

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, July 30, 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 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: 646-931-3860 & Passcode: 427040#

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- Call to Order
- Roll Call to Confirm Quorum
- Public Comment Period
- 1. Consideration of Nominations for Vacant Seat 2
- 2. Consideration of the Meeting Minutes of the May 28, 2026, Board of Supervisors' Meeting
- 3. Consideration of the Meeting Minutes of the June 11, 2026, Continued Board of Supervisors' Meeting
- 4. Consideration of **Resolution 2026-06, Adopting an Annual Meeting Schedule for Fiscal Year 2027**

Business Matters

- 5. Discussion Items:
 - 1. Christmas Lights
 - 2. Reflective Sign on Cat Brier Trail Crosswalk
 - 3. 20 ft Pontoon Boat Issues
 - 4. Recurring Group Fitness Instruction Class Request – Lakeshore Park Soccer Field
 - 5. Cease and Desist Letter to the Golf Course Regarding Ponds
 - 6. Parking Violations on Five Oaks
- 6. Consideration of Easement to Tohopekaliga Water Authority
- 7. Consideration of **Resolution 2026-08, Adopting Goals, Objectives and Performance Measures and Standards for Fiscal Year 2027**
- 8. Review and Acceptance of Arbitrage Rebate Report for the Series 2014 Bonds from LLS Tax Solutions, Inc.
- 9. Review and Acceptance of Arbitrage Rebate Report for the Series 2015 Bonds from LLS Tax Solutions, Inc.

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.



10. Ratification of Master Services and Supplies Agreement with Spies
11. Ratification of Payment Authorizations Nos. 034 – 040
12. Review of District Financial Position and Budget to Actual

United Landscape Services Management

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

Berman Field Management

15. Consideration of Bench Proposals (*provided under separate cover*)
16. Consideration of Proposals for Ashley Park Pool Main Drain
 - a. Spies
 - b. Alamar Enterprises
17. Consideration of Proposal for Swim Club Pool Main Drain
 - a. Spies
 - b. Alamar Enterprises
18. Consideration of Proposal for Swim Club Wading Pool Main Drain
 - a. Spies
 - b. Alamar Enterprises

Other Business

Staff Reports

District Counsel

District Engineer

- Consideration of Change Order #1 for Fiscal Year 2025/2026 District Engineer Services

District Manager

Supervisor Requests

Adjournment



Harmony Community Development District

Nominations for Vacant Seat 2

**HARMONY COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS**

OATH OF OFFICE

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF HARMONY COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

**STATE OF FLORIDA
COUNTY OF COLLIER**

The foregoing oath was administered before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026, by _____, who is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Harmony Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name

Blake Firth

From: Blake Firth
Sent: Friday, June 12, 2026 1:07 PM
To: Blake Firth
Subject: RE: Expression of Interest – Interim Appointment to Seat #2

From: Kevin Shea <kevinsheamail@gmail.com>
Sent: Thursday, June 4, 2026 7:30 PM
To: Brittany Coronel <boardmember3@harmonycdd.org>; Daniel Leet <boardmember1@harmonycdd.org>; Julie Nichols Williams <boardmember5@harmonycdd.org>; Lucas Chokanis <boardmember4@harmonycdd.org>
Cc: Kevin Shea <kevinsheamail@gmail.com>
Subject: Expression of Interest – Interim Appointment to Seat #2

Dear Members of the Harmony Community Development District Board of Supervisors,

I am writing to formally offer myself for consideration to fill Seat #2 on the Board of Supervisors for the remainder of its current term through November 2026.

While I have no interest in seeking a full four-year term at this stage of my life, I do care deeply about this community and believe I can provide meaningful leadership during this interim period. With my children entering the final years of middle school and high school, I have chosen to prioritize family time and therefore do not feel it would be fair to commit to a long-term seat. However, I would be honored to serve the community in the short term if the Board believes my experience would be valuable.

I recognize there is limited time remaining in this term, and some may view the position as simply filling a vacant seat until the next election. I see it differently. While there may not be enough time to accomplish everything, I have spent much of my public service career making meaningful progress in short periods of time. I do not intend to merely occupy a chair for a few months. I intend to contribute, lead, and help move the district forward.

The decision before the Board is an important one. Given the limited time remaining, I believe it is critical to appoint someone who can step in immediately without a lengthy learning curve. Over the past fifteen years, I have served in a variety of public and elected roles, including positions on zoning boards, a school board, and most recently—and currently—as President of the Harmony Residential Owners Association. Those experiences have provided me with a strong understanding of governance, budgeting, policy, public engagement, and community leadership.

In my professional career, I currently serve as Senior Vice President of Technical Operations for a national technology and infrastructure company, where I am responsible for leading large teams, managing multimillion-dollar programs and budgets, and driving strategic decision-making across complex operations. Leadership, accountability, consensus-building, and long-range planning are responsibilities I manage every day. Those same skills translate directly to effective community governance and public service.

What this Board needs over the next several months is not simply a seat filler. It needs a leader who can participate immediately, collaborate effectively, and help guide the district through the remainder of this term. I believe I can be that person, and I would be proud to serve as your interim colleague on the Board of Supervisors.

I do have a previously planned family vacation that will prevent me from attending the June meeting in person. However, I am available to participate remotely and can commit to being physically present for the remainder of the meetings during this term.

Please feel free to reach out if it is appropriate to discuss my interest or qualifications further. Otherwise, I appreciate your consideration and look forward to hearing from you.

Most importantly, I care deeply about Harmony and have consistently demonstrated a willingness to step forward when leadership is needed. I am prepared to do so again if the Board believes I can be of service.

Respectfully,

Kevin Shea | 603.494.4484 | kevinsheamail@gmail.com

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JOHN LIGHT

3157 Dark Sky Drive | Harmony, Florida 34473 | (954) 903-8061 | JPLReptiles@gmail.com

PROFESSIONAL SUMMARY

Dedicated Firefighter and Paramedic with public service experience dating back to 2008. Seeking appointment or election to the Harmony Community Development District Board to become more actively involved in decisions affecting residents, amenities, infrastructure, public safety, and the community's long-term future. Brings prior residential homeowners association experience at Crystal Lake in Deerfield Beach, Florida, and Coco Lake in Coconut Creek, Florida, together with a strong commitment to accountability, transparency, fiscal responsibility, and responsive community service.

PROFESSIONAL EXPERIENCE

Firefighter and Paramedic | Seminole Tribe Fire Rescue | 2008-Present

- Provide emergency medical services, fire suppression, rescue operations, and public-safety assistance.
- Make timely, responsible decisions in emergency and high-pressure situations.
- Collaborate with firefighters, law-enforcement personnel, hospital staff, municipal departments, and other public agencies.
- Maintain accurate reports and documentation in accordance with departmental policies and applicable regulations.
- Communicate professionally and compassionately with residents from diverse backgrounds.
- Demonstrate integrity, accountability, teamwork, sound judgment, and responsible stewardship of public resources.

HOMEOWNERS ASSOCIATION EXPERIENCE

Crystal Lake Homeowners Association | Deerfield Beach, Florida

- Participated in homeowners association matters and community-related discussions.
- Worked with residents and community representatives to address neighborhood concerns and shared priorities.
- Gained experience considering community issues from the perspectives of both homeowners and association leadership.

Coco Lake Homeowners Association | Coconut Creek, Florida

- Participated in residential community matters and discussions concerning neighborhood priorities.
- Developed familiarity with community rules, property-maintenance issues, resident communication, common areas, and neighborhood standards.
- Supported fair and responsible decision-making intended to preserve quality of life and property values.

COMMUNITY INVOLVEMENT AND LEADERSHIP

- Harmony resident with a strong interest in the safety, appearance, amenities, services, and long-term success of the community.
- Supports family-oriented activities and opportunities that strengthen communication and relationships among residents.
- Committed to listening to resident concerns and ensuring that community decisions are thoughtful, transparent, and fiscally responsible.
- Prepared to review public-safety matters, recreational amenities, infrastructure needs, vendor performance, community policies, and resident concerns.
- Soccer Coach for Upward Soccer at Cornerstone Church

EDUCATION

Palm Beach State College | Broward College | Coral Springs Fire Academy | Emergency Educational Institute International

LICENSES AND CERTIFICATIONS

Firefighter I | Firefighter II | National Registry Paramedic | Emergency Medical Technician | CPR | Advanced Cardiac Life Support | Pediatric Advanced Life Support | FLUSAR Operations level Rope Rescue | FLUSAR Technician level Rope Rescue | Apparatus Operations | Fire Service Hydraulics | Aerial Operations | Company Officer I | Fire Safety Inspector I | Blue Card | ICS 100 | ICS 200 | ICS 700 | ICS 800 | Surface Water Rescue | Dive Rescue | Florida Venomous Reptiles | Courage to be Safe

BOARD SERVICE OBJECTIVE

To serve the residents of Harmony as a Community Development District Board Member by listening carefully, reviewing information objectively, asking meaningful questions, and making informed decisions that promote public safety, fiscal responsibility, transparency, properly maintained community facilities, and an improved quality of life for Harmony residents.



Harmony Community Development District

**Meeting Minutes of the May 28, 2026,
Board of Supervisors' Meeting**

MINUTES OF MEETING

HARMONY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING

Thursday, May 28, 2026, at 6:00 p.m.

Suenos Tenampa Private Room at 7251 Five Oaks Dr.

Harmony, FL 34773

Board Members Present:

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

Also Present:

Lynne Mullins	PFM	
Blake Firth	PFM	
Michael Eckert	Kutak Rock	(via phone)
Jonathan Soto	Berman	
Samantha Sharenow	Berman	
Matt Davenport	Berman	
Grant Philbeck	Berman	
David Hamstra	Pegasus	
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 6:00 p.m. Roll call was taken, and quorum was established.

Public Comment Period

A resident commented regarding proposals within the agenda and also commented regarding the E-bikes.

A resident commented regarding the old fence and volunteered to help with fence removal.

A resident also commented on the fence removal and the alley. The resident also requested that the holiday lighting be covered by the CDD, as it has been tentatively removed from the HOA budget.

A resident commented regarding the removal of weeds in the ponds, the path to the boat dock needing repair, and noted the tree branches are getting low on the sidewalks on Five Oaks.

A resident commented regarding communication with residents, specifically related to pool closures. She also commented on the pool maintenance.

A resident commented regarding the sprinklers being on for 26 hours on Sage Brush. This happened on Friday. She requested an emergency maintenance line to be accessible to residents.

A resident commented regarding the fees and methodology. He noted he has requested the Engineer's Report, but has not received it and it is not on the website.

A resident commented regarding what they believe to be a disparity in the current methodology.

A resident requested follow up on the striping for Five Oaks and Harmony Square Drive E. She also noted there are cars parked in front of the restaurant in the opposite direction. She also commented regarding underage driving of golf carts, E-bikes, and speeding. Lastly, she requested an update on the appeal for signage on Five Oaks.

Several residents commented regarding the assessments, budget, and methodology being used.

There were no further public comments at this time.

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

The Board reviewed the minutes.

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Minutes of the April 23, 2026, Board of Supervisors' Meeting.

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

The Board reviewed the minutes.

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Minutes of the April 23, 2026, Budget Workshop Meeting.

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

Ms. Mullins noted this resolution will update the meeting space to the Suenos Tenampa Private Room.

There was brief discussion regarding the options for a meeting space.

On MOTION by Mr. Chokanis, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District approved Resolution 2026-03, Amending the Annual Meeting Schedule for Fiscal Year 2026.

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

Ms. Mullins noted that as of April 15, 2026, there are 2,474 registered voters within the District.

No action was required.

SECOND ORDER OF BUSINESS

Business Matters

Discussion Items:

- 1. Schedule of Fees for District Facility Usage**
- 2. E-Bike & Scooter Restrictions**
- 3. Facebook Page for the Harmony CDD**
- 4. Operations & Maintenance Methodology**

Ms. Mullins noted the Board previously spoke about changing the Facility Usage fees. It was noted these can be updated via resolution. Ms. Mullins will follow up with District Counsel regarding the process for updating rules and policies.

Ms. Mullins noted a resident contacted the Chair regarding E-bike and scooter Restrictions.

Mr. Eckert stated that the District cannot enforce the restrictions on the roadways or right of ways. The District can regulate the common areas and the parking lots. Any violations can be reported to the police department.

There was discussion regarding the E-bike and scooter restrictions and the usage of District Counsel.

Ms. Mullins noted that Ms. Phillips had requested discussion regarding setting up a Facebook page for Harmony CDD. It is not the recommendation of District Management to create this page as it can create an issue with compliance.

Ms. Phillips gave an overview and noted there needs to be a better way to communicate with residents. She recommended a shared reservation calendar for the District to make the reservation process easier.

Mr. Chokanis noted there is an app that the District could use for resident communication and service. It would be a small monthly cost.

Ms. Sharenow noted Berman can post a calendar for closures and reservations. She will have a staff member research options via Lovable AI.

Ms. Mullins noted the booking system Go.gov is at a cost of \$9,000.00 a year.

There was lengthy discussion regarding communication options.

Mr. Eckert gave an overview related to the possible Harmony CDD Facebook page. He noted it would have to comply with the Florida Sunshine Law and public records laws.

There was brief discussion regarding the Facebook page.

Berman and District Management will follow up.

Mr. Eckert gave an overview of the current methodology. The recommendation is to move forward with a change in the methodology. The Board has several options:

- Proceed with the current methodology for this year and review a new methodology for the next year
- Create a new methodology based on the ERU's
- Choose a methodology that treats every unit equally

Ms. Mullins noted the proposal from PFM to engage in the creation of a new methodology report is \$7,500.00.

Mr. Leet recommended creating a methodology based on the ERU's.

There was discussion regarding the creation of a new methodology.

Ms. Mullins noted for it to be completed for this fiscal year, it would have to be approved today, and the meeting would have to be continued within a couple of weeks. The recommendation to hold the continued meeting would be June 11, 2026.

There was lengthy discussion regarding the timeline and cost of methodology report cost.

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, the Board of Supervisors for the Harmony Community Development District authorized PFM to create an O&M methodology report based on the ERU's.

**Consideration of Fiscal Year 2027 DM
Fee Increase Letter**

Ms. Mullins noted PFM is requesting an increase to \$68,500.00 based on the activity of the District.

On MOTION by Ms. Phillips, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Fiscal Year 2027 DM Fee Increase Letter.

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

There was lengthy discussion regarding the budget.

Ms. Coronel recommended lowering the cost of District Engineering and District Counsel. She also noted the issues with the Flock system.

It was noted that any monies that are unused go into reserves for the District.

Ms. Mullins noted there are no extra funds in the budget, except the reserves. It was noted the budget is already thin and most funds are contractual obligations. The budget is increasing by 5.31%.

There was discussion regarding the budget increase. It was noted there were percentages that need to be updated within the budget spreadsheet.

This item was deferred.

**Consideration of Resolution 2026-05,
Setting a Public Hearing on the
Adoption of Rules of Procedure**

1. Rules of Procedure
2. Notice of Rule Development
3. Notice of Rulemaking

Mr. Eckert gave an overview and noted the Rules of Procedure need to be updated based on the Florida Statutes. It was noted this can be scheduled during the August meeting.

This item was deferred.

Consideration of Proposal from Bio-Tech Consulting, LLC

Ms. Mullins noted this proposal was from Harmony West and is for general project coordination with the South West Florida Water Management District.

There was brief discussion regarding the proposal.

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with Ms. Coronel opposed, and all others in favor, the Board of Supervisors for the Harmony Community Development District approved the Proposal from Bio-Tech Consulting, LLC.

**Ratification of Payment Authorizations
Nos. 029 – 033**

Ms. Mullins noted these items have already been approved and are solely for ratification.

On MOTION by Ms. Phillips, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District ratified Payment Authorizations Nos. 029 – 033.

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

Ms. Mullins stated the financials are through April. No further action was needed by the Board at this time. It was noted that only 62% of the budget has been spent at this time.

THIRD ORDER OF BUSINESS

**Landscape Management - United
Landscape Services**

Consideration of Proposals from ULS:

- 1. Work Authorization #230688
Four Mainline Breaks 4" Size for
\$3,557.28**

**2. Work Authorization #230695
Dog Park 2" Mainline Break for
\$551.32**

Mr. Lomasney gave an overview of the proposals for the mainline breaks.

On MOTION by Mr. Leet, seconded by Ms. Phillips, with all in favor, the Board of Supervisors for the Harmony Community Development District approved Work Authorization #230688 for Four Mainline Breaks 4" Size for \$3,557.28, Work Authorization #230695 for Dog Park 2" Mainline Break for \$551.32.

Discussion Regarding Landscape Items:

Mr. Lomasney gave updates regarding landscaping maintenance and noted there is still a draught.

Mr. Chokanis requested that Tru Green not place placards in the grass. Mr. Lomasney noted that he will remove them once it is allowed.

There was brief discussion regarding the roots around pipes near a residents' home. Mr. Lomasney noted that he would need an expert to assess the tree roots.

There was also brief discussion regarding overgrown weeds on the pond next to Buck Lake. It was noted that the areas around the ponds cannot be mowed. Mr. Hamstra noted there are certain ponds that must be maintained at a certain level.

Mr. Lomasney noted vegetation, trees, and aquatic plants, cannot be removed.

Ms. Mullins noted the ponds are treated for vegetation.

There was brief discussion regarding the area near the Needlegrass cul-de-sac. It was noted it needs better landscaping. Mr. Lomasney will get a proposal.

There was brief discussion regarding the upgrade to the soccer field and possible artificial turf. Mr. Lomasney noted he has previously submitted a proposal for a sod blend.

Mr. Lomasney gave an overview of the possible upgrade to the soccer field.

There were no additional landscape items at this time.

FOURTH ORDER OF BUSINESS

Field Management - Berman

**Discussion Regarding Field Services
Status**

Ms. Mullins noted there was a boat reservation on Monday and there were no staff on site.

Ms. Sharenow noted the employees decided on their own not to show up to work. She has rearranged the staff accordingly. It was noted there is a 24 hour emergency line listed on the website.

There was brief discussion regarding the incident and better communication with residents.

It was noted that during the mailed assessment notice, the QR code for Berman and District Management contact information will also be sent out.

Ms. Coronel recommended including the QR code at the common areas and Dog Parks for residents.

Consideration of Boat Replacement Proposals

Ms. Mullins noted the boat motor is still unable to be ordered with no date of when it will be back in stock. Two proposals for a new boat have been provided.

Berman gave an overview of the differences in the boat proposals. It was noted the main difference is the hours of run time.

This item was tabled.

Consideration of Pool Furniture Proposals

Ms. Mullins noted the pool furniture price will go up on May 29.

Mr. Firth gave an overview of the proposals for Swim Club pool furniture. It was noted some of the items would not arrive until September – November. The items in stock would ship right away.

It was noted that the current Swartz furniture has lasted 25 years. Any furniture that is still in good condition will be replaced and moved to the Ashley Park pool.

Ms. Mullins noted this will come out of the reserves.

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with Ms. Coronel opposed, and all others in favor, the Board of Supervisors for the Harmony Community Development District approved the Pool Furniture Proposal Option 1 from Swartz, in the amount of \$43,172.00.

Consideration of Pond Fountain Repair Proposals

This item was tabled.

Consideration of Degreaser and Powder Proposal from Spies

The Spies Representative gave an overview of the proposal and noted this would remove any minerals from the pool filters and help overall maintenance.

Mr. Leet noted Eco-Lab is the current vendor for pool maintenance.

Mr. Soto noted Eco-Lab does not maintain the filters.

Ms. Mullins noted this would be a monthly recurring cost.

There was brief discussion regarding the usage of the degreaser and powder.

Consideration of Pool Recirculation Pump Repair Proposal from Spies

Mr. Soto gave an overview of the proposal.

There was discussion regarding the pool issue.

Ms. Sharenow requested a full pool assessment from Spies in order to be prepared for future component breakdown.

Ms. Mullins noted District Counsel drafts the agreement with vendors, while the proposals come from vendors.

There was brief discussion regarding the proposals. Mr. Soto noted only Spies responded to the request, although other vendors were contacted.

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Degreaser and Powder Proposal from Spies and the Pool Recirculation Pump Repair Proposal from Spies.

Consideration of Sidewalk Pressure Washer Proposals

This item was tabled.

Consideration of Sidewalk Repair Proposals

Mr. Hamstra gave an overview of the two proposals received. The recommendation is to move forward with Baseline Construction Services.

There was brief discussion regarding the proposals.

On MOTION by Ms. Coronel, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Sidewalk Repair Proposal from Baseline Construction Services in the amount of \$221,930.84.

Once the agreement is completed, the work can be completed expeditiously. It was noted that communication will go out to all residents when work will commence.

FIFTH ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – Mr. Eckert gave an update on Toho and noted there will be an easement agreement approval at the next meeting. He also gave an update on the response time related to E-bikes.

District Engineer – No report.

District Manager –

- **Theft of Playground Bubble**
- **Tree Replacement on Butterfly Drive**

Ms. Mullins noted the June 25th meeting will be canceled.

Ms. Mullins noted the playground bubble was shipped to Ms. Phillips, and it was stolen from her porch. It will need to be reordered.

There was brief discussion regarding an address to send the new order to. It was decided it will be shipped to Berman.

Ms. Mullins gave an update regarding a tree being hit. A proposal has been received from Mr. Lomasney. The resident is replacing the dog waste station. The Board agreed to not move forward with the tree removal at this time.

Ms. Mullins requested clarification on the Ashley Park grill replacement or removal. The Board requested proposals for replacement of that grill and the Buck Lake grill.

Ms. Coronel requested a proposal for garbage can replacement at the Habitat playground. Berman noted there are still trash cans in stock.

Supervisor Requests and Audience Comments

It was noted that any updates regarding the assessments and budget will be sent out to the Board prior to the continued meeting.

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

Continuance

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, the Board of Supervisors for the Harmony Community Development District continued the May 28, 2026, Board of Supervisors Meeting, to June 11, 2026, at 6:00 p.m., at the current location.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson



Harmony Community Development District

**Meeting Minutes of the June 11, 2026,
Continued Board of Supervisors' Meeting**

MINUTES OF MEETING

HARMONY COMMUNITY DEVELOPMENT DISTRICT CONTINUED BOARD OF SUPERVISORS' MEETING

Thursday, June 11, 2026, at 6:00 p.m.

Suenos Tenampa Private Room at 7251 Five Oaks Dr.

Harmony, FL 34773

Board Members Present:

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

Also Present:

Lynne Mullins	PFM	
Blake Firth	PFM	
Kevin Plenzler	PFM	
Verona Griffith	PFM	(via phone)
Michael Eckert	Kutak Rock	(via phone)
Kubra Metin	Kutak Rock	(via phone)
Jonathan Soto	Berman	
Matt Davenport	Berman	
Grant Philbeck	Berman	
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 6:00 p.m. Roll call was taken, and quorum was established.

Public Comment Period

A resident commented regarding the dilapidated fencing and noted the property owners are in violation. She noted another resident, on Songbird Rd, has complained about the sprinklers going into her pool. Lastly, she commented regarding the assessments in the Estates.

A resident commented regarding speeding and the implementation of speed bumps. He also commented regarding the equal share assessment methodology.

A resident commented regarding the holiday lights. She requested assistance from the CDD to help fund the decorations.

A resident commented regarding crosswalk signs on Cat Briar and the assessment methodology.

Several residents commented regarding the assessments and the methodology.

A resident commented regarding the pollution in the pond on Dark Sky.

Several other residents commented regarding the methodology.

There were no further public comments at this time.

SECOND ORDER OF BUSINESS

Business Matters

Discussion Items:

1. Operations & Maintenance Methodology

Mr. Plenzler gave an overview of the O&M Methodology options. If the budget was evenly distributed across all ERU's the annual assessment would be \$1,876.00. The budget can also be allocated based on lot size which would provide for a larger range among assessments.

Mr. Plenzler provided an overview comparison of the current methodology compared to the two options.

There was lengthy discussion regarding the methodology options and the disparity in the current assessments. It was noted additional refinement can be applied with additional data, but the new methodology would need to be pushed until the following fiscal year. There would be an additional fee based on the additional analysis.

There was brief discussion of the assessment allocations to the commercial properties within the District.

Mr. Chokanis gave a brief overview of the increase in the assessments based on the new methodology.

There was discussion regarding the assessments and the legality regarding the current methodology.

There was lengthy discussion regarding the timing and cost of more analysis related to the methodology.

Mr. Chokanis and Ms. Coronel did not agree with changing the methodology at this time.

Ms. Mullins noted that with a change in assessments, residents are noticed per statutory requirements and can comment at the Public Hearing when that is scheduled.

Mr. Eckert also noted that notices go out to all residents regardless of the impact on assessments.

Mr. Plenzler gave an overview of the assessment allocation to the commercial properties.

The Board agreed to wait until the following fiscal year to reassess.

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

A. Example Notices

Ms. Mullins noted the recommended date to hold the Public Hearing is August 12, 2026, at 6:00 p.m., at the current location or the ballroom.

The Board recommended having the Public Hearing in a larger space. The Board agreed to hold the Public Hearing in the ballroom with a cost of \$350.00.

Ms. Coronel noted there are some areas that could be still trimmed.

There was brief discussion regarding the CDD helping fund the holiday lighting. The HOA will provide the proposals they have received.

It was noted the budget can be reduced, but cannot be increased after the preliminary approval.

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with Ms. Coronel opposed, and all others in favor, the Board of Supervisors for the Harmony Community Development District approved the Resolution 2026-04, Approving a Preliminary Budget for Fiscal Year 2027 and Setting a Public Hearing for August 12, 2026, at 6:00 p.m., at the La Bella Rose Ballroom, 7251 Five Oaks Dr., Harmony, FL 34773.

**Consideration of Resolution 2026-05,
Setting a Public Hearing on the
Adoption of Rules of Procedure**

- 1. Rules of Procedure**
- 2. Notice of Rule Development**
- 3. Notice of Rulemaking**

Ms. Mullins presented the Resolution.

Mr. Eckert gave an overview and noted these are the standard Rules of Procedure. These are updated based on the Florida legislature.

Ms. Mullins recommended September 24, 2026, at 6:00 p.m., at the current location, to hold the Public Hearing.

Ms. Mullins gave an overview of the Public Hearing.

On MOTION by Mr. Leet, seconded by Ms. Williams, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Resolution 2026-05, Setting a Public Hearing on the Adoption of Rules of Procedure, with a date of September 24, 2026, at 6:00 p.m., at Su Mesa Café, 7250 Harmony Square Dr. S, Harmony, FL 34773.

THIRD ORDER OF BUSINESS

Field Management - Berman

Consideration of Boat Replacement Proposals

Ms. Mullins noted the boat motor has not come back in stock and Berman has been unsuccessful in obtaining a motor at this time. Berman has provided proposals for a new boat.

There was brief discussion regarding the boat options.

Mr. Davenport gave an overview of the differences between the boat options. It was noted Berman can try and negotiate the price.

On MOTION by Mr. Chokanis, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Boat Replacement Proposal from Princecraft for a Pontoon Boat in the amount of \$27,059.00.

Consideration of Sidewalk Pressure Washer Proposals

Mr. Davenport gave an overview of the proposals and noted this would make the job more effective. The current pressure washer is not powerful and very slow. The recommendation is to move forward with Spray Well. It was noted the current pressure washer can be used for fences and smaller projects.

There was discussion regarding the pressure washer.

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Sidewalk Pressure Washer Proposal from Spray Well, in the amount of \$4,995.00.

FOURTH ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – Mr. Eckert gave a legislative session update.

District Engineer – Not present.

District Manager – Ms. Mullins noted the sidewalk project is set to begin around July 12th. Once the timeline has been confirmed, the residents will be notified.

Ms. Mullins reminded the Board of their annual 4-hour Ethics Training due December 31.

Ms. Mullins noted that Ms. Phillips has resigned from the Board, Seat 2.

On MOTION by Ms. Williams, seconded by Mr. Chokanis, with all in favor, the Board of Supervisors for the Harmony Community Development District accepted Joellyn Phillips' resignation.

Ms. Mullins noted the next Board meeting is scheduled for July 30, 2026. Nominations can be brought forth at that meeting if the Board chooses. Resumes will need to be submitted by July 23, 2026. It was noted that Seat 2 expires in November 2026.

The Board agreed to move forward with nominations in July.

There was brief discussion regarding the General Election. Anyone interested should contact the Supervisor of Elections.

Supervisor Requests and Audience Comments

It was noted the pool furniture has been ordered.

There was brief discussion regarding communication with the residents. District Counsel recommended that the CDD not send out emails to all residents, as that becomes a part of public record. If this was something the Board requested, Ms. Mullins noted that would be an additional fee for District Management.

Ms. Sharenow gave an update regarding the resident app communication. She will bring this presentation to the next meeting.

Ms. Mullins gave an overview of the flyer that was created for residents that includes District contact information. Ms. Sharenow noted the flyers will be posted throughout the community, and the flyer itself is posted on the District's website.

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

Adjournment

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, the Board of Supervisors for the Harmony Community Development District adjourned the June 11, 2026, Continued Board of Supervisors Meeting.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson



Harmony Community Development District

**Resolution 2026-06,
Adopting an Annual Meeting Schedule
for Fiscal Year 2027**

RESOLUTION 2026-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARMONY
COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING
SCHEDULE FOR FISCAL YEAR 2026-2027 AND PROVIDING FOR AN EFFECTIVE
DATE**

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

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2026-2027 meeting schedule attached as **Exhibit A**.

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

1. **ADOPTING ANNUAL MEETING SCHEDULE.** The Fiscal Year 2026-2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 30th day of July, 2026.

ATTEST:

**HARMONY COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of
Supervisors

Exhibit A: Fiscal Year 2026-2027 Annual Meeting Schedule

EXHIBIT A

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

FISCAL YEAR 2026-2027

October 15, 2026
November 19, 2026
December 17, 2026
January 21, 2027
February 18, 2027
March 25, 2027
April 15, 2027
May 20, 2027
June 17, 2027
July 15, 2027
August 19, 2027

FISCAL YEAR 2026-2027 BUDGET WORKSHOPS

March 25, 2027 at 4:30 p.m.
April 15, 2027 at 4:30 p.m.

All meetings will convene at 6:00 p.m. at the
Suenos Tenampa Private Room
7251 Five Oaks Drive, Harmony, FL 34773



Harmony Community Development District

Discussion Items



Harmony Community Development District

Christmas Lights

P R O P O S A L

Sparkle Squad
3641 Bristol Cove Ln
St. Cloud, FL 34772
(689) 220-9833

SS46@sparklesquad.com

<https://sparklesquad.com/kissimmee-fl/>



Billing/Service Address

Laura Vanyur
Harmony Residential Owners
Association
811 Mabbette St #5155
Kissimmee, FL 34741
(407) 847-2280 (Office)
laura@myhoasolution.com

Date	April 15, 2026
Total	\$85,435.63

This proposal expires on 7/14/2026

Item	Description	Qty	Rate	Amount
Roofline-Warm White C9	West entrance Harmony signs and median wall. C9 Bulb. and Wire	1 foot	1866.00	\$1,866.00
Tree Trunk Wrap-Warm White 5mm mini	Trunk wrap of 6 palms at West entrance. 5mm strand	1 strand	525.00	\$525.00
Roofline-Warm White C9	East entrance tower structure. East entrance lights on tower structure. C9 Bulb. and Wire	1 foot	864.00	\$864.00
Tree Trunk Wrap-Warm White 5mm mini	12 oak trees on Harmony Square Drive. 5mm strand	1 strand	5040.00	\$5,040.00

Tree Canopy-Warm White 5mm mini	12 oak trees on Harmony Square Drive. 5mm strand	1 strand	16170.00	\$16,170.00
Tree Trunk Wrap-Warm White 5mm mini	33 crepe myrtle trees in Town Square. 5mm strand	1 strand	23100.00	\$23,100.00
Tree Canopy-Warm White 5mm mini	33 crepe myrtle trees in Town Square. 5mm strand	1 strand	28875.00	\$28,875.00
Decor-Unlit Wreath 48"	East entrance tower structure. 48" unlit wreath	4	445.00	\$1,780.00
Scissor Lift Rental	Rental required to access trees and tower.	1	1255.00	\$1,255.00
			Subtotal	\$79,475.00
			Tax	\$5,960.63
			Total	\$85,435.63

T E R M S A N D C O N D I T I O N S

We offer a 100% satisfaction guarantee on every service! All deficiencies must be reported within 48 to the services listed on this invoice and does not include: blown window seals, stickers & adhesive, mineral staining. Any service required beyond the services listed on this invoice or any confirmed ap rescheduled due to circumstances such as inaccessible water source, access to property denied (e.g lack of notice to tenants may be subject to a service call fee. Thank you for choosing us and have a g

[Click here](#) if you no longer wish to receive notifications or related information about this proposal.

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PROPOSAL

Humbug Holiday Lighting of Central Florida
149 Terra Mango Loop Suite 1
Orlando, FL 32835

(407) 993-6444

<https://www.humbugholidaylighting.com/central-florida-fl>

**Billing Address**

Laura Vanyur

Harmony Residential Owner's Association
811 Mabbette St
Kissimmee, FL 34741
(407) 847-2280 (Office)
laura@myhoasolution.com

Service Address

Laura Vanyur

Harmony Residential Owner's Association
7250 Harmony Square Dr S
St. Cloud, FL 34773
(407) 847-2280 (Office)
Date January 29, 2026
Total \$19,187.04

2026 New HOA Proposal

This proposal expires on 4/29/2026

Prepared by HumbugHL Central FL (h26@humbugholidaylighting.com)

Notes

This proposal has many options and possibilities to add or change design. There is lots of time to do so and we would be happy to meet the HOA board onsite to walk through our thoughts and also other options for design / pricing. Hopefully this will give you a good idea of the scope of the project (very large), but Humbug will be happy to design, install, maintain and store the lights! We are excited to serve you and of selected, Humbug will offer your residents a 5% discount on their personal home lighting displays with a special code. Thank you for the opporrtity to light up your amazing community.

This proposal contains 18 options. Be sure to click the checkboxes below for the options you want to include.

Item	Description	Amount
Commercial Holiday Light Installation	Our Holiday Lights service provides you with professional grade, custom cut, energy efficient LED lights that shine brighter and last longer than standard lights. You will find your specialized design in this interactive proposal, allowing you to check/uncheck boxes based on your preference or budget. The price will change as you check/uncheck the boxes to the left of the item.	
	This proposal includes all labor, products, and materials needed to complete your Holiday Lights installation and takedown. Once accepted, our team will schedule installation, and after the holidays are over, will come back to remove and store the lights.	\$400.00
	Business/HOA Multi-year Discount. If you would like to take advantage of a 3-year or 5-year contract discount, the pricing would be reduced as following, for each year: 3-year Contract: 5% each year 5-year Contract: 7.5% each year	
	You will see design photos at the bottom, which gives you an idea of what the finished product could look like; however, please note that some of the features portrayed are NOT TO SCALE.	
Our Holiday Lights service provides you with professional grade, custom cut, energy efficient LED lights that shine brighter and last longer than standard lights. You will find your specialized design in this interactive proposal, allowing you to check/uncheck boxes based on your preference or budget. The price will change as you check/uncheck the boxes to the left of the item.		
This proposal includes all labor, products, and materials needed to complete your Holiday Lights installation and takedown. Once accepted, our team will schedule installation, and after the holidays are over, will come back to remove and store the lights.		
Business/HOA Multi-year Discount. If you would like to take advantage of a 3-year or 5-year contract discount, the pricing would be reduced as following, for each year: 3-year Contract: 5% each year 5-year Contract: 7.5% each year		
You will see design photos at the bottom, which gives you an idea of what the finished product could look like; however, please note that some of the features portrayed are NOT TO SCALE.		
☒	West Left Entrance Towers	\$933.00

4/7/26, 8:05 AM		HUMBUG estimate 2026.htm	
Wreath - 30 "			
Mixed Noble	A classic wreath featuring realistic greenery, wrapped in our beautiful warm-		
Wreath - Warm	white 5mm mini-lights.		\$476.00
White LED			
A classic wreath featuring realistic greenery, wrapped in our beautiful warm-white 5mm mini-lights.			
Bow - 15"	15" CANVAS Bow Red/Gold Trim - UV Protected		\$160.00
15" CANVAS Bow Red/Gold Trim - UV Protected			
C9 Lighting Cord-			
Level 1	Bright and customized C9 roofline lighting, fitted with the bulb color below.		\$297.00
Bright and customized C9 roofline lighting, fitted with the bulb color below.			
C9 Warm White			
Bulbs	C9 Bulb Polystyrene-PS LED Faceted Warm White		\$0.00
C9 Bulb Polystyrene-PS LED Faceted Warm White			
☒			
West Left Entrance Garland			\$360.00
Garland - 9'X14"			
Mixed Noble	A classic garland featuring realistic greenery, wrapped in our beautiful LED		
Garland - Warm	warm-white mini-lights.		\$250.00
White			
A classic garland featuring realistic greenery, wrapped in our beautiful LED warm-white mini-lights.			
Bow - 24"	24" CANVAS Bow Red/Gold Trim - UV Protected		\$110.00
24" CANVAS Bow Red/Gold Trim - UV Protected			
☐			
West Left Entrance Optional Bush			\$660.00
Warm White, 5mm			
Coaxial Mini Light	5MM COAX 70L (BALLED) Warm White 4"		\$660.00
Strand			
5MM COAX 70L (BALLED) Warm White 4"			
☐			
West Left Entrance Opt. Ground L			

\$300.00

C9 Lighting Cord-Ground	Bright and customized C9 ground or landscape lighting, fitted with the bulb color below.	\$300.00
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Bright and customized C9 ground or landscape lighting, fitted with the bulb color below.

C9 Warm White Bulbs	C9 Bulb Polystyrene-PS LED Faceted Warm White	\$0.00
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C9 Bulb Polystyrene-PS LED Faceted Warm White



West Left Entrance Palms

\$264.00

Warm White, 5mm Coaxial Mini Light Strand	5MM COAX 70L (BALLED) Warm White 4"	\$264.00
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5MM COAX 70L (BALLED) Warm White 4"



West Right Entrance Garland

\$360.00

Garland - 9'X14" Mixed Noble Garland - Warm White	A classic garland featuring realistic greenery, wrapped in our beautiful LED warm-white mini-lights.	\$250.00
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A classic garland featuring realistic greenery, wrapped in our beautiful LED warm-white mini-lights.

Bow - 24"	24" CANVAS Bow Red/Gold Trim - UV Protected	\$110.00
-----------	---	----------

24" CANVAS Bow Red/Gold Trim - UV Protected



West Right Entrance Towers

\$933.00

Wreath - 30 " Mixed Noble Wreath - Warm White LED	A classic wreath featuring realistic greenery, wrapped in our beautiful warm-white 5mm mini-lights.	\$476.00
---	---	----------

A classic wreath featuring realistic greenery, wrapped in our beautiful warm-white 5mm mini-lights.

Bow - 15"	15" CANVAS Bow Red/Gold Trim - UV Protected	\$160.00
-----------	---	----------

15" CANVAS Bow Red/Gold Trim - UV Protected

C9 Lighting Cord- Level 1	Bright and customized C9 roofline lighting, fitted with the bulb color below.	\$297.00
------------------------------	---	----------

Bright and customized C9 roofline lighting, fitted with the bulb color below.

C9 Warm White Bulbs	C9 Bulb Polystyrene-PS LED Faceted Warm White	\$0.00
------------------------	---	--------

C9 Bulb Polystyrene-PS LED Faceted Warm White



West Right Entrance Opt. Bush

\$660.00

Warm White, 5mm Coaxial Mini Light Strand	5MM COAX 70L (BALLED) Warm White 4"	\$660.00
---	-------------------------------------	----------

5MM COAX 70L (BALLED) Warm White 4"



West Right Entrance Palms

\$264.00

Warm White, 5mm Coaxial Mini Light Strand	5MM COAX 70L (BALLED) Warm White 4"	\$264.00
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5MM COAX 70L (BALLED) Warm White 4"



West R Entrance Opt. Ground L

\$300.00

C9 Lighting Cord- Ground	Bright and customized C9 ground or landscape lighting, fitted with the bulb color below.	\$300.00
-----------------------------	--	----------

Bright and customized C9 ground or landscape lighting, fitted with the bulb color below.

C9 Warm White Bulbs	C9 Bulb Polystyrene-PS LED Faceted Warm White	\$0.00
------------------------	---	--------

C9 Bulb Polystyrene-PS LED Faceted Warm White



West Center Island Palms 2x

\$198.00

Warm White, 5mm

Coaxial Mini Light 5MM COAX 70L (BALLED) Warm White 4" Strand

\$198.00

5MM COAX 70L (BALLED) Warm White 4"



West Center Ground Lighting

\$930.00

C9 Lighting Cord- Ground Bright and customized C9 ground or landscape lighting, fitted with the bulb color below.

\$930.00

Bright and customized C9 ground or landscape lighting, fitted with the bulb color below.

C9 Warm White Bulbs

C9 Bulb Polystyrene-PS LED Faceted Warm White

\$0.00

C9 Bulb Polystyrene-PS LED Faceted Warm White



Main Entrance Tower

\$1,304.00

C9 Lighting Cord- Level 3 Bright and customized C9 upper story/high roofline lighting, fitted with the bulb color below. (Requires Lift)

\$880.00

Bright and customized C9 upper story/high roofline lighting, fitted with the bulb color below. (Requires Lift)

C9 Warm White Bulbs

C9 Bulb Polystyrene-PS LED Faceted Warm White

\$0.00

C9 Bulb Polystyrene-PS LED Faceted Warm White

Wreath - 48" Mixed Noble Wreath - Warm White LED

A classic wreath featuring realistic greenery, wrapped in our beautiful warm-white 5mm mini-lights.

\$369.00

A classic wreath featuring realistic greenery, wrapped in our beautiful warm-white 5mm mini-lights.

Bow - 24"

24" CANVAS Bow Red/Gold Trim - UV Protected

\$55.00

24" CANVAS Bow Red/Gold Trim - UV Protected



Main Entrance Trees 2x

\$462.00

Warm White, 5mm

Coaxial Mini Light 5MM COAX 70L (BALLED) Warm White 4"
Strand

\$462.00

5MM COAX 70L (BALLED) Warm White 4"



Main Entrance Center Median Tree

\$1,920.00

Oak/Magnolia

Trunk and/or

Branches - Warm

White Mini Light

Strand

Six Center median trees Additional Wrapping of trunk / branches with 5MM
COAX Warm White 4" up to approximately 10-12 feet high

\$1,920.00

Six Center median trees Additional Wrapping of trunk / branches with 5MM COAX Warm White 4"
up to approximately 10-12 feet high

Main Entrance OPTIONAL

\$0.00

Oak/Magnolia

Trunk and/or

Branches - Warm

White Mini Light

Strand

REQUIRES ELECTRICAL OUTLET ADDED - 16 Total Trees at front on
both sides of road with wrapping of trunk / branches with 5MM COAX Warm
White 4" - Approximate cost \$5,000 PLUS electrician cost to add outlet.

\$0.00

REQUIRES ELECTRICAL OUTLET ADDED - 16 Total Trees at front on both sides of road with
wrapping of trunk / branches with 5MM COAX Warm White 4" - Approximate cost \$5,000 PLUS
electrician cost to add outlet.

Main Road InFront of Commercial

\$0.00

Oak/Magnolia

Trunk and/or

Branches - Warm

White Mini Light

Strand

REQUIRES ELECTRICAL OUTLET ADDED - 24 Total Trees Past center
median to commercial area/Town Square both sides of road with wrapping of
trunk / branches with 5MM COAX Warm White 4" - Approximate cost \$7,500
PLUS electrician cost to add outlets.

\$0.00

REQUIRES ELECTRICAL OUTLET ADDED - 24 Total Trees Past center median to commercial
area/Town Square both sides of road with wrapping of trunk / branches with 5MM COAX Warm
White 4" - Approximate cost \$7,500 PLUS electrician cost to add outlets.

Town Square

\$9,688.00

Warm White, 5mm Coaxial Mini Light Strand Center Crepe Myrtles (2 rows / 14 trees) at end of Harmony Square wrapped to approx 6 feet high. 5MM COAX 70L (BALLED) Warm White 4" To add the outer Crepe Myrtles (4 rows/14 more) - price would be \$6,250 total. \$3,360.00

Center Crepe Myrtles (2 rows / 14 trees) at end of Harmony Square wrapped to approx 6 feet high. 5MM COAX 70L (BALLED) Warm White 4" To add the outer Crepe Myrtles (4 rows/14 more) - price would be \$6,250 total.

Oak/Magnolia

Trunk and/or Branches - Warm White Mini Light Strand Seven Oak Trees to the right of the Center - Wrapping of trunk / branches with 5MM COAX Warm White 4" to approximately 10-12feet in height \$2,240.00

Seven Oak Trees to the right of the Center - Wrapping of trunk / branches with 5MM COAX Warm White 4" to approximately 10-12feet in height

Oak/Magnolia

Trunk and/or Branches - Warm White Mini Light Strand Seven Oak Trees to the right of the Center - Wrapping of trunk / branches with 5MM COAX Warm White 4" to approximately 10-12feet in height \$2,240.00

Seven Oak Trees to the right of the Center - Wrapping of trunk / branches with 5MM COAX Warm White 4" to approximately 10-12feet in height

Warm White, 5mm Coaxial Mini Light Strand Seven smaller Crepe Myrtles behind town center knee wall wrapped with 5MM COAX 70L Warm White 4" to approx. 6 ft in high (multiple branches) \$1,848.00

Seven smaller Crepe Myrtles behind town center knee wall wrapped with 5MM COAX 70L Warm White 4" to approx. 6 ft in high (multiple branches)

Base	\$400.00
West Left Entrance Towers	\$933.00
West Left Entrance Garland	\$360.00
West Left Entrance Optional Bush	\$660.00
West Left Entrance Opt. Ground L	\$300.00
West Left Entrance Palms	\$264.00
West Right Entrance Garland	\$360.00
West Right Entrance Towers	\$933.00
West Right Entrance Opt. Bush	\$660.00
West R Entrance Opt. Ground L	\$300.00
West Center Island Palms 2x	\$198.00
West Center Ground Lighting	\$930.00
Main Entrance Tower	\$1,304.00

Main Entrance Trees 2x	\$462.00
West Right Entrance Palms	\$264.00
Main Entrance Center Median Tree	\$1,920.00
Main Entrance OPTIONAL	\$0.00
Main Road InFront of Commercial	\$0.00
Town Square	\$9,688.00
Subtotal	\$18,016.00
Tax	\$1,171.04
Total	\$19,187.04

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Pictures

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Harmony-Re-2026-New-HOA-Design-2020

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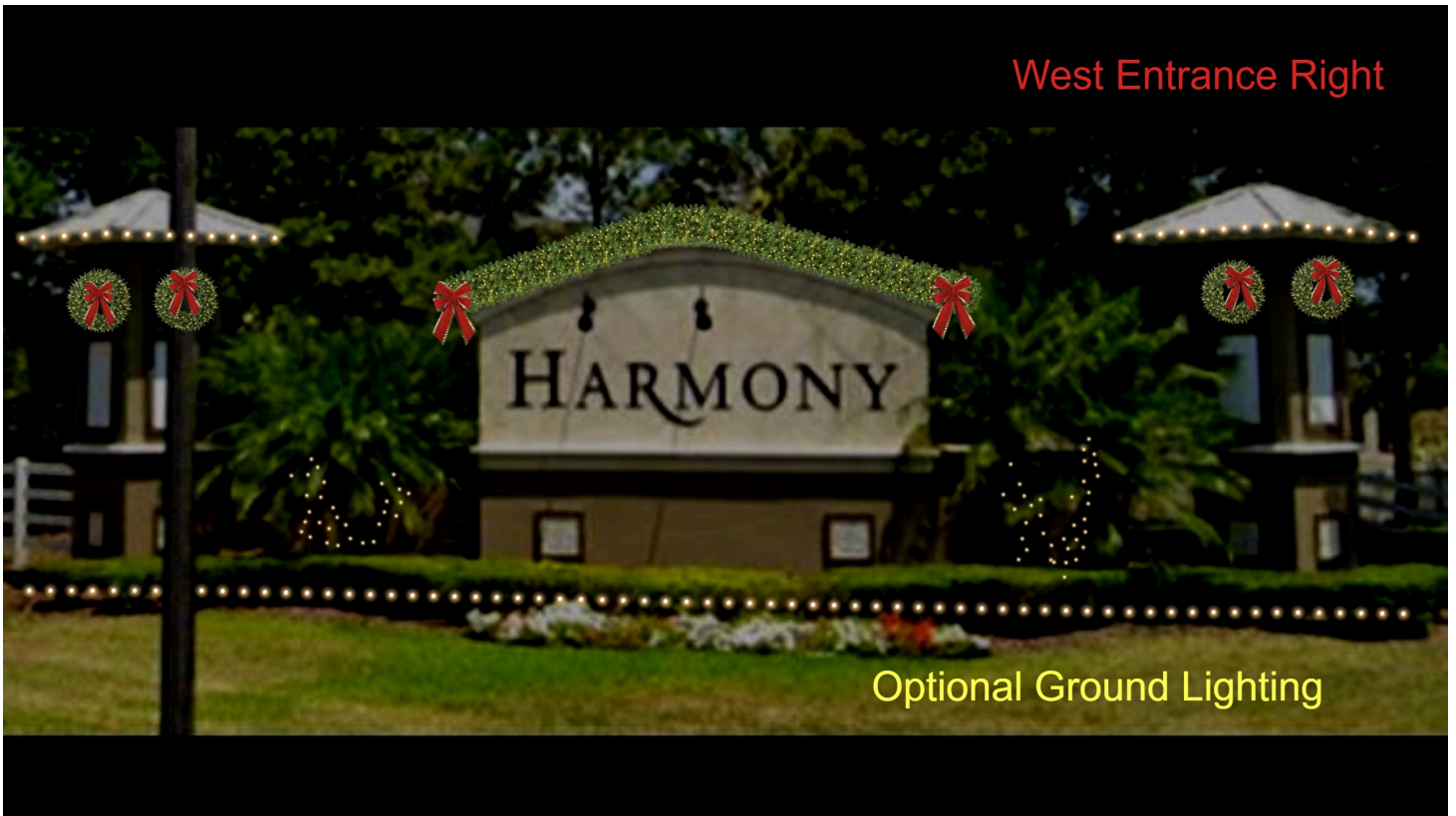
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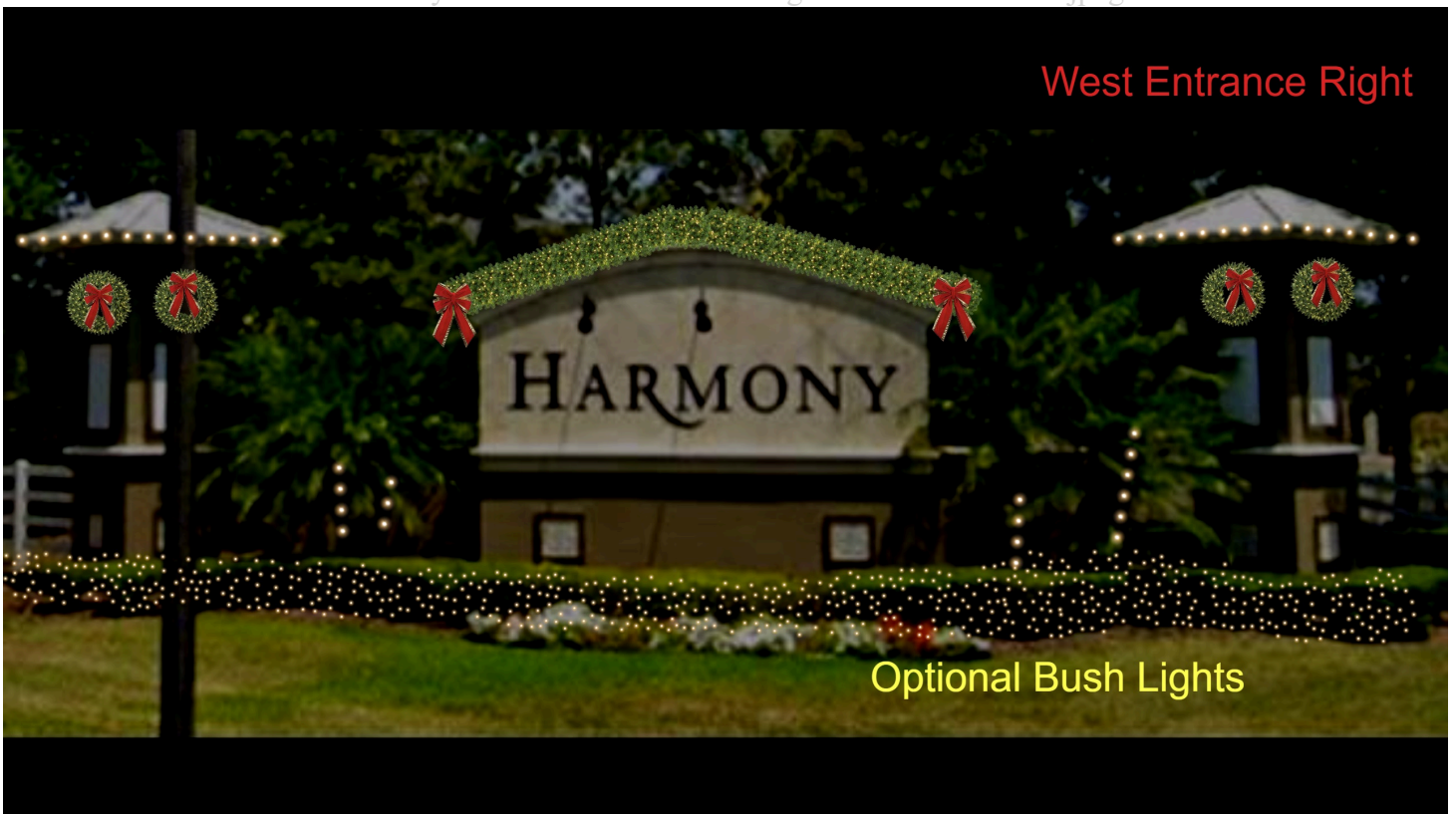
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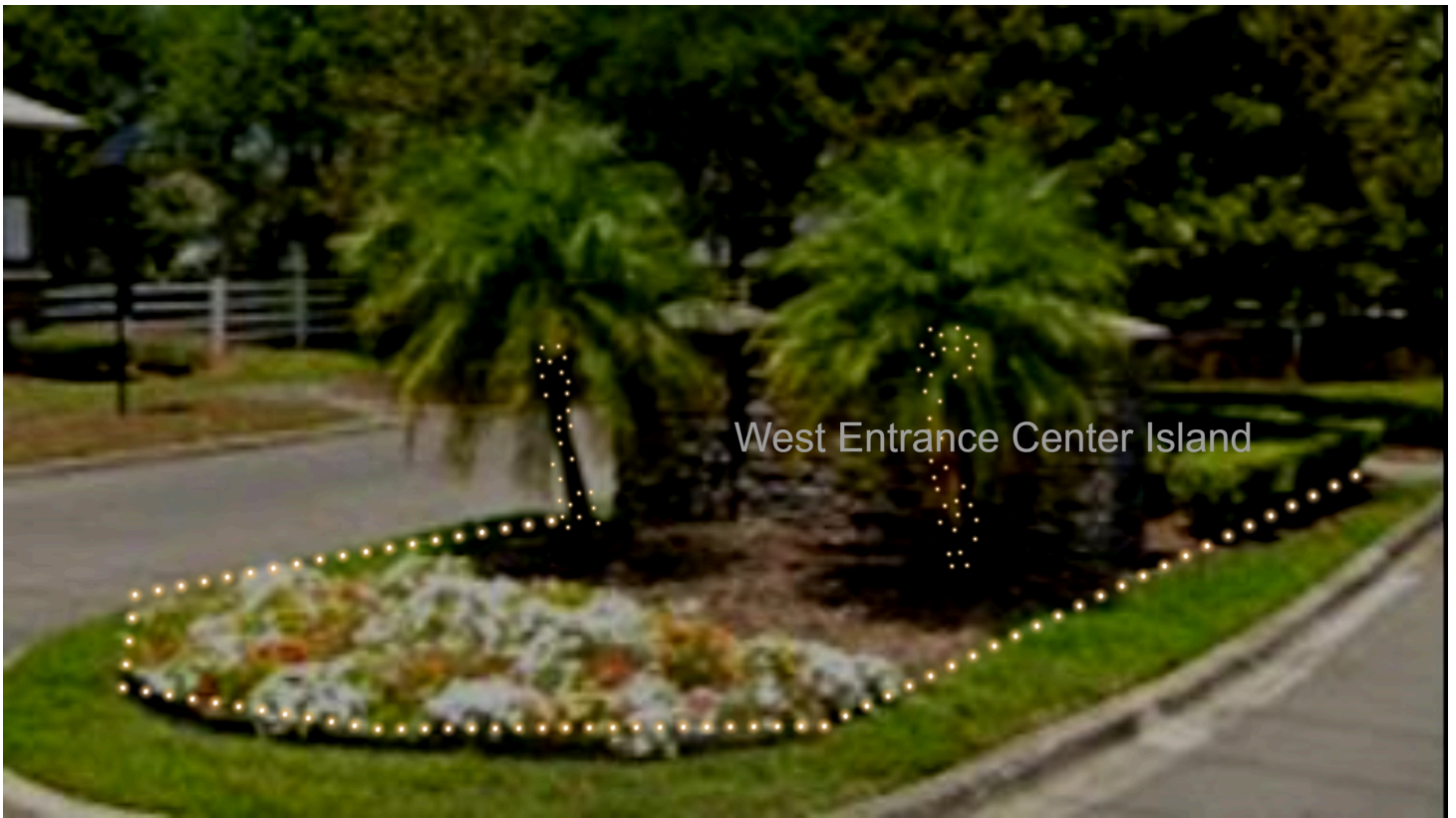
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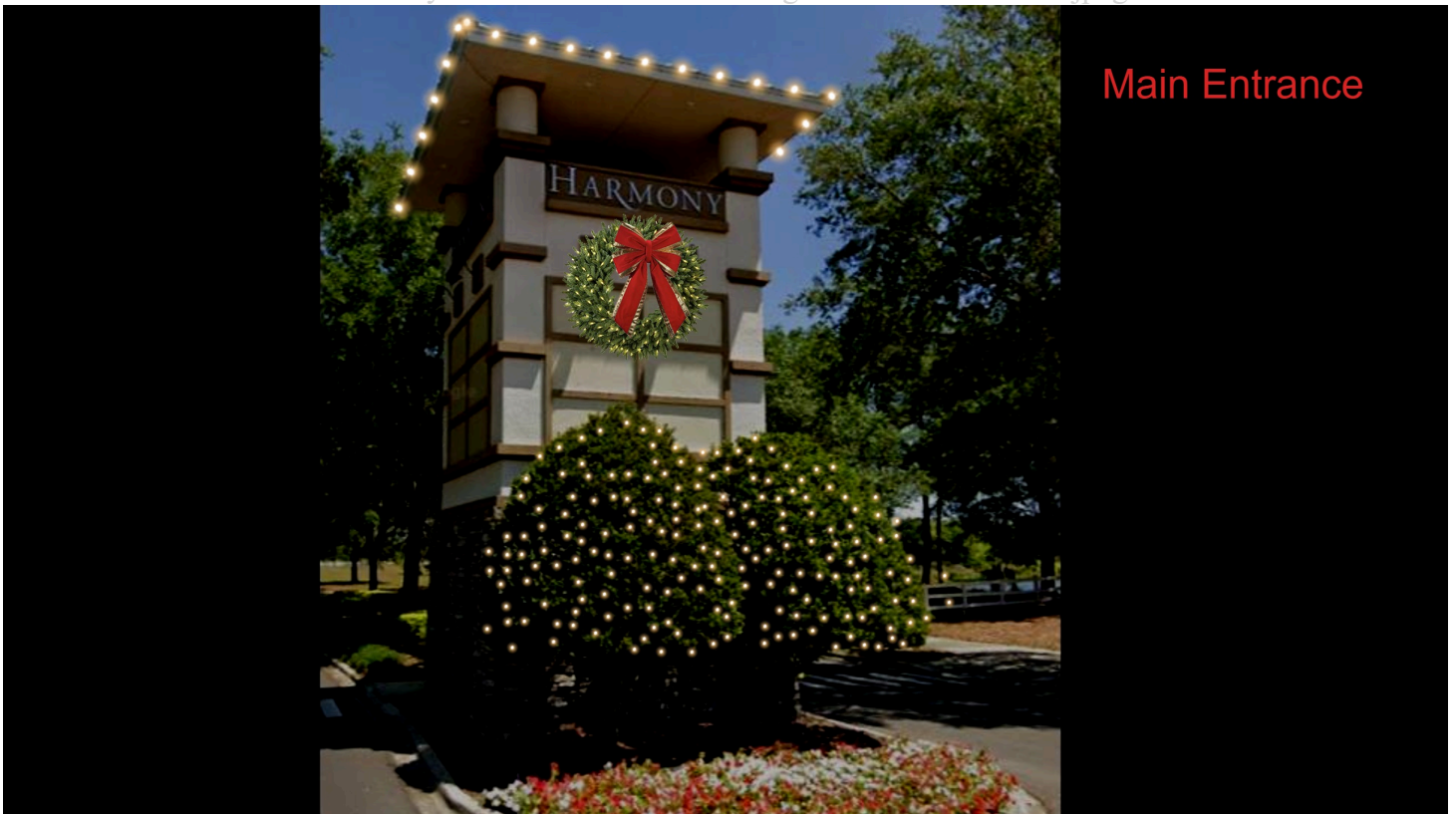
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TERMS AND CONDITIONS

Humbug Holiday Lighting of Central Florida (the “Company” or “Humbug Holiday Lighting CF”) is an independently owned and operated franchisee of the Humbug Holiday Lighting brand. By accepting this proposal, the person/company listed on the first page (“Customer”) agrees to the terms of this document, including entering into a contract with Humbug Holiday Lighting CF and no other individual or entity. Customer represents that they have the full authority to enter into this agreement and authorize the lights, decorations and services described in this document. The terms of the holiday lighting agreement are as follows:

1. Project Minimums, Invoicing & Payments

- o The minimum holiday lighting project starts at \$850 and increases from there. All projects must meet the minimum pricing requirement of \$850 (regardless of any offered discounts), unless otherwise approved by Humbug Holiday Lighting CF.
- o A deposit of 50% of the project is required confirm the project and accept this proposal as a contract. Such 50% deposit must be paid prior to scheduling an installation date. This is a non-refundable deposit. In the event Customer cancels this agreement prior to installation, Company will retain the deposit.
- o If a payment plan has been offered and selected, at least 50% of the total project cost must be paid prior to installation.
- o Payment of the remaining project total is due upon completion of installation.
- o If full payment for all products, items and services has not been received one month after installation, Company will assess late fees of 5% accruing monthly on the unpaid balances until payment is received in full.
- o All received payments will be first applied to any outstanding late fees, and then to the remainder of the unpaid balance.

- o In the event payments are not made as required, the Company will consider the account in default and Customer will be responsible for the cost of collections, including reasonable attorney fees, as allowed by law. In its sole discretion, Company may choose to remove the lighting following notice of non-payment to Customer.
- o The Company reserves the right to decline any service to be performed, or reimbursement of a Customer for payment received for said service.

2. Lighting, Displays, & Decorations Maintenance

If any lights stop working, or there are issues with decorations and displays, minor maintenance is free of charge. Simply contact Humbug Holiday Lighting CF at **407-993-6444** or emailing **h26@humbugholidaylighting.com** and we will schedule a service call as soon as practical. However, restrictions do apply:

- o Humbug Holiday Lighting CF will only repair lights and decorations that were provided by, and installed by, Humbug Holiday Lighting CF. No items installed or provided by the Customer (or any other third party) will be the responsibility of Humbug Holiday Lighting CF.
- o Customer will not plug any lights, decorations or other electrical devices into the Humbug Holiday Lighting CF lights and decorations. Such action will void the services and maintenance obligation.
- o Humbug Holiday Lighting CF will continue to service decorations and displays free of charge until December 23rd. After that point, a maintenance charge will be incurred if service is requested.
- o Humbug Holiday Lighting CF will not be liable for fulfilling agreements if circumstances beyond its control occur, including but not limited to; weather emergencies, war, pandemics, government actions, national emergencies, acts of vandalism, intentional damage, theft, terrorism, changes in trade legislation, and other unforeseen events.
- o Repair or replacement for damage to decorations and/or lighting not caused by “Acts of God” (as described in the prior bullet point) or are more than “minor maintenance” will be billed hourly at a rate of \$85/hour, with a minimum of two (2) hours. In addition, any materials that need to be replaced will be billed accordingly (e.g. damage to driveway stakes/lights due to someone driving a car over them).
- o If any decorations/displays/lights need repair, we will use reasonable efforts to be there within a 24-48 hour period but cannot guarantee that time frame depending on current schedule, weather, staffing and possible extenuating circumstances. Customer agrees that Humbug Holiday Lights of CF may take photos of the holiday lights and decorations installed on Customers home or business and use such photos for business and marketing purposes, provided the address of the installation will not be disclosed.

3. Installation Requirements and Dates

- o Customer is responsible for ensuring proper electrical supply availability of 120v plug outlets. Our installation requires functional 120v plug outlets. If there are no functional 120v plugs, or not enough 120v plug outlets, the installation will be delayed until a licensed electrician installs the necessary plugs required for install. The customer is responsible for arranging the licensed electrician to install the necessary 120v plug outlets.
- o All installation dates are on a first come first serve basis. Humbug Holiday Lighting CF will try to accommodate specific scheduling requests, however not all requests may be accommodated due weather, other schedules and staff.
- o Humbug Holiday Lighting CF will provide Customer with an installation date range (usually a 7-day window). Installation dates may change depending on weather conditions or other unforeseen circumstances.

- o Humbug Holiday Lighting CF will try to honor the installation window provided; however, changes may occur. Humbug Holiday Lighting CF is not responsible for any damages occurring from the failure to complete an installation by a specific time frame.
- o In some cases, Customers with lights installed prior to Thanksgiving may have Greenery added the Saturday and Sunday following Thanksgiving.
- o Humbug Holiday Lighting CF is closed and not available for work, repair or maintenance on the following dates: Thanksgiving Day and the subsequent day after, as well as December 23rd – 26th, December 31st, and January 1st. Business operations are usually closed on weekends, but may be available for emergencies or special issues.
- o Humbug Holiday Lighting CF may have prior projects and commitments, which could cause blackout dates for availability.

4. Removal, Storage and Ownership

- o Removals begin on or around January 2nd and continue until completed. If you require removal on a specific date or wish to keep the lights and decor up longer, please tell your representative and arrangements may be made.
- o Removal of lighting and décor is generally scheduled by geographic location in order to maximize efficiency. Our goal is to have all lights and décor removed by the end of January, but we cannot guarantee this time for completion.
- o Any requests to keep lighting and décor up past the installation and removal window may incur additional fees. Upon request and availability, early removals, late removals and removal on a specific date may be provided at an additional charge. Humbug Holiday Lighting CF reserves the right to decline specific removal requests. Not all requests may be accommodated.
- o All materials provided by Humbug Holiday Lighting CF are owned solely by Humbug Holiday Lighting CF. At no time will the customer assume any ownership of materials used. Customer further agrees not to remove or damage any materials supplied by Humbug Holiday Lighting CF without prior written approval from the Company. In the event Customer's home or building changes ownership during the term of any rental of materials from the Company, customer remains responsible for payment.

5. Billing Errors

- o Please notify Humbug Holiday Lighting CF within 7 days of receiving your bill if there are any errors or discrepancies. After 7 days, it is assumed that all billing is correct and any changes may not be authorized.

6. Discounts

- o Humbug Holiday Lighting CF reserves the right to offer discounts to clients as it sees fit. Humbug Holiday Lighting CF makes no guarantees that discounts offered one year will be extended in future years. Humbug Holiday Lighting CF has the right to remove discounts based on non-payment or late payment.

7. Limitations on Liability

- o To the extent allowed by applicable law, The Company's maximum liability to Customer is the amount Customer has agreed to pay under this agreement, specifically excluding any special, incidental, consequential or other damages, as well as attorneys' fees.

o Except as otherwise expressly provided in this agreement, all materials are provided as is without any warranty of any kind, whether expressed or implied, and excluding any warranty of merchantability or fitness for particular purpose.

o Both parties agree to seek to resolve any disputes in good faith and waive the right to a jury trial in the event a dispute cannot be resolved and must go to court.

Click [here](#) if you no longer wish to receive notifications or related information about this proposal.

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CHRISTMAS LIGHT INSTALLATION PROPOSAL

Prepared for: Harmony Residential Owners' Association, Inc.

Proposal Date: April 10, 2026

Thank you for the opportunity to submit this proposal for holiday lighting installation at the Harmony community. We are pleased to present the following itemized pricing for the supply, professional installation, seasonal maintenance visits, end-of-season takedown, and storage of warm white LED lighting across the specified locations.

All pricing is all-inclusive — there are no additional charges for installation labor, maintenance visits throughout the display season, takedown, or storage.

Section 1 — First / West Entrance (Highway 192)

Warm white lighting installed on entrance towers, marquee signs, and center median palm trees.

Item	Qty	Unit Price	Total
Center median palm trees (2)	2	\$125.00	\$250.00
48" decorative wreath — center median	1	\$600.00	\$600.00
Entrance towers (4) & marquee signs (2)	6	—	\$1,500.00
Flanking palm trees (4)	4	\$150.00	\$600.00

Section 1 Total

\$2,950.00

Section 2 — Main / East Entrance

Warm white lighting installed on the main monument tower structure, including a statement wreath and surrounding tree accents.

Item	Qty	Unit Price	Total
Main entrance tower lighting	1	\$1,000.00	\$1,000.00
60" decorative wreath — tower	1	\$800.00	\$800.
Surrounding entrance trees	1	\$1,250.00	\$1,250.00

Section 2 Total

\$3,050.00

Section 3 — Harmony Square Drive Oak Trees

Warm white lighting installed on oak trees lining both sides of Harmony Square Drive leading into Town Square, wrapped to approximately 8 ft. height.

Item	Qty	Unit Price	Total
Oak trees — both sides of roadway (approx. 44 trees @ 8 ft.)	44	\$250.00	\$11,000.00

Section 3 Total	\$11,000.00
-----------------	-------------

Important Consideration — Oak Tree Scope

Given the scale of this scope — 44 mature trees across a lengthy corridor — we want to flag a few considerations for the association's review before finalizing this portion of the installation. Power availability along Harmony Square Drive will need to be confirmed at each point of installation; depending on existing outlet placement, additional power management infrastructure may be required, which could affect final pricing. We would recommend a brief on-site walkthrough with your team to assess power access prior to confirming this section, ensuring there are no surprises once installation begins. We are happy to coordinate that visit at your convenience.

Section 4 — Town Square Crape Myrtle Trees

Warm white lighting installed on crape myrtle trees in the Town Square center "X" formation, wrapped to approximately 8 ft. height.

Item	Qty	Unit Price	Total
Crape myrtle trees — Town Square X formation (approx. 70 trees @ 8 ft.)	70	\$250.00	\$17,500.00

Section 4 Total	\$17,500.00
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Important Consideration — Town Square Scope

Lighting 70 crape myrtles simultaneously represents a significant power draw concentrated in a central area. Before confirming this scope, we strongly recommend verifying that existing power infrastructure in Town Square can support the full load — particularly across the X-formation layout. A site visit to assess available circuits and outlet locations would ensure the design is both achievable and safe. We are glad to partner with the association on that assessment and can propose phased or alternative configurations if power capacity requires it.

FULL SCOPE TOTAL INVESTMENT

\$34,500.00

All-inclusive: lights, installation, maintenance visits, takedown & storage

Proposal Summary

Location	Section Total
Section 1 — First / West Entrance (Hwy 192)	\$2,950.00
Section 2 — Main / East Entrance	\$3,050.00
Section 3 — Harmony Square Drive Oak Trees	\$11,000.00
Section 4 — Town Square Crape Myrtles	\$17,500.00
GRAND TOTAL	\$34,500.00

Terms & Conditions

All work to be performed using professional-grade warm white LED lighting products.

All-inclusive pricing covers: equipment/lights, professional installation, scheduled maintenance visits throughout the display season, full takedown at season end, and off-season storage.

Insurance:

General Liability Insurance: A Certificate of General Liability Insurance will be provided with this bid, evidencing coverage of no less than \$1,000,000.

Workers' Compensation: Our company qualifies for a workers' compensation exemption under applicable state law. Documentation of exemption status is available upon request.

Automobile Liability: All vehicles operated in connection with this project will be covered under appropriate automobile liability insurance. Box trucks and cargo vehicles used during the installation season are rented through commercial vendors and are covered under the rental company's commercial fleet insurance policy. Our owned/operated personal vehicles carry personal automobile liability coverage. Documentation can be provided upon request.

Bidder has reviewed all site maps provided and will conduct an on-site inspection of all areas prior to installation to confirm power availability.

Pricing valid for 30 days from proposal date. Sections 3 and 4 are subject to final power assessment confirmation. Payment terms and schedule to be established upon contract execution.

Submitted by:

Accepted by (HROA):

Authorized Signature

Authorized Signature

Company Name

Title

Date

Date



Harmony Community Development District

Reflective Sign on Cat Brier Trail Crosswalk



Harmony Community Development District

20 ft Pontoon Boat Issues



Harmony Community Development District

**Recurring Group Fitness Instruction Class Request
– Lakeshore Park Soccer Field**

Blake Firth

From: Sheila Reeves <reallifefitnesswithsheila@gmail.com>
Sent: Friday, June 26, 2026 8:28 PM
To: Ask Harmony CDD
Subject: Soccer Field Reservation Request – Lakeshore Park

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

Hello Harmony CDD Management Team,

I am writing to inquire about reserving the multi-use soccer field at Lakeshore Park for an organized group fitness class.

Could you please check the availability for a recurring reservation on Saturdays from **8:00 AM to 9:00 AM**, beginning **Saturday, July 11th**, and continuing on upcoming Saturdays, excluding **Saturday, July 4th**?

Reservation Details:

- **Location:** Lakeshore Park Soccer Field (3300 Schoolhouse Rd.)
- **Activity:** Group Fitness Instruction
- **Estimated Attendance:** Approximately 10 participants
- **Requested Time:** Saturdays, 8:00 AM – 9:00 AM
- **Requested Start Date:** Saturday, July 11th

I am a fully certified RRCA Run Coach and maintain current professional liability insurance. I have copies of both my RRCA certification and insurance certificate ready to submit, along with the completed Organization/Corporate Application Form, as soon as availability is confirmed.

Please let me know if these dates and times are currently available on the district calendar or if there are any additional requirements needed to complete the reservation process.

Thank you for your time and assistance. I look forward to hearing from you.

Best regards,

Sheila Reeves
618-910-8697
2537 Red Legged Thrush Drive
Harmony, FL 34773



Harmony Community Development District

**Cease and Desist Letter
to the Golf Course Regarding Ponds**



Harmony Community Development District

Parking Violations on Five Oaks

Blake Firth

From: mary jane sledz <mjsledz@yahoo.com>
Sent: Monday, July 20, 2026 12:42 PM
To: Dan Leet; Brittany Coronel; Julie Nichols Williams; Lucas Chokanis; Joellyn Phillips; Ask Harmony CDD
Subject: signage on the streets

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

With more recent events down on the East side of Harmony, the parking is out of hand. We know have two boat trailers, reg trailers, a semi trailor, an RV (that sits till rented) and now a blue huge bus! Most of them are over in the bike lane which is against the statute and itis very dangerous and now there are 3 large vehicles in front of the south lakes gates and residents cannot see around it to safely exit and someone riding a scooter almost got hit! The residents have to pull all the way to the middle of 5 oaks to see around them.

We need to demand the county institute your signage request because what they wrote in the letter is not happening (violations addressed, and increased monitoring/patrolling. We have actually had six violations removed after tickets givin because "they were done in error" per the officer. This is ludicrous. Safety is of course utmost importance and then secondly the look of our community has deteriorate and not it hurts all of us due to decreased property values (we have actually had prospective buyers say they won't buy due to this issue).

Another CDD community just received approval for signs and on the sheriff website, they showed the community (kindred) and that they will now enforce....so why is our community any different.?

Please help the residents of our community.

I am requesting this be addressed at next weeks meeting.

Mary Jane Sledz



Harmony Community Development District

**Easement to
Tohopekaliga Water Authority**

EXHIBIT "A"

[ATTACH COPY OF DRAFT EASEMENT]

THIS INSTRUMENT PREPARED BY OR AT THE DIRECTION OF:

After recording, return to:
Jad Brewer, General Counsel
Tohopekaliga Water Authority
951 Martin Luther King Blvd.
Kissimmee, Florida 34741

Parcel ID No.: 30-26-32-2612-000U-0020

----- (Space above this line for recording data) -----

EXCLUSIVE EASEMENT

THIS EASEMENT is made and granted this _____ day of _____ 2026, by Harmony Community Development District, (the "**Grantor**"), having its principal place of business located at Harmony CDD 210 N University Dr. Ste 702, Coral Springs, FL 33071, to the **TOHOPEKALIGA WATER AUTHORITY** ("**TOHO**"), an independent special district, established and created pursuant to Chapter 189, Florida Statutes, by special act of the Florida Legislature, having its principal place of business located at 951 Martin Luther King Blvd., Kissimmee, Florida 34741.

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration receipt and sufficiency of which is hereby acknowledged, does hereby authorize the use of and hereby grants to TOHO, its successors and assigns, a perpetual exclusive utility easement across a parcel of real property in Osceola County, Florida, as more particularly described in attached **Exhibit A** (the "**Easement Area**"), for the purpose of: **(a)** installing, maintaining, operating, repairing, refiguring, or reconstructing water and wastewater utilities and associated facilities within the Easement Area (collectively, the "**Facilities**"); **(b)** all other rights and privileges reasonably necessary, in TOHO's sole discretion, for the safe, reliable, and efficient installation, operation, repair, and maintenance of the Facilities; and **(c)** ingress and egress to the Easement Area for the above-stated purposes.

Grantor may continue to use the surface of the Easement Area for any lawful purposes that do not unreasonably interfere with the easement rights granted to TOHO in this instrument, which may include, upon receipt of prior written approval from TOHO which shall not be unreasonably withheld, the following improvements being made to the Easement Area: parking, paving, sidewalks, lighting, landscaping, green spaces, recreational areas, and drive aisles for motor-vehicles.

Grantor shall not place any permanent structures or improvements such as buildings or foundations on, over, or across the Easement Area. TOHO shall have the right to remove any such permanent structures or improvements placed on, over, or across the Easement Area at the expense of Grantor. TOHO shall have the right to clear the Easement Area of trees, limbs, vegetation, or other physical objects which endanger or interfere with the safe or efficient installation, operation, maintenance, repair, or replacement of facilities existing within the Easement Area.

TOHO will, at its sole cost and expense, restore the surface of any disturbed portion of the Easement Area to its original condition as near as is reasonably practicable, the damage or disturbance to which shall have been caused by the installation, maintenance, operation, repair, inspection, replacement, or removal of the Facilities or other exercise by the TOHO of its rights under this instrument.

The use of the easement granted in this instrument does not run to the public and no rights hereunder are granted or approved except for the purposes and use by TOHO, and its agents, successors, and assigns for the uses and purposes stated herein.

This easement shall automatically terminate if TOHO fails to use the Easement Area for the purposes permitted herein for a period of three or more calendar years.

The terms "Grantor" and "TOHO" shall include any and all respective heirs, successors, and assigns of the Grantor and TOHO. Any failure by TOHO to exercise or continue to exercise or enforce any of the rights granted in this instrument shall not be construed as a waiver or abandonment of the right to at any time, or from time to time, exercise any and all such rights.

[Signatures on Following Page]

IN WITNESS WHEREOF, the Grantor has authorized and caused the execution of this instrument as of the date first above written. Grantor warrants that it is the record owner of the lands to be encumbered by this instrument, that it has the full right and authority to convey to TOHO this perpetual Easement, and that TOHO shall have quiet and peaceful possession, use, and enjoyment of the same.

GRANTOR:

Harmony Community Development District

By:

Printed Name:

Title:

WITNESS #1

Print Name:

Address:

WITNESS #2

Print Name:

Address:

**STATE OF FLORIDA
COUNTY OF OSCEOLA**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026, by _____ as _____ of Harmony Community Development District, authorized to do business in the State of Florida on behalf of the company/corporation. They ☐ are personally known to me or ☐ have produced _____ as identification.

(Seal)

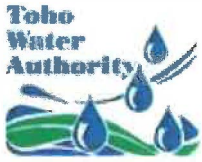
Signature of Notary Public

Name of Notary Typed, Printed or Stamped

EXHIBIT A[Sketch and Legal]

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[Print Form](#)

New Vendor Worksheet

1628 S. JOHN YOUNG PARKWAY
KISSIMMEE, FL 34741
407-944-5180

*This form is to be used to add a company to TWA's Vendor Database; therefore, it is important that all the information provided on this form be both accurate and complete. Please remember that the form must be filled out **COMPLETELY** and returned to the Procurement Services Department (procurement@tohowater.com) before starting a business transaction with TWA.*

Vendor Name

Name of Business:

Current Date

DBA (if applicable):

Business Addresses

Remittance address (please provide the address where payments are mailed):

Address

City State Zip Code

Purchase Order (PO) address (please provide an address where POs are mailed):

Address

City State Zip Code

PO email:

☐ Please check, if you accept VISA or Master Card as a form of payment for services.

Business Contacts

Sales Representative Contact

Name

Phone Number

email

Accounts Receivable Contact

Name

Phone Number

email

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RECEIPT FOR EASEMENT CONVEYANCE

For and in consideration of the sum of THREE THOUSAND SEVEN HUNDRED EIGHTY-THREE DOLLARS AND ZERO CENTS (\$3,783.00) (made payable to), receipt of which is hereby acknowledged, Harmony Community Development District, hereby acknowledges and agrees to the conveyance and grant to the Tohopekaliga Water Authority of a permanent easement more specifically described in that Easement document executed on even date herewith.

The consideration paid for the easement described above is deemed good and sufficient consideration as to the undersigned. Harmony Community Development District, hereby forever waives any claim or interest, whether now or in the future existing, known or unknown, against the Tohopekaliga Water Authority for any additional consideration for that Easement document executed on even date herewith.

This Receipt for Easement Conveyance may be executed in counterparts, each one of which shall be deemed an original document, and none of which shall be enforceable until all parties to the Receipt for Easement Conveyance have affixed their signatures thereto.

Dated this _____ day of _____, 2026.

Harmony Community Development District

By: _____

Print Name: _____ Date _____

Title: _____

By: _____

Print Name: _____ Date _____

Authorized Representative

Tohopekaliga Water Authority

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Instructions: “Nongovernmental Entity”, defined as any person or entity seeking to engage in business with the Tohopekaliga Water Authority (“**Toho**”), must complete the following form. The terms “**Contract**” and “**Agreement**” may be used interchangeably.

Nongovernmental Entity Name	
Solicitation/Contract Number(s):	

The undersigned, on behalf of the Nongovernmental Entity, hereby attests as follows:

- A.** The Nongovernmental Entity understands and affirms that Section 787.06(13), Florida Statutes, prohibits Toho from executing, renewing, or extending a contract with entities that use coercion for labor or services, as such terms are defined in Section 787.06, Florida Statutes.
- B.** The Nongovernmental Entity hereby attests, under penalty of perjury, that the Nongovernmental Entity does not use coercion for labor or services as defined in Section 787.06(2), Florida Statutes.
- C.** The Nongovernmental Entity understands and affirms that if at any time in the future, the Nongovernmental Entity does use coercion for labor or services, the Nongovernmental Entity will immediately notify Toho and no contracts may be executed, renewed, or extended with Toho.

The undersigned hereby represents that they: make the above attestation based upon personal knowledge; are over the age of 18 years and otherwise competent to make the above attestation; and are authorized to legally bind and make the above attestation on behalf of the Nongovernmental Entity.

Under penalties of perjury, the undersigned declares that they have read and understand the contents of the foregoing document and that the facts stated in it are true.

Authorized Signature: _____

Printed Name: _____

Title: _____

Date: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 20____, by _____, as _____ on behalf of the Nongovernmental Entity. They ☐ are personally known to me or ☐ have produced _____ as identification.

Signature of Notary Public

Name of Notary Typed, Printed or Stamped
My Commission Expires: _____

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**Request for Taxpayer
Identification Number and Certification**

Go to www.irs.gov/FormW9 for instructions and the latest information.

**Give form to the
requester. Do not
send to the IRS.**

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)	
	2 Business name/disregarded entity name, if different from above.	
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate ☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States.)
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐	
	5 Address (number, street, and apt. or suite no.). See instructions.	Requester's name and address (optional)
	6 City, state, and ZIP code	
7 List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number											
				-				-			
or											
Employer identification number											
					-						

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person	Date
------------------	--------------------------	------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

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**CORPORATE RESOLUTION OF THE BOARD OF DIRECTORS
OF Harmony Community Development District**

The undersigned Board members of **Harmony Community Development District** (the "**Association**"), held a meeting of the Board of Directors duly convened on _____, 2026, with notice of the meeting waived, and that the following resolutions are hereby duly adopted and ratified at such special meeting of the Board of Directors of the Association, all pursuant to Sections 607.0704 and 607.0821, *Florida Statutes*.

WHEREAS, the Association desires to grant a Utility Easement (the "**Easement**") to Tohopekaliga Water Authority ("**Toho**") over, across and on a parcel of common area property that is owned by the Association. A copy of the Easement is attached hereto as **Exhibit "A"**; and

WHEREAS, it is in the best interests of Association to grant the Easement to Toho, and Toho has agreed to pay the Association the sum of \$3,783.00 as consideration for the Easement;

WHEREAS, the Association has succeeded to the rights of the Declarant under that certain Declaration of Restrictions, covenants, condition, reservations and easements, recorded in Official Records Book 2125, Page 2093, (collectively, the "**Declaration**");

NOW, THEREFORE:

BE IT RESOLVED, that _____, as President of the Association be and is hereby authorized and directed to execute on behalf of the Association, any and all documents which may be required to effectuate the conveyance of the Easement to Toho, including but not limited to the Easement; and

FURTHER RESOLVED THAT _____, as President of the Association, be and he hereby is authorized and directed in the name and on behalf of this Association to carry out and fulfill the purposes and intent of the resolutions; and

BE IT FURTHER RESOLVED, that these resolutions may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. A facsimile transmission or other electronic transmission of an executed counterpart may be relied upon as fully as an executed original.

The undersigned hereby consent to the foregoing actions being taken and approve such actions and the foregoing resolutions this _____ day of _____, 2026.

[SIGNATURES FOLLOW ON THE NEXT PAGE.]

BOARD MEMBERS:

Print Name

Print Name

Print Name

Print Name

Print Name

Print Name

Print Name

Print Name

Print Name

EXHIBIT "A"

[ATTACH COPY OF DRAFT EASEMENT]

THIS INSTRUMENT PREPARED BY OR AT THE DIRECTION OF:

After recording, return to:
Jad Brewer, General Counsel
Tohopekaliga Water Authority
951 Martin Luther King Blvd.
Kissimmee, Florida 34741

Parcel ID No.: 30-26-32-2612-000U-0020

----- (Space above this line for recording data) -----

EXCLUSIVE EASEMENT

THIS EASEMENT is made and granted this _____ day of _____ 2026, by Harmony Community Development District, (the "**Grantor**"), having its principal place of business located at Harmony CDD 210 N University Dr. Ste 702, Coral Springs, FL 33071, to the **TOHOPEKALIGA WATER AUTHORITY** ("**TOHO**"), an independent special district, established and created pursuant to Chapter 189, Florida Statutes, by special act of the Florida Legislature, having its principal place of business located at 951 Martin Luther King Blvd., Kissimmee, Florida 34741.

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration receipt and sufficiency of which is hereby acknowledged, does hereby authorize the use of and hereby grants to TOHO, its successors and assigns, a perpetual exclusive utility easement across a parcel of real property in Osceola County, Florida, as more particularly described in attached **Exhibit A** (the "**Easement Area**"), for the purpose of: **(a)** installing, maintaining, operating, repairing, refiguring, or reconstructing water and wastewater utilities and associated facilities within the Easement Area (collectively, the "**Facilities**"); **(b)** all other rights and privileges reasonably necessary, in TOHO's sole discretion, for the safe, reliable, and efficient installation, operation, repair, and maintenance of the Facilities; and **(c)** ingress and egress to the Easement Area for the above-stated purposes.

Grantor may continue to use the surface of the Easement Area for any lawful purposes that do not unreasonably interfere with the easement rights granted to TOHO in this instrument, which may include, upon receipt of prior written approval from TOHO which shall not be unreasonably withheld, the following improvements being made to the Easement Area: parking, paving, sidewalks, lighting, landscaping, green spaces, recreational areas, and drive aisles for motor-vehicles.

Grantor shall not place any permanent structures or improvements such as buildings or foundations on, over, or across the Easement Area. TOHO shall have the right to remove any such permanent structures or improvements placed on, over, or across the Easement Area at the expense of Grantor. TOHO shall have the right to clear the Easement Area of trees, limbs, vegetation, or other physical objects which endanger or interfere with the safe or efficient installation, operation, maintenance, repair, or replacement of facilities existing within the Easement Area.

TOHO will, at its sole cost and expense, restore the surface of any disturbed portion of the Easement Area to its original condition as near as is reasonably practicable, the damage or disturbance to which shall have been caused by the installation, maintenance, operation, repair, inspection, replacement, or removal of the Facilities or other exercise by the TOHO of its rights under this instrument.

The use of the easement granted in this instrument does not run to the public and no rights hereunder are granted or approved except for the purposes and use by TOHO, and its agents, successors, and assigns for the uses and purposes stated herein.

The terms "Grantor" and "TOHO" shall include any and all respective heirs, successors, and assigns of the Grantor and TOHO. Any failure by TOHO to exercise or continue to exercise or enforce any of the rights granted in this instrument shall not be construed as a waiver or abandonment of the right to at any time, or from time to time, exercise any and all such rights.

[Signatures on Following Page]

IN WITNESS WHEREOF, the Grantor has authorized and caused the execution of this instrument as of the date first above written. Grantor warrants that it is the record owner of the lands to be encumbered by this instrument, that it has the full right and authority to convey to

TOHO this perpetual Easement, and that TOHO shall have quiet and peaceful possession, use, and enjoyment of the same.

GRANTOR:

Harmony Community Development District

By:

Printed Name:

Title:

WITNESS #1

Print Name:

Address:

WITNESS #2

Print Name:

Address:

**STATE OF FLORIDA
COUNTY OF OSCEOLA**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026, by _____ as _____ of Harmony Community Development District, authorized to do business in the State of Florida on behalf of the company/corporation. They ☐ are personally known to me or ☐ have produced _____ as identification.

(Seal)

Signature of Notary Public

Name of Notary Typed, Printed or Stamped

EXHIBIT A[Sketch and Legal]

LEGAL DESCRIPTION
(AS PROVIDED BY CLIENT)

PARENT TRACT
IMPROVED/UNIMPROVED UTILITY TRACT, BISHOPWOOD METROPHASE B & C, AS RECORDED IN
PLAT BOOK 14, PAGES 67-73 IN THE PUBLIC RECORDS OF GADSDEN COUNTY, ALABAMA.

LEGAL DESCRIPTION
(AS PREPARED BY SURVEYOR)

UNIMPROVED PROPERTY
TOHOPEKALIGA WATER AUTHORITY
THREE LEFT STATION IN
A PORTION OF THE IMPROVED/UNIMPROVED UTILITY TRACT, BISHOPWOOD METROPHASE B & C,
AS RECORDED IN PLAT BOOK 14, PAGES 67-73, IN THE PUBLIC RECORDS OF GADSDEN
COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF TRACT B-1, BISHOPWOOD METROPHASE
B & C, RECORDED IN PLAT BOOK 14, PAGES 67-73, IN THE PUBLIC RECORDS OF GADSDEN
COUNTY, ALABAMA; THENCE NORTH 89°54'00" EAST, A DISTANCE OF 110.00 FEET, TO THE
SOUTHWEST CORNER OF TRACT B-1, BISHOPWOOD METROPHASE B & C, RECORDED IN PLAT
BOOK 14, PAGES 67-73, IN THE PUBLIC RECORDS OF GADSDEN COUNTY, ALABAMA; THENCE
NORTH 89°54'00" EAST, A DISTANCE OF 110.00 FEET, TO THE SOUTHWEST CORNER OF
TRACT B-1, BISHOPWOOD METROPHASE B & C, RECORDED IN PLAT BOOK 14, PAGES 67-73,
IN THE PUBLIC RECORDS OF GADSDEN COUNTY, ALABAMA; THENCE NORTH 89°54'00" EAST,
A DISTANCE OF 110.00 FEET, TO THE SOUTHWEST CORNER OF TRACT B-1, BISHOPWOOD
METROPHASE B & C, RECORDED IN PLAT BOOK 14, PAGES 67-73, IN THE PUBLIC RECORDS OF
GADSDEN COUNTY, ALABAMA; THENCE NORTH 89°54'00" EAST, A DISTANCE OF 110.00
FEET, TO THE SOUTHWEST CORNER OF TRACT B-1, BISHOPWOOD METROPHASE B & C,
RECORDED IN PLAT BOOK 14, PAGES 67-73, IN THE PUBLIC RECORDS OF GADSDEN COUNTY,
ALABAMA; CONTAINING 0.0000 ACRES OR 1087 SQUARE FEET, MORE OR LESS.



VICINITY MAP
NEAR 0 E FLO ROBINSON HIGHWAY, EAST GADSDEN, AL 36527

SURVEYOR'S NOTES

1. THIS IS A SPOKEST PAVING SURVEY FOR THE STATED PURPOSE OF LOCATING THE
EXISTING IMPROVEMENTS IN THE AREA SHOWN HEREON. THIS IS NOT A BOUNDARY
SURVEY.
2. THE SURVEYOR HAS REVIEWED THE UNIMPROVED SURVEY ISSUED BY PROGRESS, INC.
ON 08/14/2013, AND HAS FOUND IT TO BE A TRUE AND CORRECT REPRESENTATION OF THE
WATER OF RECORD. THIS SURVEY IS IN FULL COMPLIANCE WITH THE FLORIDA
AND PENDING TO THE TOHOPEKALIGA WATER AUTHORITY. THE SURVEYOR HAS
CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO
UNRECORDED EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS THAT COULD
AFFECT THE SURVEY. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE
COUNTY AND HAS FOUND NO RECORDS THAT COULD AFFECT THE SURVEY.
3. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY AND HAS FOUND NO
RECORDS THAT COULD AFFECT THE SURVEY.
4. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY AND HAS FOUND NO
RECORDS THAT COULD AFFECT THE SURVEY.
5. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY AND HAS FOUND NO
RECORDS THAT COULD AFFECT THE SURVEY.
6. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY AND HAS FOUND NO
RECORDS THAT COULD AFFECT THE SURVEY.
7. AFTER REVIEW OF PLAT RECORDS, DATE 08/14/2013, COMMUNITY PAPER, NO. 1000000000,
DATED JUNE 18, 2013, THE SUBJECT PARCEL, DESCRIBED HEREON, LIES IN ZONE 'N'.

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THE SURVEYOR. IT IS THE INTENT OF THE SURVEYOR THAT THIS DOCUMENT BE NOT CONSIDERED
SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED BY THE ELECTRONIC COPY.



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SPOKEST PAVING SURVEY WAS PERFORMED ON OCTOBER 1, 2013,
AT THE LOCATION SHOWN ON THE ATTACHED MAP, AND THAT I AM A LICENSED SURVEYOR
IN THE STATE OF ALABAMA. I HAVE REVIEWED THE RECORDS OF THE COUNTY AND
FLORIDA STATUTES AND HAVE FOUND NO RECORDS THAT COULD AFFECT THE
SURVEY.

THIS IS A SPOKEST PAVING SURVEY FOR THE STATED PURPOSE OF LOCATING THE
EXISTING IMPROVEMENTS IN THE AREA SHOWN HEREON. THIS IS NOT A BOUNDARY
SURVEY.

TOHOPEKALIGA WATER AUTHORITY
A PORTION OF THE IMPROVED/UNIMPROVED UTILITY TRACT, BISHOPWOOD METROPHASE B & C,
AS RECORDED IN PLAT BOOK 14, PAGES 67-73, IN THE PUBLIC RECORDS OF GADSDEN COUNTY, ALABAMA.

ADVANCED
LAND SURVEYING
INC.

1111 EIGHTH AVENUE, SUITE 100, ALBANY, AL 36850
TEL: 334-381-1111 FAX: 334-381-1112

FIVE OAKS DRIVE

LV HIGHWAY LLC
NOT PLATTED

PARCEL ID: 30-28-30-0000
UNIMPROVED/UNIMPROVED UTILITY TRACT

POINT OF BEGINNING
UNIMPROVED/UNIMPROVED UTILITY TRACT

LV HIGHWAY LLC
NOT PLATTED

POINT OF COMMENCEMENT
UNIMPROVED/UNIMPROVED UTILITY TRACT

ON CORNER UTILITY TRACT B-1 78 14 79 87

E FLO ROBINSON HIGHWAY

PARENT TRACT DETAIL
N.T.S.

LINE	BEARING	DISTANCE	REMARKS
1	N 89°54'00" E	110.00	TO SOUTHWEST CORNER OF TRACT B-1
2	N 89°54'00" E	110.00	TO SOUTHWEST CORNER OF TRACT B-1
3	N 89°54'00" E	110.00	TO SOUTHWEST CORNER OF TRACT B-1
4	N 89°54'00" E	110.00	TO SOUTHWEST CORNER OF TRACT B-1
5	N 89°54'00" E	110.00	TO SOUTHWEST CORNER OF TRACT B-1
6	N 89°54'00" E	110.00	TO SOUTHWEST CORNER OF TRACT B-1
7	N 89°54'00" E	110.00	TO SOUTHWEST CORNER OF TRACT B-1

CERTIFIED TO AND FOR THE EXCLUSIVE BENEFIT OF:
TOHOPEKALIGA WATER AUTHORITY
1111 EIGHTH AVENUE, SUITE 100, ALBANY, AL 36850

LINE	BEARING	DISTANCE	REMARKS
1	N 89°54'00" E	110.00	TO SOUTHWEST CORNER OF TRACT B-1
2	N 89°54'00" E	110.00	TO SOUTHWEST CORNER OF TRACT B-1
3	N 89°54'00" E	110.00	TO SOUTHWEST CORNER OF TRACT B-1
4	N 89°54'00" E	110.00	TO SOUTHWEST CORNER OF TRACT B-1
5	N 89°54'00" E	110.00	TO SOUTHWEST CORNER OF TRACT B-1
6	N 89°54'00" E	110.00	TO SOUTHWEST CORNER OF TRACT B-1
7	N 89°54'00" E	110.00	TO SOUTHWEST CORNER OF TRACT B-1

LINE	BEARING	DISTANCE	REMARKS
1	N 89°54'00" E	110.00	TO SOUTHWEST CORNER OF TRACT B-1
2	N 89°54'00" E	110.00	TO SOUTHWEST CORNER OF TRACT B-1
3	N 89°54'00" E	110.00	TO SOUTHWEST CORNER OF TRACT B-1
4	N 89°54'00" E	110.00	TO SOUTHWEST CORNER OF TRACT B-1
5	N 89°54'00" E	110.00	TO SOUTHWEST CORNER OF TRACT B-1
6	N 89°54'00" E	110.00	TO SOUTHWEST CORNER OF TRACT B-1
7	N 89°54'00" E	110.00	TO SOUTHWEST CORNER OF TRACT B-1

LEGAL DESCRIPTION
(AS PROVIDED BY CLIENT)

PARENT TRACT

INGRESS/EGRESS UTILITY TRACT, BIRCHWOOD NEIGHBORHOODS B & C, AS RECORDED IN PLAT BOOK 14, PAGES 67-73 IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

LEGAL DESCRIPTION
(AS PREPARED BY SURVEYOR)

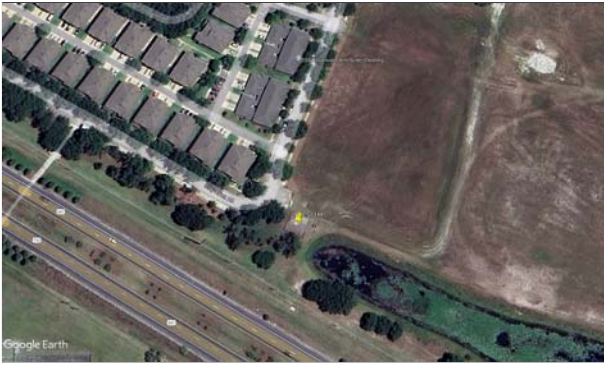
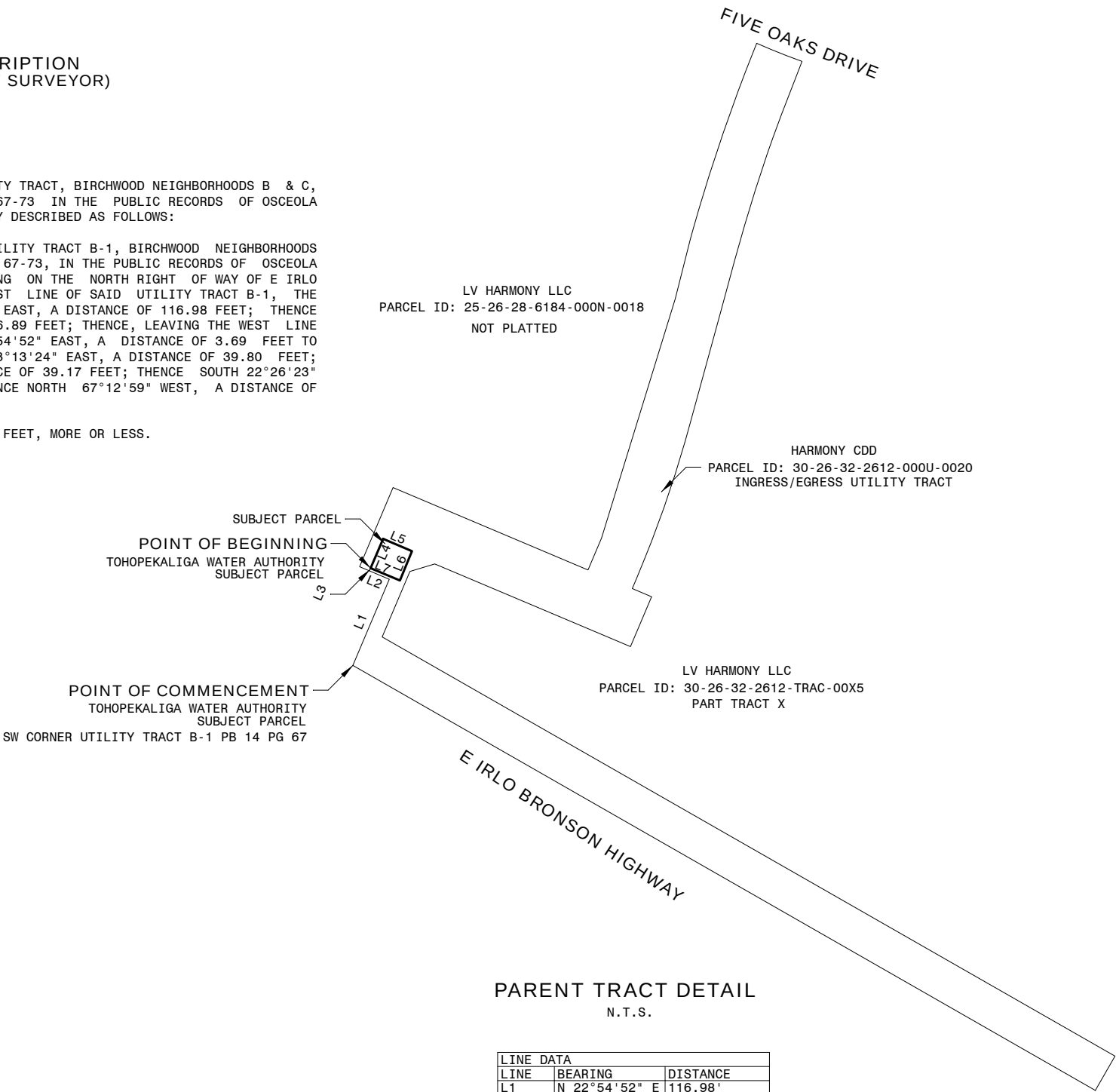
SUBJECT PROPERTY

TOHOPEKALIGA WATER AUTHORITY
TOHO LIFT STATION 1H

A PORTION OF THE INGRESS/EGRESS UTILITY TRACT, BIRCHWOOD NEIGHBORHOODS B & C, AS RECORDED IN PLAT BOOK 14, PAGES 67-73 IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF UTILITY TRACT B-1, BIRCHWOOD NEIGHBORHOODS B & C, RECORDED IN PLAT BOOK 14, PAGES 67-73, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY OF E IRLO BRONSON HIGHWAY; THENCE, ALONG THE WEST LINE OF SAID UTILITY TRACT B-1, THE FOLLOWING TWO COURSES; NORTH 22°54'52" EAST, A DISTANCE OF 116.98 FEET; THENCE NORTH 67°05'08" WEST, A DISTANCE OF 26.89 FEET; THENCE, LEAVING THE WEST LINE OF SAID UTILITY TRACT B-1, NORTH 22°54'52" EAST, A DISTANCE OF 3.69 FEET TO THE POINT OF BEGINNING; THENCE NORTH 23°13'24" EAST, A DISTANCE OF 39.80 FEET; THENCE SOUTH 66°59'37" EAST, A DISTANCE OF 39.17 FEET; THENCE SOUTH 22°26'23" WEST, A DISTANCE OF 39.64 FEET; THENCE NORTH 67°12'59" WEST, A DISTANCE OF 39.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.0360 ACRES OR 1567 SQUARE FEET, MORE OR LESS.



VICINITY MAP
NEAR 0 E IRLO BRONSON MEMORIAL HIGHWAY, SAINT CLOUD, FL 34773
(NOT TO SCALE)

SURVEYOR'S NOTES

1. THIS IS SPECIFIC PURPOSE SURVEY FOR THE STATED PURPOSE OF LOCATING THE EXISTING IMPROVEMENTS IN THE AREA SHOWN HEREON. THIS IS NOT A BOUNDARY SURVEY.
 2. THE SURVEYOR HAS REVIEWED THE OWNERSHIP REPORT ISSUED BY PROSOURCE, FOR NO. ~~LS1H-FL-OS-001-000~~ DATED OCTOBER 21, 2025. ALL PLOTTABLE TRACT RECORD TITLE IDENTIFIED IN THAT LIMITED TITLE CERTIFICATE THAT ~~MAKES REFERENCE~~ TO THE TOHOPEKALIGA WATER AUTHORITY SUBJECT PARCEL, AND ITS INGRESS/EGRESS AND UTILITY EASEMENT, IF APPLICABLE, HAVE BEEN SHOWN OR NOTED HEREON. THE SURVEYOR HAS RELIED SOLELY UPON THAT COMMITMENT WITH TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS, REBERVATIONS, AND OTHER SIMILAR MATTERS. NO FURTHER RESEARCH OF THE RECORDS WAS PERFORMED BY THE SURVEYOR.
 3. ~~PUBLIC~~ UNDERGROUND UTILITIES AND IMPROVEMENTS HAVE NOT BEEN LOCATED.
 4. (D) DENOTES DESCRIPTION; (F) DENOTES FIELD MEASURED; (P) DENOTES PLAT; (C) DENOTES CALCULATED.
 5. THE BEARINGS AND GEODETIC COORDINATES SHOWN HEREON ARE IN THE NORTH AMERICAN DATUM OF 1983, IS TO THE THIRD ORDER OF ACCURACY, AND IS BASED ON MULTI FREQUENCY GNSS CORRECTIONS OBTAINED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK (FPRN).
 6. INCIDENTAL ELEVATIONS SHOWN HEREON ARE IN NORTH AMERICAN VERTICAL DATUM IS TO THE THIRD ORDER OF ACCURACY, AND IS BASED ON MULTI OF 1988, GNSS CORRECTIONS OBTAINED FROM THE FLORIDA DEPARTMENT OF FREEDOM OF INFORMATION ACT (FOIA) REQUEST NO. 12097C0285G, 18, 2013, THE SUBJECT PARCEL DEPICTED HEREON LIES IN ZONE "X".
 7. AFTER REVIEW OF FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 12097C0285G, 18, 2013, THE SUBJECT PARCEL DEPICTED HEREON LIES IN ZONE "X".
- DATED JUNE

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY KIRK BRIAN MITCHELL USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY PERFORMED ON OCTOBER 1, 2025, IS IN ACCORDANCE WITH THE TECHNICAL STANDARDS AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, STANDARDS OF PRACTICE PURSUANT TO SECTION 472.023, FLORIDA STATUTES AND WAS PREPARED UNDER MY RESPONSIBLE CHARGE.

KIRK B. MITCHELL P.S.M. L.S.No.5682

CERTIFICATE OF AUTHORIZATION No. L.B.6885 HARD COPIES NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED TO AND FOR THE EXCLUSIVE BENEFIT OF:
TOHOPEKALIGA WATER AUTHORITY
ITS AFFILIATES, SUBSIDIARIES AND LENDERS.

R E V I S I O N S								
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

ADVANCED
LAND SURVEYING
AND MAPPING, INC.

371 BRIGHTWATERS DRIVE COCOA BEACH, FLORIDA 32931
PH: (407) 509-2305

SPECIFIC PURPOSE SURVEY
PREPARED FOR
TOHOPEKALIGA WATER AUTHORITY
TOHO PROJECT 3938 LIFT STATION 1H
A PORTION OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 32 EAST
OSCEOLA COUNTY, FLORIDA

DRAWN	S. PETRAROLI
FIELD DATE	OCTOBER 1, 2025
FIELD BOOK	PRINT
SCALE	NO SCALE
PROJECT NO.	X
FILE NAME	LS-1H.DWG
SHEET	1 OF 3

PROSOURCE OWNERSHIP REPORT FOR TRACT NO. LS1H-FL-OS-001.000,
DATED OCTOBER 21, 2025 PLOTTABLE ITEMS

A ALL MATTERS CONTAINED ON THE PLAT OF BIRCHWOOD NEIGHBORHOODS B & C, AS
RECORDED OCTOBER 10, 2002 IN PLAT BOOK 14, PAGES 1 THROUGH 7, TOGETHER WITH
RECORDED NOVEMBER 12, 2002 IN BOOK 2144, PAGE 392 AND SUPPLEMENTAL
AFFIDAVIT RECORDED NOVEMBER 22, 2002 IN BOOK 2150, PAGE 999.

SHOWN HEREON

B DRAINAGE EASEMENT RECORDED NOVEMBER 3, 2021 IN BOOK 6079, PAGE 540.

SHOWN HEREON

C DEED OF CONSERVATION EASEMENT RECORDED APRIL 4, 2019 IN BOOK 5502, PAGE
AND RECORDED JUNE 11, 2019 IN BOOK 5538, PAGE 2786 AND FURTHER
2402-RECORDED JUNE 12, 2019 IN BOOK 5539, PAGE 2944.

DOES NOT AFFECT AREA OF CONCERN

D EASEMENT RECORDED AUGUST 10, 2018 IN BOOK 5383, PAGE 397.

DOES NOT AFFECT AREA OF CONCERN

E EASEMENT RECORDED MARCH 14, 2013 IN BOOK 4411, PAGE 2225.

DOES NOT AFFECT AREA OF CONCERN

F EASEMENT AGREEMENT RECORDED SEPTEMBER 24, 2010 IN BOOK 4037, PAGE 1985.

DOES NOT AFFECT AREA OF CONCERN

G NON-EXCLUSIVE PERPETUAL DRAINAGE EASEMENT RECORDED AUGUST 10, 2006 IN BOOK
PAGE 1410.
3243,
DOES NOT AFFECT AREA OF CONCERN

H NON-EXCLUSIVE PERPETUAL DRAINAGE EASEMENT RECORDED AUGUST 10, 2006 IN BOOK
PAGE 1410.
3243,

I NON-EXCLUSIVE PERPETUAL DRAINAGE EASEMENT RECORDED SEPTEMBER 25, 2003 IN
PAGE 1215 AND RE-RECORDED OCTOBER 29, 2003 IN BOOK 2373, PAGE
BOOK 2347,
375.

DOES NOT AFFECT AREA OF CONCERN

J QUIT CLAIM DEED / EASEMENT RECORDED SEPTEMBER 3, 2003 IN BOOK 2329, PAGE
1870.

DOES NOT AFFECT AREA OF CONCERN

K DRAINAGE EASEMENT RECORDED OCTOBER 10, 2002 IN BOOK 2125, PAGE 2078,
TOGETHER WITH FIRST AMENDMENT RECORDED OCTOBER 10, 2002 IN BOOK 2125, PAGE
2090; SECOND AMENDMENT RECORDED NOVEMBER 25, 2003 IN BOOK 2390, PAGE 1459;
THIRD AMENDMENT RECORDED NOVEMBER 1, 2004 IN BOOK 2629, PAGE 288; FOURTH
RECORDED NOVEMBER 1, 2004 IN BOOK 2629, PAGE 291; FIFTH AMENDMENT
AMENDMENT RECORDED JUNE 24, 2005 IN BOOK 2822, PAGE 1694; SIXTH AMENDMENT RECORDED
27, 2006 IN BOOK 3316, PAGE 2502; SEVENTH AMENDMENT RECORDED
OCTOBER 23, 2009 IN BOOK 3801, PAGE 2420; EIGHTH AMENDMENT RECORDED
FEBRUARY 2016 IN BOOK 4903, PAGE 749; NINTH AMENDMENT RECORDED DECEMBER
JANUARY 21, 2016 IN BOOK 5078, PAGE 1765 AND TENTH AMENDMENT RECORDED OCTOBER 3,
2020 IN BOOK 5411, PAGE 1835.

IN NATURE OVER AREA OF CONCERN
BLANKET

L NON-EXCLUSIVE TEMPORARY EASEMENT FOR INGRESS AND EGRESS RECORDED JULY 31,
2001 IN BOOK 1910, PAGE 2605.

TEMPORARY EASEMENT TERMINATED

M PIPELINE EASEMENT RECORDED DECEMBER 21, 1993 IN BOOK 1162, PAGE 230,
TOGETHER WITH MODIFICATION AND AMENDMENT OF EASEMENT GRANT RECORDED JULY 23,
1996 IN BOOK 1339, PAGE 375.

DOES NOT AFFECT AREA OF CONCERN

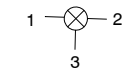
N ORDER OF TAKING ESTABLISHING POWER EASEMENT RECORDED JUNE 15, 1987 IN BOOK
PAGE 2470.
842,
DOES NOT AFFECT AREA OF CONCERN

O EASEMENT AGREEMENT RECORDED JANUARY 12, 1959 IN BOOK 35, PAGE 13.

DOES NOT AFFECT AREA OF CONCERN

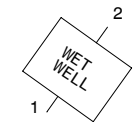
R E V I S I O N S									 371 BRIGHTWATERS DRIVE COCOA BEACH, FLORIDA 32931 PH: (407) 509-2305			SPECIFIC PURPOSE SURVEY PREPARED FOR			DRAWN S. PETRAROLI	
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION				FIELD DATE	OCTOBER 1, 2025			
												FIELD BOOK	PRINT			
												SCALE	NO SCALE			
												PROJECT NO.	X			
										<th>FILE NAME</th> <th colspan="2">LS-1H.DWG</th>	FILE NAME	LS-1H.DWG				
										<th>SHEET</th> <th colspan="2">2 OF 3</th>	SHEET	2 OF 3				
									TOHOPEKALIGA WATER AUTHORITY			TOHO PROJECT 3938 LIFT STATION 1H				
									A PORTION OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 32 EAST							
									OSCEOLA COUNTY, FLORIDA							

LINE DATA		
LINE	BEARING	DISTANCE
L1	N 22°54'52" E	116.98'
L2	N 67°05'08" W	26.89'
L3	N 22°54'52" E	3.69'
L4	N 23°13'24" E	39.80'
L5	S 66°59'37" E	39.17'
L6	S 22°26'23" W	39.64'
L7	N 67°12'59" W	39.72'



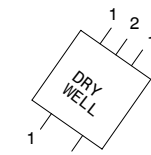
MANHOLE

TOP OF MANHOLE RIM ELEVATION=79.7' (N.A.V.D.1988)
1-8" PVC PIPE INVERT=60.2' (N.A.V.D.1988)
2-8" PVC PIPE INVERT=57.7' (N.A.V.D.1988)
3-8" PVC PIPE INVERT=57.5' (N.A.V.D.1988)



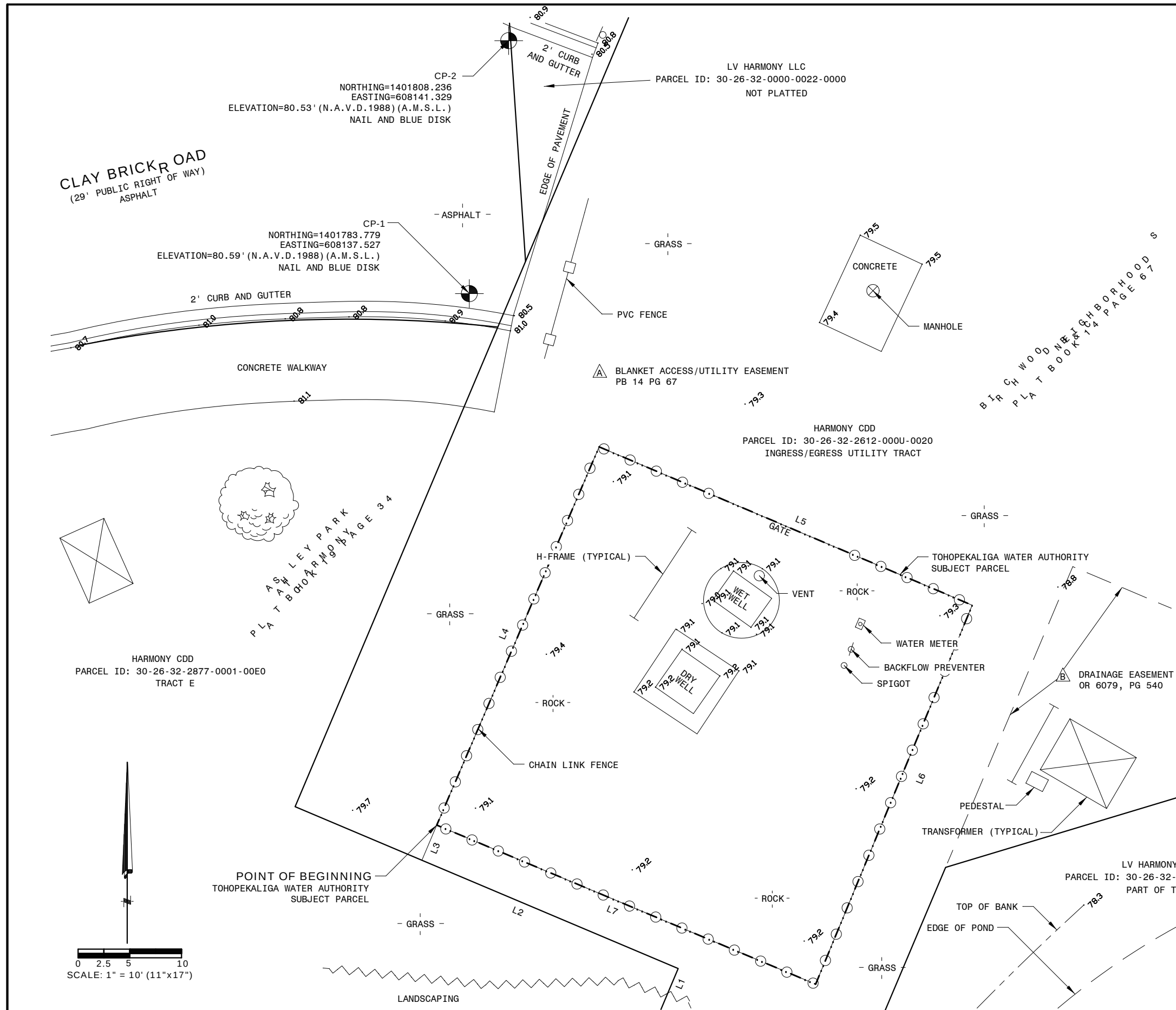
WET WELL

TOP OF WET WELL LID ELEVATION=79.1' (N.A.V.D.1988)
BOTTOM OF WET WELL BASIN=27'+ (N.A.V.D.1988)
(*CANNOT DETERMINE DEPTH OF WET WELL)
1-3" PVC PIPE INVERT=74.6' (N.A.V.D.1988)
2-8" PVC PIPE INVERT=57.4' (N.A.V.D.1988)



DRY WELL

TOP OF DRY WELL LID ELEVATION=79.2' (N.A.V.D.1988)
BOTTOM OF DRY WELL BASIN=75.7' (N.A.V.D.1988)
1-8" CAST IRON TOP OF PIPE=77.1' (N.A.V.D.1988)
2-3" PVC PIPE INVERT=75.7' (N.A.V.D.1988)



REVISIONS								
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

ADVANCED
LAND SURVEYING
AND MAPPING, INC.
371 BRIGHTWATERS DRIVE COCOA BEACH, FLORIDA 32931
PH: (407) 509-2305

SPECIFIC PURPOSE SURVEY
PREPARED FOR
TOHOPEKALIGA WATER AUTHORITY
TOHO PROJECT 3938 LIFT STATION 1H
A PORTION OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 32 EAST
OSCEOLA COUNTY, FLORIDA

DRAWN	S. PETRAROLI
FIELD DATE	OCTOBER 1, 2025
FIELD BOOK	PRINT
SCALE	1" = 10'
PROJECT NO.	X
FILE NAME	LS-1H.DWG
SHEET	3 OF 3



Harmony Community Development District

**Resolution 2026-08,
Adopting Goals, Objectives, and Performance Measures
and Standards for Fiscal Year 2027**

RESOLUTION 2026-08

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 30th day of July, 2026.

ATTEST:

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairman, 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, 2026 – September 30, 2027

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



Harmony Community Development District

**Arbitrage Rebate Report for the Series 2014 Bonds
from LLS Tax Solutions, Inc.**



LLS Tax Solutions Inc.
1645 Sun City Center Plz.,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

July 16, 2026

Ms. Lynne Mullins
Harmony Community Development District
c/o PFM Group Consulting LLC
3501 Quadrangle Blvd., Suite 270
Orlando, Florida 32817

\$13,945,000
Harmony Community Development District
(Osceola County, Florida)
Capital Improvement Revenue Refunding Bonds, Series 2014
("Bonds")

Dear Ms. Mullins:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the annual period ended June 29, 2026 ("Computation Period"). This report indicates that there is no cumulative rebate requirement liability as of June 29, 2026.

The next annual arbitrage rebate calculation date is June 29, 2027. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at liscott@llstax.com.

Sincerely,

Linda L. Scott

Linda L. Scott, CPA

Harmony Community Development District

*\$13,945,000 Harmony Community Development District
(Osceola County, Florida) Capital Improvement Revenue
Refunding Bonds, Series 2014*

For the period ended June 29, 2026



LLS Tax Solutions Inc.
1645 Sun City Center Plz.,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

July 16, 2026

Harmony Community Development District
c/o PFM Group Consulting LLC
3501 Quadrangle Blvd., Suite 270
Orlando, Florida 32817

Re: \$13,945,000 Harmony Community Development District (Osceola County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2014 ("Bonds")

Harmony Community Development District ("Client") has requested that we prepare certain computations related to the above-described Bonds for the period ended June 29, 2026 ("Computation Period"). The scope of our engagement consisted of the preparation of computations to determine the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebate Requirement of \$(578,531.74) at June 29, 2026. As such, no amount must be on deposit in the Rebate Fund, nor remitted to the United States Government.

As specified in the Federal Tax Certificate, the calculations have been performed based upon a Bond Yield of 5.3264%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebate Requirement for the Bonds for the Computation Period based on the information provided to us. The Rebate Requirement has been determined as described in the Code, and regulations promulgated thereunder ("Regulations"). We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

LLS Tax Solutions Inc.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Harmony Community Development District

July 16, 2026

\$13,945,000 (Osceola County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2014

For the period ended June 29, 2026

NOTES AND ASSUMPTIONS

1. The issue date of the Bonds is June 30, 2014.
2. The end of the first Bond Year for the Bonds is June 29, 2015.
3. Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under Section 148(f) the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebate Requirement for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax-exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebate Requirement for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebate Requirement as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebate Requirement as of the Next Computation Date will not be the Rebate Requirement reflected herein, but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebate Requirement computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under Section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Harmony Community Development District

July 16, 2026

\$13,945,000 (Osceola County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2014

For the period ended June 29, 2026

NOTES AND ASSUMPTIONS (cont'd)

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the "present value" method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under Section 148(f)(4)(A) of the Code, a "bona fide debt service fund" for public purpose bonds issued after November 10, 1988, is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. The 2014 Bonds were issued for the purposes of, together with other legally available monies of the District, to (i) defease and refund all of the District's outstanding Capital Improvement Revenue Bonds, Series 2001, (ii) pay certain costs associated with the issuance of the 2014 Bonds, and (iii) make a deposit into the 2014 Reserve Account for the benefit of all of the 2014 Bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Harmony Community Development District

July 16, 2026

\$13,945,000 (Osceola County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2014

For the period ended June 29, 2026

DEFINITIONS

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebate Requirement on certain prescribed dates.
5. *Rebate Requirement*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND
DESCRIPTION OF SCHEDULE**

Harmony Community Development District

July 16, 2026

\$13,945,000 (Osceola County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2014
For the period ended June 29, 2026

SOURCE INFORMATION

Bonds

Source

Closing Date

Federal Tax Certificate

Bond Yield

Federal Tax Certificate

Investments

Source

Principal and Interest Receipt Amounts
and Dates

Trust Statements

Investment Dates and Purchase Prices

Trust Statements

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND
DESCRIPTION OF SCHEDULE**

Harmony Community Development District

July 16, 2026

\$13,945,000 (Osceola County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2014

For the period ended June 29, 2026

DESCRIPTION OF SCHEDULE

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebate Requirement.

\$13,945,000 HARMONY COMMUNITY DEVELOPMENT DISTRICT (OSCEOLA COUNTY, FLORIDA)
CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2014

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

6 / 30 / 2014 ISSUE DATE
6 / 30 / 2024 BEGINNING OF COMPUTATION PERIOD
6 / 29 / 2026 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.3264%	ALLOWABLE EARNINGS
6 / 30 / 2024	BEGINNING BALANCE		0.00	609,838.82	677,346.42	67,507.60
6 / 30 / 2024	INTEREST ACCRUAL REVERSAL		(2,526.32)	0.00	0.00	0.00
7 / 1 / 2024	RESERVE FUND		2,613.83	0.00	0.00	0.00
7 / 2 / 2024	RESERVE FUND		0.00	(2,613.83)	(2,902.33)	(288.50)
8 / 1 / 2024	RESERVE FUND		2,699.33	0.00	0.00	0.00
8 / 2 / 2024	RESERVE FUND		0.00	(2,699.33)	(2,984.16)	(284.83)
9 / 3 / 2024	RESERVE FUND		2,698.87	0.00	0.00	0.00
9 / 4 / 2024	RESERVE FUND		0.00	(2,698.87)	(2,969.74)	(270.87)
10 / 1 / 2024	RESERVE FUND		2,512.27	0.00	0.00	0.00
10 / 2 / 2024	RESERVE FUND		0.00	(2,512.27)	(2,753.14)	(240.87)
11 / 1 / 2024	RESERVE FUND		2,441.62	0.00	0.00	0.00
11 / 4 / 2024	RESERVE FUND		0.00	(2,441.62)	(2,663.24)	(221.62)
12 / 2 / 2024	RESERVE FUND		2,268.09	0.00	0.00	0.00
12 / 3 / 2024	RESERVE FUND		0.00	(2,268.09)	(2,463.51)	(195.42)
1 / 2 / 2025	RESERVE FUND		2,259.06	0.00	0.00	0.00
1 / 3 / 2025	RESERVE FUND		0.00	(2,259.06)	(2,442.97)	(183.91)
2 / 3 / 2025	RESERVE FUND		2,190.35	0.00	0.00	0.00
2 / 4 / 2025	RESERVE FUND		0.00	(2,190.35)	(2,357.97)	(167.62)
3 / 3 / 2025	RESERVE FUND		1,978.40	0.00	0.00	0.00
3 / 4 / 2025	RESERVE FUND		0.00	(1,978.40)	(2,120.49)	(142.09)
4 / 1 / 2025	RESERVE FUND		2,190.32	0.00	0.00	0.00
4 / 2 / 2025	RESERVE FUND		0.00	(2,190.32)	(2,338.05)	(147.73)
5 / 1 / 2025	RESERVE FUND		2,119.69	0.00	0.00	0.00
5 / 2 / 2025	RESERVE FUND		0.00	(2,119.69)	(2,252.77)	(133.08)
6 / 2 / 2025	RESERVE FUND		2,190.09	0.00	0.00	0.00
6 / 3 / 2025	RESERVE FUND		0.00	(2,190.09)	(2,317.08)	(126.99)
7 / 1 / 2025	RESERVE FUND		2,119.69	0.00	0.00	0.00
7 / 2 / 2025	RESERVE FUND		0.00	(2,119.69)	(2,233.12)	(113.43)
8 / 1 / 2025	RESERVE FUND		2,190.33	0.00	0.00	0.00
8 / 4 / 2025	RESERVE FUND		0.00	(2,190.33)	(2,296.78)	(106.45)
9 / 2 / 2025	RESERVE FUND		2,188.36	0.00	0.00	0.00
9 / 3 / 2025	RESERVE FUND		0.00	(2,188.36)	(2,285.02)	(96.66)

\$13,945,000 HARMONY COMMUNITY DEVELOPMENT DISTRICT (OSCEOLA COUNTY, FLORIDA)
CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2014

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

6 / 30 / 2014 ISSUE DATE
6 / 30 / 2024 BEGINNING OF COMPUTATION PERIOD
6 / 29 / 2026 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.3264%	ALLOWABLE EARNINGS
10 / 1 / 2025	RESERVE FUND		2,051.47	0.00	0.00	0.00
10 / 2 / 2025	RESERVE FUND		0.00	(2,051.47)	(2,133.03)	(81.56)
11 / 3 / 2025	RESERVE FUND		2,053.03	0.00	0.00	0.00
11 / 4 / 2025	RESERVE FUND		0.00	(2,053.03)	(2,124.70)	(71.67)
12 / 1 / 2025	RESERVE FUND		1,870.07	0.00	0.00	0.00
12 / 2 / 2025	RESERVE FUND		0.00	(1,870.07)	(1,927.46)	(57.39)
1 / 2 / 2026	RESERVE FUND		1,845.02	0.00	0.00	0.00
1 / 5 / 2026	RESERVE FUND		0.00	(1,845.02)	(1,892.50)	(47.48)
2 / 2 / 2026	RESERVE FUND		1,803.76	0.00	0.00	0.00
2 / 3 / 2026	RESERVE FUND		0.00	(1,803.76)	(1,842.63)	(38.87)
3 / 2 / 2026	RESERVE FUND		1,628.90	0.00	0.00	0.00
3 / 3 / 2026	RESERVE FUND		0.00	(1,628.90)	(1,656.73)	(27.83)
4 / 1 / 2026	RESERVE FUND		1,803.39	0.00	0.00	0.00
4 / 2 / 2026	RESERVE FUND		0.00	(1,803.39)	(1,826.45)	(23.06)
5 / 1 / 2026	RESERVE FUND		1,745.24	0.00	0.00	0.00
5 / 4 / 2026	RESERVE FUND		0.00	(1,745.24)	(1,759.31)	(14.07)
6 / 1 / 2026	RESERVE FUND		1,803.74	0.00	0.00	0.00
6 / 2 / 2026	RESERVE FUND		0.00	(1,803.74)	(1,810.87)	(7.13)
6 / 29 / 2026	INTEREST ACCRUAL		1,686.90	0.00	0.00	0.00
		<u>608,999.40</u>	<u>50,425.50</u>	<u>558,573.90</u>	<u>622,992.37</u>	<u>64,418.47</u>
	ACTUAL EARNINGS		50,425.50			
	ALLOWABLE EARNINGS		<u>64,418.47</u>			
	REBATE REQUIREMENT		(13,992.97)			
	FUTURE VALUE OF 6/29/2024 CUMULATIVE REBATE REQUIREMENT		(560,134.35)			
	FUTURE VALUE OF 6/29/2025 COMPUTATION DATE CREDIT		(2,234.42)			
	COMPUTATION DATE CREDIT		<u>(2,170.00)</u>			
	CUMULATIVE REBATE REQUIREMENT		<u>(578,531.74)</u>			



Harmony Community Development District

**Arbitrage Rebate Report for the Series 2015 Bonds
from LLS Tax Solutions, Inc.**



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1645 Sun City Center Plz,
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Sun City Center, FL 33571
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July 16, 2026

Ms. Lynne Mullins
Harmony Community Development District
c/o PFM Group Consulting LLC
3501 Quadrangle Blvd., Suite 270
Orlando, Florida 32817

\$13,530,000
Harmony Community Development District
(Osceola County, Florida)
Capital Improvement Revenue Refunding Bonds, Series 2015
("Bonds")

Dear Ms. Mullins:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the annual period ended April 27, 2026 ("Computation Period"). This report indicates that there is no cumulative rebatable arbitrage liability as of April 27, 2026.

The next annual arbitrage rebate calculation date is April 27, 2027. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at liscott@llstax.com.

Sincerely,

Linda L. Scott
Linda L. Scott, CPA

Harmony Community Development District

*\$13,530,000 Harmony Community Development District
(Osceola County, Florida) Capital Improvement Revenue
Refunding Bonds, Series 2015*

For the period ended April 27, 2026



LLS Tax Solutions Inc.
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July 16, 2026

Harmony Community Development District
c/o PFM Group Consulting LLC
3501 Quadrangle Blvd., Suite 270
Orlando, Florida 32817

Re: \$13,530,000 Harmony Community Development District (Osceola County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2015 ("Bonds")

Harmony Community Development District ("Client") has requested that we prepare certain computations related to the above-described Bonds for the period ended April 27, 2026 ("Computation Period"). The scope of our engagement consisted of the preparation of computations to determine the Rebtable Arbitrage for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebtable Arbitrage of \$(207,927.14) at April 27, 2026. As such, no amount must be on deposit in the Rebate Fund nor remitted to the United States Government.

As specified in the Form 8038G, the calculations have been performed based upon a Bond Yield of 4.6105%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebtable Arbitrage for the Bonds for the Computation Period based on the information provided to us. The Rebtable Arbitrage has been determined as described in the Code, and regulations promulgated thereunder ("Regulations"). We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

LLS Tax Solutions Inc.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Harmony Community Development District

July 16, 2026

\$13,530,000 (Osceola County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2015

For the period ended April 27, 2026

NOTES AND ASSUMPTIONS

1. The issue date of the Bonds is April 28, 2015.
2. The end of the first Bond Year for the Bonds is April 27, 2016.
3. Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under Section 148(f) the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebatale Arbitrage for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax-exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebatale Arbitrage for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebatale Arbitrage as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebatale Arbitrage as of the Next Computation Date will not be the Rebatale Arbitrage reflected herein, but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebatale Arbitrage computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under Section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Harmony Community Development District

July 16, 2026

\$13,530,000 (Osceola County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2015

For the period ended April 27, 2026

NOTES AND ASSUMPTIONS (cont'd)

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the "present value" method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under Section 148(f)(4)(A) of the Code, a "bona fide debt service fund" for public purpose bonds issued after November 10, 1988, is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. The Bonds were issued for the purpose of providing funds, together with other legally available moneys of the District, to (i) defease all of the District's Outstanding Capital Improvement Revenue Bonds, Series 2004 (the "Refunded Bonds") which will be retired on May 1, 2015 and May 28, 2015; (ii) fund the 2015 Reserve Account in an amount which equals the 2015 Reserve Account Requirement; (iii) to pay certain costs of acquiring and constructing the 2015 Project; and (iv) to pay costs associated with the issuance of the Bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Harmony Community Development District

July 16, 2026

\$13,530,000 (Osceola County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2015

For the period ended April 27, 2026

DEFINITIONS

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebatable Arbitrage on certain prescribed dates.
5. *Rebatable Arbitrage*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Harmony Community Development District

July 16, 2026

\$13,530,000 (Osceola County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2015

For the period ended April 27, 2026

SOURCE INFORMATION

Bonds

Source

Closing Date

Form 8038G

Bond Yield

Form 8038G

Investments

Source

Principal and Interest Receipt Amounts
and Dates

Trust Statements

Investment Dates and Purchase Prices

Trust Statements

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND
DESCRIPTION OF SCHEDULE**

Harmony Community Development District

July 16, 2026

\$13,530,000 (Osceola County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2015

For the period ended April 27, 2026

DESCRIPTION OF SCHEDULE

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebatale Arbitrage.

\$13,530,000 HARMONY COMMUNITY DEVELOPMENT DISTRICT
(OSCEOLA COUNTY, FLORIDA) CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2015

SCHEDULE 1 - REBATABL ARBITRAGE CALCULATION

4 / 28 / 2015 ISSUE DATE
4 / 28 / 2025 BEGINNING OF COMPUTATION PERIOD
4 / 27 / 2026 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 4.6105%	ALLOWABLE EARNINGS
4 / 28 / 2025	BEGINNING BALANCE		0.00	341,067.90	356,928.89	15,860.99
4 / 28 / 2025	INTEREST ACCRUAL REVERSAL		(1,067.90)	0.00	0.00	0.00
5 / 1 / 2025	RESERVE FUND		1,186.70	0.00	0.00	0.00
5 / 2 / 2025	RESERVE FUND		0.00	(1,186.70)	(1,241.26)	(54.56)
6 / 2 / 2025	RESERVE FUND		1,226.11	0.00	0.00	0.00
6 / 3 / 2025	RESERVE FUND		0.00	(1,226.11)	(1,277.46)	(51.35)
7 / 1 / 2025	RESERVE FUND		1,186.70	0.00	0.00	0.00
7 / 2 / 2025	RESERVE FUND		0.00	(1,186.70)	(1,231.86)	(45.16)
8 / 1 / 2025	RESERVE FUND		1,226.24	0.00	0.00	0.00
8 / 4 / 2025	RESERVE FUND		0.00	(1,226.24)	(1,267.76)	(41.52)
9 / 2 / 2025	RESERVE FUND		1,225.14	0.00	0.00	0.00
9 / 3 / 2025	RESERVE FUND		0.00	(1,225.14)	(1,261.98)	(36.84)
10 / 1 / 2025	RESERVE FUND		1,148.50	0.00	0.00	0.00
10 / 2 / 2025	RESERVE FUND		0.00	(1,148.50)	(1,178.70)	(30.20)
11 / 3 / 2025	RESERVE FUND		1,149.38	0.00	0.00	0.00
11 / 4 / 2025	RESERVE FUND		0.00	(1,149.38)	(1,174.83)	(25.45)
12 / 1 / 2025	RESERVE FUND		1,046.94	0.00	0.00	0.00
12 / 2 / 2025	RESERVE FUND		0.00	(1,046.94)	(1,066.34)	(19.40)
1 / 2 / 2026	RESERVE FUND		1,032.92	0.00	0.00	0.00
1 / 5 / 2026	RESERVE FUND		0.00	(1,032.92)	(1,047.67)	(14.75)
2 / 2 / 2026	RESERVE FUND		1,009.83	0.00	0.00	0.00
2 / 3 / 2026	RESERVE FUND		0.00	(1,009.83)	(1,020.63)	(10.80)
3 / 2 / 2026	RESERVE FUND		911.93	0.00	0.00	0.00
3 / 3 / 2026	RESERVE FUND		0.00	(911.93)	(918.19)	(6.26)
4 / 1 / 2026	RESERVE FUND		1,009.62	0.00	0.00	0.00
4 / 2 / 2026	RESERVE FUND		0.00	(1,009.62)	(1,012.82)	(3.20)
4 / 27 / 2026	INTEREST ACCRUAL		879.27	0.00	0.00	0.00
		<u>340,879.27</u>	<u>13,171.38</u>	<u>327,707.89</u>	<u>343,229.39</u>	<u>15,521.50</u>
	ACTUAL EARNINGS		13,171.38			
	ALLOWABLE EARNINGS		<u>15,521.50</u>			
	REBATABL ARBITRAGE		(2,350.12)			
	FUTURE VALUE OF 4/27/2025 CUMULATIVE REBATABL ARBITRAGE		(203,407.02)			
	COMPUTATION DATE CREDIT		<u>(2,170.00)</u>			
	CUMULATIVE REBATABL ARBITRAGE		<u>(207,927.14)</u>			



Harmony Community Development District

Master Services and Supplies Agreement with Spies

MASTER POOL SERVICES AND SUPPLY AGREEMENT BETWEEN HARMONY COMMUNITY DEVELOPMENT DISTRICT AND SPIES POOLS, LLC

THIS AGREEMENT (“Agreement”) is made and entered into this 23rd day of June 2026, by and between:

HARMONY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Osceola County, Florida, and whose mailing address is c/o PFM Management Services LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 (“District”); and

SPIES POOL, LLC, a Florida limited liability company, with a mailing address of 801 Sawdust Trail, Kissimmee, Florida 34744 (“Contractor,” together with District, “Parties”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*; and

WHEREAS, the District owns, operates, and maintains certain swimming pool facilities; and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide supplies and services from time to time for the District’s swimming pool facilities in accordance with this Agreement (“Services”); and

WHEREAS, Contractor provides such Services and desires to contract with the District to do so in accordance with the terms and conditions of this Agreement; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power, and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

SECTION 2. DESCRIPTION OF WORK AND SERVICES. Subject to and in accordance with the covenants and conditions set forth in this Agreement, Contractor shall deliver supplies and services to the District on an as-needed basis as determined by both parties from time to time. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for

those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.

SECTION 3. COMPENSATION; TERM.

A. The Contractor shall be compensated for provision of agreed supplies or services based upon a payment amount acceptable to the Parties and agreed to in writing. A form of the Work Authorization is attached hereto as Exhibit A (the "Work Authorization").

SECTION 4. INSURANCE.

A. The Contractor shall maintain throughout the term of this Agreement the following insurance:

- (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - (i) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
- (3) Employer's Liability Coverage with limits of at least One Million Dollars (\$1,000,000) per accident or disease.
- (4) Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District and its staff, consultants, and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right, but not the obligation, to secure such required insurance, in which event the

Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 5. INDEMNIFICATION.

A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees, and its agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. For avoidance of doubt, indemnification obligation of the Contractor herein requires the Contractor to indemnify the District for any and all percentage of fault attributable to Contractor for any claims arising hereunder (whether such claim is against the District, the Contractor, or the District and Contractor as jointly liable parties), regardless of whether the District is adjudged to be more or less than 50% at fault. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

SECTION 6. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 7. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 8. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 9. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 10. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 11. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 12. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

SECTION 13. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 14. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 15. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District, and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 16. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 17. ENFORCEMENT OF AGREEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings. The attorneys' fees recoverable under this paragraph shall include the attorneys' fees incurred in proving entitlement to an award of attorneys' fees and subsequent collection of such attorneys' fees.

SECTION 18. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

SECTION 19. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

SECTION 20. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 21. NOTICES. All notices, requests, consents, and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to District:

Harmony Community Development District
3501 Quadrangle Boulevard
Suite 270, Orlando, Florida 32817

Attn: District Manager

With a copy to:

Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Contractor:

Spies Pool, LLC
801 Sawdust Trail
Kissimmee, Florida 34744
Attn: Ken Soukup

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

SECTION 22. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement, expressed or implied, is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 23. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Osceola County, Florida.

SECTION 24. COMPLIANCE WITH PUBLIC RECORDS LAWS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited to, Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is Lynne Mullins ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the

District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain, and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 723-5900, MULLINSL@PFM.COM, OR 3501 QUADRANGLE BLVD. SUITE 270, ORLANDO, FLORIDA 32817.

SECTION 25. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 26. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 27. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

SECTION 28. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, the Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all

newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor for the Work, the Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 29. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section, and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

SECTION 30. SCRUTINIZED COMPANIES STATEMENT. The Contractor certifies it: (i) is not in violation of Section 287.135, *Florida Statutes*; (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Contractor is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate the Agreement.

SECTION 31. ANTI-HUMAN TRAFFICKING STATEMENT. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

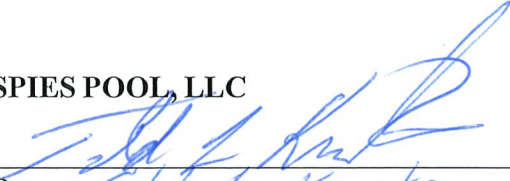
IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

**HARMONY COMMUNITY
DEVELOPMENT DISTRICT**



Chairperson, Board of Supervisors

SPIES POOL, LLC



By: Richard L. Kerntz
Its: managing member

Exhibit A: Work Authorization

Exhibit A

Work Authorization #_

____/202_

Harmony Community Development District
3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817

Subject: **Work Authorization Number [REDACTED] (“Work Authorization”)**
Harmony Community Development District

Dear Board of Supervisors:

Spies Pool, LLC, (“Contractor”) is pleased to submit this work authorization to provide pool chemicals for the swimming pool facilities within the Harmony Community Development District (“District”). We will provide these services pursuant to our current *Agreement for Pool Services and Supply Between Harmony Community Development District and Spies Pools, LLC* dated [REDACTED], 2026 (“Agreement”) as follows:

I. Scope of Work

The District hereby engages the services of Contractor to perform the work described in **Attachment A**, attached hereto. **Attachment A** shall not be incorporated herein, except that **Attachment A** is applicable to the extent that it states the Work’s scope of services for the labor and materials to be provided under this Agreement and the price, as well as any and all Warranties provided to the District. Otherwise, none of the provisions of **Attachment A** shall apply to this Work Authorization and the Agreement.

II. Fees

The District will compensate Contractor at the price listed in **Attachment A** in accordance with the terms of the Agreement and this Work Authorization.

This Work Authorization, together with the Agreement, represents the entire understanding between the District and Contractor with regard to the referenced Work Authorization. If you wish to accept this Work Authorization, please sign below where indicated and return one complete copy to our office. Upon receipt, we will promptly schedule the approved services.

Sincerely,

Authorized Representative of
Spies Pool, LLC

APPROVED AND ACCEPTED

By: 
Chair/Vice-Chair, Board of Supervisors
Harmony Community Development District

Date: _____



Harmony Community Development District

Payment Authorizations Nos. 034 – 040

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 34

5/22/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
2765556	DoorKing Inc. (HARCDD)	05/19/2026	Harmony CDD	49.95
3745741	Kutak Rock LLP (HARCDD)	05/14/2026	Harmony CDD	5,224.00
F7BA084D-0149	Osceola News-Gazette (HARCDD)	05/20/2026	Harmony CDD	65.88
203982	United Land Services (HARCDD)	04/30/2026	Harmony CDD	10,227.00
203985	United Land Services (HARCDD)	04/30/2026	Harmony CDD	6,216.50
203994	United Land Services (HARCDD)	04/30/2026	Harmony CDD	1,373.00
206776	United Land Services (HARCDD)	05/19/2026	Harmony CDD	3,557.28
206777	United Land Services (HARCDD)	05/19/2026	Harmony CDD	551.32
8475	VGlobalTech (HARCDD)	05/01/2026	Harmony CDD	210.00
1599103W460	Waste Connections of Florida (HARCDD)	05/15/2026	Harmony CDD	496.80
Total:				27,971.73

Secretary / Assistant Secretary

Chairman / Vice Chairman

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 35

5/29/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
1997518052826	Spectrum Business (HARCDD)	05/28/2026	Harmony CDD	120.00
323929	Spies Pool LLC (HARCDD)	12/29/2025	Harmony CDD	1,025.00
325154	Spies Pool LLC (HARCDD)	02/11/2026	Harmony CDD	340.00
327642	Spies Pool LLC (HARCDD)	05/05/2026	Harmony CDD	329.95
03760-052626	Toho Water Authority (HARCDD)	05/26/2026	Harmony CDD	1,832.36
12210-052626	Toho Water Authority (HARCDD)	05/26/2026	Harmony CDD	1,470.16
19280-052626	Toho Water Authority (HARCDD)	05/26/2026	Harmony CDD	947.56
25108-052626	Toho Water Authority (HARCDD)	05/26/2026	Harmony CDD	1,715.33
33910-052626	Toho Water Authority (HARCDD)	05/26/2026	Harmony CDD	1,187.56
33920-052626	Toho Water Authority (HARCDD)	05/26/2026	Harmony CDD	933.42
35419-052626	Toho Water Authority (HARCDD)	05/26/2026	Harmony CDD	378.88
41279-052626	Toho Water Authority (HARCDD)	05/26/2026	Harmony CDD	1,411.22
46710-052626	Toho Water Authority (HARCDD)	05/26/2026	Harmony CDD	31.62
48250-052626	Toho Water Authority (HARCDD)	05/26/2026	Harmony CDD	3,324.58
48380-052626	Toho Water Authority (HARCDD)	05/26/2026	Harmony CDD	2,606.90
55740-052626	Toho Water Authority (HARCDD)	05/26/2026	Harmony CDD	2,574.58
62780-052626	Toho Water Authority (HARCDD)	05/26/2026	Harmony CDD	461.22
74910-052626	Toho Water Authority (HARCDD)	05/26/2026	Harmony CDD	93.97
74920-052626	Toho Water Authority (HARCDD)	05/26/2026	Harmony CDD	16.94
74940-052626	Toho Water Authority (HARCDD)	05/26/2026	Harmony CDD	467.48
74950-052626	Toho Water Authority (HARCDD)	05/26/2026	Harmony CDD	93.97
74960-052626	Toho Water Authority (HARCDD)	05/26/2026	Harmony CDD	51.01
74980-052626	Toho Water Authority (HARCDD)	05/26/2026	Harmony CDD	106.84
74990-052626	Toho Water Authority (HARCDD)	05/26/2026	Harmony CDD	169.65
75000-052626	Toho Water Authority (HARCDD)	05/26/2026	Harmony CDD	2,667.73
84380-052626	Toho Water Authority (HARCDD)	05/26/2026	Harmony CDD	2,550.95
84390-052626	Toho Water Authority (HARCDD)	05/26/2026	Harmony CDD	934.19
84410-052626	Toho Water Authority (HARCDD)	05/26/2026	Harmony CDD	1,715.09
84420-052626	Toho Water Authority (HARCDD)	05/26/2026	Harmony CDD	1,229.26
84430-052626	Toho Water Authority (HARCDD)	05/26/2026	Harmony CDD	107.67
84440-052626	Toho Water Authority (HARCDD)	05/26/2026	Harmony CDD	1,353.51
85210-052626	Toho Water Authority (HARCDD)	05/26/2026	Harmony CDD	2,048.32
90300-052626	Toho Water Authority (HARCDD)	05/26/2026	Harmony CDD	135.31
90660-052626	Toho Water Authority (HARCDD)	05/26/2026	Harmony CDD	60.04
90670-052626	Toho Water Authority (HARCDD)	05/26/2026	Harmony CDD	17.71
90680-052626	Toho Water Authority (HARCDD)	05/26/2026	Harmony CDD	11.63
8197240	U.S. Bank (HARCDD)	05/22/2026	Harmony CDD	5,389.66
Total:				39,911.27

Secretary / Assistant Secretary

Chairman / Vice Chairman

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 36

6/5/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
961486	Berman Construction LLC (HARCDD)	06/01/2026	Harmony CDD	27,586.20
961752	Berman Security Agency LLC (HARCDD)	06/01/2026	Harmony CDD	105.00
2026.05.28	Brittany Coroneil (HARCDD)	05/28/2026	Harmony CDD	200.00
2026.05.28	Daniel Leet (HARCDD)	05/28/2026	Harmony CDD	200.00
153200	Dragonfly Pond Works (HARCDD)	05/19/2026	Harmony CDD	5,400.00
109184-01-02	GameTime (HARCDD)	05/29/2026	Harmony CDD	452.41
2026.05.28	Joellyn M. Phillips (HARCDD)	05/28/2026	Harmony CDD	200.00
2026.05.28	Lucas Chokanis (HARCDD)	05/28/2026	Harmony CDD	200.00
2005155	ProPet Distributors, Inc. (HARCDD)	06/01/2026	Harmony CDD	1,802.05
10278	Swartz Associates, Inc. (HARCDD)	05/29/2026	Harmony CDD	21,586.00
8564	VGlobalTech (HARCDD)	06/01/2026	Harmony CDD	210.00
Total:				57,941.66

Secretary / Assistant Secretary

Chairman / Vice Chairman

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 37

6/12/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
961791	Berman Construction LLC (HARCDD)	05/31/2026	Harmony CDD	934.69
39921-061026	OUC (HARCDD)	06/10/2026	Harmony CDD	14,348.59
228470	Pegasus Engineering, LLC (HARCDD)	05/31/2026	Harmony CDD	10,498.23
DM-06-2026-28	PFM Management Services LLC (HARCDD)	06/05/2026	Harmony CDD	5,416.67
OE-EXP-06-2026-14	PFM Management Services LLC (HARCDD)	06/09/2026	Harmony CDD	34.40
1997500060626	Spectrum Business (HARCDD)	06/06/2026	Harmony CDD	130.00
328503	Spies Pool LLC (HARCDD)	06/01/2026	Harmony CDD	142.90
58389-060926	Toho Water Authority (HARCDD)	06/09/2026	Harmony CDD	579.36
208268	United Land Services (HARCDD)	05/29/2026	Harmony CDD	3,500.00
209040	United Land Services (HARCDD)	06/03/2026	Harmony CDD	60,782.66
Total:				96,367.50

Secretary / Assistant Secretary

Chairman / Vice Chairman

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 38

6/18/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
2026.06.11	Brittany Coronel (HARCDD)	06/11/2026	Harmony CDD	200.00
2026.06.11	Daniel Leet (HARCDD)	06/11/2026	Harmony CDD	200.00
2026.06.11	Juliet Nichols Williams (HARCDD)	06/11/2026	Harmony CDD	200.00
2026.06.11	Lucas Chokanis (HARCDD)	06/11/2026	Harmony CDD	200.00
F7BA084D-0151	Osceola News-Gazette (HARCDD)	06/15/2026	Harmony CDD	65.88
F7BA084D-0152	Osceola News-Gazette (HARCDD)	06/18/2026	Harmony CDD	73.59
F7BA084D-0153	Osceola News-Gazette (HARCDD)	06/18/2026	Harmony CDD	110.64
142545	PFM Financial Advisors LLC (HARCDD)	06/15/2026	Harmony CDD	7,500.00
142376	PFM Management Services LLC (HARCDD)	06/04/2026	Harmony CDD	6,821.00
211623	United Land Services (HARCDD)	06/26/2026	Harmony CDD	1,200.00
1603099W460	Waste Connections of Florida (HARCDD)	06/15/2026	Harmony CDD	496.80
1321009	Wayne Automatic Fire Sprinkler (HARCDD)	06/17/2026	Harmony CDD	650.00
Total:				17,717.91

Secretary / Assistant Secretary

Chairman / Vice Chairman

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 39

7/10/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
962331	Berman Construction LLC (HARCDD)	07/01/2026	Harmony CDD	27,586.20
962553	Berman Security Agency LLC (HARCDD)	07/01/2026	Harmony CDD	105.00
2787704	DoorKing Inc. (HARCDD)	06/19/2026	Harmony CDD	62.95
6359170937	Ecolab Inc. (HARCDD)	05/10/2026	Harmony CDD	4,059.30
6359739748	Ecolab Inc. (HARCDD)	06/10/2026	Harmony CDD	4,384.04
6360297338	Ecolab Inc. (HARCDD)	07/10/2026	Harmony CDD	4,384.04
CKREQ-070826	Grant Philbeck (HARCDD)	07/08/2026	Harmony CDD	28.80
3763941	Kutak Rock LLP (HARCDD)	06/29/2026	Harmony CDD	6,171.21
227	LabellaRose Ballroom (HARCDD)	04/22/2026	Harmony CDD	350.00
F7BA084D-0154	Osceola News-Gazette (HARCDD)	06/22/2026	Harmony CDD	90.02
228596	Pegasus Engineering, LLC (HARCDD)	06/30/2026	Harmony CDD	5,902.50
1997500070626	Spectrum Business (HARCDD)	07/06/2026	Harmony CDD	130.00
1997518062826	Spectrum Business (HARCDD)	06/28/2026	Harmony CDD	120.00
328419	Spies Pool LLC (HARCDD)	06/29/2026	Harmony CDD	4,969.00
329445	Spies Pool LLC (HARCDD)	07/01/2026	Harmony CDD	674.95
03760-062526	Toho Water Authority (HARCDD)	06/25/2026	Harmony CDD	1,903.96
12210-062526	Toho Water Authority (HARCDD)	06/25/2026	Harmony CDD	1,895.73
19280-062526	Toho Water Authority (HARCDD)	06/25/2026	Harmony CDD	254.44
25108-062526	Toho Water Authority (HARCDD)	06/25/2026	Harmony CDD	3,203.13
33910-062526	Toho Water Authority (HARCDD)	06/25/2026	Harmony CDD	1,164.72
33920-062526	Toho Water Authority (HARCDD)	06/25/2026	Harmony CDD	1,013.36
35419-062526	Toho Water Authority (HARCDD)	06/25/2026	Harmony CDD	325.18
41279-062526	Toho Water Authority (HARCDD)	06/25/2026	Harmony CDD	1,402.62
46710-062526	Toho Water Authority (HARCDD)	06/25/2026	Harmony CDD	31.62
48250-062526	Toho Water Authority (HARCDD)	06/25/2026	Harmony CDD	1,349.29
48380-062526	Toho Water Authority (HARCDD)	06/25/2026	Harmony CDD	2,667.10
55740-062526	Toho Water Authority (HARCDD)	06/25/2026	Harmony CDD	1,757.58
58389-070926	Toho Water Authority (HARCDD)	07/09/2026	Harmony CDD	579.36
62780-062526	Toho Water Authority (HARCDD)	06/25/2026	Harmony CDD	525.66
74910-062526	Toho Water Authority (HARCDD)	06/25/2026	Harmony CDD	101.13
74920-062526	Toho Water Authority (HARCDD)	06/25/2026	Harmony CDD	13.36
74940-062526	Toho Water Authority (HARCDD)	06/25/2026	Harmony CDD	527.68
74950-062526	Toho Water Authority (HARCDD)	06/25/2026	Harmony CDD	76.07
74960-062526	Toho Water Authority (HARCDD)	06/25/2026	Harmony CDD	76.07
74980-062526	Toho Water Authority (HARCDD)	06/25/2026	Harmony CDD	90.39
74990-062526	Toho Water Authority (HARCDD)	06/25/2026	Harmony CDD	186.78
75000-062526	Toho Water Authority (HARCDD)	06/25/2026	Harmony CDD	1,366.24
84380-062526	Toho Water Authority (HARCDD)	06/25/2026	Harmony CDD	2,671.35
84390-062526	Toho Water Authority (HARCDD)	06/25/2026	Harmony CDD	1,195.53
84410-062526	Toho Water Authority (HARCDD)	06/25/2026	Harmony CDD	4,355.90
84420-062526	Toho Water Authority (HARCDD)	06/25/2026	Harmony CDD	778.17
84430-062526	Toho Water Authority (HARCDD)	06/25/2026	Harmony CDD	96.93
84440-062526	Toho Water Authority (HARCDD)	06/25/2026	Harmony CDD	655.41
85210-062526	Toho Water Authority (HARCDD)	06/25/2026	Harmony CDD	526.07
90300-062526	Toho Water Authority (HARCDD)	06/25/2026	Harmony CDD	91.99
90660-062526	Toho Water Authority (HARCDD)	06/25/2026	Harmony CDD	94.90
90670-062526	Toho Water Authority (HARCDD)	06/25/2026	Harmony CDD	32.65
90680-062526	Toho Water Authority (HARCDD)	06/25/2026	Harmony CDD	11.63

**HARMONY
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 39

7/10/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
8226530	U.S. Bank (HARCDD)	06/25/2026	Harmony CDD	4,770.63
212671	United Land Services (HARCDD)	06/25/2026	Harmony CDD	3,047.52
212672	United Land Services (HARCDD)	06/25/2026	Harmony CDD	2,700.00
213328	United Land Services (HARCDD)	07/01/2026	Harmony CDD	60,782.67
Total:				161,340.83

Secretary / Assistant Secretary

Chairman / Vice Chairman

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 40

7/17/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
1092443	Florida Door Control of Orlando (HARCDD)	07/15/2026	Harmony CDD	1,193.00
39921-071026	OUC (HARCDD)	07/10/2026	Harmony CDD	13,212.84
DM-07-2026-31	PFM Management Services LLC (HARCDD)	07/06/2026	Harmony CDD	5,416.67
OE-EXP-07-2026-15	PFM Management Services LLC (HARCDD)	07/10/2026	Harmony CDD	0.74
1607058W460	Waste Connections of Florida (HARCDD)	07/15/2026	Harmony CDD	496.80
1327800	Wayne Automatic Fire Sprinkler (HARCDD)	07/15/2026	Harmony CDD	570.00
Total:				20,890.05

Secretary / Assistant Secretary

Chairman / Vice Chairman



Harmony Community Development District

District Financial Position and Budget to Actual



Harmony CDD

June 2026 Financial Report

June 30, 2026

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



Harmony CDD
Statement of Financial Position
As of 6/30/2026

	General Fund	Debt Service Fund 2014	Debt Service Fund 2015	Long Term Debt Group	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 1,158,328.88				\$ 1,158,328.88
Restricted Deposit Account - #8909	1,000.86				1,000.86
General Reserve Account - #3607	1,895,481.51				1,895,481.51
Prepaid Expenses	3,228.91				3,228.91
Due From Other Funds		\$ 176,298.35			176,298.35
Debt Service Reserve - 2014 Bond		607,312.50			607,312.50
Revenue - 2014 Bond		650,852.61			650,852.61
Prepayment - 2014 Bond		14,752.53			14,752.53
Due From Other Funds			\$ 76,042.08		76,042.08
Debt Service Reserve - 2015 Bond			340,000.00		340,000.00
Revenue - 2015 Bond			299,709.94		299,709.94
Prepayment - 2015 Bond			181,630.86		181,630.86
Total Current Assets	<u>\$ 3,058,040.16</u>	<u>\$ 1,449,215.99</u>	<u>\$ 897,382.88</u>	<u>\$ -</u>	<u>\$ 5,404,639.03</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 2,094,258.44	\$ 2,094,258.44
Amount To Be Provided				7,320,741.56	7,320,741.56
Total Investments	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 9,415,000.00</u>	<u>\$ 9,415,000.00</u>
Total Assets	<u><u>\$ 3,058,040.16</u></u>	<u><u>\$ 1,449,215.99</u></u>	<u><u>\$ 897,382.88</u></u>	<u><u>\$ 9,415,000.00</u></u>	<u><u>\$ 14,819,639.03</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 22,794.61				\$ 22,794.61
Due To Other Funds	252,340.43				252,340.43
Total Current Liabilities	<u>\$ 275,135.04</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 275,135.04</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$ 9,415,000.00	\$ 9,415,000.00
Total Long Term Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 9,415,000.00</u>	<u>\$ 9,415,000.00</u>
Total Liabilities	<u><u>\$ 275,135.04</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 9,415,000.00</u></u>	<u><u>\$ 9,690,135.04</u></u>
<u>Net Assets</u>					
Net Assets, Unrestricted	\$ 272,681.10				\$ 272,681.10
Current Year Net Assets, Unrestricted	(93,505.65)				(93,505.65)
Net Assets - General Government	1,560,112.09				1,560,112.09
Current Year Net Assets - General Government	1,043,617.58				1,043,617.58
Net Assets, Unrestricted		\$ 1,416,020.57			1,416,020.57
Current Year Net Assets, Unrestricted		33,195.42			33,195.42
Net Assets, Unrestricted			\$ 830,643.36		830,643.36
Current Year Net Assets, Unrestricted			66,739.52		66,739.52
Total Net Assets	<u><u>\$ 2,782,905.12</u></u>	<u><u>\$ 1,449,215.99</u></u>	<u><u>\$ 897,382.88</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 5,129,503.99</u></u>
Total Liabilities and Net Assets	<u><u>\$ 3,058,040.16</u></u>	<u><u>\$ 1,449,215.99</u></u>	<u><u>\$ 897,382.88</u></u>	<u><u>\$ 9,415,000.00</u></u>	<u><u>\$ 14,819,639.03</u></u>



Harmony CDD
Statement of Activities
As of 6/30/2026

	General Fund	Debt Service Fund 2014	Debt Service Fund 2015	Long Term Debt Group	Total
<u>Revenues</u>					
On-Roll Assessments	\$ 2,952,778.32				\$ 2,952,778.32
Assessment - Refund and Discounts	(93,505.65)				(93,505.65)
Garden Lot	800.00				800.00
Facility Rental Revenue	1,330.00				1,330.00
Other Income & Other Financing Sources	204.94				204.94
On-Roll Assessments - 2014 Bond		\$ 1,184,188.75			1,184,188.75
Assessments - Prepayment		13,071.81			13,071.81
Assessment Refund / Discounts		(37,499.72)			(37,499.72)
On-Roll Assessments - 2015 Bond			\$ 510,771.51		510,771.51
Other Assessments - Prepayment			227,312.31		227,312.31
Assessment Refund / Discounts			(16,174.61)		(16,174.61)
Total Revenues	<u>\$ 2,861,607.61</u>	<u>\$ 1,159,760.84</u>	<u>\$ 721,909.21</u>	<u>\$ -</u>	<u>\$ 4,743,277.66</u>
<u>Expenses</u>					
Supervisor Fees	\$ 7,600.00				\$ 7,600.00
Public Officials' Liability Insurance	4,431.00				4,431.00
Trustee Services	8,936.75				8,936.75
Management	50,250.03				50,250.03
Field Management	282,090.80				282,090.80
Engineering	84,862.26				84,862.26
Assessment Collection Cost	57,105.48				57,105.48
Disclosure Agent	2,200.00				2,200.00
Property Appraiser	1,530.61				1,530.61
District Counsel	38,034.07				38,034.07
Assessment Administration	7,500.00				7,500.00
Audit	4,400.00				4,400.00
Tax Preparation	51.36				51.36
Postage & Shipping	372.23				372.23
Legal Advertising	860.38				860.38
Miscellaneous / Contingency	30.60				30.60
Meeting Room	2,800.00				2,800.00
Web Site Maintenance	3,630.00				3,630.00
Operating Supplies - Fuel, Oil, etc.	4,048.67				4,048.67
Dues, Licenses, and Fees	175.00				175.00
Security	5,578.00				5,578.00
Security - Wifi	2,292.93				2,292.93
Electric	24,017.96				24,017.96
Refuse Removal	3,789.54				3,789.54
Water-Sewer	215,516.18				215,516.18
R&M - Ponds/Buck, Lake/Drainage	19,166.50				19,166.50
Irrigation Repairs	25,440.15				25,440.15
Amenity - Pool Maintenance	37,778.65				37,778.65
Pool Furniture	21,586.00				21,586.00
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



Harmony CDD
Statement of Activities
As of 6/30/2026

	General Fund	Debt Service Fund 2014	Debt Service Fund 2015	Long Term Debt Group	Total
Repair & Maintenance - Equipment etc	23,407.06				23,407.06
Pond Maintenance	37,800.00				37,800.00
Landscaping Maintenance & Material	607,826.02				607,826.02
Landscape Improvements	18,462.00				18,462.00
Tree Trimming	3,805.00				3,805.00
Miscellaneous / Contingency	29,694.05				29,694.05
Parks & Facilities	62,701.56				62,701.56
Garden Lot Expenses	601.04				601.04
Invasive Plant Maintenance	83,167.50				83,167.50
Mulch	77,600.00				77,600.00
Annuals	10,500.00				10,500.00
Streetlights	87,779.76				87,779.76
Sidewalk Panel Repair & Replacements	11,119.00				11,119.00
Collection Agent - 2014 Bond		\$ 22,901.71			22,901.71
Principal Payments - 2014 Bond		810,000.00			810,000.00
Interest Payments - 2014 Bond		342,037.50			342,037.50
Collection Agent - 2015 Bond			\$ 9,878.11		9,878.11
Principal Payments - 2015 Bond			460,000.00		460,000.00
Interest Payments - 2015 bond			209,740.63		209,740.63
Total Expenses	<u>\$ 1,996,124.03</u>	<u>\$ 1,174,939.21</u>	<u>\$ 679,618.74</u>	<u>\$ -</u>	<u>\$ 3,850,681.98</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 84,628.35				\$ 84,628.35
Interest Income		\$ 48,373.79			48,373.79
Interest Income			\$ 24,449.05		24,449.05
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 84,628.35</u>	<u>\$ 48,373.79</u>	<u>\$ 24,449.05</u>	<u>\$ -</u>	<u>\$ 157,451.19</u>
Change In Net Assets	\$ 950,111.93	\$ 33,195.42	\$ 66,739.52	\$ -	\$ 1,050,046.87
Net Assets At Beginning Of Year	<u>\$ 1,832,793.19</u>	<u>\$ 1,416,020.57</u>	<u>\$ 830,643.36</u>	<u>\$ -</u>	<u>\$ 4,079,457.12</u>
Net Assets At End Of Year	<u><u>\$ 2,782,905.12</u></u>	<u><u>\$ 1,449,215.99</u></u>	<u><u>\$ 897,382.88</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 5,129,503.99</u></u>



Harmony CDD
Budget to Actual
For the Month Ending 06/30/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
On-Roll Assessments	\$ 2,952,778.32	\$ 2,209,883.25	\$ 742,895.07	\$ 2,946,511.00	100.21%
Assessment - Refund and Discounts	(93,505.65)	(88,395.00)	(5,110.65)	(117,860.00)	79.34%
Facility Rental Revenue	1,330.00	-	1,330.00	-	0.00%
Garden Lot	800.00	-	800.00	-	0.00%
Other Income and Other Financing Sources	204.94	-	204.94	-	0.00%
Net Revenues	\$ 2,861,607.61	\$ 2,121,488.25	\$ 740,119.36	\$ 2,828,651.00	101.17%
Expenditures					
Administrative Expenses					
Supervisor Fees	\$ 7,600.00	\$ 10,500.00	\$ (2,900.00)	\$ 14,000.00	54.29%
FICA Expense	-	804.00	(804.00)	1,072.00	0.00%
Trustee Services	8,936.75	7,500.00	1,436.75	10,000.00	89.37%
Management	50,250.03	48,750.00	1,500.03	65,000.00	77.31%
Engineering	84,862.26	56,250.00	28,612.26	75,000.00	113.15%
Assessment Collection Cost	57,105.48	44,197.50	12,907.98	58,930.00	96.90%
Disclosure Agent	2,200.00	1,650.00	550.00	2,200.00	100.00%
Property Appraiser	1,530.61	750.00	780.61	1,000.00	153.06%
District Counsel	38,034.07	56,250.00	(18,215.93)	75,000.00	50.71%
Recording Secretary	-	1,500.00	(1,500.00)	2,000.00	0.00%
Audit	4,400.00	3,750.00	650.00	5,000.00	88.00%
Arbitrage Calculation	-	1,125.00	(1,125.00)	1,500.00	0.00%
Postage & Shipping	372.23	750.00	(377.77)	1,000.00	37.22%
Legal Advertising	860.38	900.00	(39.62)	1,200.00	71.70%
Special Assessment Fees	7,500.00	6,825.00	675.00	9,100.00	82.42%
Tax Preparation	51.36	-	51.36	-	0.00%
Miscellaneous / Contingency	30.60	-	30.60	-	0.00%
Meeting Room	2,800.00	3,750.00	(950.00)	5,000.00	56.00%
Dues, Licenses, and Fees	175.00	131.25	43.75	175.00	100.00%
Website Maintenance	3,630.00	-	3,630.00	-	0.00%
Total Administrative Expenses	\$ 270,338.77	\$ 245,382.75	\$ 24,956.02	\$ 327,177.00	82.63%
Field Expenses					
Field Management	\$ 282,090.80	\$ 248,276.25	\$ 33,814.55	\$ 331,035.00	85.21%
Total Field Expenses	\$ 282,090.80	\$ 248,276.25	\$ 33,814.55	\$ 331,035.00	85.21%
Security Expenses					
Security	\$ 5,578.00	\$ 22,500.00	\$ (16,922.00)	\$ 30,000.00	18.59%
Security - Wifi	2,292.93	4,500.00	(2,207.07)	6,000.00	38.22%
Total Security Expenses	\$ 7,870.93	\$ 27,000.00	\$ (19,129.07)	\$ 36,000.00	21.86%
Utility Expenses					
Electric	\$ 24,017.96	\$ 32,250.00	\$ (8,232.04)	\$ 43,000.00	55.86%
Refuse Removal	3,789.54	3,000.00	789.54	4,000.00	94.74%
Water-Sewer	215,516.18	168,750.00	46,766.18	225,000.00	95.78%
Streetlights	87,779.76	120,000.00	(32,220.24)	160,000.00	54.86%
Repair & Maintenance - Streetlights	-	7,500.00	(7,500.00)	10,000.00	0.00%
Total Utility Expenses	\$ 331,103.44	\$ 331,500.00	\$ (396.56)	\$ 442,000.00	74.91%



Harmony CDD
Budget to Actual
For the Month Ending 06/30/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<u>Landscaping and Irrigation Expenses</u>					
Landscaping Maintenance & Material	\$ 607,826.02	\$ 559,794.00	\$ 48,032.02	\$ 746,392.00	81.44%
Landscaping Improvements	18,462.00	-	18,462.00	-	0.00%
Tree Trimming	3,805.00	30,000.00	(26,195.00)	40,000.00	9.51%
Parks & Facilities	62,701.56	41,250.00	21,451.56	55,000.00	114.00%
Garden Lot Expenses	601.04	1,500.00	(898.96)	2,000.00	30.05%
Invasive Plant Maintenance	83,167.50	37,500.00	45,667.50	50,000.00	166.34%
Mulch	77,600.00	58,010.25	19,589.75	77,347.00	100.33%
Annuals	10,500.00	10,500.00	-	14,000.00	75.00%
Irrigation	25,440.15	22,500.00	2,940.15	30,000.00	84.80%
Total Landscaping & Irrigation Expenses	\$ 890,103.27	\$ 266,184.75	\$ 129,049.02	\$ 1,014,739.00	87.72%
<u>General Expenses</u>					
Pond Maintenance	\$ 37,800.00	\$ -	\$ 37,800.00	\$ -	0.00%
R&M - Ponds/Buck, Lake/Drainage	19,166.50	37,500.00	(18,333.50)	50,000.00	38.33%
Amenity - Pool Maintenance	37,778.65	45,000.00	(7,221.35)	60,000.00	62.96%
Amenity - Pool Furniture	21,586.00	-	21,586.00	-	0.00%
Repair & Maintenance - Vehicles	2,195.89	11,250.00	(9,054.11)	15,000.00	14.64%
Repair & Maintenance - Equipment etc	23,407.06	7,500.00	15,907.06	10,000.00	234.07%
Roads & Alleyway	-	7,500.00	(7,500.00)	10,000.00	0.00%
Sidewalk Panel Repair & Replacements	11,119.00	112,500.00	(101,381.00)	150,000.00	7.41%
Operating Supplies - Fuel, Oil, etc.	4,048.67	6,000.00	(1,951.33)	8,000.00	50.61%
Transfer to Reserve	280,000.00	210,000.00	70,000.00	280,000.00	100.00%
Capital Outlay - Vehicles	-	11,250.00	(11,250.00)	15,000.00	0.00%
Miscellaneous / Contingency	29,694.05	37,500.00	(7,805.95)	50,000.00	59.39%
Total General Expenses	\$ 466,795.82	\$ 486,000.00	\$ (19,204.18)	\$ 648,000.00	72.04%
<u>Insurance Expenses</u>					
General Liability Insurance	\$ 5,489.00	\$ 22,275.00	\$ (16,786.00)	\$ 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%
Total Insurance Expenses	\$ 27,821.00	\$ 22,275.00	\$ 5,546.00	\$ 29,700.00	93.67%
Total Expenditures	\$ 2,276,124.03	\$ -	\$ 154,635.78	\$ 2,828,651.00	80.47%
Income (Loss) from Operations	\$ 585,483.58	\$ -	\$ 585,483.58	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 84,628.35	\$ -	\$ 84,628.35	\$ -	
Total Other Income (Expense)	\$ 84,628.35	\$ -	\$ 84,628.35	\$ -	
Net Income (Loss)	\$ 670,111.93	\$ -	\$ 670,111.93	\$ -	



Harmony Community Development District

Proposals from ULS



Harmony Community Development District

Landscape Items



Harmony Community Development District

Bench Proposals
(provided under separate cover)



Harmony Community Development District

Proposal for Ashley Park Pool Main Drain

- 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 CDD – ASHLEY PARK
7241 HARMONY SQUARE DR. WEST,
ST. CLOUD, FL, 34773

5/27/2026

ATTN: MANAGER

PER YOUR REQUEST THIS BID IS FOR REPLACING THE MAIN DRAIN FRAMES AND GRATES ON THE **POOL** IN COMPLIANCE WITH THE FEDERAL LAW VIRGINIA GRAEME BAKER POOL AND SPA SAFETY ACT.

THE FEDERAL LAW STATES THAT ALL MAIN DRAIN GRATES AND FRAMES MEET ANSI/ASME 112.19.8-2007, STATE OF FLORIDA 64E-9 SWIMMING POOL CODE FLOW RATES AND BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

ALSO, PER THE VGB LAW BOTH THE MAIN DRAIN FRAME AND GRATE MUST BE REPLACED DURING THE REPAIR TO BE IN COMPLIANCE.

SCOPE OF WORK

POOL

- DIVE POOL FULL OF WATER
- CHIP OUT AND REMOVE EXISTING MAIN DRAIN GRATES AND FRAMES AND INSTALL 2 NEW 12"X12" AQUASTAR MAIN DRAIN FRAMES AND GRATES
- THE STATE OF FLORIDA REQUIRES COMPLIANCE WITH STATE CODES WHEN INSTALLING THE VIRGINIA GRAEME BAKER POOL & SPA SAFETY ACT GRATES. TO ENSURE COMPLIANCE, INSTALLERS OF THE NEW GRATES WILL BE FOLLOWING THE TECHNICAL INFORMATION AND PROTOCOL FOR FEDERAL POOL AND SPA SAFETY ACT RETROFITS, ISSUED BY THE FLORIDA DEPT OF HEALTH. **INSTALLATION REQUIRES A LICENSED STATE CONTRACTOR** TO EVALUATE EACH GRATE INSTALLATION PER THE NEW PROTOCOL AND COMPLETE A COMPLIANCE FORM AND SEND IN TO YOUR APPLICABLE DEPT OF HEALTH FOR REVIEW. SPIES WILL ALSO MAINTAIN THE INSTALLATION DATES IN OUR SYSTEM AND NOTIFY YOU WHEN REPLACEMENT IS REQUIRED.

801 Sawdust Trail
Kissimmee, FL 34744



407-847-2771
Fax 407-847-8242

www.spiespool.com

- 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

NOTE: DURING THIS WORK THE NEW FEDERAL LAW REQUIRES THE INSTALLER TO MEASURE THE MAIN DRAIN SUMPS FOR COMPLIANCE (NOTE THE TOP OF THE INTAKE PIPE NEEDS TO BE MORE THEN 1.5 PIPE DIAMETERS FROM THE TOP OF THE GRATE.

TOTAL: \$1,495.00

PRICE IS GOOD FOR 30 DAYS.

ACCEPTED AND AGREED:

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

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ALMAR ENTERPRISE INC.
1370 Beechwood Dr
Saint Cloud, FL 34772
atlantisservice1@gmail.com
atlantis-pools.com

Estimate



ADDRESS
Jonathan Soto 7124 Harmony Square Dr S Harmony, FL 34773

SHIP TO
Jonathan Soto 7124 Harmony Square Dr S Harmony, FL 34773

ESTIMATE #	DATE	
1223	05/27/2026	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Main Drain	Replace four 12" Main Drain covers	1	1,800.00	1,800.00

CPC 1459372

TOTAL

\$1,800.00

Accepted By

Accepted Date



Harmony Community Development District

Proposal for Swim Club Pool Main Drain

- 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 CDD – SWIM CLUB
3500 HARMONY SQUARE DR. WEST,
ST. CLOUD, FL, 34773

5/27/2026

ATTN: MANAGER

PER YOUR REQUEST THIS BID IS FOR REPLACING THE MAIN DRAIN FRAMES AND GRATES ON THE **POOL** IN COMPLIANCE WITH THE FEDERAL LAW VIRGINIA GRAEME BAKER POOL AND SPA SAFETY ACT.

THE FEDERAL LAW STATES THAT ALL MAIN DRAIN GRATES AND FRAMES MEET ANSI/ASME 112.19.8-2007, STATE OF FLORIDA 64E-9 SWIMMING POOL CODE FLOW RATES AND BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

ALSO, PER THE VGB LAW BOTH THE MAIN DRAIN FRAME AND GRATE MUST BE REPLACED DURING THE REPAIR TO BE IN COMPLIANCE.

SCOPE OF WORK

POOL

- DIVE POOL FULL OF WATER
- CHIP OUT AND REMOVE EXISTING MAIN DRAIN GRATES AND FRAMES AND INSTALL 2 NEW 12"X12" AQUASTAR MAIN DRAIN FRAMES AND GRATES
- THE STATE OF FLORIDA REQUIRES COMPLIANCE WITH STATE CODES WHEN INSTALLING THE VIRGINIA GRAEME BAKER POOL & SPA SAFETY ACT GRATES. TO ENSURE COMPLIANCE, INSTALLERS OF THE NEW GRATES WILL BE FOLLOWING THE TECHNICAL INFORMATION AND PROTOCOL FOR FEDERAL POOL AND SPA SAFETY ACT RETROFITS, ISSUED BY THE FLORIDA DEPT OF HEALTH. **INSTALLATION REQUIRES A LICENSED STATE CONTRACTOR** TO EVALUATE EACH GRATE INSTALLATION PER THE NEW PROTOCOL AND COMPLETE A COMPLIANCE FORM AND SEND IN TO YOUR APPLICABLE DEPT OF HEALTH FOR REVIEW. SPIES WILL ALSO MAINTAIN THE INSTALLATION DATES IN OUR SYSTEM AND NOTIFY YOU WHEN REPLACEMENT IS REQUIRED.

801 Sawdust Trail
Kissimmee, FL 34744



407-847-2771
Fax 407-847-8242

www.spiespool.com

- 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

NOTE: DURING THIS WORK THE NEW FEDERAL LAW REQUIRES THE INSTALLER TO MEASURE THE MAIN DRAIN SUMPS FOR COMPLIANCE (NOTE THE TOP OF THE INTAKE PIPE NEEDS TO BE MORE THEN 1.5 PIPE DIAMETERS FROM THE TOP OF THE GRATE.

TOTAL: \$1,495.00

PRICE IS GOOD FOR 30 DAYS.

ACCEPTED AND AGREED:

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

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ALMAR ENTERPRISE INC.
1370 Beechwood Dr
Saint Cloud, FL 34772
atlantisservice1@gmail.com
atlantis-pools.com

Estimate



ADDRESS
Jonathan Soto 7124 Harmony Square Dr S Harmony, FL 34773

SHIP TO
Jonathan Soto 7124 Harmony Square Dr S Harmony, FL 34773

ESTIMATE #	DATE	
1223	05/27/2026	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Main Drain	Replace four 12" Main Drain covers	1	1,800.00	1,800.00

CPC 1459372

TOTAL

\$1,800.00

Accepted By

Accepted Date



Harmony Community Development District

Proposal for Swim Club Wading Pool Main Drain

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

5/28/2026

ATTN: MANAGER

PER YOUR REQUEST THIS BID IS FOR REPLACING THE MAIN DRAIN FRAMES AND GRATES IN THE **WADING POOL** IN COMPLIANCE WITH THE FEDERAL LAW VIRGINIA GRAEME BAKER POOL AND SPA SAFETY ACT.

THE FEDERAL LAW STATES THAT ALL MAIN DRAIN GRATES AND FRAMES MEET ANSI/ASME 112.19.8-2007, STATE OF FLORIDA 64E-9 SWIMMING POOL CODE FLOW RATES AND BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

ALSO, PER THE VGB LAW BOTH THE MAIN DRAIN FRAME AND GRATE MUST BE REPLACED DURING THE REPAIR TO BE IN COMPLIANCE.

SCOPE OF WORK

WADING POOL

- DIVE POOL FULL OF WATER
- CHIP OUT AND REMOVE EXISTING MAIN DRAIN GRATE AND FRAME AND INSTALL 1 NEW 12"X12" AQUASTAR MAIN DRAIN FRAME AND GRATE
- THE STATE OF FLORIDA REQUIRES COMPLIANCE WITH STATE CODES WHEN INSTALLING THE VIRGINIA GRAEME BAKER POOL & SPA SAFETY ACT GRATES. TO ENSURE COMPLIANCE INSTALLERS OF THE NEW GRATES WILL BE FOLLOWING THE TECHNICAL INFORMATION AND PROTOCOL FOR FEDERAL POOL AND SPA SAFETY ACT RETROFITS, ISSUED BY THE FLORIDA DEPT OF HEALTH. INSTALLATION REQUIRES A LICENSED STATE CONTRACTOR TO EVALUATE EACH GRATE INSTALLATION PER THE NEW PROTOCOL AND COMPLETE A COMPLIANCE FORM AND SEND IN TO YOUR APPLICABLE DEPT OF HEALTH FOR REVIEW. SPIES WILL ALSO MAINTAIN THE INSTALLATION DATES IN OUR SYSTEM AND NOTIFY YOU WHEN REPLACEMENT IS REQUIRED.

801 Sawdust Trail
Kissimmee, FL 34744



407-847-2771
Fax 407-847-8242

www.spiespool.com

- 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

NOTE: DURING THIS WORK THE NEW FEDERAL LAW REQUIRES THE INSTALLER TO MEASURE THE MAIN DRAIN SUMPS FOR COMPLIANCE (NOTE THE TOP OF THE INTAKE PIPE NEEDS TO BE MORE THEN 1.5 PIPE DIAMETERS FROM THE TOP OF THE GRATE.

TOTAL: \$1,095.00

PRICE IS GOOD FOR 30 DAYS.

ACCEPTED AND AGREED:

BY: _____

TITLE: _____

DATE: _____

REGARDS,

JOHN DILLON
SERVICE MANAGER
SPIES POOL INC.
CP C043205

801 Sawdust Trail
Kissimmee, FL 34744



407-847-2771
Fax 407-847-8242

www.spiespool.com

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ALMAR ENTERPRISE INC.
1370 Beechwood Dr
Saint Cloud, FL 34772
atlantisservice1@gmail.com
atlantis-pools.com

Estimate



ADDRESS
Jonathan Soto 7124 Harmony Square Dr S Harmony, FL 34773

SHIP TO
Jonathan Soto 7124 Harmony Square Dr S Harmony, FL 34773

ESTIMATE #	DATE	
1223	05/27/2026	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Main Drain	Replace four 12" Main Drain covers	1	1,800.00	1,800.00

CPC 1459372

TOTAL

\$1,800.00

Accepted By

Accepted Date



Harmony Community Development District

**Change Order #1 for Fiscal Year 2025/2026
District Engineer Services**



July 3, 2026

MSC-22055

Ms. Lynne Mullins
District Manager
PFM Group Consulting, LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817

**Re: Harmony Community Development District
Fiscal Year 2025/2026 District Engineer Services**

Subj: Change Order #1

Dear Ms. Mullins:

The purpose of this letter is to respectfully request a change order to our current authorization to continue serving as the District Engineer for the Harmony Community Development District (CDD). Based on our latest invoice we are close to exceeding our original **\$75,000.00** authorization associated with Fiscal Year 2025/2026 District Engineer services. More specifically, our current balance is \$5,345.24 through week ending 05/30/26 (refer to Invoice No. 228596 within **Attachment "A"**).

With that said, we respectfully request an hourly not-to-exceed amount of **\$32,500.00** to continue providing miscellaneous engineering services through September 30, 2026 (i.e., remaining 4 months). Pegasus Engineering will continue to invoice the District for these services on a time and expense basis in accordance with the current Schedule of Hourly Rates and Reimbursable Costs.

We appreciate the opportunity to continue assisting the Harmony Community Development District and thank you in advance for your consideration of this request. If you have any questions, please contact me directly at 407-992-9160, extension 309, or by email at david@pegasusengineering.net.

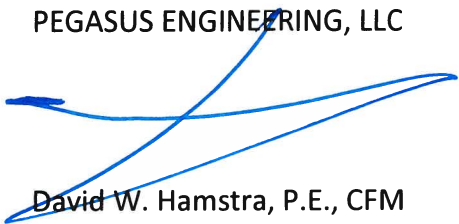
"Engineering a Higher Standard"

301 West State Road 434, Suite 309, Winter Springs, FL 32708 • 407-992-9160 • Fax 407-358-5155
www.pegasusengineering.net

Ms. Lynne Mullins
July 3, 2026
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Respectfully,

PEGASUS ENGINEERING, LLC



David W. Hamstra, P.E., CFM
Stormwater Department Manager

**Harmony Community Development District
Fiscal Year 2025/2026 District Engineer Services
Change Order #1**

Approved for Pegasus Engineering, LLC



Juan Fong, P.E.

Principal _____
Officer's Title

July 3, 2026 _____
Date

This Proposal is hereby accepted and authorization to proceed is hereby given.
(Please return one executed copy of this proposal for our Pegasus Engineering records).

Authorized Signature

Officer's Title

Date

Attachment “A”

Pegasus Engineering
Invoice No. 228596



"Practical Engineering Solutions"

INVOICE

Email to: mullinsl@pfm.com

Pegasus Engineering, LLC
301 West State Road 434, Suite 309
Winter Springs, Florida 32708
Phone 407-992-9160

INVOICE DATE: June 30, 2026

INVOICE NO.: 228596 *DWN*

BILLING NO.: 6

TO:

Lynne Mullins, District Manager
PFM Group Consulting, LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817

FOR:

Harmony Community Development District
Fiscal Year 2025 / 2026 District Engineer Services
Project No.: MSC-22055
Period of Service: 05/03/26 – 05/30/26

Authorization: ☐ Fiscal Year 2025/2026 Adopted Annual Budget (Hourly Not-to-Exceed \$75,000.00).

Scope of Work:

- The week of May 3, 2026, Pegasus Engineering (David Hamstra) coordinated with the Assistant Secretary (Jo Phillips) regarding the maintenance vendors and scope of work associated with the stormwater ponds and the wetland conservation areas; and coordinated with Greg Teague and various vendors regarding the Harmony Sidewalk Improvements Bid Documents.
- The week of May 10, 2026, Pegasus Engineering (David Hamstra) coordinated with Greg Teague regarding Addendum #1 for the Sidewalk Improvements; and coordinated with Beth Whitehart and Donny Greenough on 05/16/26 regarding coordinating with Osceola County to request a Traffic Study to justify potential speed humps or speed tables.
- The week of May 10, 2026, Pegasus Engineering (Greg Teague) prepared and issued Addendum #1 associated with the Sidewalk Improvements.
- The week of May 17, 2026, Pegasus Engineering (David Hamstra) coordinated with Lynne Mullins and Greg Teague regarding the Sidewalk Improvements Bids and the Inframark issue; and coordinated with Greg Teague to finalize and submit the Bid Evaluation and Recommendation Memorandum to Lynne Mullins and Micheal Eckert on 05/22/26.
- The week of May 17, 2026, Pegasus Engineering (Greg Teague) Sidewalk Improvements => prepared the Bid Evaluation Project Memorandum.
- The week of May 17, 2026, Pegasus Engineering (Priscilla Villanueva) delivered and copied bid packages to Greg Teague.
- The week of May 24, 2026, Pegasus Engineering (David Hamstra) pulled-together and submitted PDF copies of the Sidewalk Repairs proposals to Lynne Mullins and Mike Eckert on 05/26/26; coordinated with Greg Teague regarding the corrections to the Bid Forms; prepared and issued an email to Osceola County on 05/26/26 regarding a Speed Study pertaining to traffic calming options and stripping the street parking along Five Oaks Drive; and prepared for and attended the CDD Meeting on 05/28/26.

LABOR COSTS

Sr. Project Manager, Hamstra, P.E.	18.5 hrs	@	\$ 195.00/hr	=	\$ 3,607.50
Sr. Project Engineer, Teague, P.E.	9.5 hrs	@	\$ 180.00/hr	=	\$ 1,710.00
Word Processor/Clerical, Villanueva	<u>5.0 hrs</u>	@	\$ 80.00/hr	=	<u>\$ 400.00</u>
	33.0 hrs				

Sub-Total Labor Costs \$ 5,717.50
(Total Labor Costs to Date \$67,465.00)

OTHER DIRECT COSTS

In-house plots, prints, and copies \$ 185.00

Sub-Total Other Direct Costs \$ 185.00
(Total Other Direct Costs to Date \$2,189.76)

Amount Due This Invoice \$ 5,902.50

Total Authorization	\$ 75,000.00
Total Amount Billed to Date	<u>\$ 69,654.76</u>
Balance Remaining	\$ 5,345.24