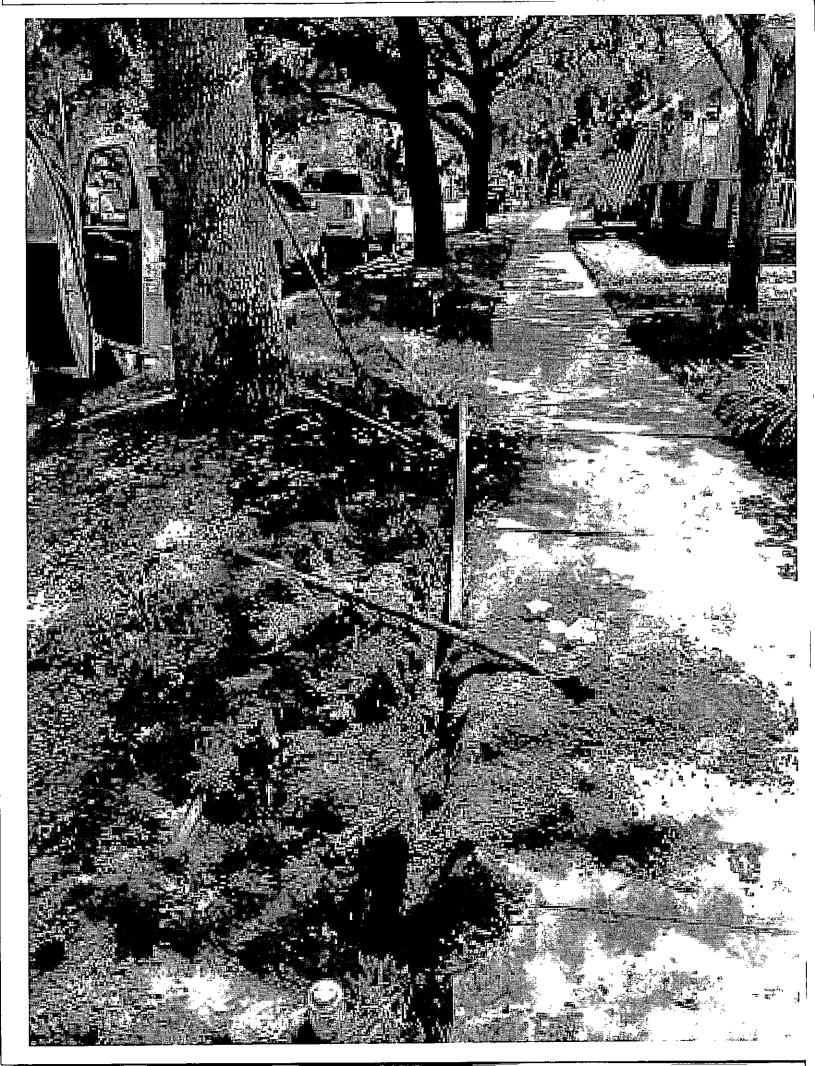
\$1,075.00

\$425.00 \$425.00

Thank you for your business.

REMIT PAYMENT TO: United Land Services 12276 San Jose Blvd Suite 747 Jacksonville FL 32223

\$1,075.00 Subtotal \$0.00 Sales Tax \$1,075.00 Total (\$0.00)Credits/Payments \$1,075.00 **Balance Due**









Invoice 158479

Date	PO#
07/01/25	, -
Due Date	, Terms
7/31/25	Net 30

Property Address Harmony CDD 3500 Harmony Sq Dr W Harmony, 34773

Inframark	
313 Campus	Street
Kissimmee, F	L 34747

BILL TO

ltem Job #153528 - Harmony CDD Landscape Maintenance July 2025 Amount

\$60,782.66

Thank you for your business.

REMIT PAYMENT TO: United Land Services 12276 San Jose Blvd Suite 747 Jacksonville FL 32223

Subtotal \$60,782.66 Sales Tax \$0.00 Total \$60,782.66 (\$0.00)Credits/Payments \$60,782.66 **Balance Due**



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3004710-00



MK-WI-S300 GCFS 1555 N. Rivercenter Drive, Suite 300 Milwaukee, WI 53212

7799833

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106481409334073 P

Harmony CDD c/o Inframark 5645 Coral Ridge Drive, no. 407 Coral Springs, FL 33076 United States





Corporate Trust Services EP-MN-WN3L 60 Livingston Ave. St. Paul, MN 55107 Invoice Number: Account Number: Invoice Date: Direct Inquiries To: Phone: 7799833 210169000 06/25/2025 Duffy, Leanne M (407)-835-3807

Harmony CDD c/o Inframark 5645 Coral Ridge Drive, no. 407 Coral Springs, FL 33076 United States

HARMONY CDD SERIES 2014

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,970.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

HARMONY CDD SERIES 2014

Invoice Number: 7799833
Account Number: 210169000
Current Due: \$4:970.63

Direct Inquiries To. Duffy, Leanne M
Phone: (407)-835-3807

Please mail payments to: U.S. Bank CM-9690 PO BOX 70870 St. Paul, MN 55170-9690





Corporate Trust Services EP-MN-WN3L 60 Livingston Ave. St. Paul, MN 55107

Invoice Number: Invoice Date: Account Number: Direct Inquiries To: Phone: 7799833 06/25/2025 210169000 Duffy, Leanne M (407)-835-3807

HARMONY CDD SERIES 2014

Accounts included 210169000

210169001

210169002

210169003

210169004

In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04280 Administration	1,00	4,427.50	100.00%	\$4,427.50
Subtotal Administration Fees - In Advan	ce 06/01/2025 - 05/31/2026	3		\$4,427.50
19190 Other Amortization schedule 2024	200.00	1.00		\$200.00
Subtotal Extraordinary Services - In Arre	ears 06/01/2024 - 05/31/202	25	<u> </u>	\$200.00
Incidental Expenses 06/01/2025 to 05/31/2026	4,427.50	0.0775		\$343.13
Subtotal Incidental Expensés		30.0 U. t. * 10.00		\$343.13
TOTAL AMOUNT DUE				\$4,970.63



1



WASTE CONNECTIONS OF FLORIDA ORLANDO HAULING 1099 MILLER DRIVE ALTAMONTE SPRINGS, FL 32701-2069 DISTRICT NO. 6460

ACCOUNT NO. INVOICE NO. STATEMENT DATE DUE DATE BILLING PERIOD 6460-126957 1554585W460 06/15/25 06/21/25

PAGE

HARMONY COMMUNITY DEVELOPMENT 210 N UNIVERSITY DR STE# 702 CORAL SPRINGS, FL 33071 FOR ASSISTANCE CALL Customer Service One Time Payments

(407) 261-5000 (800) 457-1379

INVOICE STATEMENT

Date	Description		Amount
	Contract No: #00644706 Service Location Acct #126957-0001	HARMONY COMMUNITY DEVELOPMENT DI 7350 FIVE OAKS DR HARMONY, FL	
06/15/25	BASIC SERVICE CHARGE	1.00 8.00YD	\$ 426.54
	7/1/2025-7/31/2025 Invoice Total		\$ 426.54
	Account Balance		\$ 426.54

This invoice is scheduled for automatic payment according to your instructions on our online bill pay portal at myaccount, we customer.com.

****To avoid late fees, payment must be posted to your account within 30 days of your invoice date.****
Bank returned checks will be electronically re-presented to your bank and you may be responsible for a resulting processing fee.

NNNNNNNNNN

Please remit to the address below and return your remit stub with your payment.



WASTE CONNECTIONS OF FLORIDA ORLANDO HAULING 1099 MILLER DRIVE ALTAMONTE SPRINGS, FL 32701-2069 ACCOUNT NO. INVOICE NO. STATEMENT DATE DUE DATE

6460-126957 1554585W460 06/15/25 06/21/25

PAY THIS AMOUNT

426,54

WRITE AMOUNT PAID

\$

HARMONY COMMUNITY DEVELOPMENT DISTRICT 210 N UNIVERSITY DR STE# 702 CORAL SPRINGS, FL 33071 MAIL PAYMENT TO: WASTE CONNECTIONS OF FLORIDA PO BOX 535233 PITTSBURGH, PA 15253-5233