

# Harmony

## Community Development District

District Office: 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

The following is the proposed agenda for the meeting of the Board of Supervisors for the Harmony Community Development District, scheduled to be held **Thursday, May 28, 2026, at 6:00 p.m. at the Suenos Tenampa Private Room at 7251 Five Oaks Dr., Harmony, FL 34773**. Questions or comments on the Board Meeting or proposed agenda may be addressed to Lynne Mullins at [mullinsl@pfm.com](mailto:mullinsl@pfm.com) or (407) 723-5900. A quorum (consisting of at least three of the five Board Members) will be confirmed prior to the start of the Board Meeting.

To attend the meeting virtually, please see the information below.

Zoom: <https://zoom.us/j/98849458640> Or Call In: 305-224-1968; ID: 98849458640#

### BOARD OF SUPERVISORS' MEETING AGENDA

#### Organizational Matters

- Call to Order
- Roll Call to Confirm Quorum
- Public Comment Period
- 1. Consideration of the Meeting Minutes of the April 23, 2026, Board of Supervisors' Meeting
- 2. Consideration of the Meeting Minutes of the April 23, 2026, Budget Workshop Meeting
- 3. Consideration of **Resolution 2026-03, Amending the Annual Meeting Schedule for Fiscal Year 2026**
- 4. Letter from Supervisor of Elections – Osceola County

#### Business Matters

- 5. Discussion Items:
  - 1. Schedule of Fees for District Facility Usage
  - 2. E-Bike & Scooter Restrictions
  - 3. Operations & Maintenance Methodology
- 6. Consideration of Fiscal Year 2027 DM Fee Increase Letter
- 7. Consideration of **Resolution 2026-04, Approving a Preliminary Budget for Fiscal Year 2027 & Setting a Public Hearing**
- 8. Consideration of **Resolution 2026-05, Setting a Public Hearing on the Adoption of Rules of Procedure** (*provided under separate cover*)
- 9. Consideration of **Resolution 2026-06, Adopting Goals, Objectives, and Performance Measures and Standards for Fiscal Year 2026**
- 10. Consideration of Proposal from Bio-Tech Consulting, LLC
- 11. Ratification of Payment Authorizations Nos. 029 – 033
- 12. Review of District Financial Position and Budget to Actual

If you are interested in obtaining any of the materials for the agenda, please reach out to Lynne Mullins at (407) 723-5935 or [mullinsl@pfm.com](mailto:mullinsl@pfm.com).



### **United Landscape Services Landscape Management**

13. Consideration of Proposals from ULS:
14. Discussion Regarding Landscape Items

### **Berman Field Management**

15. Consideration of Boat Replacement Proposals (*provided under separate cover*)
16. Consideration of Pool Furniture Proposals
17. Consideration of Pond Fountain Repair Proposals (*provided under separate cover*)
18. Consideration of Pool Recirculation Pump Repair Proposal from Spies
19. Consideration of Sidewalk Pressure Washer Proposals (*provided under separate cover*)
20. Consideration of Sidewalk Repair Proposals (*provided under separate cover*)

### **Other Business**

#### **Staff Reports**

- District Counsel
- District Engineer
- District Manager

#### **Supervisor Requests**

#### **Adjournment**



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# **Harmony Community Development District**

**Meeting Minutes of the April 23, 2026,  
Board of Supervisors' Meeting**

**MINUTES OF MEETING**

**HARMONY COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS' MEETING**

**Thursday, April 23, 2026, at 6:00 p.m.  
Su Mesa Cafe at 7250 Harmony Square Dr. S,  
Harmony, FL 34773**

Board Members Present:

Daniel Leet	Chairman
Brittney Coronel	Assistant Secretary
Jo Phillips	Assistant Secretary
Julie Nichols Williams	Assistant Secretary

Also Present:

Lynne Mullins	PFM	
Blake Firth	PFM	
Verona Griffith	PFM	(via phone)
Michael Eckert	Kutak Rock	(via phone)
Jonathan Soto	Berman	
Eddie Padua	Berman	
David Hamstra	Pegasus	(@ 6:23 p.m.)
Nick Lomasney	ULS	
Various Residents in person and via Zoom		

**FIRST ORDER OF BUSINESS**

**Organizational Matters**

**Call to Order and Roll Call**

Ms. Mullins called the Board of Supervisors meeting of the Harmony Community Development District to order at 6:03 p.m. Roll call was taken, and quorum was established.

**Public Comment Period**

A resident commented regarding the assessment methodology, emphasizing other residents' concerns about the disparity between what the residents living in The Estates pay what the smaller lot sized homes pay.

A resident commented requested clarification on the assessment administrative fee. She also commented on the landscaping annuals maintenance and noted the HROA has placed birdhouses in the traffic circles. She requested permission for additional birdhouses to be placed in the pocket parks. These bird houses will be paid for by the HROA.

A resident commented regarding the dog park on Five Oaks having large holes in it and requested repair. She also commented on installation of speed bumps due to the speeding on Five Oaks.

A resident commented regarding the slow process of cleaning the sidewalks on Five Oaks. She noted the ponds are looking so much better. She requested that the berms in the easements along the lakes have consistent maintenance due to having weeds and fallen branches from previous storms. It was also noted there are sprinklers not working in those areas.

A resident commented regarding the assessments and maintenance costs. He also commented regarding the budget and the reserve study.

A resident commented regarding the increase in assessments and return on investment.

A resident commented regarding the assessments in The Estates.

A resident commented on various line items in the budget and gathering competitive bids. He also requested clarification on the status of the repair of the white fences surrounding the community. It was noted the white fences in the community are on private property and do not belong to the District.

A resident commented regarding the varied assessment cost and the installation of speed bumps.

A resident noted his appreciation for the budget workshop. He requested visible signage for the crosswalks. He also commented regarding his previous HOA fees and what was provided within those fees, noting everyone had the same assessment.

There were no further public comments at this time.

**Consideration of the Meeting Minutes  
of the March 25, 2026, Board of  
Supervisors' Meeting**

The Board reviewed the minutes.

On MOTION by Ms. Williams, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Minutes of the March 25, 2026, Board of Supervisors' Meeting.

**Consideration of the Meeting Minutes  
of the March 25, 2026, Budget  
Workshop Meeting**

The Board reviewed the minutes.

It was noted the attendance was edited to reflect correctly.

On MOTION by Mr. Leet, seconded by Ms. Coronel, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Minutes of the March 25, 2026, Budget Workshop Meeting.

**Letter from Supervisor of Elections –  
Osceola County**

The letter has not been received as of yet. The letter will state how many registered voters are within the District.

This item was tabled.

**SECOND ORDER OF BUSINESS**

**Business Matters**

**Discussion Items:**

- 1. Status on Board Member Discussions with County for Parking Ordinance**
- 2. Swimming Lessons from Resident**
- 3. Dead Vegetation Removal from Pond Behind Cordgrass Place**
- 4. Meeting Room Change to the LaBellaRose Ballroom**

The County has decided not to move forward with parking ordinance at this time. There are other levels that can be pursued by District Counsel if requested.

There was no other update regarding the parking ordinance at this time.

Ms. Mullins noted a resident was having swimming lessons on site and did not hold the proper insurance or get approval from the Board. Multiple attempts to contact the resident to request the insurance information have been made, but none have been successful. Any future issues can be directed to District Management.

Ms. Mullins noted District Management has contacted Dragonfly Ponds regarding the dead vegetation removal from the pond behind Cordgrass Place. It is not currently within the scope of their contract to trim the dead vegetation surrounding the pond, and is very expensive to remove.

There was brief discussion regarding the removal expense. It was noted it would eventually break down naturally, so the Board agreed not to take action at this time.

Ms. Mullins noted a new meeting space has been obtained and gave an overview of the space. It was noted there have been some issues with the current meeting space.

There was brief discussion regarding the new meeting space, the availability of storage, and use of audio equipment.

On MOTION by Ms. Philips, seconded by Ms. Williams, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Meeting Room Change to the LaBellaRose Ballroom, contingent on the audio equipment use.

**Review and Acceptance of Fiscal Year  
2025 Audit**

Ms. Mullins noted this was a standard and clean audit with no deficiencies. The audit has been reviewed by District Staff.

On MOTION by Ms. Williams, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District accepted the Fiscal Year 2025 Audit.

**Ratification of Payment Authorizations  
Nos. 025 – 028**

Ms. Mullins noted these items have already been approved and reviewed by District Management and the Chair. These are solely for ratification.

On MOTION by Mr. Leet, seconded by Ms. Coronel, with all in favor, the Board of Supervisors for the Harmony Community Development District ratified Payment Authorizations Nos. 025 – 028.

**Review of District Financial Position and  
Budget to Actual**

Ms. Mullins stated the financials are through March. No further action was needed by the Board at this time. It was noted that only 51% of the budget has been spent at this time.

Mr. Leet requested clarification regarding the assessments and methodology and how making changes to the methodology could be considered from a legal standpoint.

Mr. Eckert gave an overview of the process of assessments and rewriting the methodology. He recommended hiring a methodology consultant to rewrite the methodology, which would include documentation of the benefit that everyone receives and the fair reasoning of the change in allocation. Notices would be sent to all residents with all necessary information.

There was discussion regarding the legality of the process and the proposed changes to the assessments.

Ms. Mullins noted the fee for rewriting the methodology is approximately \$7,500. The equal assessment would be approximately \$1,983.96.

There was continued discussion regarding the changes in assessments. It was noted the Board would have to decide on the assessment methodology and the proposed budget at the current meeting for the upcoming fiscal year.

Mr. Eckert did not recommend an incremental increase in assessments. The increase would need to take place at one time.

There was discussion regarding the benefits of the community.

This assessment methodology will be on the next agenda.

### **THIRD ORDER OF BUSINESS**

#### **Landscape Management - United Landscape Services**

##### **Consideration of Proposals from ULS:**

- 1. Work Authorization #226371 Flower Rotation for \$3,500**
- 2. 2. Work Authorization #226378 Tree Removal (2) Replacement (1) for \$3,047.52**
- 3. 3. Work Authorization #226398 Turf Repairs on Five Oaks Dr Across From New Town Homes for \$2,700**
- 4. 4. Work Authorization #226424 Dead Pine Tree Removal for \$1,200**

Mr. Lomasney gave an overview of the proposals.

It was noted there is an additional HOA to be listed on the District's website. Ms. Phillips will follow up.

There was brief discussion regarding the flower rotation. It was noted these will be weeded biweekly. Mr. Lomasney will follow up with a more permanent solution for the edging in that area.

On MOTION by Ms. Phillips, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District approved Work Authorization #226371 for Flower Rotation in the amount of \$3,500, Work Authorization #226378 for Tree Removal and Replacement in the amount of \$3,047.42, Work Authorization #226398 for Turf Repairs on Five Oaks Dr. Across from New Town Homes for \$2,700, and Work Authorization #226424 for Dead Pine Tree Removal for \$1,200.

Ms. Coronel commented regarding the fountain and entrance flower bed. Mr. Lomasney will follow up with a proposal but will wait to plant anything until the drought is over.

#### **Discussion Regarding Landscape Items:**

Mr. Lomasney gave updates regarding landscaping maintenance and noted the leaf removal has been completed. The Garden Committee will use some of the leaves as compost. He gave an update on the freeze damage and noted it is an ongoing assessment.

There were no additional landscape items at this time.

#### **FOURTH ORDER OF BUSINESS**

#### **Field Management - Berman**

#### **Consideration of Pool Furniture Proposals**

Ms. Mullins gave an overview of the three proposals received and costs.

There was discussion regarding budgeting for this project and the options for pool furniture.

There was lengthy discussion regarding the options and the quotes. It was noted Swartz has held their proposal price from last year as a courtesy.

Ms. Phillips recommended replacing the Swim Club pool this year and completing Ashley Park next year. The worst items would be replaced first.

There was lengthy discussion regarding completing the Swim Club replacement only. The Board requested an additional quote for recycled plastic furniture.

On MOTION by Ms. Phillips, seconded by Mr. Leet, with all others opposed, the Board of Supervisors for the Harmony Community Development District did not approve the Pool Furniture Proposal from Swartz.

This item was tabled.

**Consideration of Boat Battery Proposals**

Berman gave an overview of the proposals for 16 boat batteries. It was recommended to move forward with Interstate Batteries.

On MOTION by Ms. Williams, seconded by Ms. Coronel, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Boat Battery Proposal from Interstate Batteries, in the amount of \$2,200.

**Consideration of Life Ring Buoy Proposals**

Berman gave an overview of the proposals for life ring buoy replacement. It was recommended to move forward with West Marine.

There was brief discussion regarding the proposals.

On MOTION by Ms. Phillips, seconded by Mr. Leet, with Ms. Coronel opposed, and all others in favor, the Board of Supervisors for the Harmony Community Development District approved the Life Ring Buoy Proposal from West Marine in the amount of \$671.92.

**Consideration of Dock Bumper Strips Proposals**

It was noted that only one proposal was received.

On MOTION by Mr. Leet, seconded by Ms. Phillips, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Dock Bumper Strips Proposal from Rommel Builders in the amount of \$3,250.

**Sidewalk RFP Update**

Ms. Mullins noted the RFP is being finalized with the District Engineer and should be going out to proposers next week.

## **FIFTH ORDER OF BUSINESS**

## **Other Business**

### **Staff Reports**

**District Counsel** – Mr. Eckert gave an update on the legislative session bills regarding sovereign immunity and the recall of CDD Supervisors. It was also noted CDD's must now accept credit cards and electronic payments.

**District Engineer** – Mr. Hamstra gave an update sidewalk RFP.

It was noted a letter has been drafted to withdraw the RV Storage Lot from any further review from the County. The Chair must execute the letter for submission. District Management will follow up.

Mr. Hamstra noted that comments have been received from the TOHO Water Authority and the Southwest Florida Water Management District regarding the Five Oaks Maintenance Facility. County comments are forthcoming and once received, this will be resubmitted to the permitting agencies.

Mr. Hamstra commented regarding potential areas for bike racks. This will be brought back to the next Board meeting.

There was brief discussion regarding the speed deterrent options and locations. Mr. Hamstra will follow up with the County for a speed study. Ms. Coronel will provide a map for the locations needed to Mr. Hamstra.

**District Manager** – Ms. Mullins noted Dragonfly Pond Works will be onsite today and tomorrow for pond maintenance.

Ms. Mullins stated the next meeting is scheduled for May 28, 2026. The preliminary budget will be approved at that meeting. There was brief discussion regarding quorum.

There was brief discussion regarding the reserves. Ms. Phillips will create a suggested list of the projects that will be covered by the reserves.

Ms. Mullins noted the pool is back to regular heating.

Ms. Mullins gave an update on the gunshot sounds. She recommended anyone with issues to reach out to the Florida Attorney General. Harmony CDD does not have authority over that property. It was noted that complaints have been made to the Sherriff's department.

Ms. Mullins noted that she attended the Buck Lake Committee with the Chair. There was brief discussion regarding the late billing invoices.

Ms. Mullins noted the boat motor is still on back order and other options may need to be considered. The boat motor is \$18,000, but a new boat is \$28,000. This will be added to the next agenda.

**Supervisor Requests and Audience  
Comments**

Mr. Leet requested proposals for installation and maintenance of pond fountains.

Ms. Coronel requested adding the facility reservation fee schedule update to the next agenda.

Mr. Leet requested proposals for the gaps in the fencing at the Five Oaks Dog Park. Ms. Williams noted these areas have previously been repaired but frequently get washed away due to weather and erosion. Berman will follow up.

There were no further Supervisor requests or audience comments at this time.

**Adjournment**

On MOTION by Ms. Williams, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District adjourned the April 23, 2026, at 8:19 p.m., Board of Supervisors Meeting.

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairperson / Vice Chairperson



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# **Harmony Community Development District**

**Meeting Minutes of the April 23, 2026,  
Budget Workshop Meeting**

**MINUTES OF MEETING**

**HARMONY COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS' WORKSHOP**

**Thursday, April 23, 2026, at 4:30 p.m.  
Su Mesa Cafe at 7250 Harmony Square Dr. S,  
Harmony, FL 34773**

Board Members Present:

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

Also Present:

Lynne Mullins	PFM	
Blake Firth	PFM	
Verona Griffith	PFM	(via phone)
Eddie Pauda	Berman	
Jonathan Soto	Berman	
Nick Lomasney	ULS	
Various Residents in person and via Zoom		

**FIRST ORDER OF BUSINESS**

**Workshop Items**

**Call to Order and Roll Call**

Ms. Mullins called the Board of Supervisors meeting of the Harmony Community Development District to order at 4:48 p.m. Roll call was taken, and quorum was established.

**Public Comment Period**

Mr. Leet gave an overview of the public comment period process.

A resident requested that the Board make changes to the assessment methodology to reflect the same amount across all lot sizes within the District, and gave an overview of the current assessments.

Ms. Mullins gave clarification between the workshop and the Board meeting to the public.

A resident commented regarding the increase in assessments and budget.

A resident commented regarding the increase in the budget expenses.

A resident commented regarding purchasing and the return on investment for the District.

A resident commented regarding his previous community that was overseen by an HOA. He noted everyone paid the same amount regardless of lot size or location. He also commented on the property taxes and budget.

A resident commented regarding the methodology.

A resident, living in the Estates, thanked the Board. He also commented on the increase in assessments and that they do not match benefits within the community.

A resident commented regarding the maintenance and expenses within the community.

There were no further public comments at this time.

### **Discussion of the Fiscal Year 2027 Preliminary Budget**

Ms. Mullins gave an overview of the on-roll assessments and possible discounts related to paying early though the County. It was noted that the discount is not related to the District but is a statutory requirement.

There was discussion regarding the assessments and the current methodology. It was noted if the current Board would like to revisit the methodology it can be done but will take time and cost the District extra funds. The Board can consult with District Counsel and District Management. This will be a future agenda item.

Ms. Mullins noted the budget is as low as she would recommend. The majority of the items are for contracts, landscaping, and irrigation. It was noted the Community Morale line-item can be removed. Currently, there is a 5% increase in the budget.

There was discussion regarding the field item expenses. Ms. Griffith noted the new miscellaneous line-item includes necessary supplies and gas for the District's field team. It was noted the budget now includes detailed line-items for better recording.

Ms. Griffith noted the reserve amount is used for emergency purposes throughout the District. Ms. Mullins noted the District is not currently following the current reserve study. There will be infrastructure needs in the future that the District must maintain. Emergency projects come from the reserve savings.

Ms. Coronel requested that each line-item be reviewed for possible reduction.

Ms. Griffith noted that the reserve is being used to cover the sidewalk project. The District must continue contributing to the reserve to have savings to withdraw from for future projects.

Mr. Leet agreed with the current preliminary budget. It was noted the budget can be reduced but cannot be increased once approved.

Ms. Phillips noted the budget would increase by \$387,000 as presented. She noted that \$111,000 of that amount is an increase in just the water rates, which the District does not control.

Ms. Mullins reviewed the budget line-items.

There was brief discussion regarding the legal notice for meetings. It was noted that with the prior District Management company, they would only notice the annual meeting schedule so the District's legal notice costs would remain relatively low. However, the statute correctly reads that each meeting must be advertised, not just the annual meeting schedule.

Ms. Mullins noted the improvements line-item, and the parks and facilities line-item could be reduced.

It was noted the tree trimming budget was moved into the landscaping budget.

Ms. Mullins continued to review the budget line-items.

There was discussion regarding the security line-item. The Board agreed to reduce the security line-item to \$20,000.

A resident commented on the budget for streetlights. There was brief discussion regarding the streetlights and electricity. Ms. Griffith noted that she is working with OUC to get savings for the District.

There was discussion regarding the anticipated budget for water and sewer. The Board agreed to add \$5,000 to the electricity line-item and \$5,000 to the water and sewer line-item.

Ms. Mullins continued to review the budget line-items.

There was brief discussion regarding the pool chemical line-item. It was noted the invoices are back logged and have not been received by the District on time.

There was brief discussion regarding the road and alleyway line-item.

Ms. Mullins continued to review the budget line-items. The boat motor has not been purchased as of yet as it is still on back order. It was noted the boat line-item could be reduced.

There was lengthy discussion regarding the boat line-item and the breakdown of the budget categories. It was noted the categories can be adjusted as the Board chooses.

Ms. Mullins continued to review the budget line-items.

Mr. Leet noted the reserve study is over five years old. Ms. Mullins noted the reserve study is a major expense and should be followed, but if not followed a new reserve study is not required.

Ms. Coronel gave an overview of the Community Morale line-item. It was noted this can be removed, but community events can always be requested for funding.

The Board requested that a miscellaneous line-item be created for \$20,000 from the Community Morale line-item.

**Supervisor Requests and Audience  
Comments**

There were no further Supervisor requests or audience comments at this time.

**Adjournment**

The April 23<sup>rd</sup>, 2026, Harmony CDD Budget Workshop was adjourned.

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Secretary / Assistant Secretary

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Chairperson / Vice Chairperson



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# **Harmony Community Development District**

**Resolution 2026-03,  
Amending the Annual Meeting Schedule for  
Fiscal Year 2026**

**RESOLUTION 2026-03**

**A RESOLUTION OF HARMONY COMMUNITY DEVELOPMENT DISTRICT  
AMENDING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR  
2025/2026; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Harmony Community Development District ("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 previously adopted Resolution 2025-13, setting forth the annual schedule of its regular public meetings, which designates the dates of the District's Fiscal Year 2025/2026 meetings ("FY 2026 Schedule"); and

**WHEREAS**, the Board desires to amend the FY 2026 Schedule in order to amend the dates.

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

**SECTION 1.** The FY 2026 Schedule is hereby amended and approved to reflect that the Board of Supervisors will hold its meetings on the dates noted in **EXHIBIT A**. The amended FY 2026 Schedule shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

**SECTION 2.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 28<sup>th</sup> day of MAY 2026.

ATTEST:

**HARMONY COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**EXHIBIT A**

**MEETING DATES FOR HARMONY  
COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025-2026**

The Board of Supervisors of the Harmony Community Development District will hold their regular meetings for Fiscal Year 2025-2026 at the Suenos Tenampa Private Room Inn at 7251 Five Oaks Drive, Harmony, FL 34773., unless otherwise indicated as follows:

**FISCAL YEAR 2025/2026**

**October 23, 2025  
November 20, 2025  
December 18, 2025  
January 29, 2026  
February 26, 2026  
March 25, 2026  
April 23, 2026  
May 28, 2026  
June 25, 2026  
July 30, 2026  
August 27, 2026  
September 24, 2026**

**FISCAL YEAR BUDGET WORKSHOPS 2025/2026**

**March 25, 2026 at 4:30 p.m.  
April 23, 2026 at 4:30 p.m.**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from PFM Management Services LLC at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817, or by calling (407) 723-5900 ("District Office).

There may be occasions when one or more Supervisors or staff will participate by telephone-. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY)/ 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting 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.

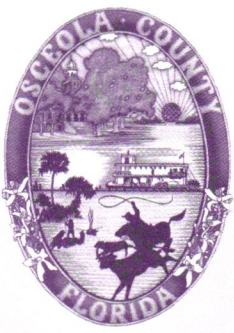
District Manager  
Lynne Mullins



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# **Harmony Community Development District**

**Letter from Supervisor of Elections – Osceola County**



MARY JANE ARRINGTON  
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

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April 24, 2026

Ms. Lynne Mullins  
District Manager  
Harmony Community Development District  
PFM Group Consulting, LLC  
3501 Quadrangle Blvd.  
Suite 270  
Orlando, FL 32817

RE: Harmony Community Development District – Registered Voters

Dear Ms. Mullins:

Thank you for your letter requesting confirmation of the number of registered voters within the Harmony Community Development District as of April 15, 2026.

The number of registered voters within the Harmony CDD is 2,474 as of April 15, 2026.

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

Respectfully yours,

Mary Jane Arrington  
Supervisor of Elections

*Vote  
Osceola*



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# **Harmony Community Development District**

## **Discussion Items**



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# **Harmony Community Development District**

## **Schedule of Fees for District Facility Usage**



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# **Harmony Community Development District**

## **E-Bike & Scooter Restrictions**



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# **Harmony Community Development District**

**Operations & Maintenance Methodology**



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# **Harmony Community Development District**

**Fiscal Year 2027 DM Fee Increase Letter**



May 7, 2026

Mr. Daniel Leet  
Chairman of the Board of Supervisors  
Harmony Community Development District  
3501 Quadrangle Boulevard, Suite 270  
Orlando, FL 32817

Dear Mr. Leet:

**pfm**

3501 Quadrangle Blvd.  
Suite 270  
Orlando, FL 32817  
407.723.5900

[pfm.com](http://pfm.com)

Thank you for the opportunity to continue serving as District Manager to the Harmony Community Development District (the "District"). The agreement in place between our firm and the District dated August 15, 2025 provides for the review and adjustment annually of our fees pursuant to the District's annual budget process. We are respectfully requesting an increase in our annual fee for District Management services from \$65,000 to \$68,500 for Fiscal Year 2027.

Please note this change will be effective on the billing for October 2026, in conjunction with the District's new Fiscal Year.

Provided the changes are acceptable, please have an authorized official of the District sign and return a copy of this letter to us to acknowledge the increase.

Sincerely,  
**PFM MANAGEMENT SERVICES LLC**

Senior District Manager

Accepted by:

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Date)



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# **Harmony Community Development District**

**Resolution 2026-04,  
Approving a Preliminary Budget for Fiscal Year 2027  
& Setting a Public Hearing**

**RESOLUTION 2026-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.**

**WHEREAS**, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Harmony Community Development District (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

**WHEREAS**, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: July 30, 2026  
TIME: 6:00 PM  
LOCATION: Suenos Tenampa Private Room  
7251 Five Oaks Drive  
Harmony, Florida 34773

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** 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. This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 28<sup>th</sup> DAY OF MAY, 2026.**

ATTEST:

**HARMONY COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Proposed Budget

**EXHIBIT A**  
**PROPOSED BUDGET**



# Harmony CDD

FY2027 Proposed Budget Package

**PFM Management Services LLC**

3501 Quadrangle Blvd.,

Suite 270

Orlando, Florida 32817

Tel: 407-723-5900



**Harmony Community Development District**  
Operations and Maintenance Budget  
FY 2027

	Actual to 4/30/2026	Anticipated May - Sept 2026	Anticipated Total	FY2026 Approved Budget	FY 2027 Proposed Budget
<b>Revenues:</b>					
On Roll Assessment	\$ 2,494,635.67	\$ 451,875.33	\$ 2,946,511.00	\$ 2,946,511.00	\$ 2,978,722.06
On-Roll Assessment Discount	(93,505.65)	(24,354.35)	(117,860.00)	(117,860.00)	-
Garden Lot	945.00	-	945.00	-	-
Interest earned - Investments	55,807.43	-	55,807.43	-	-
Facility Revenue	800.00	-	800.00	-	-
<b>Total Revenues</b>	<b>\$ 2,458,682.45</b>	<b>\$ 427,520.98</b>	<b>\$ 2,886,203.43</b>	<b>\$ 2,828,651.00</b>	<b>\$ 2,978,722.06</b>
<b>Expenditures:</b>					
<b>Administration Expenses:</b>					
Board of Supervisors	\$ 5,200.00	\$ 8,800.00	\$ 14,000.00	\$ 14,000.00	\$ 14,000.00
FICA Taxes	-	-	-	1,072.00	-
Arbitrage Rebate	-	-	-	1,500.00	1,500.00
Disclosure Agent	2,200.00	-	2,200.00	2,200.00	2,200.00
Engineering	55,435.39	19,564.61	75,000.00	75,000.00	75,000.00
Legal Services	32,810.07	42,189.93	75,000.00	75,000.00	75,000.00
Management Services	39,416.69	25,583.31	65,000.00	65,000.00	68,500.00
Property Appraiser	1,530.61	-	1,530.61	1,000.00	1,600.00
Recording Secretary	-	-	-	2,000.00	-
Assessment Administration	-	-	-	9,100.00	15,000.00
Trustee Fees	6,691.05	3,308.95	10,000.00	10,000.00	10,500.00
Auditing Services	4,400.00	-	4,400.00	5,000.00	4,500.00
Postage and Freight	329.74	500.00	829.74	1,000.00	1,000.00
Meeting Room	1,750.00	1,250.00	3,000.00	5,000.00	4,900.00
Legal Advertising	719.36	513.83	1,233.19	1,200.00	2,500.00
Tax Preparation	51.36	-	51.36	-	60.00
Assessment Collection Cost	47,671.18	-	47,671.18	58,930.00	-
Contingency	30.60	-	30.60	-	-
Annual District Filing Fee	175.00	-	175.00	175.00	175.00
Website Maintenance	3,210.00	1,650.00	4,860.00	-	3,720.00
<b>Total Administrative Expenses</b>	<b>\$ 201,621.05</b>	<b>\$ 103,360.63</b>	<b>\$ 304,981.68</b>	<b>\$ 327,177.00</b>	<b>\$ 280,155.00</b>
<b>Field Expenses:</b>					
Field Management	\$ 193,103.40	\$ 137,931.00	\$ 331,034.40	\$ 331,035.00	\$ 347,586.20
Miscellaneous / Field Item Material	-	-	-	-	50,000.00
<b>Total Field Expenses</b>	<b>\$ 193,103.40</b>	<b>\$ 137,931.00</b>	<b>\$ 331,034.40</b>	<b>\$ 331,035.00</b>	<b>\$ 397,586.20</b>
<b>Insurance Expenses:</b>					
General Liability	\$ 5,489.00	\$ -	\$ 5,489.00	\$ 29,700.00	\$ 6,684.00
Property & Casualty	16,791.00	-	16,791.00	-	16,448.00
Auto Liability & Physical Damage	1,110.00	-	1,110.00	-	1,221.00
Public Officials Liability	4,431.00	-	4,431.00	-	4,874.10
<b>Total Insurance Expenses</b>	<b>\$ 27,821.00</b>	<b>\$ -</b>	<b>\$ 27,821.00</b>	<b>\$ 29,700.00</b>	<b>\$ 29,227.10</b>
<b>Landscaping &amp; Irrigation Expenses:</b>					
Mulch & Pine Straw	\$ 77,600.00	\$ -	\$ 77,600.00	\$ 77,347.00	\$ 85,081.70
Landscape	425,478.69	320,913.31	746,392.00	746,392.00	783,712.00
Landscape Improvement	6,862.00	-	6,862.00	-	40,000.00
Annuals	7,000.00	7,000.00	14,000.00	14,000.00	15,400.00
Parks & facilities	54,597.10	402.90	55,000.00	55,000.00	55,000.00
Irrigation Repairs	21,331.55	8,668.45	30,000.00	30,000.00	35,000.00
Garden Lot	601.04	1,398.96	2,000.00	2,000.00	2,000.00
Trees Trimming & Removal	3,805.00	36,195.00	40,000.00	40,000.00	-
Wetland Exotic / Invasive Plant	83,167.50	(33,167.50)	50,000.00	50,000.00	122,000.00
Miscellaneous	-	-	-	-	30,000.00
<b>Total Landscaping &amp; Irrigation Expens</b>	<b>\$ 680,442.88</b>	<b>\$ 341,411.12</b>	<b>\$ 1,021,854.00</b>	<b>\$ 1,014,739.00</b>	<b>\$ 1,168,193.70</b>



**Harmony Community Development District**  
Operations and Maintenance Budget  
FY 2027

	Actual to 4/30/2026	Anticipated May - Sept 2026	Anticipated Total	FY2026 Approved Budget	FY 2027 Proposed Budget
<b>Security Expenses:</b>					
Security	\$ 4,438.37	\$ 10,000.00	\$ 14,438.37	\$ 30,000.00	\$ 20,000.00
Security - Wifi	1,792.93	1,280.66	3,073.59	6,000.00	3,600.00
<b>Total Security Expenses</b>	<b>\$ 6,231.30</b>	<b>\$ 11,280.66</b>	<b>\$ 17,511.96</b>	<b>\$ 36,000.00</b>	<b>\$ 23,600.00</b>
<b>Utility Expenses:</b>					
Electricity	\$ 17,864.24	\$ 17,864.24	\$ 35,728.48	\$ 43,000.00	\$ 53,000.00
Streetlights	65,645.82	46,889.87	112,535.69	160,000.00	155,000.00
Water & Sewer	149,502.77	106,787.69	256,290.46	225,000.00	336,000.00
Waste Refuse Removal	3,292.74	2,500.00	5,792.74	4,000.00	6,000.00
Backflow Certification					5,000.00
<b>Total Utility Expenses</b>	<b>\$ 236,305.57</b>	<b>\$ 174,041.80</b>	<b>\$ 410,347.37</b>	<b>\$ 442,000.00</b>	<b>\$ 555,000.00</b>
<b>General Expenses:</b>					
Buck Lake	\$ 12,950.00	\$ -	\$ 12,950.00	\$ 50,000.00	\$ 9,500.00
Pools Chemical supplies	37,108.70	20,296.50	57,405.20	60,000.00	50,660.06
Pond/Lake Maintenance	21,600.00	27,000.00	48,600.00	-	64,800.00
Repair and Maintenance	-	-	-	-	50,000.00
R&M Roads & Alleyways	-	10,000.00	10,000.00	10,000.00	-
R&M Vehicles/equipment	19,013.09	2,964.35	21,977.44	15,000.00	-
R&M - Boats	-	10,000.00	10,000.00	10,000.00	-
Sidewalk replacements	11,119.00	138,881.00	150,000.00	150,000.00	50,000.00
Op Supplies - Fuel, Oils	2,472.35	5,527.65	8,000.00	8,000.00	-
Cap Outlay	-	15,000.00	15,000.00	15,000.00	-
Reserve - Based on Reserve Study	280,000.00	-	280,000.00	280,000.00	280,000.00
CDD funds for the community	-	-	-	-	-
Miscellaneous / Contingency	20,473.14	29,526.86	50,000.00	50,000.00	20,000.00
<b>Total General Expenses</b>	<b>\$ 404,736.28</b>	<b>\$ 259,196.36</b>	<b>\$ 663,932.64</b>	<b>\$ 648,000.00</b>	<b>\$ 524,960.06</b>
<b>Total Expenditures</b>	<b>\$ 1,750,261.48</b>	<b>\$ 1,027,221.58</b>	<b>\$ 2,777,483.06</b>	<b>\$ 2,828,651.00</b>	<b>\$ 2,978,722.06</b>
<b>Net income / (Loss)</b>	<b>\$ 708,420.97</b>	<b>\$ (599,700.60)</b>	<b>\$ 108,720.37</b>	<b>\$ -</b>	<b>\$ -</b>



**Harmony Community Development District  
Summary of Assessment 2027 Rates**

Neighborhood	Neighborhood Name	Lot Type	Acres or SQFT	ERU Factor	ERUs	% ERUs	O&M			2014 Debt Service			2015 Debt Service			Total			Units	Acres	FY 2027 per Neighborhood		
							FY 2027	FY 2027	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change					
A-1	Ashley Park	MF	25	0.5	93	5.88%	\$175,132.54	941.57	731.83	28.66%	605.71	605.71	0%	1,547.28	1,337.54	209.75	15.68%	186	19.77	137,608			
B	Birchwood	SF	80	1.6	14.4	0.91%	\$27,117.30	3,013.03	2,313.54	30.23%	1,914.87	1,914.87	0%	4,927.90	4,228.41	699.50	16.54%	9	23.58	164,127			
		SF	65	1.3	32.5	2.05%	\$61,202.23	2,448.09	1,879.75	30.23%	1,555.83	1,555.83	0%	4,003.92	3,435.58	568.34	16.54%	25					
		SF	52	1.04	36.4	2.30%	\$68,546.50	1,958.47	1,503.80	30.23%	1,244.66	1,244.66	0%	3,203.13	2,748.46	454.67	16.54%	35					
		SF	42	0.84	18.48	1.17%	\$34,800.53	1,581.84	1,214.61	30.23%	1,005.31	1,005.31	0%	2,587.15	2,219.92	367.24	16.54%	22					
C-1	Cypress	SF	35	0.7	10.5	0.66%	\$19,773.03	1,318.20	1,012.17	30.23%	837.75	837.75	0%	2,155.95	1,849.92	306.03	16.54%	15					
		SF	80	1.6	16	1.01%	\$30,130.33	3,013.03	2,275.52	32.41%	1,883.40	1,883.40	0%	4,896.43	4,158.92	737.51	17.73%	10	25.82	179,719			
		SF	65	1.3	39	2.47%	\$73,442.68	2,448.09	1,848.86	32.41%	1,530.26	1,530.26	0%	3,978.35	3,379.12	599.23	17.73%	30					
		SF	52	1.04	36.4	2.30%	\$68,546.50	1,958.47	1,479.09	32.41%	1,224.21	1,224.21	0%	3,182.68	2,703.30	479.38	17.73%	35					
C-2	Cypress	SF	42	0.84	25.2	1.59%	\$47,455.27	1,581.84	1,194.65	32.41%	988.78	988.78	0%	2,570.62	2,183.43	387.19	17.73%	30					
		SF	35	0.7	8.4	0.53%	\$15,818.42	1,318.20	995.54	32.41%	823.98	823.98	0%	2,142.18	1,819.52	322.66	17.73%	12					
		SF	80	1.6	6.4	0.40%	\$12,052.13	3,013.03	2,366.22	27.34%	1,958.47	1,958.47	0%	4,971.50	4,324.69	646.81	14.96%	4	17.54	122,086			
		SF	65	1.3	18.2	1.15%	\$34,273.25	2,448.09	1,922.55	27.34%	1,591.26	1,591.26	0%	4,039.35	3,513.81	525.54	14.96%	14					
D-1	Drake	SF	52	1.04	13.52	0.85%	\$25,460.13	1,958.47	1,538.04	27.34%	1,273.01	1,273.01	0%	3,231.48	2,811.05	420.43	14.96%	13					
		SF	42	0.84	26.04	1.65%	\$49,037.11	1,581.84	1,242.27	27.34%	1,028.20	1,028.20	0%	2,610.04	2,270.47	339.58	14.96%	31					
		SF	35	0.7	17.5	1.11%	\$32,955.05	1,318.20	1,035.22	27.34%	856.83	856.83	0%	2,175.03	1,892.05	282.98	14.96%	25					
		SF	80	1.6	14.4	0.91%	\$27,117.30	3,013.03	2,444.65	23.25%	2,023.39	2,023.39	0%	5,036.42	4,468.04	568.38	12.72%	9	10.35	72,041			
D-2	Drake	SF	65	1.3	26	1.64%	\$48,961.79	2,448.09	1,986.28	23.25%	1,644.00	1,644.00	0%	4,092.09	3,630.28	461.81	12.72%	20					
		SF	52	1.04	6.24	0.39%	\$11,750.83	1,958.47	1,589.02	23.25%	1,315.20	1,315.20	0%	3,273.67	2,904.22	369.45	12.72%	6					
E	Estates	SF	52	1.04	11.44	0.72%	\$21,543.19	1,958.47	1,452.15	34.87%	1,201.91	1,201.91	0%	3,160.38	2,654.06	506.33	19.08%	11	2.32	16,148			
		SF	100	2	102	6.45%	\$192,080.85	3,766.29	3,874.60	-2.80%	3,206.92	3,206.92	0%	6,973.21	7,081.52	(108.31)	-1.53%	51	28.7	199,765			
G	Green	SF	52	1.04	64.48	4.08%	\$121,425.23	1,958.47	1,749.12	11.97%	1,447.71	1,447.71	0%	3,406.18	3,196.83	209.35	6.55%	62	39.86	277,443			
		SF	42	0.84	71.4	4.51%	\$134,456.60	1,581.84	1,412.75	11.97%	1,169.30	1,169.30	0%	2,751.14	2,582.05	169.09	6.55%	85					
		SF	35	0.7	27.3	1.73%	\$51,409.88	1,318.20	1,177.29	11.97%	974.41	974.41	0%	2,292.61	2,151.70	140.91	6.55%	39					
		SF	40	0.8	11.2	0.71%	\$21,091.23	1,506.52	1,303.83	0.18%	1,288.25	1,288.25	0%	2,794.77	2,792.08	2.68	0.10%	14					
H-1	Rosewood	SF	50	1	13	0.82%	\$24,480.89	1,883.15	1,879.79	0.18%	1,594.98	1,594.98	0%	3,478.13	3,474.77	3.35	0.10%	13					
		SF	25	0.5	23	1.45%	\$43,312.35	941.57	939.90	0.18%	766.82	766.82	0%	1,708.39	1,706.72	1.68	0.10%	46					
		SF	50	1	164	10.37%	\$308,835.88	1,883.15	1,912.74	-1.55%	1,592.89	1,592.89	0%	3,476.04	3,505.63	(29.59)	-0.84%	164	45.56	317,118			
		SF	50	1	0	0.00%	\$0.00	1,883.15	1,912.74	-1.55%	1,592.89	1,592.89	0%	3,476.04	3,505.63	(29.59)	-0.84%						
Group 1 - H-2	Hawthorne	SF	50	1	0	0.00%	\$0.00	1,883.15	1,912.74	-1.55%	1,592.89	1,592.89	0%	3,476.04	3,505.63	(29.59)	-0.84%						
Group 1 - F	Cherry Hill	SF	50	1	0	0.00%	\$0.00	1,883.15	1,912.74	-1.55%	1,592.89	1,592.89	0%	3,476.04	3,505.63	(29.59)	-0.84%						
Group 1 - A-2	Ashley Park	SF	50	1	0	0.00%	\$0.00	1,883.15	1,912.74	-1.55%	1,592.89	1,592.89	0%	3,476.04	3,505.63	(29.59)	-0.84%						
Group 1 - M	Lakes	SF	50	1	0	0.00%	\$0.00	1,883.15	1,912.74	-1.55%	1,592.89	1,592.89	0%	3,476.04	3,505.63	(29.59)	-0.84%						
Group 2 - I	South Lake	SF																					
Group 2 - J	East Lake	SF																					
Group 2 - L	Enclave	SF																					
Group 2 - O	Waterside	SF																					
Group 2 - K	North Lake	SF	40	0.8	110.4	6.98%	\$207,899.28	1,506.52	1,894.66	-20.49%				1,534.73	1,534.73	0%	3,041.25	3,429.39	(388.15)	-11.32%	138	153	1,064,948
		SF	50	1	222	14.03%	\$418,058.33	1,883.15	2,368.33	-20.49%				1,918.41	1,918.41	0%	3,801.56	4,286.74	(485.18)	-11.32%	222		
		SF	60	1.2	37.2	2.35%	\$70,053.02	2,259.77	2,841.99	-20.49%				2,302.10	2,302.10	0%	4,561.87	5,144.09	(582.22)	-11.32%	31		
		SF	40	0.8	30.4	1.92%	\$57,247.63	1,506.52	1,894.66	-20.49%				1,432.69	1,432.69	0%	2,939.21	3,327.35	(388.15)	-11.67%	38		
Office	Office	SF	50	1	28	1.77%	\$52,728.08	1,883.15	2,368.33	-20.49%				1,790.86	1,790.86	0%	3,674.01	4,159.19	(485.18)	-11.67%	28		
		SF	60	1.2	16.8	1.06%	\$31,636.85	2,259.77	2,841.99	-20.49%				2,149.03	2,149.03	0%	4,408.80	4,991.02	(582.22)	-11.67%	14		
		SF	0.28	4	1.12	0.07%	\$2,109.12	\$2,109.12	1,927.85	9.40%				5,505.44	5,505.44	0%	7,614.56	7,433.29	181.27	2.44%		0.28	1,949
GC	Golf Course	Golf Course	31500		21.00	1.33%	\$39,546.06	\$39,546.06	28,917.74	36.75%				52,624.28	52,624.28	0%	92,170.34	81,542.02	10,628.32	13.03%		4.2	29,234
Comm	Commercial	Comm	2.44	4	9.76	0.62%	\$18,379.50	\$18,379.50	16,799.83	9.40%				5,505.44	5,505.44	0%	23,884.94	22,305.27	1,579.67	7.08%		2.44	16,983
Tract GA	TBD	TBD	2.13	4	8.52	0.54%	\$16,044.40	\$16,044.40	14,665.42	9.40%				-	-	0%	16,044.40	14,665.42	1,378.98	9.40%		2.13	14,826
Cat Lake Access	TBD	TBD	2.61	4	10.44	0.66%	\$19,660.04	\$19,660.04	17,970.31	9.40%				-	-	0%	19,660.04	17,970.31	1,689.73	9.40%		2.61	18,167
TC/M*	SF	SF	50	1	35	2.21%	\$65,910.10	1,883.15	1,984.90	-5.13%				1,234.92	1,234.92	0%	3,118.07	3,219.82	(101.75)	-3.16%	35	10.09	70,231
TC/M*	TC 1 and TC 2	TC 1 and TC 2	11.93	4	47.72	3.02%	\$89,863.71	\$89,863.71	82,140.15	9.40%				5,505.44	5,505.44	0%	95,369.15	87,645.59	7,723.56	8.81%		11.93	83,038
TC*	TC 3 and TC 4	TC 3 and TC 4	7.43	4	29.72	1.88%	\$55,967.09	\$55,967.09	51,156.86	9.40%				4,283.68	4,283.68	0%	60,250.77	55,440.54	4,810.23	8.68%		7.43	51,716
						1581.78	1	\$2,978,722.06													1561	427.95	2,978,722

Amounts based on ERU adjustments - if voted on!



**Harmony Community Development District  
Summary of Assessment 2027 Rates**

Neighborhood	Neighborhood Name	Lot Type	Lot Width	O&M			2014 Debt Service			2015 Debt Service			Total				Units	Acres	FY 2027 per Neighborhood
				FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	\$ Change	% Change			
A-1	Ashley Park	MF	n/a	739.83	731.83	1.09%	605.71	605.71	0%				1,345.54	1,337.54	8.00	0.60%	186	19.77	137,608
B	Birchwood	SF	80	2,338.83	2,313.54	1.09%	1,914.87	1,914.87	0%				4,253.70	4,228.41	25.29	0.60%	9	23.58	164,127
		SF	65	1,900.30	1,879.75	1.09%	1,555.83	1,555.83	0%				3,456.13	3,435.58	20.55	0.60%	25		
		SF	52	1,520.24	1,503.80	1.09%	1,244.66	1,244.66	0%				2,764.90	2,748.46	16.44	0.60%	35		
		SF	42	1,227.88	1,214.61	1.09%	1,005.31	1,005.31	0%				2,233.19	2,219.92	13.28	0.60%	22		
C-1	Cypress	SF	35	1,023.24	1,012.17	1.09%	837.75	837.75	0%				1,860.99	1,849.92	11.07	0.60%	15		
		SF	80	2,300.40	2,275.52	1.09%	1,883.40	1,883.40	0%				4,183.80	4,158.92	24.88	0.60%	10	25.82	179,719
		SF	65	1,869.07	1,848.86	1.09%	1,530.26	1,530.26	0%				3,399.33	3,379.12	20.21	0.60%	30		
		SF	52	1,495.26	1,479.09	1.09%	1,224.21	1,224.21	0%				2,719.47	2,703.30	16.17	0.60%	35		
		SF	42	1,207.71	1,194.65	1.09%	988.78	988.78	0%				2,196.49	2,183.43	13.06	0.60%	30		
C-2	Cypress	SF	35	1,006.42	995.54	1.09%	823.98	823.98	0%				1,830.40	1,819.52	10.88	0.60%	12		
		SF	80	2,392.09	2,366.22	1.09%	1,958.47	1,958.47	0%				4,350.56	4,324.69	25.87	0.60%	4	17.54	122,086
		SF	65	1,943.57	1,922.55	1.09%	1,591.26	1,591.26	0%				3,534.83	3,513.81	21.02	0.60%	14		
		SF	52	1,554.86	1,538.04	1.09%	1,273.01	1,273.01	0%				2,827.87	2,811.05	16.81	0.60%	13		
		SF	42	1,255.85	1,242.27	1.09%	1,028.20	1,028.20	0%				2,284.05	2,270.47	13.58	0.60%	31		
D-1	Drake	SF	35	1,046.54	1,035.22	1.09%	856.83	856.83	0%				1,903.37	1,892.05	11.32	0.60%	25		
		SF	80	2,471.38	2,444.65	1.09%	2,023.39	2,023.39	0%				4,494.77	4,468.04	26.72	0.60%	9	10.35	72,041
		SF	65	2,007.99	1,986.28	1.09%	1,644.00	1,644.00	0%				3,651.99	3,630.28	21.71	0.60%	20		
D-2	Drake	SF	52	1,606.39	1,589.02	1.09%	1,315.20	1,315.20	0%				2,921.59	2,904.22	17.37	0.60%	6		
		SF	n/a	1,468.02	1,452.15	1.09%	1,201.91	1,201.91	0%				2,669.93	2,654.06	15.87	0.60%	11	2.32	16,148
E	Estates	SF	n/a	3,916.96	3,874.60	1.09%	3,206.92	3,206.92	0%				7,123.88	7,081.52	42.36	0.60%	51	28.7	199,765
G	Green	SF	52	1,768.24	1,749.12	1.09%	1,447.71	1,447.71	0%				3,215.95	3,196.83	19.12	0.60%	62	39.86	277,443
		SF	42	1,428.19	1,412.75	1.09%	1,169.30	1,169.30	0%				2,597.49	2,582.05	15.44	0.60%	85		
		SF	35	1,190.16	1,177.29	1.09%	974.41	974.41	0%				2,164.57	2,151.70	12.87	0.60%	39		
H-1	Rosewood	SF	35	1,330.24	1,315.85	1.09%	1,073.54	1,073.54	0%				2,403.78	2,389.39	14.38	0.60%	39	20.34	141,575
		SF	40	1,520.27	1,503.83	1.09%	1,288.25	1,288.25	0%				2,808.52	2,792.08	16.44	0.59%	14		
		SF	50	1,900.34	1,879.79	1.09%	1,594.98	1,594.98	0%				3,495.32	3,474.77	20.55	0.59%	13		
		SF	25	950.17	939.90	1.09%	766.82	766.82	0%				1,716.99	1,706.72	10.27	0.60%	46		
Group 1 - H-2	Hawthorne	SF	50	1,933.65	1,912.74	1.09%	1,592.89	1,592.89	0%				3,526.54	3,505.63	20.91	0.60%	164	45.56	317,118
Group 1 - F	Cherry Hill	SF	50	1,933.65	1,912.74	1.09%	1,592.89	1,592.89	0%				3,526.54	3,505.63	20.91	0.60%			
Group 1 - A-2	Ashley Park	SF	50	1,933.65	1,912.74	1.09%	1,592.89	1,592.89	0%				3,526.54	3,505.63	20.91	0.60%			
Group 1 - M	Lakes	SF	50	1,933.65	1,912.74	1.09%	1,592.89	1,592.89	0%				3,526.54	3,505.63	20.91	0.60%			
Group 2 - I	South Lake	SF										-	-	-	-				
Group 2 - J	East Lake	SF										-	-	-	-				
Group 2 - L	Enclave	SF										-	-	-	-				
Group 2 - O	Waterside	SF										-	-	-	-				
			40	1,915.37	1,894.66	1.09%				1,534.73	1,534.73	0%	3,450.10	3,429.39	20.71	0.60%	138	153	1,064,948
			50	2,394.22	2,368.33	1.09%				1,918.41	1,918.41	0%	4,312.63	4,286.74	25.89	0.60%	222		
			60	2,873.06	2,841.99	1.09%				2,302.10	2,302.10	0%	5,175.16	5,144.09	31.07	0.60%	31		
Group 2 - K	North Lake	SF	40	1,915.37	1,894.66	1.09%				1,432.69	1,432.69	0%	3,348.06	3,327.35	20.71	0.62%	38		
		SF	50	2,394.22	2,368.33	1.09%				1,790.86	1,790.86	0%	4,185.08	4,159.19	25.89	0.62%	28		
		SF	60	2,873.06	2,841.99	1.09%				2,149.03	2,149.03	0%	5,022.09	4,991.02	31.07	0.62%	14		
Office	Office		1,948.92	1,927.85	1.09%				5,505.44	5,505.44	0%	7,454.36	7,433.29	21.08	0.28%		0.28	1,949	
GC	Golf Course	Golf Course		29,233.87	28,917.74	1.09%				52,624.28	52,624.28	0%	81,858.15	81,542.02	316.13	0.39%		4.2	29,234
Comm	Commercial	Comm		16,983.48	16,799.83	1.09%				5,505.44	5,505.44	0%	22,488.92	22,305.27	183.65	0.82%		2.44	16,983
Tract GA		TBD		14,825.75	14,665.42	1.09%				-	-	0%	14,825.75	14,665.42	160.32	1.09%		2.13	14,826
Cat Lake Access		TBD		18,166.76	17,970.31	1.09%				-	-	0%	18,166.76	17,970.31	196.45	1.09%		2.61	18,167
TC/M*		SF	50	2,006.60	1,984.90	1.09%				1,234.92	1,234.92	0%	3,241.52	3,219.82	21.70	0.67%	35	10.09	70,231
TC/M*		TC 1 and TC 2		83,038.10	82,140.15	1.09%				5,505.44	5,505.44	0%	88,543.54	87,645.59	897.95	1.02%		11.93	83,038
TC*		TC 3 and TC 4		51,716.10	51,156.86	1.09%				4,283.68	4,283.68	0%	55,999.78	55,440.54	559.24	1.01%		7.43	51,716
																1561	427.95	2,978,722	

Adjusted for increase in assessment based on prior year calculation!



# HARMONY COMMUNITY DEVELOPMENT DISTRICT

## Budget Item Description

### Revenues

#### On-Roll Assessments

The District levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating and maintenance expenditures during the Fiscal Year. Assessments collected via the tax collector are referred to as "On-Roll Assessments."

#### On-Roll Assessment Discount

The statutory reduction applied to property assessments when owners pay their annual assessments early, typically through the county's tax roll collection process.

### General & Administrative Expenses

#### Board Supervisor Fees

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated for meeting attendance and to receive up to \$200.00 per meeting, not to exceed \$4,800 per year paid to each Supervisor. The amount for the Fiscal Year is based upon all supervisors attending the meetings. The budget covers 12 supervisor meetings and 2 budget meetings.

#### Arbitrage Rebate

Annual computations are necessary to calculate rebate liability to ensure the District's compliance with all tax regulations.

#### Disclosure Agent

When bonds are issued for the District, the Bond Indenture requires continuing disclosure, which the dissemination agent provides to the trustee and bond holders.

#### Engineering

The District's engineer, Pegasus Engineering, Inc., provides general engineering services to the District, including preparation for and attendance at monthly Board meetings, review of invoices, preparation of requisitions, and other related tasks.



### **District Legal Counsel**

The District's counsel, Kutak Rock LLP, is responsible for preparing for and attending Board meetings, as well as providing legal advice, recommendations, and representation as needed or as directed. They also handle all other legal services requested by the District.

### **Management**

PFM Group Consulting provides the District with management, accounting, and administrative services.

### **Property Appraiser**

The Osceola County Property Appraiser provides the District with a detailed listing of the legal descriptions for each parcel within the District boundaries, along with the corresponding property owners' names and addresses. The District reimburses the Property Appraiser for the necessary administrative costs associated with providing this service.

### **Assessment Administration**

The District levies non-ad valorem assessments on all assessable property within its boundaries to fund operating expenses for the Fiscal Year. These assessments are typically collected through the Tax Collector. Each year, the District Manager submits the Assessment Roll to the Tax Collector by the deadline established by the Tax Collector or Property Appraiser.

### **Trustee Fees**

U.S. Bank, as Trustee, submits annual invoices for services rendered on the bond series. These fees cover the maintenance and administration of the District's trust accounts.

### **Auditing Services**

The District is required by Florida Statutes to have an Independent Certified Public Accounting firm to conduct an annual audit of its financial records.

### **Postage & Shipping**

Postage and freight expenses incurred for District mailings, deliveries, correspondence, and related items.



### **Meeting Room**

Fee charged for the monthly use of the meeting room at Su Mesa Café.

### **Legal Advertising**

The District will incur expenses related to required legal advertising. These advertisements may include, but are not limited to, notices for monthly meetings, special meetings, and public hearings of the District.

### **Assessment Collective Cost**

This represents the estimated cost incurred by the County each fiscal year to administer and collect assessments. These expenses include the operational and administrative activities required to bill, process, and enforce payment of assessment charges.

### **Annual District Filing Fees**

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175.

### **Website Maintenance**

Represents the costs associated with monitoring and maintaining the District's website, as required under Chapter 189, Florida Statutes. These services include performance monitoring, security and firewall management, updates, document uploads, hosting and domain renewals, website backups, ADA compliance, and other related support.

## **Field Expenses**

### **Field Management**

This represents the current contracted amount for onsite field services provided by Berman.

### **Miscellaneous/Field Item Material**

These are additional materials, supplies, or minor components used in the field that do not fall under a primary material category but are necessary to complete a task, project, or maintenance activity. These items typically support field operations and may include low-cost parts, consumables, or situational materials required to address unexpected conditions.



## Insurance Expenses

### General Insurance

The cost of the District's annual general liability insurance coverage. This coverage is provided by Egis Insurance, which specializes in serving governmental entities.

### Property & Casualty

The District's property and casualty insurance coverage is provided by EGIS Insurance who specializes in providing insurance coverage to governmental agencies.

### Auto Liability & Physical Damage

Provides insurance coverage for organizational vehicles used in the field. Auto liability protects against financial responsibility for third-party bodily injury, property damage, and related legal defense costs resulting from vehicle operations. Physical damage coverage protects the organization's own vehicles from loss due to collision, theft, vandalism, weather events, or other covered incidents, ensuring vehicles can be repaired or replaced with minimal operational disruption.

### Public Officials Liability Insurance

Supervisors' and Officers' liability insurance provided by EGIS Insurance who specializes in providing insurance coverage to governmental agencies.

## Landscape & Irrigation Expenses

### Mulch & Pine Straw

These are natural ground-cover materials used in landscaping to protect soil, support plant health, and enhance the appearance of landscaped areas.

### Landscaping Maintenance & Material

The District has a contract with ULS to maintain the landscaping located within the District. These services include monthly landscape maintenance such as mowing, weeding, edging, blowing debris and shrubs and groundcover pruning, as well as: fertilization, insect control, weed control, and irrigation inspections.



### **Landscape Improvements**

Additional landscape improvements performed outside of the services already covered under the existing contract.

### **Annuals**

These are Flowering plants that complete their entire life cycle—germination, growth, blooming, and seed production—within a single growing season. Because they last for only one season, annuals are commonly used to provide seasonal color, vibrant accents, and high-impact visual appeal in landscape beds, entryways, medians, and ornamental plantings. Annuals are typically installed in spring/summer or fall/winter rotations, selected for their ability to thrive in specific weather conditions.

### **Parks & Facilities**

The management, maintenance, and operation of public recreational spaces, landscaped areas, and community structures that support residents' quality of life. This category includes the care of parks, playgrounds, athletic fields, green spaces, trails, and public grounds, as well as the upkeep of buildings, shelters, restrooms, pavilions, community centers, and other public-use facilities.

### **Irrigation Repairs**

The maintenance and restoration of irrigation system components to ensure proper water delivery to landscaped areas. This work includes diagnosing issues, replacing damaged parts, correcting coverage problems, and restoring system functionality to support healthy turf, plants, and overall landscape performance.

### **Garden Lots**

Maintenance, repairs, or supplies for garden lots.

### **Trees Trimming & Removal**

Includes all services required to maintain tree health, appearance, and safety. This work involves both routine maintenance and corrective actions to address hazardous or declining trees.



### **Wetland Exotic Treatment**

Management and removal of approximately 181.2 acres of wetlands and buffer areas, targeting invasive species classified as FLEPPC Category I and II. These categories refer to non-native plant species that pose significant threats to Florida's natural ecosystems.

### **Miscellaneous**

Costs, materials, or services that do not fall under a specific predefined category but are necessary to support the overall completion of work, project operations, or maintenance activities. This category captures minor, occasional, or unpredictable items that arise during routine tasks or special circumstances.

### **Security Expenses**

#### **Security**

This refers to the services, systems, and measures in place to protect people, property, and facilities from unauthorized access, theft, vandalism, and safety risks. This category includes both preventive and responsive actions designed to maintain a safe and secure environment.

#### **Security – Wi-Fi**

The wireless network systems and services that support security operations across facilities, parks, or public areas. This includes the dedicated Wi-Fi infrastructure used to connect and operate security equipment such as cameras, access control devices, alarms, gates, sensors, and monitoring systems.

### **Utility Expenses**

#### **Electricity**

The power supplied to facilities, equipment, lighting, and infrastructure to support daily operations and maintain essential services. This includes the electrical energy required to run buildings, parks, irrigation systems, security devices, Wi-Fi networks, lighting fixtures, HVAC systems, pumps, and other operational equipment.

#### **Streetlights**

The lighting infrastructure installed along roads, pathways, parks, parking areas, and public spaces to provide visibility, safety, and security during nighttime hours. This includes the poles, fixtures, bulbs/LED units, wiring, controls, and electrical components required to operate and maintain dependable outdoor illumination.



## **Water & Sewer**

The essential utility services and infrastructure supply clean, potable water to facilities and public spaces and remove wastewater safely and efficiently. This category includes the operation, maintenance, and repair of systems responsible for water delivery, irrigation supply, sewage collection, and wastewater transport.

## **Waste Refuse Removal**

The collection, handling, and disposal of solid waste generated across facilities, parks, common areas, and public grounds. This service ensures that trash is removed regularly and managed in a safe, sanitary, and environmentally responsible manner.

## **Backflow Certification**

The inspection, testing, and documentation of backflow prevention devices to ensure they are functioning properly and protecting the potable water supply from contamination.

## **General Expenses**

### **Buck Lake**

Scheduled maintenance and treatment of nuisance aquatic species, including consultation with the pond management provider as needed. Costs are shared 50/50 with the Harmony West CDD.

### **Pool Chemical Supplies**

The essential materials, chemicals, and equipment are required to operate, maintain, and ensure the safety and cleanliness of swimming pools and water features.

### **Pond/Lake Maintenance**

The ongoing care, monitoring, and upkeep of man-made or natural ponds to ensure healthy water quality, proper ecological balance, and safe, attractive conditions. This service includes routine inspections, debris removal, vegetation management, and the maintenance of mechanical components that support pond function.

### **R&M Roads & Alleyways**

The repair and maintenance activities required to keep community roads, drive lanes, paved alleyways, and access routes in safe, functional, and well-maintained condition.



### **R&M Boats**

The repair and maintenance activities required to keep boats, watercraft, and related marine equipment in safe, functional, and reliable operating condition.

### **Sidewalk replacement**

The removal and reconstruction of damaged, deteriorated, or unsafe sidewalk sections to restore safe pedestrian pathways and maintain compliance with accessibility and safety standards. This work involves demolition of failing concrete, preparation of the base, installation of new materials, and finishing to ensure long-lasting, even, and structurally sound walking surfaces.

### **Reserve**

Funds set aside for non-specific, infrequent, or unexpected future capital repairs, replacements, or major maintenance items that do not fall into standard reserve categories.

### **CDD funds for the Community**

Funds set aside for the future fun planned by the board to support the community.



**Harmony Community Development District**  
Debt Service Budget  
FY 2027

	FY 2026 Proposed DS Budget <b>Series 2014</b>	FY 2026 Proposed DS Budget <b>Series 2015</b>
REVENUES:		
Amount needed	\$ 1,263,137.50	\$ 567,006.25
<b>TOTAL REVENUES</b>	<b><u>\$ 1,263,137.50</u></b>	<b><u>\$ 567,006.25</u></b>
EXPENDITURES:		
Interest 11/1/2026	\$ 150,018.75	\$ 94,812.50
Principal 5/1/2027	835,000.00	290,000.00
Interest 5/1/2027	150,018.75	94,812.50
<b>TOTAL EXPENDITURES</b>	<b><u>\$ 1,135,037.50</u></b>	<b><u>\$ 479,625.00</u></b>
<b>EXCESS REVENUES - (Interest 11/1/2027)</b>	<b><u>\$ 128,100.00</u></b>	<b><u>\$ 87,381.25</u></b>



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# **Harmony Community Development District**

**Resolution 2026-05,  
Setting a Public Hearing on the Adoption of  
Rules of Procedure**  
*(provided under separate cover)*



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# **Harmony Community Development District**

**Resolution 2026-06,  
Adopting Goals, Objectives, and Performance Measures  
and Standards**

## RESOLUTION 2026-06

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Harmony Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

**WHEREAS**, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

**WHEREAS**, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

**WHEREAS**, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

**SECTION 1.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2.** The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

**SECTION 3.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 28th day of May 2026.

**ATTEST:**

**HARMONY COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Performance Measures/Standards and Annual Reporting

## Exhibit A

**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  No

**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  No

**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 reports, notes or other record keeping method.

**Standard:** 100% of site visits were successfully completed as described within District Management services agreement

**Achieved:** Yes  No

**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  No

**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: \_\_\_\_\_

Harmony Community Development District

District Manager: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Harmony Community Development District



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# **Harmony Community Development District**

**Proposal from Bio-Tech Consulting, LLC**



# Bio-Tech Consulting

An EnviroTrac Company

March 31, 2026

Daniel Rom  
**Wrathell, Hunt and Associates, LLC - Boca Raton**  
2300 Glades Road  
#410W  
Boca Raton, Florida 33431

**Proj: Harmony West Buck Lake 2026 Management**  
**Re: Proposal for Environmental Services - (BTC Proposal No. 26-676)**

Dear Daniel:

Bio-Tech Consulting (BTC) is pleased to provide this proposal for environmental services associated with Harmony West Buck Lake 2026 Management in Osceola County. If you would like BTC to proceed with the scope outlined herein, please sign the signature block, complete the billing information section and initial where provided, then return to my attention.

BTC is a full-service environmental consulting firm supporting land development projects from due diligence through permitting. Known for wetland and wildlife permitting, we also provide Phase I & II ESAs, mitigation banking, environmental monitoring, aquatic management, wildlife science, arbor assessments, erosion and sediment control, and coastal/marine services, delivering a single-source environmental solution that streamlines delivery and keeps schedules on track.

## [Environmental Services](#)

Should you have any questions or require any additional information, please do not hesitate to contact this office at (407) 894-5969 or toll free at (877) 894-5969. Thank you.

Regards,  
Jay Baker  
Vice President of Permitting Services

Orlando [HeadQuarters]  
3025 East South Street  
Orlando, FL 32803

Cocoa  
400 High Point Drive  
Suite 400  
Cocoa, FL 32926

Jacksonville  
11235 St. Johns Industrial Pkwy N  
Suite 2  
Jacksonville, FL 32246

Key West  
1107 Key Plaza  
Suite 259  
Key West, FL 33040

Lantana  
445 West Lantana Road  
Suite 5  
Lantana, FL 33462

Tallahassee  
2560-1 Barrington Circle  
Tallahassee, FL, 32308

Tampa  
6011 Benjamin Road  
Suite 101-B  
Tampa, FL 33634

Denver  
10701 Melody Drive  
Suite 304  
Northglenn, CO 80234

Raleigh-Durham  
1408 Christian Avenue  
Suite 11  
Durham, NC 27705

East Syracuse  
6700 Old Collamer Road  
Suite 112  
East Syracuse, NY 13057

Bismarck  
4501 Coleman Street  
Suite 103  
Bismarck, ND 58503

Austin  
3801 N Capital of TX Highway  
Suite E-240  
Austin, TX 78746

Midland  
5154 West County Road 12  
Midland, TX 79706

San Antonio  
7700 Broadway Street  
Suite 104  
San Antonio, TX 78209

Orlando [Land & Aquatic  
Management Operations]  
3825 Rouse Road  
Orlando, FL 32817

**PROPOSAL FOR ENVIRONMENTAL SERVICES  
HARMONY WEST BUCK LAKE 2026 MANAGEMENT  
BTC PROPOSAL No. 26-676**

**1. MAINTENANCE MONTHLY - LAKESHORES (75-10)**

This task will consist of herbicide treatment of nuisance and invasive exotic vegetation from the lakeshore areas. Maintenance events will occur monthly.

**NOTES:** \$1,400.00 per event for 12 months.

**TOTAL PRICE:** \$16,800.00

**2. GENERAL PROJECT COORDINATION (65-0)**

Project coordination will cover any requested reports, meetings, telephone calls, or other consultation as needed for the project.

**Hourly Not to Exceed Total Price:** \$2,500.00

**Bio-Tech Consulting**  
**Time & Materials Schedule**

Expert Witness	\$450.00/Hour
President, John Miklos	\$350.00/Hour
Vice Presidents/Directors	\$250.00/Hour
Senior Scientist	\$225.00/Hour
Environmental Lead	\$200.00/Hour
Environmental Scientist IV	\$190.00/Hour
Environmental Scientist III	\$180.00/Hour
Environmental Scientist II	\$170.00/Hour
Environmental Scientist I	\$160.00/Hour
Land Management Supervisor	\$175.00/Hour
Environmental Field Tech	\$125.00/Hour
GIS and Data Analyst	\$145.00/Hour
Administration	\$75.00/Hour
Materials & Costs	Cost + 12.5%

Bio-Tech Consulting's company policy requires that the Proposal for Services must be executed and returned via fax, email or post prior to initiation of any work associated with this scope and/or project. The client will only be billed for the tasks and/or hours completed. Fees and all other charges will be billed monthly or as the work progresses and the net amount shall be due at the time of invoicing. Any Time and Materials work is based on the above rates and any actual costs incurred. Any work requested outside of this Proposal for Services described above would require either an additional contract or authorization for Time and Materials. Please note that the hourly rates are subject to the current year's pricing. Any balance remaining unpaid after 30 days of initial invoicing will be subject to an interest charge of 12% APR (not to exceed the maximum rate allowable by law). The client agrees that any balance remaining unpaid after 90 days from the date of the initial invoicing shall be deemed in default. The client further agrees that in the event payment is not made and the amount is referred to a Collection Agency and/or an attorney, to pay all cost of collection, including but not limited to, all collection agency fees, attorney's fees, paralegal fees, court costs, and investigative fees. It is also agreed that if legal action is necessary to collect on the account, the State of Florida, Orange County, will retain jurisdiction and venue over the matter. Client confirms project limits as outlined/illustrated in this agreement, accepts the general conditions attached herein and agrees that Bio-Tech Consulting, LLC, and its staff and assigns, have full access to the identified property, for the purposes of completing the tasks identified in the above Proposal for Services.

**MUTUALLY UNDERSTOOD AND AGREED:**

  
\_\_\_\_\_  
**John Miklos, President**  
**Bio-Tech Consulting, LLC**

March 31, 2026

\_\_\_\_\_  
**Date**

  
\_\_\_\_\_  
**Authorized Signatory**

4-16-2026

\_\_\_\_\_  
**Date**

**MANDATORY**

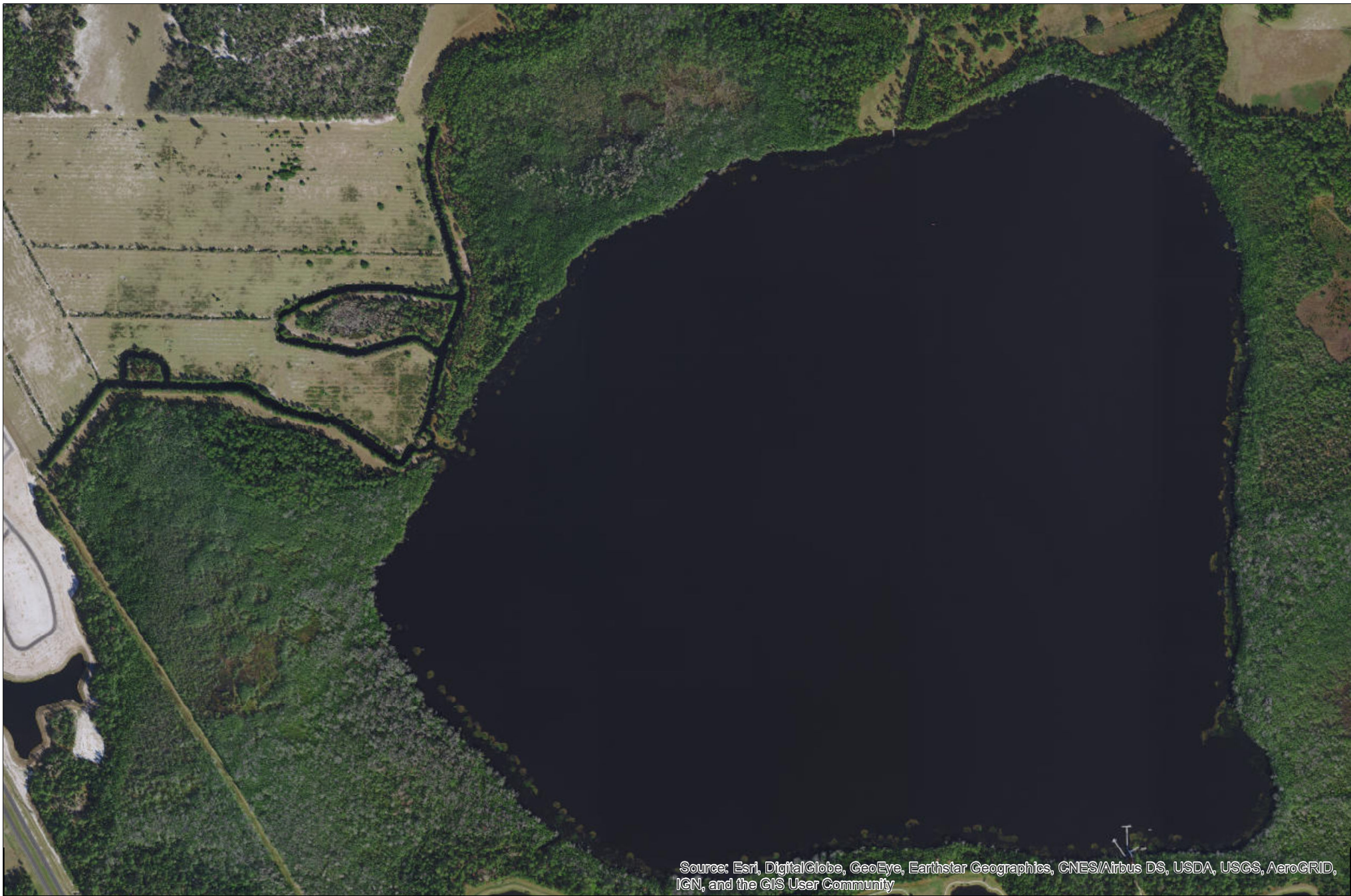
Billing/Accounts Payable Contact:

Billing Information: Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Cell: \_\_\_\_\_  
Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**Please check here if you prefer to receive a paper invoice**

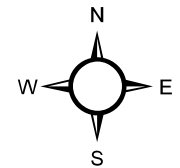
Landowner/Access Contact Information:

Name: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Gate Code: \_\_\_\_\_  
Access Point: \_\_\_\_\_  
Tenants Present: \_\_\_\_\_  
Other Relevant Information:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Harmony West-Buck Lake  
Osceola County, Florida  
Figure 2  
Buck Lake and Canals



0 250 500 1,000  
Feet

Project #: 1277-01  
Produced By: JEB  
Date: 6/29/2021

**Bio-Tech Consulting, LLC**  
**General Contract Conditions**

**SECTION 1: RESPONSIBILITIES**

1.1 Bio-Tech Consulting, LLC heretofore referred to as the “Consultant” has the responsibility for providing the services described under the “Scope of Services” section. The work is to be performed according to accepted standards of care and is to be completed in a timely manner.

1.2 The “Client”, or a duly authorized representative, is responsible for providing the Consultant with a clear understanding of the project nature and scope. The Client shall supply the Consultant with sufficient and adequate information, including, but not limited to, maps, site plans, reports, surveys and designs, to allow the Consultant to properly complete the specified services. The Client shall also communicate changes in the nature and scope of the project as soon as possible during performance of the work so that the changes can be incorporated into the work product.

**SECTION 2: STANDARD OF CARE**

2.1 Services performed by the Consultant under this Agreement are expected by the Client to be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the Consultant’s profession practicing contemporaneously under similar conditions in the locality of the project. No other warranty, expressed or implied, is made.

2.2 The Client recognizes that conditions may vary from those observed at locations where observations and analysis has occurred, and that site conditions may change with time. Data, Interpretations, and recommendations by the Consultant will be based solely on information available to the Consultant at the time of service. The Consultant is responsible for those data, interpretations, and recommendations, but will not be responsible for other parties’ interpretations or use of the information developed.

**SECTION 3: SITE ACCESS AND SITE CONDITIONS**

3.1 Client will grant or obtain free access to the site for all equipment and personnel necessary for the Consultant to perform the work set forth in this Agreement. The Client will notify any and all possessors of the project site that Client has granted Consultant free access to the site. The Consultant will take reasonable precautions to minimize damage to the site, but it is understood by Client that, in the normal course of work, some damage may occur, and the correction of such damage is not part of this Agreement unless so specified in the Proposal.

**SECTION 4: SAMPLE OWNERSHIP AND DISPOSAL**

4.1 Any samples obtained from the project during performance of the work shall remain the property of the Client.

4.2 The Consultant will dispose of or return to Client all remaining samples 60 days after submission of report covering those samples. Further storage or transfer of samples can be made at Client’s expense upon Client’s prior written request.

## **SECTION 5: BILLING AND PAYMENT**

5.1 Consultant will submit invoices to Client monthly or upon completion of services. Invoices will show charges for different personnel and expense classification.

5.2 Payment is due 30 days after presentation of invoice and is past due 31 days from invoice date. Client agrees to pay a finance charge of one percent (1%) per month, or the maximum rate allowed by law, on past due accounts.

5.3 If the Consultant incurs any expenses to collect overdue billing on invoices, the sums paid by the Consultant for reasonable attorney's fees, court costs, Consultant's time, Consultant's expenses, and interest will be due and owing by the Client.

## **SECTION 6: OWNERSHIP OF DOCUMENTS**

6.1 All reports, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by the Consultant, as instruments of service, shall remain the property of the Consultant.

6.2 Client agrees that all reports and other work furnished to the Client or his agents, which are not paid for, will be returned upon demand and will not be used by the Client for any purpose.

6.3 The Consultant will retain all pertinent records relating to the services performed for a period of five years following submission of the report, during which period the records will be made available to the Client at all reasonable times.

## **SECTION 7: DISCOVERY OF UNANTICIPATED HAZARDOUS MATERIALS**

7.1 Client warrants that a reasonable effort has been made to inform Consultant of known or suspected hazardous materials on or near the project site.

7.2 Under this agreement, the term hazardous materials will include hazardous materials (40 CFR 172.01), hazardous wastes (40 CFR 261.2), hazardous substances (40 CFR 300.6), petroleum products, polychlorinated biphenyls and asbestos.

7.3 Hazardous materials may exist at a site where there is no reason to believe they could or should be present. Consultant and Client agree that the discovery of unanticipated hazardous materials constitutes a changed condition mandating a renegotiation of the scope of work. Consultant and Client also agree that the discovery of unanticipated hazardous materials may make it necessary for Consultant to take immediate measures to protect health and safety. Client agrees to compensate Consultant for any equipment decontamination or other costs incident to the discovery of unanticipated hazardous waste.

7.4 Consultant agrees to notify Client when unanticipated hazardous materials or suspected hazardous materials are encountered. Client agrees to make any disclosures required by law to the appropriate governing agencies. Client also agrees to hold Consultant harmless for any and all consequences of disclosure made by Consultant which are required by governing law. In the event the project site is not owned by Client, Client recognizes that it is the Client's responsibility

to inform the property owner of the discovery of unanticipated hazardous materials or suspected hazardous materials.

7.5 Notwithstanding any other provision of the Agreement, Client waives any claim against Consultant, and to the maximum extent permitted by law, agrees to defend, indemnify, and save Consultant harmless from any claim, liability, and/or defense costs for injury or loss arising from Consultant's discovery of unanticipated hazardous materials or suspected hazardous materials including any costs created by delay of the project and any cost associated with possible reduction of the property's value. Client will be responsible for ultimate disposal of any samples secured by the Consultant which are found to be contaminated.

#### **SECTION 8: RISK ALLOCATION**

8.1 Unless a Client specific certificate of liability insurance is requested at time of proposal acceptance, Client agrees that Consultant's liability for any damage on account of any error, omission or other professional negligence will be limited to a maximum of \$10,000.

#### **SECTION 9: INSURANCE**

9.1 The Consultant represents and warrants that it and its agents, staff and Consultants employed by it, is and are protected by or exempt from worker's compensation insurance and that Consultant has such coverage under public liability and property damage insurance policies which the Consultant deems to be adequate. Certificates for all such policies of insurance shall be provided to Client upon request in writing. Within the limits and conditions of such insurance, Consultant agrees to indemnify and save Client harmless from and against loss, damage, or liability arising from negligent acts by Consultant, its agents, staff, and consultants employed by it. The Consultant shall not be responsible for any loss, damage or liability beyond the amounts, limits, and conditions of such insurance or the limits described in Section 8, whichever is less. The Client agrees to defend, indemnify and save consultant harmless for loss, damage or liability arising from acts by client, client's agent, staff, and other consultants employed by Client.

#### **SECTION 10: DISPUTE RESOLUTION**

10.1 All claims, disputes, and other matters in controversy between Consultant and Client arising out of or in any way related to this Agreement will be submitted to 'alternative dispute resolution' (ADR) such as mediation and/or arbitration, before and as a condition precedent to other remedies provided by law.

10.2 If a dispute at law arises related to the services provided under this Agreement and that dispute requires litigation instead of ADR as provided above, then: (a) the claim will be brought and tried in judicial jurisdiction of the court of the county where Consultant's principal place of business is located and Client waives the right to remove the action to any other county or judicial jurisdiction, and (b) the prevailing party will be entitled to recovery of all reasonable costs incurred, including staff time, court costs, attorney's fees, and other claim related expenses.

### **SECTION 11: TERMINATION**

11.1 This agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof. Such termination shall not be effective if that substantial failure has been remedied before expiration of the period specified in the written notice. In the event of termination, Consultant shall be paid for services performed pursuant to this agreement through the date of termination.

11.2 In the event of termination or suspension for more than (3) three months, prior to completion of all reports contemplated by this Agreement, Consultant may complete such analyses and records as are necessary to complete his files and also complete a report on the services performed to the date of notice of termination or suspension. The Consultant shall be entitled to payment for services for said completion, including all direct costs associated in completing such analyses, records and reports.

### **SECTION 12: ASSIGNS**

12.1 Neither the Client nor the Consultant may delegate, assign, sublet or transfer his duties or interest in this Agreement without the written consent of the other party.

### **SECTION 13: GOVERNING LAW AND SURVIVAL**

13.1 The laws of the State of Florida will govern the validity of these terms, their interpretation and performance.

13.2 If any of the provisions contained in this Agreement are held illegal, invalid, or unenforceable, the enforceability of the remaining provisions will not be impaired. Limitations of liability and indemnities will survive termination of this Agreement for any cause.



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# **Harmony Community Development District**

**Payment Authorizations Nos. 029 – 033**

**HARMONY  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 29**

4/17/2026

<b>Invoice No</b>	<b>Supplier</b>	<b>Invoice Date</b>	<b>Property</b>	<b>Invoice Amount</b>
6356965456	Ecolab Inc. (HARCDD)	01/10/2026	Harmony CDD	4,059.30
6357517122	Ecolab Inc. (HARCDD)	02/10/2026	Harmony CDD	4,059.30
6358046284	Ecolab Inc. (HARCDD)	03/10/2026	Harmony CDD	4,059.30
6358622168	Ecolab Inc. (HARCDD)	04/10/2026	Harmony CDD	4,059.30
F7BA084D-0143	Osceola News-Gazette (HARCDD)	04/16/2026	Harmony CDD	44.26
39921-040926	OUC (HARCDD)	04/09/2026	Harmony CDD	13,868.99
			<b>Total:</b>	<b>30,150.45</b>

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

**HARMONY  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 30**

4/24/2026

<b>Invoice No</b>	<b>Supplier</b>	<b>Invoice Date</b>	<b>Property</b>	<b>Invoice Amount</b>
2743010	DoorKing Inc. (HARCDD)	04/19/2026	Harmony CDD	62.95
042026	Harmony West CDD (HARCDD)	04/13/2026	Harmony CDD	9,700.00
3730729	Kutak Rock LLP (HARCDD)	04/15/2026	Harmony CDD	5,318.00
141737	PFM Management Services LLC (HARCDD)	04/17/2026	Harmony CDD	350.00
141750	PFM Management Services LLC (HARCDD)	04/17/2026	Harmony CDD	169.90
141810	PFM Management Services LLC (HARCDD)	04/23/2026	Harmony CDD	1,500.00
326872	Spies Pool LLC (HARCDD)	04/21/2026	Harmony CDD	3,995.00
1595104W460	Waste Connections of Florida (HARCDD)	04/15/2026	Harmony CDD	477.70
<b>Total:</b>				<b>21,573.55</b>

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

# HARMONY COMMUNITY DEVELOPMENT DISTRICT

**Payment Authorization No. 31**  
5/1/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
2026.04.23	Brittany Coronel (HARCDD)	04/23/2026	Harmony CDD	200.00
2026.04.23	Daniel Leet (HARCDD)	04/23/2026	Harmony CDD	200.00
2026.04.23	Joellyn M. Phillips (HARCDD)	04/23/2026	Harmony CDD	200.00
2026.04.23	Juliet Nichols Williams (HARCDD)	04/23/2026	Harmony CDD	200.00
141657	PFM Group Consulting LLC (HARCDD)	04/14/2026	Harmony CDD	8,369.55
1997518042826	Spectrum Business (HARCDD)	04/28/2026	Harmony CDD	120.00
03760-042726	Toho Water Authority (HARCDD)	04/27/2026	Harmony CDD	2,333.56
12210-042726	Toho Water Authority (HARCDD)	04/27/2026	Harmony CDD	1,081.88
19280-042726	Toho Water Authority (HARCDD)	04/27/2026	Harmony CDD	471.04
25108-042726	Toho Water Authority (HARCDD)	04/27/2026	Harmony CDD	31.62
33910-042726	Toho Water Authority (HARCDD)	04/27/2026	Harmony CDD	902.06
33920-042726	Toho Water Authority (HARCDD)	04/27/2026	Harmony CDD	996.23
35419-042726	Toho Water Authority (HARCDD)	04/27/2026	Harmony CDD	371.72
41279-042726	Toho Water Authority (HARCDD)	04/27/2026	Harmony CDD	1,772.42
46710-042726	Toho Water Authority (HARCDD)	04/27/2026	Harmony CDD	31.62
48250-042726	Toho Water Authority (HARCDD)	04/27/2026	Harmony CDD	4,382.38
48380-042726	Toho Water Authority (HARCDD)	04/27/2026	Harmony CDD	2,434.90
55740-042726	Toho Water Authority (HARCDD)	04/27/2026	Harmony CDD	2,651.98
62780-042726	Toho Water Authority (HARCDD)	04/27/2026	Harmony CDD	450.48
74910-042726	Toho Water Authority (HARCDD)	04/27/2026	Harmony CDD	112.55
74920-042726	Toho Water Authority (HARCDD)	04/27/2026	Harmony CDD	16.94
74940-042726	Toho Water Authority (HARCDD)	04/27/2026	Harmony CDD	493.28
74950-042726	Toho Water Authority (HARCDD)	04/27/2026	Harmony CDD	76.07
74960-042726	Toho Water Authority (HARCDD)	04/27/2026	Harmony CDD	61.75
74980-042726	Toho Water Authority (HARCDD)	04/27/2026	Harmony CDD	112.55
74990-042726	Toho Water Authority (HARCDD)	04/27/2026	Harmony CDD	221.04
75000-042926	Toho Water Authority (HARCDD)	04/29/2026	Harmony CDD	2,710.73
84380-042726	Toho Water Authority (HARCDD)	04/27/2026	Harmony CDD	2,972.35
84390-042726	Toho Water Authority (HARCDD)	04/27/2026	Harmony CDD	243.25
84410-042726	Toho Water Authority (HARCDD)	04/27/2026	Harmony CDD	2,213.67
84420-042726	Toho Water Authority (HARCDD)	04/27/2026	Harmony CDD	443.73
84430-042726	Toho Water Authority (HARCDD)	04/27/2026	Harmony CDD	462.09
84440-042726	Toho Water Authority (HARCDD)	04/27/2026	Harmony CDD	1,353.51
85210-042726	Toho Water Authority (HARCDD)	04/27/2026	Harmony CDD	2,518.43
90300-042726	Toho Water Authority (HARCDD)	04/27/2026	Harmony CDD	102.82
90660-042726	Toho Water Authority (HARCDD)	04/27/2026	Harmony CDD	89.92
90670-042726	Toho Water Authority (HARCDD)	04/27/2026	Harmony CDD	20.20
90680-042726	Toho Water Authority (HARCDD)	04/27/2026	Harmony CDD	329.88
203175	United Land Services (HARCDD)	05/01/2026	Harmony CDD	60,782.67
<b>Total:</b>				<b>102,538.87</b>

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

**HARMONY  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 32**

5/8/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
960825	Berman Construction LLC (HARCDD)	05/01/2026	Harmony CDD	27,586.20
961120	Berman Construction LLC (HARCDD)	04/30/2026	Harmony CDD	641.63
961133	Berman Construction LLC (HARCDD)	04/30/2026	Harmony CDD	5,850.00
961094	Berman Security Agency LLC (HARCDD)	05/01/2026	Harmony CDD	105.00
F7BA084D-0144	Osceola News-Gazette (HARCDD)	05/05/2026	Harmony CDD	75.14
1997500050626	Spectrum Business (HARCDD)	05/06/2026	Harmony CDD	130.00
327516	Spies Pool LLC (HARCDD)	04/29/2026	Harmony CDD	512.00
			<b>Total:</b>	<b>34,899.97</b>

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

**HARMONY  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 33**

5/15/2026

<b>Invoice No</b>	<b>Supplier</b>	<b>Invoice Date</b>	<b>Property</b>	<b>Invoice Amount</b>
149811	Dragonfly Pond Works (HARCDD)	02/18/2026	Harmony CDD	5,400.00
152151	Dragonfly Pond Works (HARCDD)	04/23/2026	Harmony CDD	5,400.00
39921-051126	OUC (HARCDD)	05/11/2026	Harmony CDD	13,939.07
228392	Pegasus Engineering, LLC (HARCDD)	04/30/2026	Harmony CDD	18,928.64
DM-05-2026-28	PFM Management Services LLC (HARCDD)	05/05/2026	Harmony CDD	5,416.67
OE-EXP-05-2026-24	PFM Management Services LLC (HARCDD)	05/06/2026	Harmony CDD	8.09
SA3706-Q	Symbiont Service Corp. (HARCDD)	05/21/2026	Harmony CDD	520.00
58389-050826	Toho Water Authority (HARCDD)	05/08/2026	Harmony CDD	260.74
			<b>Total:</b>	<b>49,873.21</b>

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Secretary / Assistant Secretary

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Chairman / Vice Chairman



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# **Harmony Community Development District**

**District Financial Position and Budget to Actual**



# Harmony CDD

## April 2026 Financial Report

April 30, 2026

**PFM Management Services LLC**  
3501 Quadrangle Blvd.,  
Suite 270  
Orlando, Florida 32817  
Tel: 407-723-5900



# DISTRICT FINANCIAL REPORT SUMMARY

## Period Ending April 30, 2026

This report summarizes the District’s financial activity for the first seven months of the 2026 fiscal year, ending April 30, 2026. It highlights key areas including assessment revenues, operating expenditures, fund balances, and debt service funding.

### 1. Operations and Maintenance Assessment Summary:

During the past seven months, the District received assessment revenue totaling **\$2,494,635.67** for Operations and Maintenance. Adjustments related to early payment discounts and tax collection fees resulted in net **assessment revenue of \$2,353,458.84**. Additional assessment revenue of **\$414,036.29** is still anticipated.

**Table 1: Operations & Maintenance Assessment Activity**

Description	Amount (USD)
Gross On-Roll Assessment Received	\$2,494,635.67
Early-Payment Discounts	(\$93,505.65)
Tax Collector Fees	(\$47,671.18)
<b>Net Assessment Revenue</b>	<b>\$2,353,458.84</b>
Anticipated Remaining Revenue	\$414,036.29

### 2. Garden Lot Revenue and Expenditures:

For the seven-months period ending April 30, 2026, the District earned **\$800.00** from Garden Lot activity. Expenses incurred for maintenance and support totaled **\$601.04**.

**Table 2: Garden Lot Financial Activity**

Description	Amount (USD)
Garden Lot Revenue	\$800.00
Garden Lot Expenses	(\$601.04)



Description	Amount (USD)
Net Garden Lot Activity	\$198.96

### 3. Facility Rental Revenue:

During the period, the District earned \$945.00 from the rental of District-owned soccer fields and related recreational facilities, which are made available for community and organized use.

### 4. Cash Position and Expenditure Analysis:

As of April 30, 2026, the District's checking account balance totaled \$877,882.22. With anticipated assessment revenues of \$414,036.29, total projected available funds reached \$1,291,918.51. Given the District's average monthly expenditure of \$205,349.17, these reserves appear sufficient to sustain ongoing operations and remain in line with the approved annual budget.

#### April 2026 expenditures to note:

1. **Spies Pool LLC** – All invoices received to date including those outstanding for August and September 2025 - **\$37,108.70**.
2. **Aquatic Weed Management** – Wetland Exotics treatment - **\$82,000.00**.
3. **Pegasus Engineering** – February bill received in April 2026 was **\$14,765.30**.
4. **Buck Lake** – Cost Sharing agreement with Harmony West - **\$9,700.00**.

### 5. Upcoming Bond Payment – May 1, 2026:

#### Series 2014

- Interest: \$170,756.25
- Principal: \$790,000.00

**Total 2014 Payment: \$960,756.25**

#### Series 2015

- Interest: \$103,140.63
- Principal: \$325,000.00
- Prepayment: \$45,000.00

**Total 2015 Payment: \$473,140.63**

**Combined Total Debt Service Obligation: \$960,756.25 + \$473,140.63 = \$1,433,896.88.**



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A significant portion of the payment is principal reduction, which improves long-term debt position: Total principal (including prepayment):  $\$790,000 + \$325,000 + \$45,000 = \$1,160,000$ . This is about 81% of the total payment, indicating a strong reduction in outstanding debt.

### **Conclusion**

The District's financial activity for the period reflects strong revenue performance, controlled expenditure, and a stable cash position. Net Operations and Maintenance assessment collections remain on track, with additional revenue still anticipated to support ongoing needs. Garden Lot activity continues to generate a modest surplus.

With over \$700,000 available, anticipated \$414,000 revenue, and average monthly expenditures of approximately \$205,349, the District maintains sufficient reserves to fund operations and remain aligned with the approved budget. Overall, financial conditions remain healthy, and current resources are adequate to sustain planned initiatives and operational commitments.



**Harmony CDD**  
Statement of Financial Position  
As of 4/30/2026

	General Fund	Debt Service Fund 2014	Debt Service Fund 2015	Long Term Debt Group	Total
<b><u>Assets</u></b>					
<b><u>Current Assets</u></b>					
General Checking Account	\$ 877,882.22				\$ 877,882.22
Restricted Deposit Account - #8909	3,494.33				3,494.33
General Reserve Account - #3607	1,885,227.98				1,885,227.98
Assessments Receivable	414,036.29				414,036.29
Prepaid Expenses	84.95				84.95
Assessments Receivable		\$ 173,049.32			173,049.32
Due From Other Funds		16,440.62			16,440.62
Debt Service Reserve - 2014 Bond		607,312.50			607,312.50
Revenue - 2014 Bond		1,575,775.95			1,575,775.95
Prepayment - 2014 Bond		2,015.08			2,015.08
Assessments Receivable			\$ 59,397.74		59,397.74
Due From Other Funds			7,091.27		7,091.27
Debt Service Reserve - 2015 Bond			340,000.00		340,000.00
Revenue - 2015 Bond			665,924.63		665,924.63
Prepayment - 2015 Bond			215,500.77		215,500.77
Total Current Assets	<u>\$ 3,180,725.77</u>	<u>\$ 2,374,593.47</u>	<u>\$ 1,287,914.41</u>	<u>\$ -</u>	<u>\$ 6,843,233.65</u>
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$ 3,406,528.93	\$ 3,406,528.93
Amount To Be Provided				7,123,471.07	7,123,471.07
Total Investments	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,530,000.00</u>	<u>\$ 10,530,000.00</u>
<b>Total Assets</b>	<u><u>\$ 3,180,725.77</u></u>	<u><u>\$ 2,374,593.47</u></u>	<u><u>\$ 1,287,914.41</u></u>	<u><u>\$ 10,530,000.00</u></u>	<u><u>\$ 17,373,233.65</u></u>
<b><u>Liabilities and Net Assets</u></b>					
<b><u>Current Liabilities</u></b>					
Accounts Payable	\$ 14,040.44				\$ 14,040.44
Due To Other Funds	23,531.88				23,531.88
Deposits Payable	2,500.00				2,500.00
Deferred Revenue	414,036.29				414,036.29
Deferred Revenue		\$ 173,049.32			173,049.32
Deferred Revenue			\$ 59,397.74		59,397.74
Total Current Liabilities	<u>\$ 454,108.61</u>	<u>\$ 173,049.32</u>	<u>\$ 59,397.74</u>	<u>\$ -</u>	<u>\$ 686,555.67</u>
<b><u>Long Term Liabilities</u></b>					
Revenue Bonds Payable - Long-Term				\$ 10,530,000.00	\$ 10,530,000.00
Total Long Term Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,530,000.00</u>	<u>\$ 10,530,000.00</u>
<b>Total Liabilities</b>	<u><u>\$ 454,108.61</u></u>	<u><u>\$ 173,049.32</u></u>	<u><u>\$ 59,397.74</u></u>	<u><u>\$ 10,530,000.00</u></u>	<u><u>\$ 11,216,555.67</u></u>
<b><u>Net Assets</u></b>					
Net Assets, Unrestricted	\$ 272,681.10				\$ 272,681.10
Current Year Net Assets, Unrestricted	(93,505.65)				(93,505.65)
Net Assets - General Government	1,465,515.09				1,465,515.09
Current Year Net Assets - General Government	1,081,926.62				1,081,926.62
Net Assets, Unrestricted		\$ 1,416,020.57			1,416,020.57
Current Year Net Assets, Unrestricted		785,523.58			785,523.58
Net Assets, Unrestricted			\$ 830,643.36		830,643.36
Current Year Net Assets, Unrestricted			397,873.31		397,873.31
<b>Total Net Assets</b>	<u><u>\$ 2,726,617.16</u></u>	<u><u>\$ 2,201,544.15</u></u>	<u><u>\$ 1,228,516.67</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 6,156,677.98</u></u>
<b>Total Liabilities and Net Assets</b>	<u><u>\$ 3,180,725.77</u></u>	<u><u>\$ 2,374,593.47</u></u>	<u><u>\$ 1,287,914.41</u></u>	<u><u>\$ 10,530,000.00</u></u>	<u><u>\$ 17,373,233.65</u></u>



Statement of Activities  
As of 4/30/2026

	General Fund	Debt Service Fund 2014	Debt Service Fund 2015	Long Term Debt Group	Total
<b>Revenues</b>					
On-Roll Assessments	\$ 2,494,635.67				\$ 2,494,635.67
Assessment - Refund and Discounts	(93,505.65)				(93,505.65)
Garden Lot	800.00				800.00
Facility Rental Revenue	945.00				945.00
On-Roll Assessments - 2014 Bond		\$ 1,000,454.20			1,000,454.20
Assessment Refund / Discounts		(37,499.72)			(37,499.72)
On-Roll Assessments - 2015 Bond			\$ 431,522.01		431,522.01
Other Assessments - Prepayment			215,897.01		215,897.01
Assessment Refund / Discounts			(16,174.61)		(16,174.61)
<b>Total Revenues</b>	<b>\$ 2,402,875.02</b>	<b>\$ 962,954.48</b>	<b>\$ 631,244.41</b>	<b>\$ -</b>	<b>\$ 3,997,073.91</b>
<b>Expenses</b>					
Supervisor Fees	\$ 5,200.00				\$ 5,200.00
Public Officials' Liability Insurance	4,431.00				4,431.00
Trustee Services	6,691.05				6,691.05
Management	39,416.69				39,416.69
Field Management	193,103.40				193,103.40
Engineering	55,435.39				55,435.39
Assessment Collection Cost	47,671.18				47,671.18
Disclosure Agent	2,200.00				2,200.00
Property Appraiser	1,530.61				1,530.61
District Counsel	32,810.07				32,810.07
Audit	4,400.00				4,400.00
Tax Preparation	51.36				51.36
Postage & Shipping	329.74				329.74
Legal Advertising	719.36				719.36
Miscellaneous / Contingency	30.60				30.60
Meeting Room	1,750.00				1,750.00
Web Site Maintenance	3,210.00				3,210.00
Operating Supplies - Fuel, Oil, etc.	2,472.35				2,472.35
Dues, Licenses, and Fees	175.00				175.00
Security	4,438.37				4,438.37
Security - Wifi	1,792.93				1,792.93
Electric	17,864.24				17,864.24
Refuse Removal	3,292.74				3,292.74
Water-Sewer	149,502.77				149,502.77
R&M - Ponds/Buck, Lake/Drainage	12,950.00				12,950.00
Irrigation Repairs	21,331.55				21,331.55
Amenity - Pool Maintenance	37,108.70				37,108.70
General Liability Insurance	5,489.00				5,489.00
Property & Casualty Insurance	16,791.00				16,791.00
Auto Liability & Physical Damage	1,110.00				1,110.00
Repair & Maintenance - Vehicles	2,195.89				2,195.89
Repair & Maintenance - Equipment etc	16,817.20				16,817.20
Pond Maintenance	21,600.00				21,600.00
Landscaping Maintenance & Material	425,478.69				425,478.69
Landscape Improvements	6,862.00				6,862.00
Tree Trimming	3,805.00				3,805.00
Miscellaneous / Contingency	20,473.14				20,473.14
Parks & Facilities	54,597.10				54,597.10
Garden Lot Expenses	601.04				601.04
Invasive Plant Maintenance	83,167.50				83,167.50
Mulch	77,600.00				77,600.00
Annuals	7,000.00				7,000.00
Streetlights	65,645.82				65,645.82
Sidewalk Panel Repair & Replacements	11,119.00				11,119.00
Collection Agent - 2014 Bond		\$ 19,118.15			19,118.15
Principal Payments - 2014 Bond		20,000.00			20,000.00
Interest Payments - 2014 Bond		171,281.25			171,281.25
Collection Agent - 2015 Bond			\$ 8,246.17		8,246.17
Principal Payments - 2015 Bond			135,000.00		135,000.00
Interest Payments - 2015 bond			106,600.00		106,600.00
<b>Total Expenses</b>	<b>\$ 1,470,261.48</b>	<b>\$ 210,399.40</b>	<b>\$ 249,846.17</b>	<b>\$ -</b>	<b>\$ 1,930,507.05</b>
<b>Other Revenues (Expenses) &amp; Gains (Losses)</b>					
Interest Income	\$ 55,807.43				\$ 55,807.43
Interest Income		\$ 32,968.50			32,968.50
Interest Income			\$ 16,475.07		16,475.07
<b>Total Other Revenues (Expenses) &amp; Gains (Losses)</b>	<b>\$ 55,807.43</b>	<b>\$ 32,968.50</b>	<b>\$ 16,475.07</b>	<b>\$ -</b>	<b>\$ 105,251.00</b>
<b>Change In Net Assets</b>	<b>\$ 988,420.97</b>	<b>\$ 785,523.58</b>	<b>\$ 397,873.31</b>	<b>\$ -</b>	<b>\$ 2,171,817.86</b>
<b>Net Assets At Beginning Of Year</b>	<b>\$ 1,738,196.19</b>	<b>\$ 1,416,020.57</b>	<b>\$ 830,643.36</b>	<b>\$ -</b>	<b>\$ 3,984,860.12</b>
<b>Net Assets At End Of Year</b>	<b>\$ 2,726,617.16</b>	<b>\$ 2,201,544.15</b>	<b>\$ 1,228,516.67</b>	<b>\$ -</b>	<b>\$ 6,156,677.98</b>



**Harmony CDD**  
Budget to Actual  
For the Month Ending 04/30/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<b>Revenues</b>					
On-Roll Assessments	\$ 2,494,635.67	\$ 1,718,798.08	\$ 775,837.59	\$ 2,946,511.00	84.66%
Assessment - Refund and Discounts	(93,505.65)	(68,751.67)	(24,753.98)	(117,860.00)	79.34%
Facility Rental Revenue	800.00	-	800.00	-	0.00%
Garden Lot	945.00	-	945.00	-	0.00%
<b>Net Revenues</b>	<b>\$ 2,402,875.02</b>	<b>\$ 1,650,046.42</b>	<b>\$ 752,828.60</b>	<b>\$ 2,828,651.00</b>	<b>84.95%</b>
<b>Expenditures</b>					
<b>Administrative Expenses</b>					
Supervisor Fees	\$ 5,200.00	\$ 8,166.67	\$ (2,966.67)	\$ 14,000.00	37.14%
FICA Expense	-	625.33	(625.33)	1,072.00	0.00%
Trustee Services	6,691.05	5,833.33	857.72	10,000.00	66.91%
Management	39,416.69	37,916.67	1,500.02	65,000.00	60.64%
Engineering	55,435.39	43,750.00	11,685.39	75,000.00	73.91%
Assessment Collection Cost	47,671.18	34,375.83	13,295.35	58,930.00	80.89%
Disclosure Agent	2,200.00	1,283.33	916.67	2,200.00	100.00%
Property Appraiser	1,530.61	583.33	947.28	1,000.00	153.06%
District Counsel	32,810.07	43,750.00	(10,939.93)	75,000.00	43.75%
Recording Secretary	-	1,166.67	(1,166.67)	2,000.00	0.00%
Audit	4,400.00	2,916.67	1,483.33	5,000.00	88.00%
Arbitrage Calculation	-	875.00	(875.00)	1,500.00	0.00%
Postage & Shipping	329.74	583.33	(253.59)	1,000.00	32.97%
Legal Advertising	719.36	700.00	19.36	1,200.00	59.95%
Special Assessment Fees	-	5,308.33	(5,308.33)	9,100.00	0.00%
Tax Preparation	51.36	-	51.36	-	0.00%
Miscellaneous / Contingency	30.60	-	30.60	-	0.00%
Meeting Room	1,750.00	2,916.67	(1,166.67)	5,000.00	35.00%
Dues, Licenses, and Fees	175.00	102.08	72.92	175.00	100.00%
Website Maintenance	3,210.00	-	3,210.00	-	0.00%
<b>Total Administrative Expenses</b>	<b>\$ 201,621.05</b>	<b>\$ 190,853.25</b>	<b>\$ 10,767.80</b>	<b>\$ 327,177.00</b>	<b>61.62%</b>
<b>Field Expenses</b>					
Field Management	\$ 193,103.40	\$ 193,103.75	\$ (0.35)	\$ 331,035.00	58.33%
<b>Total Field Expenses</b>	<b>\$ 193,103.40</b>	<b>\$ 193,103.75</b>	<b>\$ (0.35)</b>	<b>\$ 331,035.00</b>	<b>58.33%</b>
<b>Security Expenses</b>					
Security	\$ 4,438.37	\$ 17,500.00	\$ (13,061.63)	\$ 30,000.00	14.79%
Security - Wifi	1,792.93	3,500.00	(1,707.07)	6,000.00	29.88%
<b>Total Security Expenses</b>	<b>\$ 6,231.30</b>	<b>\$ 21,000.00</b>	<b>\$ (14,768.70)</b>	<b>\$ 36,000.00</b>	<b>17.31%</b>
<b>Utility Expenses</b>					
Electric	\$ 17,864.24	\$ 25,083.33	\$ (7,219.09)	\$ 43,000.00	41.54%
Refuse Removal	3,292.74	2,333.33	959.41	4,000.00	82.32%
Water-Sewer	149,502.77	131,250.00	18,252.77	225,000.00	66.45%
Streetlights	65,645.82	93,333.33	(27,687.51)	160,000.00	41.03%
Repair & Maintenance - Streetlights	-	5,833.33	(5,833.33)	10,000.00	0.00%
<b>Total Utility Expenses</b>	<b>\$ 236,305.57</b>	<b>\$ 257,833.33</b>	<b>\$ (21,527.76)</b>	<b>\$ 442,000.00</b>	<b>53.46%</b>



**Harmony CDD**  
Budget to Actual  
For the Month Ending 04/30/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<b><u>Landscaping and Irrigation Expenses</u></b>					
Landscaping Maintenance & Material	\$ 425,478.69	\$ 435,395.33	\$ (9,916.64)	\$ 746,392.00	57.00%
Landscaping Improvements	6,862.00	-	6,862.00	-	0.00%
Tree Trimming	3,805.00	23,333.33	(19,528.33)	40,000.00	9.51%
Parks & Facilities	54,597.10	32,083.33	22,513.77	55,000.00	99.27%
Garden Lot Expenses	601.04	1,166.67	(565.63)	2,000.00	30.05%
Invasive Plant Maintenance	83,167.50	29,166.67	54,000.83	50,000.00	166.34%
Mulch	77,600.00	45,119.08	32,480.92	77,347.00	100.33%
Annuals	7,000.00	8,166.67	(1,166.67)	14,000.00	50.00%
Irrigation	21,331.55	17,500.00	3,831.55	30,000.00	71.11%
<b>Total Landscaping &amp; Irrigation Expenses</b>	<b>\$ 680,442.88</b>	<b>\$ 266,184.75</b>	<b>\$ 88,511.80</b>	<b>\$ 1,014,739.00</b>	<b>67.06%</b>
<b><u>General Expenses</u></b>					
Pond Maintenance	\$ 21,600.00	\$ -	\$ 21,600.00	\$ -	0.00%
R&M - Ponds/Buck, Lake/Drainage	12,950.00	29,166.67	(16,216.67)	50,000.00	25.90%
Amenity - Pool Maintenance	37,108.70	35,000.00	2,108.70	60,000.00	61.85%
Repair & Maintenance - Vehicles	2,195.89	8,750.00	(6,554.11)	15,000.00	14.64%
Repair & Maintenance - Equipment etc	16,817.20	5,833.33	10,983.87	10,000.00	168.17%
Roads & Alleyway	-	5,833.33	(5,833.33)	10,000.00	0.00%
Sidewalk Panel Repair & Replacements	11,119.00	87,500.00	(76,381.00)	150,000.00	7.41%
Operating Supplies - Fuel, Oil, etc.	2,472.35	4,666.67	(2,194.32)	8,000.00	30.90%
Transfer to Reserve	280,000.00	163,333.33	116,666.67	280,000.00	100.00%
Capital Outlay - Vehicles	-	8,750.00	(8,750.00)	15,000.00	0.00%
Miscellaneous / Contingency	20,473.14	29,166.67	(8,693.53)	50,000.00	40.95%
<b>Total General Expenses</b>	<b>\$ 404,736.28</b>	<b>\$ 378,000.00</b>	<b>\$ 26,736.28</b>	<b>\$ 648,000.00</b>	<b>62.46%</b>
<b><u>Insurance Expenses</u></b>					
General Liability Insurance	\$ 5,489.00	\$ 17,325.00	\$ (11,836.00)	\$ 29,700.00	18.48%
Public Officials' Liability Insurance	4,431.00	-	4,431.00	-	0.00%
Property & Casualty Insurance	16,791.00	-	16,791.00	-	0.00%
Auto Liability & Physical Damage	1,110.00	-	1,110.00	-	0.00%
<b>Total Insurance Expenses</b>	<b>\$ 27,821.00</b>	<b>\$ 17,325.00</b>	<b>\$ 10,496.00</b>	<b>\$ 29,700.00</b>	<b>93.67%</b>
<b>Total Expenditures</b>	<b>\$ 1,750,261.48</b>	<b>\$ -</b>	<b>\$ 100,215.06</b>	<b>\$ 2,828,651.00</b>	<b>61.88%</b>
<b>Income (Loss) from Operations</b>	<b>\$ 652,613.54</b>	<b>\$ -</b>	<b>\$ 652,613.54</b>	<b>\$ -</b>	
<b><u>Other Income (Expense)</u></b>					
Interest Income	\$ 55,807.43	\$ -	\$ 55,807.43	\$ -	
<b>Total Other Income (Expense)</b>	<b>\$ 55,807.43</b>	<b>\$ -</b>	<b>\$ 55,807.43</b>	<b>\$ -</b>	
<b>Net Income (Loss)</b>	<b>\$ 708,420.97</b>	<b>\$ -</b>	<b>\$ 708,420.97</b>	<b>\$ -</b>	



**HARMONY SUPPORTING WORKSHEET**



**FY 2026 Harmony Net Assessment**

Date	Total assessment	O&M	2014 DS	2015 DS	Total without Interest	
2025.11.14	\$ 28,633.95	\$ 18,191.58	\$ 7,295.59	\$ 3,146.78	\$ 28,633.95	
2025.11.14	\$ 25,231.02	\$ 16,029.65	\$ 6,428.56	\$ 2,772.81	\$ 25,231.02	
2025.11.21	\$ 297,773.12	\$ 189,179.75	\$ 75,869.06	\$ 32,724.31	\$ 297,773.12	
2025.11.21	\$ 1,096.04	\$ 696.33	\$ 279.26	\$ 120.45	\$ 1,096.04	
2025.12.12	\$ 2,737.41	\$ 1,739.12	\$ 697.46	\$ 300.83	\$ 2,737.41	
2025.12.29	\$ 209,309.92	\$ 132,977.75	\$ 53,329.688	\$ 23,002.487	\$ 209,309.92	
2026.01.12	\$ 84,292.51	\$ 53,552.30	\$ 21,476.73	\$ 9,263.48	\$ 84,292.51	
2026.01.12	\$ 10,257.48	\$ 6,516.73	\$ 2,613.48	\$ 1,127.26	\$ 10,257.48	
2026.01.30	\$ 2,514.76	\$ 1,597.66	\$ 640.73	\$ 276.36	\$ 2,514.76	Interest
2026.02.09	\$ 47,826.43	\$ 30,384.85	\$ 12,185.61	\$ 5,255.97	\$ 47,826.43	
2026.02.09	\$ 3,398.24	\$ 2,158.95	\$ 865.83	\$ 373.46	\$ 3,398.24	
2026.03.10	\$ 30,670.77	\$ 19,485.60	\$ 7,814.55	\$ 3,370.62	\$ 30,670.77	
2026.04.08	\$ 10,176.21	\$ 6,465.10	\$ 2,592.78	\$ 1,118.33	\$ 10,176.21	
2026.04.08	\$ 54,230.85	\$ 34,453.68	\$ 13,817.38	\$ 5,959.80	\$ 54,230.85	
2026.04.24	\$ 119.56	\$ 75.96	\$ 30.46	\$ 13.14	\$ 119.56	Interest

<b>total collected</b>	\$ 3,707,030.69	\$ 2,353,458.83	\$ 943,836.30	\$ 407,101.24	\$ 3,704,396.37
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<b>Receivable</b>	\$ 416,262.17	\$ 166,938.70	\$ 72,005.02	\$ 655,205.89
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<b>Check Assessment</b>	\$ 416,262.17	\$ 166,938.70	\$ 72,005.02
<i>Under/Over budget</i>	\$ (2,225.88)	\$ 6,110.61	\$ (12,607.27)
Balance	\$ 414,036.29	\$ 173,049.31	\$ 59,397.75
Balance as per GL	\$ 414,036.29	\$ 173,049.32	\$ 59,397.74
rounding difference	\$ 0.00	\$ (0.01)	\$ 0.01



## Harmony CDD

### 2014 Revenue Trust Account Inflow and Outflows

Date	Revenue Account	Interest Income	Transfer In	On Roll Revenue	Transfer Out *	Balance
10/1/2025	\$ 781,932.04	\$ 2,640.17	\$ 2,120.78	\$ -	\$ -	\$ 786,692.99
11/1/2025	786,692.99	2,658.91	-	-	(169,153.80)	620,198.10
12/1/2025	620,198.10	1,943.49	1,880.39	881,772.47		1,505,794.45
1/1/2026	1,505,794.45	3,316.65	1,851.14	24,787.68		1,535,749.92
2/1/2026	1,535,749.92	4,532.81	1,809.74	640.76		1,542,733.23
3/1/2026	1,542,733.23	4,135.94	1,634.30			1,548,503.47
4/1/2026	1,548,503.47	4,597.12	1,809.37	20,865.99		1,575,775.95
5/1/2026	1,575,775.95					1,575,775.95
6/1/2026						-
7/1/2026						-
8/1/2026						-
9/1/2026						-

\* Amount transferred out to make November 2025 bond payment

### 2015 Revenue Trust Account Inflow and Outflows

Date	Revenue Account	Interest Income	Transfer In	On Roll Revenue	Transfer Out *	Balance
10/1/2025	\$ 348,712.65	\$ 1,172.96	\$ 1,488.12	\$ -	\$ -	\$ 351,373.73
11/1/2025	351,373.73	1,187.53	-	-	(104,924.21)	247,637.05
12/1/2025	247,637.05	783.57	1,177.60	380,331.50		629,929.72
1/1/2026	629,929.72	1,371.11	1,134.45	10,691.57		643,126.85
2/1/2026	643,126.85	1,897.74	1,466.90	276.34		646,767.83
3/1/2026	646,767.83	1,733.79	1,036.34			649,537.96
4/1/2026	649,537.96	1,928.25	1,150.32	13,308.10		665,924.63
5/1/2026	665,924.63					665,924.63
6/1/2026						-
7/1/2026						-
8/1/2026						-
9/1/2026						-

\* Amount transferred out to make November 2025 bond payment



### HARMONY CDD UTILITY TRACKER

Utility Company	Account #	Meter #	Service Address	Oct-25	Nov-25	Dec-25	Jan 26	Feb-26	Mar-26	Apr-26
OUC	9899239921	5CR94075/5CM11458	6917 BEAR GRASS RD	\$ 24.91	\$ 25.05	\$ 24.79	\$ 24.91	\$ 24.91	\$ 24.91	\$ 24.91
OUC	9899239921	5CR94331/5CM11507	3300 BLOCK EVEN SCHOOL HOUSE RD	\$ 24.91	\$ 25.05	\$ 24.79	\$ 25.05	\$ 24.91	\$ 24.79	\$ 24.91
OUC	9899239921	5CM10666	6900 BLOCK ODD FIVE OAKS DR	\$ 24.27	\$ 24.27	\$ 24.40	\$ 24.27	\$ 24.40	\$ 24.27	\$ 24.27
OUC	9899239921	5CR94088/5CM11509	3200 BLOCK ODD SCHOOL HOUSE RD	\$ 24.91	\$ 25.05	\$ 24.91	\$ 24.91	\$ 25.05	\$ 24.91	\$ 24.91
OUC	9899239921	5CR96198/5CM11270	3319 BRACKEN FERN DR	\$ 25.30	\$ 25.56	\$ 25.56	\$ 25.81	\$ 25.81	\$ 25.56	\$ 25.69
OUC	9899239921	5CR94288/5CM11269	3338 BRACKEN FERN DR	\$ 24.27	\$ 24.27	\$ 24.27	\$ 24.27	\$ 24.27	\$ 24.27	\$ 24.27
OUC	9899239921	5CR95104/5CM11268	7014 BUTTON BUSH LP	\$ 25.30	\$ 25.56	\$ 25.30	\$ 25.56	\$ 25.44	\$ 25.44	\$ 25.30
OUC	9899239921	5CR94329/5CM11460	7034 BUTTON BUSH LP	\$ 24.66	\$ 24.66	\$ 24.66	\$ 24.66	\$ 24.66	\$ 24.52	\$ 24.66
OUC	9899239921	5CR98446/5CM11267	3340 CAT BRIER TRL PETPK	\$ 24.91	\$ 25.05	\$ 24.91	\$ 25.05	\$ 24.91	\$ 25.05	\$ 25.05
OUC	9899239921	6CD24560	34001 FEATHERGRASS CT	\$ 25.30	\$ 25.44	\$ 25.30	\$ 25.30	\$ 25.30	\$ 24.27	\$ 24.27
OUC	9899239921	1ZR15702	7255 FIVE OAKS DRIVE SWIM	\$ 1,661.54	\$ 1,612.99	\$ 521.15	\$ 2,164.85	\$ 2,432.31	\$ 1,696.78	\$ 1,399.14
OUC	9899239921	5XD08429	7350 FIVE OAKS DR(new meter 08/20/19)	\$ 54.30	\$ 86.06	\$ 60.77	\$ 62.23	\$ 64.74	\$ 107.23	\$ 174.45
OUC	9899239921	5ZR21669	7600 FIVE OAKS DR IRG	\$ 33.06	\$ 34.35	\$ 32.67	\$ 33.70	\$ 33.96	\$ 32.67	\$ 33.31
OUC	9899239921	6CD46493	75501 Five Oaks Dr	\$ 24.27	\$ 24.40	\$ 24.27	\$ 24.40	\$ 24.27	\$ 24.40	\$ 24.27
OUC	9899239921	5CR88761/5CM11415	7124 HARMONY SQ DRIVE S POOL	\$ 470.99	\$ 510.28	\$ 419.29	\$ 140.21	\$ 570.64	\$ 249.57	\$ 463.22
OUC	9899239921	5CD97805	6900 E IRLO BRONSON MEMORIAL HWY ODD	\$ 24.40	\$ 33.84	\$ 68.60	\$ 60.58	\$ 35.00	\$ 32.92	\$ 33.06
OUC	9899239921	5ZR21255	7000 E. IRLO BRONSON MEM. HWY UPL	\$ 55.41	\$ 59.68	\$ 54.38	\$ 57.88	\$ 58.91	\$ 54.38	\$ 56.58
OUC	9899239921	5CM11116	7252 E. IRLO BRONSON MEM. HWY PK	\$ 24.91	\$ 25.05	\$ 24.79	\$ 24.91	\$ 25.05	\$ 24.79	\$ 24.91
OUC	9899239921	5CD97826	7255 E. IRLO BRONSON MEM. HWY ENTL	\$ 94.84	\$ 105.05	\$ 79.72	\$ 71.32	\$ 70.68	\$ 63.05	\$ 64.08
OUC	9899239921	5CM11118	7255 E. IRLO BRONSON MEM. HWY TCTR	\$ 26.07	\$ 27.24	\$ 26.59	\$ 31.90	\$ 27.63	\$ 25.81	\$ 26.33
OUC	9899239921	5CR95090	3300 POND PINE RD	\$ 24.27	\$ 24.27	\$ 24.27	\$ 24.27	\$ 24.27	\$ 24.27	\$ 24.27
OUC	9899239921	5CR98422/5CM11508	3306 PRIMROSE WILLOW DR	\$ 24.40	\$ 24.27	\$ 24.40	\$ 24.40	\$ 24.40	\$ 24.27	\$ 24.40
OUC	9899239921	5CR97294/5CM11459	3317 PRIMROSE WILLOW DR	\$ 25.56	\$ 26.07	\$ 26.20	\$ 26.59	\$ 26.59	\$ 26.33	\$ 26.33
OUC	9899239921	5CR94090/5CM11456	3300 SCHOOL HOUSE RD E1	\$ 213.76	\$ 176.92	\$ 27.11	\$ 197.22	\$ 245.17	\$ 220.74	\$ 227.72
OUC	9899239921	5CR94089/5CM11457	3300 SCHOOL HOUSE RD E2	\$ 30.60	\$ 30.99	\$ 29.83	\$ 30.99	\$ 31.90	\$ 90.83	\$ 30.21
OUC	9899239921	5CR94091/5CM11455	3300 SCHOOL HOUSE RD E3	\$ 39.13	\$ 43.14	\$ 39.52	\$ 39.38	\$ 47.92	\$ 50.89	\$ 37.58
OUC	9899239921	MAINTENANCE	Neighborhood 01/0 CRISPIN CIR	\$ 293.13	\$ 307.56	\$ 289.52	\$ 305.84	\$ 309.45	\$ 295.02	\$ 302.23
OUC	9899239921	MAINTENANCE	Neighborhood J/0 CRISPIN CIR	\$ 491.87	\$ 516.79	\$ 485.64	\$ 513.83	\$ 520.07	\$ 495.14	\$ 507.60
OUC	9899239921	MAINTENANCE	Neighborhood I/0 CRISPIN CIR	\$ 719.50	\$ 754.91	\$ 710.64	\$ 750.70	\$ 759.56	\$ 724.14	\$ 741.84
OUC	9899239921	MAINTENANCE	Neighborhood H2/0 CRISPIN CIR	\$ 255.91	\$ 269.95	\$ 252.41	\$ 267.42	\$ 270.94	\$ 256.91	\$ 263.91
OUC	9899239921	MAINTENANCE	Harmony Track K/0 OXBOW CT	\$ 500.48	\$ 514.87	\$ 496.88	\$ 519.77	\$ 523.37	\$ 508.97	\$ 516.18
OUC	9899239921	MAINTENANCE	North Lakes of Harmony/0 FIVE OAKS DR	\$ 133.70	\$ 136.27	\$ 133.08	\$ 138.42	\$ 139.04	\$ 136.51	\$ 137.76
OUC	9899239921	MAINTENANCE	Phase 2 Roadway/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 573.25	\$ 597.93	\$ 567.08	\$ 597.14	\$ 603.31	\$ 578.63	\$ 590.97
OUC	9899239921	MAINTENANCE	Phase D1/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 208.45	\$ 217.42	\$ 206.21	\$ 217.14	\$ 219.39	\$ 210.41	\$ 214.90
OUC	9899239921	MAINTENANCE	Neighborhood G/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 938.05	\$ 978.43	\$ 927.95	\$ 977.14	\$ 987.23	\$ 946.85	\$ 967.04
OUC	9899239921	MAINTENANCE	Neighborhood H1/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 386.74	\$ 402.89	\$ 382.71	\$ 403.10	\$ 407.13	\$ 390.99	\$ 399.06
OUC	9899239921	MAINTENANCE	Phase A-1/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 646.21	\$ 674.02	\$ 639.25	\$ 673.14	\$ 680.09	\$ 652.27	\$ 666.18
OUC	9899239921	MAINTENANCE	Town Center/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 364.79	\$ 380.50	\$ 360.87	\$ 380.00	\$ 383.93	\$ 368.22	\$ 376.08
OUC	9899239921	MAINTENANCE	Phase 3 Roadway/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 865.09	\$ 902.33	\$ 855.77	\$ 901.14	\$ 910.45	\$ 873.20	\$ 891.83
OUC	9899239921	MAINTENANCE	Original 243/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 2,532.73	\$ 2,641.75	\$ 2,505.48	\$ 2,638.27	\$ 2,665.53	\$ 2,556.51	\$ 2,611.01
OUC	9899239921	MAINTENANCE	Neighborhood D2 & E/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 792.12	\$ 826.23	\$ 783.60	\$ 825.14	\$ 833.67	\$ 799.56	\$ 816.62
OUC	9899239921	MAINTENANCE	Phase C2/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 657.18	\$ 691.48	\$ 648.65	\$ 686.30	\$ 694.87	\$ 660.62	\$ 677.72
OUC	9899239921	MAINTENANCE	Neighborhood F/0 SCHOOLHOUSE RD	\$ 261.93	\$ 272.06	\$ 259.40	\$ 272.50	\$ 275.02	\$ 264.90	\$ 269.96
		001-053-1000-43-01	Subtotal METERS	\$ 3,076.25	\$ 3,094.56	\$ 1,732.45	\$ 3,264.62	\$ 3,993.10	\$ 2,996.92	\$ 2,918.10
		001-054-1000-43-02	Subtotal MAINTENANCE	\$ 10,621.13	\$ 11,085.39	\$ 10,505.14	\$ 11,066.99	\$ 11,183.05	\$ 10,718.85	\$ 10,950.89
			<b>TOTAL OUC</b>	<b>\$ 13,697.38</b>	<b>\$ 14,179.95</b>	<b>\$ 12,237.59</b>	<b>\$ 14,331.61</b>	<b>\$ 15,176.15</b>	<b>\$ 13,715.77</b>	<b>\$ 13,868.99</b>
Spectrum	8337 10 022 1997500	N/A	7255 FIVE OAKS DR	\$ 133.98	\$ (3.98)	\$ 126.02	\$ 130.00	\$ 130.00	\$ 130.00	\$ 130.00
Spectrum	8337 10 022 1997518	N/A	7124 HARMONY SQUARE DR S	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00
			<b>TOTAL SPECTRUM</b>	<b>\$ 253.98</b>	<b>\$ 116.02</b>	<b>\$ 246.02</b>	<b>\$ 250.00</b>	<b>\$ 250.00</b>	<b>\$ 250.00</b>	<b>\$ 250.00</b>



Utility Company	Account #	Meter #	Service Address	Oct-25	Nov-25	Dec-25	Jan 26	Feb-26	Mar-26	Apr-26
Toho Water	001525420-000774910	14035860	0 BRACKEN FERN DRIVE PARK	\$ 82.14	\$ 129.68	93.97	\$ 118.26	\$ 47.43	\$ 76.07	\$ 112.55
Toho Water	001525420-000774920	15006579	0 BUTTON BUSH LOOP PARKB	\$ 6.47	\$ 13.36	16.94	\$ 16.94	\$ 13.36	\$ 13.30	\$ 16.94
Toho Water	001525420-000774940	51991853	7036 BUTTON BUSH LOOP PARKS	\$ 108.32	\$ 203.91	1877.88	\$ 820.08	\$ 278.28	\$ 152.52	\$ 493.28
Toho Water	001525420-000774950	51858298	0 POND PINE ROAD PARK	\$ 0.30	\$ 72.79	\$ 86.81	\$ 93.97	\$ 43.85	\$ 11.63	\$ 76.07
Toho Water	001525420-000774960	14035850	0 ALLEY NEIGHBORHOOD PARKC	\$ 53.97	\$ 163.94	\$ 163.94	\$ 83.23	\$ 47.43	\$ 72.49	\$ 61.75
Toho Water	001525420-000774980	21046920	0 PRIMROSE WILLOW DRIVE PARK	\$ 87.77	\$ 112.55	\$ 90.39	\$ 118.26	\$ 93.97	\$ 93.97	\$ 112.55
Toho Water	001525420-000774990	52059774	7014 BUTTON BUSH LOOP PARK	\$ 108.32	\$ 238.17	\$ 169.65	\$ 221.04	\$ 203.91	\$ 175.36	\$ 221.04
Toho Water	001525420-000775000	18006894 / 19001817	0 CATBRIER & BRACKEN FERN DRIVE PARK	\$ 393.92	\$ 725.64	\$ 505.08	\$ 110.97	\$ 911.80	\$ 2,584.22	\$ 2,710.73
Toho Water	001525420-000784380	62723517	0 FIVE OAKS DRIVE RM	\$ 2,766.55	\$ 3,428.15	\$ 2,903.55	\$ 3,393.75	\$ 1,529.30	\$ 2,860.55	\$ 2,972.35
Toho Water	001525420-000784390	60910380	0 SCHOOLHOUSE ROAD LSH02	\$ 284.53	\$ 744.45	\$ 758.77	\$ 783.83	\$ 984.31	\$ 912.71	\$ 243.25
Toho Water	001525420-000784410	62751435	0 CAT BRIER TRAIL PARK	\$ 4,327.74	\$ 1,661.39	\$ 2,630.50	\$ 3,835.31	\$ 2,179.41	\$ 1,761.63	\$ 2,213.67
Toho Water	001525420-000784420	71971009	0 HARMONY SQUARE DRIVE W	\$ 923.80	\$ 1,229.26	\$ 1,212.13	\$ 1,521.59	\$ 960.89	\$ 1,581.79	\$ 443.73
Toho Water	001525420-000784430	62751434	0 HARMONY SQUARE DRIVE W	\$ 419.45	\$ 490.73	\$ 369.01	\$ 300.99	\$ 261.61	\$ 458.51	\$ 462.09
Toho Water	001525420-000784440	19420047	0 HARMONY SQUARE DRIVE W	\$ 369.37	\$ 505.05	\$ 580.23	\$ 866.63	\$ 93.35	\$ 766.39	\$ 1,353.51
Toho Water	001525420-000785210	71947550	0 FIVE OAKS DRIVE RM	\$ 225.06	\$ 957.71	\$ 1,431.64	\$ 2,014.06	\$ 461.63	\$ 1,511.58	\$ 2,518.43
Toho Water	001525420-000790300	17006879	7255 FIVE OAKS DRIVE CABAN	\$ 85.61	\$ 135.31	\$ 70.33	\$ 70.33	\$ 91.99	\$ 81.16	\$ 102.82
Toho Water	001525420-000790660	19001670	7255 FIVE OAKS DRIVE POOL	\$ 102.33	\$ 47.59	\$ 45.10	\$ 70.00	\$ 62.53	\$ 52.57	\$ 89.92
Toho Water	001525420-000790670	21017675	7255 FIVE OAKS DRIVE SHOWR	\$ 3.70	\$ 12.73	\$ 10.24	\$ 7.75	\$ 10.24	\$ 12.73	\$ 20.20
Toho Water	001525420-000790680	52168456	7255 FIVE OAKS DRIVE RECLM	\$ 168.08	\$ 372.88	\$ 355.68	\$ 441.68	\$ 673.88	\$ 2,041.28	\$ 329.88
Toho Water	001525420-000812210	63309511	3300 SCHOOLHOUSE ROAD RM	\$ 1,084.69	\$ 1,333.12	\$ 824.93	\$ 1,190.37	\$ 364.56	\$ 31.62	\$ 1,081.88
Toho Water	001525420-000819280	19001667	3300 SCHOOLHOUSE ROAD PARK	\$ 267.05	\$ 167.80	\$ 178.63	\$ 438.55	\$ 254.44	\$ 254.44	\$ 471.04
Toho Water	001525420-000846710	79251773	0 HARMONY SQ DR & 192	\$ 27.57	\$ 28.49	\$ 31.62	\$ 31.62	\$ 31.62	\$ 31.62	\$ 31.62
Toho Water	001525420-000855740	68934780	0 SCHOOLHOUSE & CUPSEED ROAD	\$ 2,148.21	\$ 1,301.78	\$ 31.62	\$ 768.58	\$ 897.58	\$ 35.20	\$ 2,651.98
Toho Water	001525420-000903760	65150354	6900 E IRLO BRONSON MEM HWY	\$ 1,742.81	\$ 1,886.06	\$ 1,742.86	\$ 1,964.82	\$ 1,825.20	\$ 1,775.08	\$ 2,333.56
Toho Water	001525420-000933910	60720859	6900 FIVE OAKS DRIVE RM	\$ 713.04	\$ 1,301.76	\$ 896.35	\$ 1,364.57	\$ 421.84	\$ 31.62	\$ 902.06
Toho Water	001525420-000933920	18001587	3300 SCHOOLHOUSE ROAD RCLM BLK	\$ 1,184.29	\$ 1,281.73	\$ 1,081.88	\$ 1,213.21	\$ 407.52	\$ 31.62	\$ 996.23
Toho Water	001525420-000944380	18010172 / 72940814	7124 S HARMONY SQUARE DRIVE POOLCBNA	\$ 502.70	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Toho Water	001525420-000948250	61099658	7300 FIVE OAKS DRIVE RCLM	\$ 1,313.74	\$ 1,366.42	\$ 1,994.52	\$ 4,967.18	\$ 1,897.45	\$ 2,394.22	\$ 4,382.38
Toho Water	001525420-000948380	21008656	7500 FIVE OAKS DRIVE RCLM	\$ 6,122.42	\$ 6,021.10	\$ 71.00	\$ 96.06	\$ 96.06	\$ 2,151.10	\$ 2,434.90
Toho Water	001525420-001125108	18006897	3200 SCHOOLHOUSE ROAD RM EVN BLK	\$ 27.57	\$ 74.58	\$ 35.20	\$ 35.20	\$ 35.20	\$ 35.20	\$ 31.62
Toho Water	001525420-001262780	21008654	6900 E IRLO BRONSON MEM HWY BLKODD	\$ 27.57	\$ 1,904.84	\$ 378.88	\$ 754.78	\$ 171.24	\$ 493.44	\$ 450.48
Toho Water	001525420-033035419	79643233	7500 A EVEN FIVE OAKS DRIVE	\$ -	\$ -	\$ 565.04	\$ 192.72	\$ (270.42)	\$ 115.62	\$ 371.72
Toho Water	001525420-033058389	16006524	3400 EVEN FEATHER GRASS COURT	\$ 27.57	\$ 92.48	\$ 207.04	\$ 214.20	\$ 203.46	\$ 192.72	\$ 181.98
Toho Water	001525420-033141279	18006898	3100 SONGBIRD CIRCLE ODD BLOCK	\$ 27.57	\$ 1,230.62	\$ 1,841.22	\$ 1,901.42	\$ 1,634.82	\$ 1,437.02	\$ 1,772.42
<b>TOTAL TOHO WATER</b>				<b>\$ 25,734.23</b>	<b>\$ 29,236.07</b>	<b>\$ 23,252.63</b>	<b>\$ 30,021.95</b>	<b>\$ 16,919.74</b>	<b>\$ 24,230.98</b>	<b>\$ 32,648.63</b>
Waste Connections	6460-126957	N/A	7350 FIVE OAKS DR	\$ 426.54	\$ 51.16	\$ 426.54	\$ 477.70	\$ 477.70	\$ 477.70	\$ 477.70
<b>TOTAL WASTE CONNECTIONS</b>				<b>\$ 426.54</b>	<b>\$ 51.16</b>	<b>\$ 426.54</b>	<b>\$ 477.70</b>	<b>\$ 477.70</b>	<b>\$ 477.70</b>	<b>\$ 477.70</b>
<b>Updated by MM: 5/13/2026 10:00 AM</b>										



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# **Harmony Community Development District**

**Proposals from ULS**



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# **Harmony Community Development District**

## **Landscape Items**



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# Harmony Community Development District

**Boat Replacement Proposals**  
*(provided under separate cover)*



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# **Harmony Community Development District**

## **Pool Furniture Proposals**

## RECYCLED PLASTIC POOL FURNITURE QUOTE COMPARISON

Quote #	Category	Vendor	Item Description	Unit Price	Unit	Quantity	Total
Q-001	Pool Furniture - White	Swartz	Pensacola Chaise Lounge (White)	\$815.34	EA	25	\$20383.50
Q-001	Pool Furniture - White	Swartz	Traditional Dining Side Chair, No Arms (White)	\$415.00	EA	40	\$16600.00
Q-001	Pool Furniture - White	Swartz	Traditional 3' Square Dining Table (White)	\$695.00	EA	10	\$6950.00
Q-001	Pool Furniture - White	Swartz	Adirondack 18" Round Side Table (White)	\$226.82	EA	8	\$1814.56
Q-001	Pool Furniture - White	Swartz	BULK ORDER DISCOUNT	-\$5698.06	EA	1	-\$5698.06
Q-001	Pool Furniture - White	Swartz	Shipping & Handling	\$3122.00	EA	1	\$3122.00
<b>GRAND TOTAL</b>						<b>Swartz Option 1</b>	<b>\$43,172.00</b>

Quote #	Category	Vendor	Item Description	Unit Price	Unit	Quantity	Total
Q-002	Pool Furniture - Slate Grey or Black	Pool Furniture Supply	Nautical Recycled Plastic Chaise Lounge, No Arms, Stackable. 5 Postion Back, 51 lbs	\$325.95	EA	25	\$8148.75
Q-002	Pool Furniture - Slate Grey or Black	Pool Furniture Supply	Lakeside Dining Am Chair, Recycled Plastic, 24 lbs. Assembly Required	\$215.95	EA	40	\$8638.00
Q-002	Pool Furniture - Slate Grey or Black	Pool Furniture Supply	Polywood 48" Round Recycled Plastic Dining Table	\$515.95	EA	10	\$5159.50
Q-002	Pool Furniture - Slate Grey or Black	Pool Furniture Supply	South Beach 15" Side Table, Recycled Plastic	\$85.95	EA	8	\$687.60
Q-002	Pool Furniture - Slate Grey or Black	Pool Furniture Supply	Shipping & Handling	\$0.00	EA	1	\$0.00
<b>GRAND TOTAL</b>						<b>Pool Furniture Supply Option 1</b>	<b>\$22,633.85</b>

Quote #	Category	Vendor	Item Description	Unit Price	Unit	Quantity	Total
Q-003	Pool Furniture - White or Sand	Pool Furniture Supply	Nautical Recycled Plastic Chaise Lounge, No Arms, Stackable. 5 Postion Back, 51 lbs	\$375.95	EA	25	\$9398.75
Q-003	Pool Furniture - White or Sand	Pool Furniture Supply	Lakeside Dining Am Chair, Recycled Plastic, 24 lbs. Assembly Required	\$245.95	EA	40	\$9838.00
Q-003	Pool Furniture - White or Sand	Pool Furniture Supply	Polywood 48" Round Recycled Plastic Dining Table	\$595.95	EA	10	\$5959.50
Q-003	Pool Furniture - White or Sand	Pool Furniture Supply	South Beach 15" Side Table, Recycled Plastic	\$95.95	EA	8	\$767.60
Q-003	Pool Furniture - White or Sand	Pool Furniture Supply	Shipping & Handling	\$0.00	EA	1	\$0.00
<b>GRAND TOTAL</b>						<b>Pool Furniture Supply Option 2</b>	<b>\$25,963.85</b>

## Blake Firth

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**From:** Tim Hill <tim@parkplayusa.com>  
**Sent:** Friday, May 8, 2026 12:00 AM  
**To:** Blake Firth  
**Subject:** Revised Quote for Recycled Plastic Furnishings #04221R2  
**Attachments:** #04221R2 Recy Option.pdf

**ALERT:** This message is from an external source. **BE CAUTIOUS** before clicking any link or attachment

Hi Blake –

As per our conversation Thursday afternoon, please see the attached quote. Please note the following:

1. As we discussed, Frog Furnishings has notified us that the chaise lounge in the white color is not in production at the moment and may not be available until late fall (Sept – Nov).
2. Some of our manufacturers of plastic products have experienced major supply chain disruptions due to a variety of reasons. As inventories have been depleted, keeping up with demand has been challenging to say the least. This has led to a slow down or halting of production for some items and, unfortunately, costs from production to freight have continued to increase for available products.
3. In spite of these challenges, I assure you that we are doing everything we can to continue to provide exceptional products at reasonable prices.
4. Lastly, if you may be seeking an alternate model to the chaise lounge that you requested, let me know as soon as possible and I'll see what we can do.

Feel free to contact me with any questions, comments or concerns that you may have.

Tim Hill  
**Orlando Area Sales Rep**  
Swartz Associates, Inc.  
(407) 412-6156

Email: [tim@parkplayusa.com](mailto:tim@parkplayusa.com)  
Website: [www.parkplayusa.com](http://www.parkplayusa.com)

MAIN OFFICE: (813) 949-2288

**Serving All of Florida, Georgia & The Caribbean**

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## Blake Firth

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**From:** Chris Quigley <chris@poolfurnituresupply.com>  
**Sent:** Tuesday, May 19, 2026 11:54 AM  
**To:** chris@poolfurnituresupply.com  
**Subject:** Price Increases

**ALERT:** This message is from an external source. **BE CAUTIOUS** before clicking any link or attachment

Hello,

Thank you for allowing us to quote your project.

We have been advised by all factories that due to the sustained price of fuel, material costs have been impacted.

This will result in a 10% increase on the pricing that was provided to you. Please note, if you were offered "Free Shipping" that will be removed.

This change will be effective 6-1. To avoid this increase, a signed quote and deposit payment will need to be submitted by 5-29-26

If your project is no longer under consideration, please let me know.

Regards,

**Chris Quigley**  
Sales Manager  
**Direct: 1-386-675-0269**



**Pool Furniture Supply**

- Email: [Chris@poolfurnituresupply.com](mailto:Chris@poolfurnituresupply.com)
- Office: 1-877-646-6320 • Fax: 1-386-437-6652
- Address: 2729 East Moody Blvd | Suite 104 | Bunnell, FL 32110



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# Harmony Community Development District

**Pond Fountain Repair Proposals**  
*(provided under separate cover)*



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# **Harmony Community Development District**

**Pool Recirculation Pump Repair Proposal from Spies**

- Commercial Swimming Pool Chemicals & Supplies
- Chlorine for Treatment of Drinking & Waste Water



- Parts, Repairs and Renovations  
Lic # CP C043205
- Pool Heater Sales and Repair  
Lic # 12152

HARMONY SWIM CLUB  
3500 HARMONY SQUARE DR,  
ST. CLOUD, FL, 34773

5/4/2026

ATTN: MANGER

DURING THE RECENT INSPECTION OF THE IMPELLER, WE IDENTIFIED THAT THE IMPELLER IS IN POOR CONDITION AND IS UNLIKELY TO PROVIDE RELIABLE SERVICE FOR AN EXTENDED PERIOD. THIS QUOTE IS FOR REPAIRS TO YOUR **POOL RECIRCULATION PUMP**. SPIES WILL INSTALL ONE NEW 7.5HP BRASS TRIMMED IMPELLER AND HOUSING PUMP. THE PRICE INCLUDES ALL LABOR FOR THE REPAIR.

**TOTAL: \$4,361.00**

**THE PRICE IS GOOD FOR 30 DAYS FROM DATE OF QUOTE.**

AGREED & ACCEPTED:

NAME \_\_\_\_\_  
TITLE \_\_\_\_\_  
DATE \_\_\_\_\_

REGARDS,

JOHN DILLON  
SERVICE MANAGER  
SPIES POOL LLC  
CP C043205

801 Sawdust Trail  
Kissimmee, FL 34744



407-847-2771  
Fax 407-847-8242

[www.spiespool.com](http://www.spiespool.com)



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# Harmony Community Development District

**Sidewalk Pressure Washer Proposals**  
*(provided under separate cover)*



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# Harmony Community Development District

**Sidewalk Repair Proposals**  
*(provided under separate cover)*