

# 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, October 23, 2025, at 6:00 p.m. at Su Mesa Cafe at 7250 Harmony Square Dr. S, Harmony, FL 34773**. Questions or comments on the Board Meeting or proposed agenda may be addressed to Lynne Mullins at [mullinsl@pfm.com](mailto:mullinsl@pfm.com) or (407) 723-5900. A quorum (consisting of at least three of the five Board Members) will be confirmed prior to the start of the Board Meeting.

Zoom: <https://zoom.us/j/4276669233> or Call in: 929-205-6099, ID: 4276669233

## BOARD OF SUPERVISORS' MEETING AGENDA

### Organizational Matters

- Call to Order
- Roll Call to Confirm Quorum
- Public Comment Period
- 1. Consideration of the Meeting Minutes of the September 25, 2025, Board of Supervisors' Meeting

### Business Matters

- 2. Ratification of FY 2026 Egis Insurance Package
- 3. Discussion Regarding Fees for Non-Exclusive License Agreement with Molly Forestner
- 4. Discussion of Status of RV Lot Discussions with County
- 5. Discussion Regarding Reserve Accounts
- 6. Review of District Financial Position and Budget to Actual (*provided under separate cover*)

### United Landscape Services Landscape Management

- 7. Consideration of Proposals from ULS
- 8. Discussion Regarding Landscape Updates

### Berman Field Management

- 9. Berman Field Inspection Report
- 10. Consideration of Fence Replacement at Dog Park
  - a) Enrique Fence
  - b) Fence Direct
  - c) Lasrasy Fence

### Other Business

#### Staff Reports

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



District Counsel

- Discussion of Sidewalk Responsibilities

District Engineer

District Manager

- Letter Regarding Gunshots
- Update on Sculpture Repair

**Supervisor Requests**

**Adjournment**

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





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# **Harmony Community Development District**

**Meeting Minutes of the September 25, 2025,  
Board of Supervisors' Meeting**

## **MINUTES OF MEETING**

### **HARMONY COMMUNITY DEVELOPMENT DISTRICT**

#### **BOARD OF SUPERVISORS' MEETING**

**Thursday, September 25, 2025, at 6:00 p.m.**

**Su Mesa Cafe at 7250 Harmony Square Dr. S,  
Harmony, FL 34773**

#### **Board Members Present:**

|                  |                     |                       |
|------------------|---------------------|-----------------------|
| Daniel Leet      | Chairman            |                       |
| Lucas Chokanis   | Vice Chairman       |                       |
| Julie Williams   | Assistant Secretary |                       |
| Jo Phillips      | Assistant Secretary |                       |
| Brittney Coronel | Assistant Secretary | (via phone 6:04 p.m.) |

#### **Also Present:**

|                   |                  |             |
|-------------------|------------------|-------------|
| Lynne Mullins     | PFM              |             |
| Verona Griffith   | PFM              |             |
| Kate John         | District Counsel | (via phone) |
| Samantha Sharenow | Berman           |             |
| Eddie Padua       | Berman           |             |
| Jonathan Soto     | Berman           |             |
| Nick Lomasney     | ULS              |             |
| Dylan Schwartz    | FMSbonds, Inc.   | (via phone) |

### **FIRST ORDER OF BUSINESS**

#### **Organizational Matters**

#### **Call to Order and Roll Call**

Mr. Leet 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**

Ms. Fuentes, a resident, welcomed the new District Management company. She stated the ponds are being infiltrated with weeds and questioned who is in charge of pond maintenance, as it relates to South Lake and East Lake. She also had a comment related to the U.S. Route 192 signage advertisements and noted they are an eye sore.

Another resident, living on Songbird Circle, stated the new District Management company is making a positive difference. She requested an update on the property between East and North, as there have been parties happening in that location. She noted the parking ordinance discussion on today's agenda. Lastly, she commented regarding the restaurant parking and noted there are no striped areas, when pulling out, which is a safety concern.

Mr. Heck stated the Annual Garden Sign-up went well and thanked Berman for their work. He noted United will also be helping get more mulch and dirt for the garden. He stated concern with the water at



the Garden if the contactor is not fixed as soon as possible. It was noted that the piece is on order. He stated the Garden Committee is going to be working with the community to gather tree leaves that are falling to bring them to the Garden, as they create pathways and keep weeds out.

There was brief discussion regarding the contactor part. Berman noted they had ordered the piece.

There were no further public comments at this time.

**Consideration of the Minutes of the  
August 7, 2025, 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 August 7, 2025, Board of Supervisors' Meeting.

**Consideration of the Minutes of the  
August 28, 2025, 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 August 28, 2025, Board of Supervisors' Meeting.

**SECOND ORDER OF BUSINESS**

**Finance Matters**

**Update on Delayed Bond Refunding**

Mr. Schwartz gave an update. He stated the records that were kept by the previous management company we're not up to standard. He has been working with PFM, District Counsel, and Bond Counsel to go through the records of all assessments. He noted PFM has been great to work with. Inframark had previously filed that there were 0 delinquencies in assessment payments, which was not the case. There was over \$500,000.00 in CDD Assessment payments not timely paid by the landowner. However, the CDD is not out of money due to the tax certificates that were sold by the County on the parcels.

Mr. Schwartz gave an overview of the liability assessments that are outstanding and the parcels that have been foreclosed upon due to mortgages owed. Mr. Schwartz noted this has delayed the bond refinancing due to the level of delinquencies. The team will continue to work on this, and it can be revisited in the future.

Ms. John noted that PFM is working on identifying the tax certificates sold and getting the disclosures updated.

### **THIRD ORDER OF BUSINESS**

#### **Business Matters**

##### **Discussion Regarding Deposits for Pavilion and Boat Rentals**

Ms. Mullins noted she has received about 1,000 checks that are not dated or are from previous years. District Counsel has recommended not collecting deposits due to if a check is received, it needs to be directly deposited into the bank account and clear the account prior to rental. It was recommended to have District Counsel create a liability form to sign prior to use.

There was brief discussion regarding the deposit process and liability form. It was noted a credit card deposit would not be able to be done.

Ms. Mullins noted deposits can still be collected, but residents will not be able to rent the same day or same week.

There was discussion regarding past issues with the pavilion and boat rentals.

Ms. John recommended having Mr. Eckert create the liability form and work with the Chair for final approval.

It was noted there needs to be a legal liability form to protect the District. This form will be in lieu of the deposit.

On MOTION by Mr. Chokanis, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District authorized District Counsel to create the Liability Form for Pavilion and Boat Rentals.

##### **Discussion of Status of RV Lot Discussions with County**

This item was tabled, at the District Engineer's request, until the next meeting.

##### **Discussion of Draft Ordinance Regarding Parking in Public Right of Ways**

Ms. Mullins stated there has been feedback from a resident noting that parking in or blocking the marked bicycle lane is prohibited. Mr. Leet confirmed.

There was brief discussion regarding finalizing the ordinance to send to the County.

Ms. John requested clarification on the areas this ordinance will apply to.

There was brief discussion regarding the areas of restriction. It was noted the Board had previously decided to include a blanket statement for all County owned areas within the CDD.

Ms. John recommended getting a map of the District and marking off the areas.

Ms. Mullins will follow up with the District Engineer for the District map with all County owned roads. She will send it to the Board once received. Ms. Coronel noted the District Engineer had previously stated this map would be easy to obtain.

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

Ms. Mullins stated the financials are through the end of August. No further action was needed by the Board at this time.

Ms. Mullins stated that September is the last month of the fiscal year, and the District has 60 days to accrue any 2025 expenses. It was noted October 1, 2025, starts the new fiscal year.

There was brief discussion regarding the expenses pending from Inframark. Ms. Griffith noted she is unable to track the financials properly, as of yet, and is still waiting on multiple items to be signed over, including the bank account. The Valley Bank account has been opened and is funded.

Mr. Chokanis requested clarification. Ms. Griffith noted that although the funds can be seen, she is unable to track the historical reference for them.

There was discussion regarding the Money Market accounts and the General Fund account balances. Ms. Griffith stated she will have to review all statements to verify the funds.

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

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

##### **Review of Turf Report from TruGreen**

Mr. Lomasney gave an update and overview of the report. He noted there is still high water at Buck Lake and on the back field on Dark Sky.

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

- a) Proposal 187404 for Mainline on Cat Brier for \$733.00**
- b) Proposal 187406 for Middle Brook PI Playground for \$1,201.85**
- c) Proposal 187407 for Timer at Five Oaks Drive/Feather Grass CT for \$997.98**

**d) Proposal 187408 for Timer  
Outside Gate of South Lake for  
\$780.00**

Mr. Lomasney gave an overview of the proposals. He requested Proposal 187407 to be withdrawn. He noted United will take care of that proposal in-house.

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 following Proposals from ULS: Proposal 187404 for Mainline on Cat Brier for \$733.00, Proposal 187406 for Middle Brook PI Playground for \$1,201.85, and Proposal 187408 for Timer Outside Gate of South Lake for \$780.00.

**Landscape Updates**

Mr. Lomasney gave an update on the oak trees and gave an overview of the locations for pruning. Pruning will begin October 6<sup>th</sup>. It was noted there will now be weekly landscaping reports turned into District Management. This will give any proposals and updates needed, with quicker turnaround time.

It was noted that Mr. Lomasney has completed park audits on 15 locations. He gave an overview of those locations and noted each audit comes with a proposal to have record of what is needed in these areas. These proposals will be sent to District Management once everything is finalized.

Lastly, there was an update regarding mulch. Mr. Lomasney stated there have been complaints regarding the lack of mulch at a few of the parks and playgrounds and recommended laying dyed hard wood mulch instead of the pine bark mulch and noted the additional funds can be moved from the pine straw budget.

There was brief discussion regarding the locations for the mulch and the budget. It was noted with the additional funds, all mulch areas would be able to be covered. The pine straw areas could be addressed in the following fiscal year.

Mr. Lomasney will prepare a proposal to bring back to the Board at the next meeting.

Mr. Chokanis requested detailed proposals for this project with pictures of the locations. Mr. Lomasney confirmed.

It was noted the areas with Bahia grass have done well compared to the Saint Augustine grass locations. Mr. Lomasney will recommend Bahia grass moving forward.

**FIFTH ORDER OF BUSINESS**

**Field Management -Berman**

**Berman Pressure Wash & Grinding  
Inspection**

**a) Proposal for Pressure Washing for  
\$6,160**

Ms. Sharenow gave an overview of the proposal. It was noted this is for the larger areas to be done quickly. It is currently being done in smaller sections. Sidewalk grinding is a continuing project.

Mr. Soto gave an update on the sidewalk grinding and pressure washing locations.

Mr. Chokanis requested a map of completion for these projects. It was noted that District Management has that map and will send it to the Board, as it was not received in time to include in the agenda packet.

There was discussion regarding the map and CDD property locations to be pressure washed. It was noted sidewalks in front of homes are resident responsibilities.

Ms. Phillips provided the policy regarding pressure washing to the Board. Mr. Leet reviewed the policy and recommended providing any past policies or historical Board decisions to District Management. This will aid Berman in completing projects as well.

#### **Berman Landscape Report**

Ms. Sharenow noted the price being recommended for the mulch is great. She gave an overview of the report and recommended having a 3-year landscaping plan. This allows time to plan for funding.

#### **Berman Field Report**

Ms. Sharenow stated she will provide the proposals for the vehicle repairs at the next meeting.

#### **Consideration of Fence Replacement at Dog Park**

Mr. Soto gave an overview of the proposal for the Dog Park. The proposal from Lasrasy Fence, Inc. for section replacement of the chain link fence was for \$19,560.00. It was noted this is for both the small and large dog park areas. There is a hole in the fence that is large enough for dogs to escape.

There was brief discussion regarding the proposal cost and vendor.

Mr. Soto stated the holes in the fence had been temporarily repaired with chicken wire. He is waiting for two more proposals.

This item was tabled until the other proposals are received. The Board requested proposals for full and partial replacement of the fence.

#### **Status of Inventory List of District Personal Property**

Ms. Sharenow will provide this at the next Board meeting.

#### **Status of Proposals for Dock Repair**

Mr. Soto gave an overview of the proposals and noted one proposal was for repair, and one was for complete replacement. The repair proposal from The Dock Experts was in the amount of \$3,425.00 and the replacement proposal from Rommell Builders was in the amount of \$11,119.00.

There was brief discussion regarding the previous vendor. It was noted this is for a less amount than previously approved.

It was noted there have been multiple complaints from residents that it is not repaired and it is also a safety issue.

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 for Dock Replacement from Rommell Builders in the amount of \$11,119.00.

#### **Security Incident at Buck Lake Restroom**

Mr. Soto gave an overview of the incident. The restrooms were trashed, the cabinet was broken, and all supplies were taken and thrown over the grounds.

There was brief discussion regarding when the incident took place. It was noted the incident took place on Thursday, September 18<sup>th</sup>, 2025. There was a resident who witnessed a few minors in that location during the incident.

Ms. Phillips recommended locking the bathrooms in the evenings.

#### **Consideration of Proposal for Sculpture Repair from Centerline Production**

Ms. Mullins stated that Mr. Casey, a resident, contacted her regarding the log sculpture. The sculpture has deteriorated. Mr. Casey contacted the original artist and has provided the proposal for repair and restoration to the Board. The proposal is for \$3,141.00.

There was brief discussion regarding the proposal cost.

Ms. Phillips requested a proposal from the artist to restore all three sculptures. Ms. Mullins will follow up with the resident and the artist. It was noted the repairs would not take place until spring.

This item was tabled until the next Board meeting.

#### **Discussion Regarding Meter Request for 7360 Five Oaks Drive**

Ms. Mullins reviewed the meter request. She stated this request was first made on September 8, 2021, but the installation failed due to site conditions. The fee was unpaid until May of 2025 when the Inframark was contacted. Another failed site installation took place on July 15, 2025.

There was discussion as to the location of the meter. Mr. Leet clarified the location and noted this was due to the dog park being built. It was noted that TOHO has confirmed this is CDD property.

Ms. Mullins stated the District has been fined twice, but if irrigation is not needed, she can cancel the TOHO water request for that location.

The Board agreed that irrigation is not needed for that location at this time.

#### **Discussion of Recurring Vandalism to the Gate at Buck Lake**

Berman gave an overview of the vandalism and noted the gate is consistently bent overnight, in order for people to get dock access when it is closed. Repair parts are being used constantly but eventually will run out. This is for the card entry dock area.

There was discussion regarding a remedy. Ms. Phillips recommended moving the locked gate to the boat entry dock. The card entry dock could be left open for fishing.

#### **Discussion of Ownership of Light Poles in Village Center**

Ms. Mullins stated OUC owns the light poles. This information has been provided to Mr. Shea, the President of the HROA Board.

### **SIXTH ORDER OF BUSINESS**

#### **Security System Session**

##### **Private Session**

Florida law requires Board discussion related to the District's security system, as well as any discussions that would reveal the operations of the security system, types of equipment, and/or locations, to be held in closed session, per Section 119.07138 and Section 281.301 of the Florida Statutes. Only the Board and staff can be present for discussion on this agenda item.

##### **Public Security System Discussion**

The Board of Supervisors meeting was reconvened at 8:23 p.m.

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 Berman Security System Proposal with a not to exceed amount of \$105.00 monthly and \$3,000.00 for additional security personnel.

The proposal will be sent to District Counsel in order to draft an agreement.

## **SEVENTH ORDER OF BUSINESS**

## **Other Business**

### **Staff Reports**

**District Counsel** – Ms. John requested clarification on the Liability Waiver.

The recommendation was to give authorization to the Chair or Vice Chair to approve the final waiver and to not collect deposits.

There was discussion regarding the checks on file and protecting the District. Ms. Mullins recommended collecting new checks for deposits, in the interim, until Mr. Eckert can draft the Liability Waiver.

It was noted if there are any residents that are unhappy with the check deposit process, District Management can be contacted.

**District Engineer** – No report.

**District Landscaper** – No report.

**District Manager** – Ms. Mullins stated the next meeting is schedule for October 30, 2025, but she has a conflict and is requesting the meeting be moved to October 23, 2025. The Board confirmed the meeting date change.

Ms. Mullins stated the current meeting location has requested the premises be vacated by 8:30 p.m. It was also noted that Inframark was behind on payments. Ms. Mullins has notified the location that she will make payments at the end of every meeting.

Mr. Leet gave a historical overview of the meeting time and noted that meetings should be able to be completed by 8:00 p.m.

There was brief discussion regarding the acoustics of the environment and use of microphones. Ms. Mullins recommended using a speaker for meetings. It was also noted that Microsoft Teams is available to use for meetings at no charge to the District.

There was also discussion regarding the length of meetings and the payment for meetings. Ms. Mullins recommended starting earlier or choosing another location for the longer meetings. It was recommended to hold the longer meetings at the Mexican restaurant in their back room or negotiate with the current location if possible. Ms. Mullins will follow up.

Ms. Mullins stated the local records office will be held at the Maintenance Office.

Ms. Mullins gave an overview of the email from Mr. Shea regarding Ms. Abrahamson. The email stated she is acting as an independent, non-resident, for profit business, and using her past position on the HROA Board to act under the impression of authority. It was noted she has not contacted District Management regarding any of her events.

There was brief discussion about whether Ms. Abrahamson is using County roads or any CDD property for these events. This included discussion of similar past issues. It was noted if these events cost the District money, then a Cease-and-Desist letter could be applicable. However, there is no confirmation of damage. It was recommended to confirm that Ms. Abrahamson is getting proper permitting and holds insurance. Ms. Mullins will follow up.



Ms. Coronel stated there have been complaints regarding the excess debris on the ground after the markets. She also noted Ms. Abrahamson does not submit facility request forms for the markets.

Ms. Mullins stated she is still in need of the address location for the gated property where the gun incident took place. It was noted that Mr. Leet will provide that information.

Ms. Mullins stated a resident had a question regarding the sidewalk at the last meeting. It has been confirmed that the sidewalk is owned and maintained by the Ashley Park HOA. This information has been provided to the resident. Ms. Mullins reviewed the declaration regarding the sidewalks.

#### **Supervisor Requests and Audience Comments**

Ms. Phillips recommended removing the broken furniture from the pool. Berman confirmed they will take care of this. Ms. Phillips also recommended having signage that states whom to notify of any disruptive behavior in the pool area.

Ms. Sharenow will resend the QR code to the Board for maintenance requests.

Ms. Phillips requested captions to be placed on the photos in Berman's proposals.

There was brief discussion regarding the tree trimming letter that was sent out by the HOA.

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

#### **Adjournment**

On MOTION by Ms. Williams, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District adjourned the September 25, 2025, Board of Supervisors Meeting at 8:28 p.m.

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

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



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# **Harmony Community Development District**

**FY 2026 Egis Insurance Package**



## Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

### Harmony Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

## About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

### Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

### How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

### What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

**Additional information regarding FIA and our member services can be found at [www.fia360.org](http://www.fia360.org).**

Quotation being provided for:

Harmony Community Development District  
c/o PFM Group Consulting, LLC 3501 Quadrangle Boulevard, Suite 270  
Orlando, FL 32817

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125755

## PROPERTY COVERAGE

### SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

| COVERED PROPERTY                                                             |             |
|------------------------------------------------------------------------------|-------------|
| Total Insured Values –Building and Contents – Per Schedule on file totalling | \$1,615,734 |
| Loss of Business Income                                                      | \$1,000,000 |
| Additional Expense                                                           | \$1,000,000 |
| Inland Marine                                                                |             |
| Scheduled Inland Marine                                                      | \$282,679   |

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

|               | <u>Valuation</u>  | <u>Coinsurance</u> |
|---------------|-------------------|--------------------|
| Property      | Replacement Cost  | None               |
| Inland Marine | Actual Cash Value | None               |

|                     |                       |                                                                                                                                                                                                 |
|---------------------|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>DEDUCTIBLES:</b> | \$2,500               | Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.                                                                                                               |
|                     | 5 %                   | Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured. |
|                     | Per Attached Schedule | Inland Marine                                                                                                                                                                                   |

| Special Property Coverages |                    |              |
|----------------------------|--------------------|--------------|
| <u>Coverage</u>            | <u>Deductibles</u> | <u>Limit</u> |
| Earth Movement             | \$2,500            | Included     |
| Flood                      | \$2,500 *          | Included     |
| Boiler & Machinery         | \$2,500            | Included     |
| TRIA                       |                    | Included     |

\*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

**TOTAL PROPERTY PREMIUM**

**\$16,791**

**Extensions of Coverage**

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

| (X) | Code | Extension of Coverage                                                                   | Limit of Liability                                                                                                                                                                                                                         |
|-----|------|-----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| X   | A    | Accounts Receivable                                                                     | \$500,000 in any one occurrence                                                                                                                                                                                                            |
| X   | B    | Animals                                                                                 | \$1,000 any one Animal<br>\$5,000 Annual Aggregate in any one agreement period                                                                                                                                                             |
| X   | C    | Buildings Under Construction                                                            | As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.                                     |
| X   | D    | Debris Removal Expense                                                                  | \$250,000 per insured or 25% of loss, whichever is greater                                                                                                                                                                                 |
| X   | E    | Demolition Cost,<br>Operation of Building<br>Laws and Increased Cost of<br>Construction | \$500,000 in any one occurrence                                                                                                                                                                                                            |
| X   | F    | Duty to Defend                                                                          | \$100,000 any one occurrence                                                                                                                                                                                                               |
| X   | G    | Errors and Omissions                                                                    | \$250,000 in any one occurrence                                                                                                                                                                                                            |
| X   | H    | Expediting Expenses                                                                     | \$250,000 in any one occurrence                                                                                                                                                                                                            |
| X   | I    | Fire Department Charges                                                                 | \$50,000 in any one occurrence                                                                                                                                                                                                             |
| X   | J    | Fungus Cleanup Expense                                                                  | \$50,000 in the annual aggregate in any one occurrence                                                                                                                                                                                     |
| X   | K    | Lawns, Plants, Trees and<br>Shrubs                                                      | \$50,000 in any one occurrence                                                                                                                                                                                                             |
| X   | L    | Leasehold Interest                                                                      | Included                                                                                                                                                                                                                                   |
| X   | M    | Air Conditioning Systems                                                                | Included                                                                                                                                                                                                                                   |
| X   | N    | New locations of current<br>Insureds                                                    | \$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only |
| X   | O    | Personal property of<br>Employees                                                       | \$500,000 in any one occurrence                                                                                                                                                                                                            |
| X   | P    | Pollution Cleanup Expense                                                               | \$50,000 in any one occurrence                                                                                                                                                                                                             |
| X   | Q    | Professional Fees                                                                       | \$50,000 in any one occurrence                                                                                                                                                                                                             |
| X   | R    | Recertification of Equipment                                                            | Included                                                                                                                                                                                                                                   |
| X   | S    | Service Interruption Coverage                                                           | \$500,000 in any one occurrence                                                                                                                                                                                                            |
| X   | T    | Transit                                                                                 | \$1,000,000 in any one occurrence                                                                                                                                                                                                          |
| X   | U    | Vehicles as Scheduled<br>Property                                                       | Included                                                                                                                                                                                                                                   |
| X   | V    | Preservation of Property                                                                | \$250,000 in any one occurrence                                                                                                                                                                                                            |
| X   | W    | Property at Miscellaneous<br>Unnamed Locations                                          | \$250,000 in any one occurrence                                                                                                                                                                                                            |
| X   | X    | Piers, docs and wharves as<br>Scheduled Property                                        | Included on a prior submit basis only                                                                                                                                                                                                      |



|   |    |                                       |                                  |
|---|----|---------------------------------------|----------------------------------|
| X | Y  | Glass and Sanitary Fittings Extension | \$25,000 any one occurrence      |
| X | Z  | Ingress / Egress                      | 45 Consecutive Days              |
| X | AA | Lock and Key Replacement              | \$2,500 any one occurrence       |
| X | BB | Awnings, Gutters and Downspouts       | Included                         |
| X | CC | Civil or Military Authority           | 45 Consecutive days and one mile |

## CRIME COVERAGE

### Description

Forgery and Alteration

### Limit

Not Included

### Deductible

Not Included

Theft, Disappearance or Destruction

Not Included

Not Included

Computer Fraud including Funds Transfer Fraud

Not Included

Not Included

Employee Dishonesty, including faithful performance, per loss

Not Included

Not Included

## Deadly Weapon Protection Coverage

| Coverage                   | Limit       | Deductible |
|----------------------------|-------------|------------|
| Third Party Liability      | \$1,000,000 | \$0        |
| Property Damage            | \$1,000,000 | \$0        |
| Crisis Management Services | \$250,000   | \$0        |

## AUTOMOBILE COVERAGE

| Coverages                                            | Covered Autos | Limit                                                                                                                                                                                                                                                  | Premium      |
|------------------------------------------------------|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| Covered Autos Liability                              | 1             | \$1,000,000<br>\$0 Deductible                                                                                                                                                                                                                          | Included     |
| Personal Injury Protection                           | 5             | Separately Stated In Each Personal Injury Protection Endorsement                                                                                                                                                                                       | Included     |
| Auto Medical Payments                                | 2             | \$2,500 Each Insured                                                                                                                                                                                                                                   | Included     |
| Uninsured Motorists including Underinsured Motorists | 2             | \$100,000                                                                                                                                                                                                                                              | Included     |
| Physical Damage Comprehensive Coverage               | 7,8           | Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule)<br>For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning.<br><br>See item Four for Hired or Borrowed Autos. | Included     |
| Physical Damage Specified Causes of Loss Coverage    | N/A           | Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule)<br>For Each Covered Auto For Loss Caused By Mischief Or Vandalism<br><br>See item Four for Hired or Borrowed Autos.                        | Not Included |
| Physical Damage Collision Coverage                   | 7,8           | Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule)<br>For Each Covered Auto<br><br>See item Four for Hired or Borrowed Autos.                                                                 | Included     |
| Physical Damage Towing And Labor                     | 7             | \$250 For Each Disablement Of A Private Passenger Auto                                                                                                                                                                                                 | Included     |



**GENERAL LIABILITY COVERAGE (Occurrence Basis)**

|                                                 |                    |
|-------------------------------------------------|--------------------|
| Bodily Injury and Property Damage Limit         | \$1,000,000        |
| Personal Injury and Advertising Injury          | Included           |
| Products & Completed Operations Aggregate Limit | Included           |
| Employee Benefits Liability Limit, per person   | \$1,000,000        |
| Herbicide & Pesticide Aggregate Limit           | \$1,000,000        |
| Medical Payments Limit                          | \$5,000            |
| Fire Damage Limit                               | Included           |
| No fault Sewer Backup Limit                     | \$25,000/\$250,000 |
| General Liability Deductible                    | \$0                |

**PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)**

|                                                                |           |             |
|----------------------------------------------------------------|-----------|-------------|
| Public Officials and Employment Practices Liability Limit      | Per Claim | \$1,000,000 |
|                                                                | Aggregate | \$2,000,000 |
| Public Officials and Employment Practices Liability Deductible |           | \$0         |

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.  
Non-Monetary \$100,000 aggregate.

**Cyber Liability sublimit included under POL/EPLI**

Media Content Services Liability  
Network Security Liability  
Privacy Liability  
First Party Extortion Threat  
First Party Crisis Management  
First Party Business Interruption  
Limit: \$1,000,000 each claim/annual aggregate  
Fraudulent Instruction: \$250,000



## PREMIUM SUMMARY

Harmony Community Development District  
c/o PFM Group Consulting, LLC 3501 Quadrangle Boulevard, Suite 270  
Orlando, FL 32817

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125755

### PREMIUM BREAKDOWN

|                                                     |                 |
|-----------------------------------------------------|-----------------|
| Property (Including Scheduled Inland Marine)        | \$16,791        |
| Crime                                               | Not Included    |
| Automobile Liability                                | \$587           |
| Hired Non-Owned Auto                                | Included        |
| Auto Physical Damage                                | \$523           |
| General Liability                                   | \$5,489         |
| Public Officials and Employment Practices Liability | \$4,431         |
| Deadly Weapon Protection Coverage                   | Included        |
| <b>TOTAL PREMIUM DUE</b>                            | <b>\$27,821</b> |

### IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



**PARTICIPATION AGREEMENT**  
**Application for Membership in the Florida Insurance Alliance**

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Harmony Community Development District

\_\_\_\_\_  
(Name of Local Governmental Entity)

By: \_\_\_\_\_

Signature

\_\_\_\_\_  
Dan Leet

Print Name

Witness By: \_\_\_\_\_

Signature

\_\_\_\_\_  
Lynne Mullins

Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

By: \_\_\_\_\_

Administrator



## PROPERTY VALUATION AUTHORIZATION

Harmony Community Development District  
c/o PFM Group Consulting, LLC 3501 Quadrangle Boulevard, Suite 270  
Orlando, FL 32817

### QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

|                                     |                          |             |                          |
|-------------------------------------|--------------------------|-------------|--------------------------|
| <input checked="" type="checkbox"/> | Building and Content TIV | \$1,615,734 | As per schedule attached |
| <input checked="" type="checkbox"/> | Inland Marine            | \$282,679   | As per schedule attached |
| <input checked="" type="checkbox"/> | Auto Physical Damage     | \$24,033    | As per schedule attached |

Signature:  Date: 9.25.25  
Name: Dan Leet  
Title: Chairman



**PUBLIC ENTITY**  
**FLORIDA UNINSURED MOTORISTS COVERAGE SELECTION OF LOWER LIMITS OR REJECTION**  
**OF COVERAGE**

**YOU ARE ELECTING NOT TO PURCHASE CERTAIN VALUABLE COVERAGE WHICH PROTECTS**  
**YOU OR YOU ARE PURCHASING UNINSURED MOTORIST LIMITS LESS THAN YOUR LIABILITY**  
**LIMITS WHEN YOU SIGN THIS FORM. PLEASE READ CAREFULLY.**

|                                                                        |                                                 |
|------------------------------------------------------------------------|-------------------------------------------------|
| Quote Number: 100125755                                                | Term: <b>October 1, 2025 to October 1, 2026</b> |
| Insurer: Florida Insurance Alliance                                    |                                                 |
| Applicant/Named Insured: <b>Harmony Community Development District</b> |                                                 |

Florida law permits you to make certain decisions regarding Uninsured Motorists Coverage provided under your policy. This document describes this coverage and various options available.

You should read this document carefully and contact us or your agent if you have any questions regarding Uninsured Motorists Coverage and your options with respect to this coverage.

This document includes general descriptions of coverage. However, no coverage is provided by this document. You should read your policy and review your Declarations Page(s) and/or Schedule(s) for complete information on the coverages you are provided.

Uninsured Motorists Coverage provides for payment of certain benefits for damages caused by owners or operators of uninsured motor vehicles because of bodily injury or death resulting therefrom. Such benefits may include payments for certain medical expenses, lost wages, and pain and suffering, subject to limitations and conditions contained in the policy. For the purpose of this coverage, an uninsured motor vehicle may include a motor vehicle as to which the bodily injury limits are less than your damages.

Florida law requires that automobile liability policies include Uninsured Motorists Coverage at limits equal to the Liability Coverage in your policy, unless you select a lower limit offered by the company or reject Uninsured Motorists Coverage entirely.

Please indicate by initialing below whether you entirely reject Uninsured Motorists Coverage or whether you select this coverage at limits lower than the Liability Coverage of your policy.

|                                                                                                                                    |
|------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> I reject Uninsured Motorists Coverage entirely.                                                           |
| <input checked="" type="checkbox"/> I reject Combined Single Limit for Liability Coverage and I select a lower limit of \$100,000. |



I understand and agree that selection of any of the above options applies to my liability insurance policy and future renewals or replacements of such policy which are issued at the same Liability limits. If I decide to select another option at some future time, I must let the Insurer or my agent know in writing.

  
Applicant's/Named Insured's Signature

Dan Lett  
Applicant's/Named Insured's Printed Name

9.25.25  
Date



## Property Schedule

Schedule Items Effective As of: 10/01/2025

**Harmony Community Development District**

Policy No.: 100125755  
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

| Unit # | Description Address                                 |            | Year Built                              | Eff. Date     | Building Value | Total Insured Value |             |
|--------|-----------------------------------------------------|------------|-----------------------------------------|---------------|----------------|---------------------|-------------|
|        |                                                     |            | Const Type                              | Term Date     | Contents Value |                     |             |
|        | Roof Shape                                          | Roof Pitch |                                         | Roof Covering |                | Covering Replaced   | Roof Yr Blt |
| 1      | Buck Lake Dock                                      |            | Waterfront structures                   | 10/01/2025    | \$430,705      | \$430,705           |             |
|        | School House Road and Cat Brier Tr Harmony FL 34773 |            |                                         | 10/01/2026    |                |                     |             |
|        |                                                     |            |                                         |               |                |                     |             |
| Unit # | Description Address                                 |            | Year Built                              | Eff. Date     | Building Value | Total Insured Value |             |
|        |                                                     |            | Const Type                              | Term Date     | Contents Value |                     |             |
|        | Roof Shape                                          | Roof Pitch |                                         | Roof Covering |                | Covering Replaced   | Roof Yr Blt |
| 2      | Swim Club (Pool House)                              |            | 2003                                    | 10/01/2025    | \$409,078      | \$428,451           |             |
|        | 7255 Five Oaks Drive Harmony FL 34773               |            | Joisted masonry                         | 10/01/2026    | \$19,373       |                     |             |
|        | Complex                                             |            |                                         | Metal panel   |                |                     |             |
| Unit # | Description Address                                 |            | Year Built                              | Eff. Date     | Building Value | Total Insured Value |             |
|        |                                                     |            | Const Type                              | Term Date     | Contents Value |                     |             |
|        | Roof Shape                                          | Roof Pitch |                                         | Roof Covering |                | Covering Replaced   | Roof Yr Blt |
| 3      | Boat House                                          |            | Waterfront structures                   | 10/01/2025    | \$50,955       | \$50,955            |             |
|        | School House Road and Cat Brier Tr Harmony FL 34773 |            |                                         | 10/01/2026    |                |                     |             |
|        |                                                     |            |                                         |               |                |                     |             |
| Unit # | Description Address                                 |            | Year Built                              | Eff. Date     | Building Value | Total Insured Value |             |
|        |                                                     |            | Const Type                              | Term Date     | Contents Value |                     |             |
|        | Roof Shape                                          | Roof Pitch |                                         | Roof Covering |                | Covering Replaced   | Roof Yr Blt |
| 4      | Pool                                                |            | 2003                                    | 10/01/2025    | \$45,867       | \$45,867            |             |
|        | 7255 Five Oaks Drive Harmony FL 34773               |            | Below ground liquid storage tank / pool | 10/01/2026    |                |                     |             |
|        |                                                     |            |                                         |               |                |                     |             |
| Unit # | Description Address                                 |            | Year Built                              | Eff. Date     | Building Value | Total Insured Value |             |
|        |                                                     |            | Const Type                              | Term Date     | Contents Value |                     |             |
|        | Roof Shape                                          | Roof Pitch |                                         | Roof Covering |                | Covering Replaced   | Roof Yr Blt |
| 5      | Pool Amenity Facility                               |            | 2007                                    | 10/01/2025    | \$193,213      | \$198,338           |             |
|        | 7124 Harmony Square Drive Harmony FL 34773          |            | Joisted masonry                         | 10/01/2026    | \$5,125        |                     |             |
|        | Complex                                             |            |                                         | Metal panel   |                |                     |             |
| Unit # | Description Address                                 |            | Year Built                              | Eff. Date     | Building Value | Total Insured Value |             |
|        |                                                     |            | Const Type                              | Term Date     | Contents Value |                     |             |
|        | Roof Shape                                          | Roof Pitch |                                         | Roof Covering |                | Covering Replaced   | Roof Yr Blt |
| 6      | Pool                                                |            | 2007                                    | 10/01/2025    | \$27,331       | \$27,331            |             |
|        | 7124 Harmony Square Drive Harmony FL 34773          |            | Below ground liquid storage tank / pool | 10/01/2026    |                |                     |             |
|        |                                                     |            |                                         |               |                |                     |             |
| Unit # | Description Address                                 |            | Year Built                              | Eff. Date     | Building Value | Total Insured Value |             |
|        |                                                     |            | Const Type                              | Term Date     | Contents Value |                     |             |
|        | Roof Shape                                          | Roof Pitch |                                         | Roof Covering |                | Covering Replaced   | Roof Yr Blt |
| 7      | Lakeshore Park Restrooms                            |            | 2003                                    | 10/01/2025    | \$56,375       | \$56,375            |             |
|        | School House Road and Cat Brier Tr Harmony FL 34773 |            | Joisted masonry                         | 10/01/2026    |                |                     |             |
|        | Pvramid hip                                         |            |                                         | Metal panel   |                |                     |             |

Sign:

Print Name:

Dan Leet

Date:

9.25.25



Property Schedule

Schedule Items Effective As of: 10/01/2025

**Harmony Community Development District**

Policy No.: 100125755

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

| Unit # | Description<br>Address                   |            | Year Built            | Eff. Date                     | Building Value |                            | Total Insured Value |                              |  |
|--------|------------------------------------------|------------|-----------------------|-------------------------------|----------------|----------------------------|---------------------|------------------------------|--|
|        |                                          |            | Const Type            | Term Date                     | Contents Value |                            |                     |                              |  |
|        | Roof Shape                               | Roof Pitch |                       |                               | Roof Covering  | Covering Replaced          | Roof Yr Blt         |                              |  |
| 8      | Splash Pad/Fountain                      |            | Pump / lift station   | 10/01/2025                    | \$169,125      |                            | \$169,125           |                              |  |
|        | 3300 School House Rd<br>Harmony FL 34773 |            |                       | 10/01/2026                    |                |                            |                     |                              |  |
|        |                                          |            |                       |                               |                |                            |                     |                              |  |
| Unit # | Description<br>Address                   |            | Year Built            | Eff. Date                     | Building Value |                            | Total Insured Value |                              |  |
|        |                                          |            | Const Type            | Term Date                     | Contents Value |                            |                     |                              |  |
|        | Roof Shape                               | Roof Pitch |                       |                               | Roof Covering  | Covering Replaced          | Roof Yr Blt         |                              |  |
| 9      | Pedestrian Foot Bridge                   |            | Bridges               | 10/01/2025                    | \$42,281       |                            | \$42,281            |                              |  |
|        | 3342 School House Rd<br>Harmony FL 34773 |            |                       | 10/01/2026                    |                |                            |                     |                              |  |
|        |                                          |            |                       |                               |                |                            |                     |                              |  |
| Unit # | Description<br>Address                   |            | Year Built            | Eff. Date                     | Building Value |                            | Total Insured Value |                              |  |
|        |                                          |            | Const Type            | Term Date                     | Contents Value |                            |                     |                              |  |
|        | Roof Shape                               | Roof Pitch |                       |                               | Roof Covering  | Covering Replaced          | Roof Yr Blt         |                              |  |
| 10     | Pedestrian Foot Bridge                   |            | Bridges               | 10/01/2025                    | \$42,281       |                            | \$42,281            |                              |  |
|        | 3356 School House Rd<br>Harmony FL 34773 |            |                       | 10/01/2026                    |                |                            |                     |                              |  |
|        |                                          |            |                       |                               |                |                            |                     |                              |  |
| Unit # | Description<br>Address                   |            | Year Built            | Eff. Date                     | Building Value |                            | Total Insured Value |                              |  |
|        |                                          |            | Const Type            | Term Date                     | Contents Value |                            |                     |                              |  |
|        | Roof Shape                               | Roof Pitch |                       |                               | Roof Covering  | Covering Replaced          | Roof Yr Blt         |                              |  |
| 11     | Walkway & Dock                           |            | 2003                  | 10/01/2025                    | \$45,100       |                            | \$45,100            |                              |  |
|        | 3342 School House Rd<br>Harmony FL 34773 |            | Waterfront structures | 10/01/2026                    |                |                            |                     |                              |  |
|        |                                          |            |                       |                               |                |                            |                     |                              |  |
| Unit # | Description<br>Address                   |            | Year Built            | Eff. Date                     | Building Value |                            | Total Insured Value |                              |  |
|        |                                          |            | Const Type            | Term Date                     | Contents Value |                            |                     |                              |  |
|        | Roof Shape                               | Roof Pitch |                       |                               | Roof Covering  | Covering Replaced          | Roof Yr Blt         |                              |  |
| 12     | Walkway & Dock                           |            | 2003                  | 10/01/2025                    | \$45,100       |                            | \$45,100            |                              |  |
|        | 3356 School House Rd<br>Harmony FL 34773 |            | Waterfront structures | 10/01/2026                    |                |                            |                     |                              |  |
|        |                                          |            |                       |                               |                |                            |                     |                              |  |
| Unit # | Description<br>Address                   |            | Year Built            | Eff. Date                     | Building Value |                            | Total Insured Value |                              |  |
|        |                                          |            | Const Type            | Term Date                     | Contents Value |                            |                     |                              |  |
|        | Roof Shape                               | Roof Pitch |                       |                               | Roof Covering  | Covering Replaced          | Roof Yr Blt         |                              |  |
| 13     | Miscellaneous Unscheduled Property       |            | Property in the Open  | 10/01/2025                    | \$33,825       |                            | \$33,825            |                              |  |
|        | Varioius<br>Harmony FL 34773             |            |                       | 10/01/2026                    |                |                            |                     |                              |  |
|        |                                          |            |                       |                               |                |                            |                     |                              |  |
|        |                                          |            | Total:                | Building Value<br>\$1,591,236 |                | Contents Value<br>\$24,498 |                     | Insured Value<br>\$1,615,734 |  |

Sign:

Print Name:

Dan Leet

Date:

9.25.25





## Inland Marine Schedule

Schedule Items Effective As of: 10/01/2025

**Harmony Community Development District**

Policy No.: 100125755  
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

| Item # | Department                                              | Serial Number | Classification Code                | Eff. date  | Value     | Deductible |
|--------|---------------------------------------------------------|---------------|------------------------------------|------------|-----------|------------|
|        | Description                                             |               |                                    | Term Date  |           |            |
| 1      |                                                         |               | Other inland marine                | 10/01/2025 | \$140,000 | \$1,000    |
|        | Unscheduled IM Items (Max \$15,000 Per Item)            |               |                                    | 10/01/2026 |           |            |
| 2      |                                                         | MRR61212H304  | Mobile equipment                   | 10/01/2025 | \$8,311   | \$1,000    |
|        | MirroCraft Outfitter 16' Aluminum Boat 1/ 40hp Evinrude |               |                                    | 10/01/2026 |           |            |
| 3      |                                                         | WRSF96036405  | Mobile equipment                   | 10/01/2025 | \$9,700   | \$1,000    |
|        | Weeres Fish 16' Pontoon Boat w/Trailer                  |               |                                    | 10/01/2026 |           |            |
| 4      |                                                         | BUJ24907C616  | Mobile equipment                   | 10/01/2025 | \$15,240  | \$1,000    |
|        | 2016 Sun Tracker/Sig Bass Buggy 16'                     |               |                                    | 10/01/2026 |           |            |
| 5      |                                                         | R1860VT       | Mobile equipment                   | 10/01/2025 | \$9,760   | \$1,000    |
|        | Lowe Roughneck 18' Welded Jon Boat w/2 Trolling Motors  |               |                                    | 10/01/2026 |           |            |
| 6      |                                                         | G405          | Mobile equipment                   | 10/01/2025 | \$13,265  | \$1,000    |
|        | Weeres Fish 20' Pontoon Boat w/Trailer                  |               |                                    | 10/01/2026 |           |            |
| 7      |                                                         | BUJ25571D818  | Mobile equipment                   | 10/01/2025 | \$8,500   | \$1,000    |
|        | 2018 1860 Jon Tracker                                   |               |                                    | 10/01/2026 |           |            |
| 8      |                                                         | BUH94561J819  | Mobile equipment                   | 10/01/2025 | \$19,903  | \$1,000    |
|        | 2019 Sun Tracker/Pontoon Boat                           |               |                                    | 10/01/2026 |           |            |
| 9      |                                                         | POT22242      | Rented, borrowed, leased equipment | 10/01/2025 | \$38,000  | \$1,000    |
|        | Stock Trailer 260C                                      |               |                                    | 10/01/2026 |           |            |
| 10     |                                                         |               | Rented, borrowed, leased equipment | 10/01/2025 | \$20,000  | \$1,000    |
|        | Pool and Spa Equipment                                  |               |                                    | 10/01/2026 |           |            |

**Total      \$282,679**

Sign: \_\_\_\_\_

Print Name: \_\_\_\_\_

Dan Leet

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

9.25.25



Vehicle Schedule

Schedule Items Effective As of: 10/01/2025

**Harmony Community Development District**

Policy No.: 100125755  
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

| Unit # | Make | Model-Description | Department   | AL Eff     | Comp Ded | Comp Eff   | Term       | VALUE             |          |
|--------|------|-------------------|--------------|------------|----------|------------|------------|-------------------|----------|
| Qty    | Year | VIN #             | Vehicle Type | AL Term    | Coll Ded | Coll Eff   | Coll Term  | Valuation Type    | APD Rptd |
| 1      | GMC  | TK15703           |              | 10/01/2025 | \$1,000  | 10/01/2025 | 10/01/2025 | \$24,033          |          |
| 1      | 2016 | 1GTN2LEH4GZ135455 | Light Truck  | 10/01/2026 | \$1,000  | 10/01/2025 | 10/01/2026 | Actual cash value | \$24,033 |

Total \$24,033  
APD Rptd \$24,033

Sign:

Print Name:

Dan Leet

Date:

9.25.25



---

# **Harmony Community Development District**

**Fees for Non-Exclusive License Agreement  
with Molly Forestner**

**AGREEMENT BETWEEN THE HARMONY COMMUNITY DEVELOPMENT DISTRICT AND MOLLY FORESTNER FOR DEPOSIT RELATING TO COSTS OF PREPARATION OF A LICENSE AGREEMENT FOR POOL INSTALLATION**

THIS AGREEMENT ("Agreement") is made and entered into this 28 day of August, 2025, by and between:

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

**MOLLY FORESTNER**, resident of Harmony Community Development District, whose mailing address is 3425 Middlebrook PL, Saint Clous Florida 34773 ("**Resident**," and together with the District, the "**Parties**").

**RECITALS**

**WHEREAS**, the District is a special-purpose unit of local government established pursuant to and governed by Chapter 190, *Florida Statutes*; and

**WHEREAS**, the District is the rightful owner of the properties with Parcel ID numbers 30-26-32-3117-00LU-0020 and 30-26-32-3117-000P-00C0, (collectively referred to as the "District Properties"); and

**WHEREAS**, the Resident has approached the District expressing a desire to enter into a license agreement. This agreement will allow the Resident to cross the District Properties to access the land situated behind their residence for the purpose of constructing certain improvements, hereinafter referred to as the Pool Improvements (the "Pool Improvements") which shall be installed at the Resident's sole cost and expense; and

**WHEREAS**, the District will incur certain costs related to the preparation of this Deposit Agreement and a license agreement (the "License Agreement"), and the Resident has indicated the desire to make a deposit related to the costs of preparation of the same; and

**WHEREAS**, the District and the Resident 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:

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

**2. DEPOSIT.** Resident agrees to deposit Two Thousand Five Hundred Dollars (\$2,500.00) with the District to be applied toward: (a) the cost of preparation of this Deposit Agreement and the License Agreement; and (b) the cost of repairing any damage to District property caused by Resident or its contractors, to restore such property to its original condition. Resident further agrees that, if the cost of repairing damage to District property exceeds any remaining Deposit after deduction for the expenses of preparation and recording of this Deposit Agreement and the License Agreement, the Resident shall reimburse District for such excess costs within thirty (30) days after written demand.

**3. AMENDMENTS.** Except as may be otherwise set forth herein, this Agreement may not be amended or modified in whole or in part except by an instrument in writing executed by the affected parties.

**4. ENFORCEMENT.** In the event of any litigation pertaining to this Agreement, the permission herein granted, the rights, duties, obligations or liabilities of the parties hereto, and the enforcement of any rights hereunder or the interpretation of any provision hereof, the substantially prevailing party in such litigation shall be entitled to recover its reasonable attorneys' fees, paralegal fees, court costs, and associated expenses from the other party, whether incurred before, during, or after trial, appellate proceedings, settlement, mediation, or negotiations.

**5. APPLICABLE LAW; VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in Osceola County, Florida.

**6. 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.

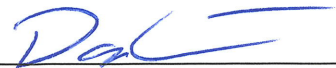
[Signatures on the next page]

IN WITNESS WHEREOF, the Parties execute this agreement the day and year first written above.

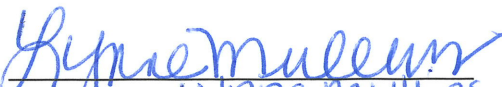
ATTEST:

**HARMONY COMMUNITY  
DEVELOPMENT DISTRICT**

  
Secretary/Assistant Secretary

  
Chairperson, Board of Supervisors

WITNESS:

  
Print Name: Lynne Mullins

  
**MOLLY FORESTNER**





---

# **Harmony Community Development District**

## **Status of RV Lot Discussions with County**





---

# **Harmony Community Development District**

## **Reserve Accounts**

Lynne,

On November 1, 2024, a transfer of \$352,199.00 was made to account #9009 (Reserve Account).  
On February 28, 2025, a transfer of \$1,200,000.00 was made to account #2815 (Reserve Account).

Currently, there is no documentation indicating the purpose or intent behind these transfers. These reserve accounts have since been closed and consolidated into Valley.

To ensure proper allocation and transparency, I recommend that we introduce a motion at the next board meeting to formally document how these funds should be distributed. For example:

- \$250,000 for vehicle repairs
- \$500,000 for road maintenance
- Remaining balance for other designated purposes

Once the board provides direction, I will proceed with reallocating the funds accordingly.

***Verona Griffith***

*District Accountant*



# **Harmony Community Development District**

**District Financial Position and Budget to Actual**  
*(provided under separate cover)*



# **Harmony Community Development District**

**Proposals from ULS**



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# **Harmony Community Development District**

## **Landscape Updates**



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# **Harmony Community Development District**

## **Berman Field Inspection Report**



# **Berman Field Inspection Report**

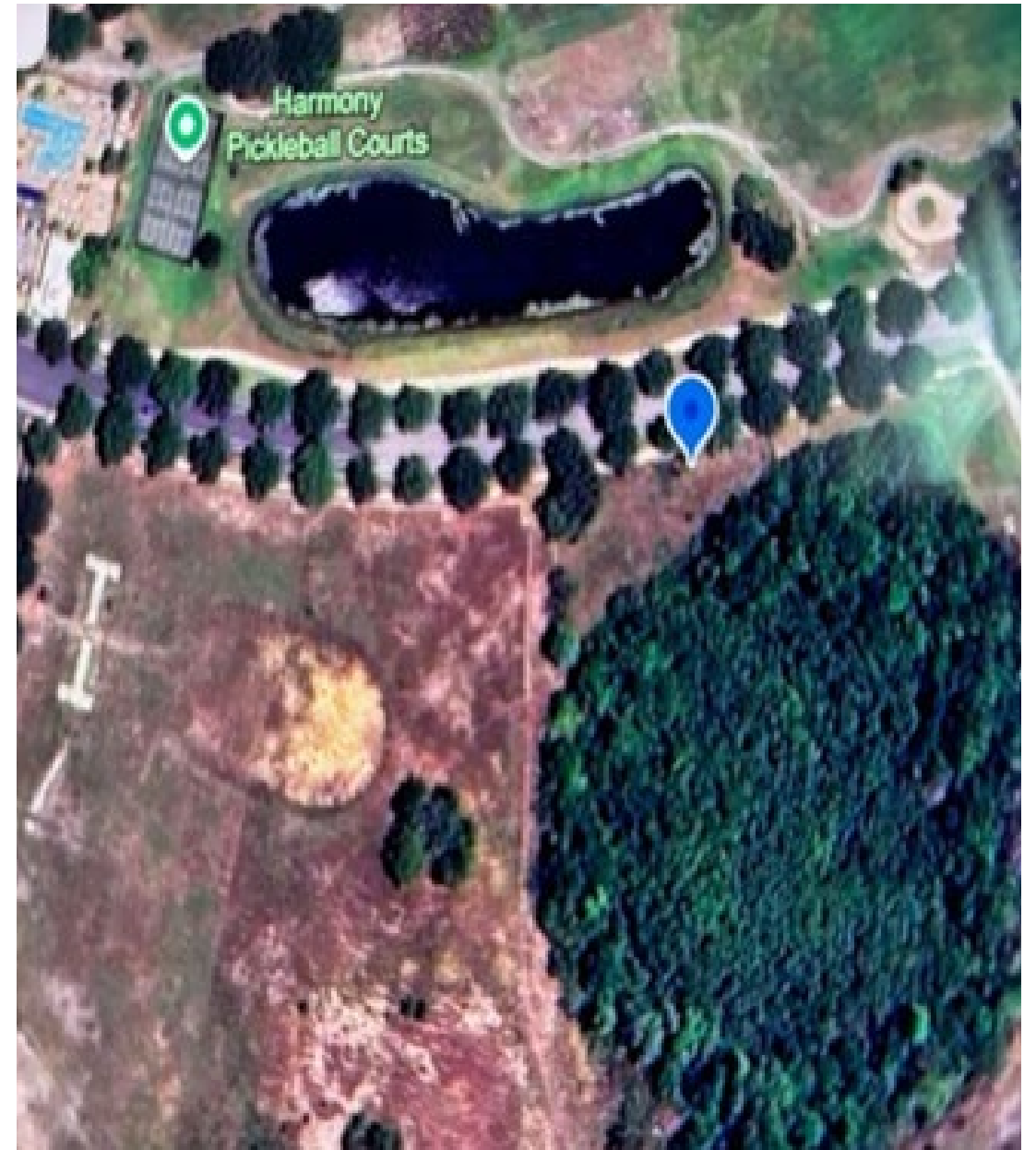
Tuesday, October 14, 2025

## **Included with this report**

- What are we working on.
- Completed Tasks
- Encountered Issues
- Full List of photos
- Actions Taken
- Outstanding Items



# Five Oaks Dog Park Entry Gate Completed Tasks





# Exterior Property Fence

**Project Started on 9/30/2025  
Completed 10/07/2025**

Chemically treated  
and pressure washed  
all fencing along  
Highway 192 at the  
property entrance.

Removed dirt, mildew,  
and algae building up  
to restore appearance  
and extend material  
life.



# Pool Furniture

## Completed Tasks

Project started on 10/08  
Completed on 10/08/2025



Chemically treated and pressure washed all pool furniture for both pool areas.

Repaired three broken chairs and reinforced joints for added stability.

All furniture was inspected and placed back in designated areas after cleaning





# Buck Lake Bridges

## Completed Tasks

Project started on 10/08  
Completed on 10/10/2025

Pressure washed and treated both Buck Lake pedestrian bridges.

Focused on removal of algae, dirt buildup, and surface discoloration to improve appearance and traction.





# Sidewalk Grinding

**Completed Daily**  
**Last inspected: 10/14**

Continued grinding  
along Sebastian  
Bridge Lane and Five  
Oaks Drive.

Focused on reducing  
trip hazards from  
raised or uneven  
sidewalk panels

# Field Comparison Vendor Report

| Project Information |                |                |                |          |
|---------------------|----------------|----------------|----------------|----------|
| Criteria            | Vendor A       | Vendor B       | Vendor C       | Vendor D |
| Project Name        | harmony cdd    | harmony cdd    | harmony cdd    |          |
| Project Type        | dog park fence | dog park fence | dog park fence |          |
| Prepared By         | lasrasy fence  | enrique fence  | fence direct   |          |
| Date                | 14-Sep         | 16-Sep         | 19-Sep         |          |

| Vendor Information  |               |               |              |  |
|---------------------|---------------|---------------|--------------|--|
| Vendor Name         | lasrasy fence | enrique fence | fence direct |  |
| Contact Person      | sandra        | jose          | able         |  |
| Contact Details     | 4079786440    | 3213664269    | 4078575770   |  |
| Years in Business   |               |               |              |  |
| Industry Experience |               |               |              |  |

| Proposal Details             |                         |                         |                         |  |
|------------------------------|-------------------------|-------------------------|-------------------------|--|
| Scope of Services / Products | dog park fence repairs  | dog park fence repairs  | dog park fence repairs  |  |
| Compliance with Requirements |                         |                         |                         |  |
| Quality of Deliverables      | top quality black metal | top quality black metal | top quality black metal |  |
| Delivery Time / Lead Time    | 2 weeks                 | 2 weeks                 | 1 month                 |  |
| Warranty / Support           |                         |                         |                         |  |
| Safety Record                |                         |                         |                         |  |
| Past Project Experience      |                         |                         |                         |  |

| Pricing & Terms |             |            |             |  |
|-----------------|-------------|------------|-------------|--|
| Base Price      | 19,560      | 16,000     | 24,000      |  |
| Additional Fees |             |            |             |  |
| Total Cost      | 19,560      |            |             |  |
| Payment Terms   | 12,000 down | 7,500 down | 18,500 down |  |

| Evaluation Summary |  |  |  |  |
|--------------------|--|--|--|--|
| Strengths          |  |  |  |  |
| Weaknesses         |  |  |  |  |
| Notes              |  |  |  |  |

| Recommendation   |  |  |  |  |
|------------------|--|--|--|--|
| Preferred Vendor |  |  |  |  |
| Rationale        |  |  |  |  |
| Approved By      |  |  |  |  |

## Summary & Conclusion

|                                                 |                                                                                                                                   |
|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| What are we still working on/Outstanding Items. | Sidewalk grinding                                                                                                                 |
|                                                 | Pressure washing around site.                                                                                                     |
| Encountered Issues                              | Need a second vendor or second opinion                                                                                            |
| Upload full List of photos                      | We will add photos, survey, and proposals after Rose Paving & Legendary Concrete provide their recommendations                    |
| Actions Taken                                   | 10/08/2025-10/10/2025 - Contacted Rose Paving and Legendary Concrete to provide pricing on all safety hazards with the sidewalks. |



# **Irrigation Inspection Report**

Tuesday, October 14, 2025

## **Included with this report**

- What are we working on.
- Completed Tasks
- Encountered Issues
- Full List of photos
- Actions Taken
- Outstanding Items
- Was Nick Communicated



# **Irrigation Inspection Report**

Field Report of Issues  
Found

---

## Irrigation Inspection Summary

During the inspection of the Irrigation system, several issues were identified across various controller and infrastructure components. Below is a detailed account of observed deficiencies and recommended corrective actions.

### General Observations:

Walk Exit Side Walkway: A round valve box is missing its lid. This should be replaced to ensure safety and prevent debris from entering the system.

---



# Scope of Work Inspection Summary

Controller 17

## General Observations:

Walk Exit Side Walkway: A round valve box is missing its lid. This should be replaced to ensure safety and prevent debris from entering the system.

Issues: Displays "P Error" (Master Valve/Pump Solenoid or wire short).

## Recommendations:

Inspect wiring and solenoid for shorts

Repair or replace as needed.



# Scope of Work Inspection Summary

Controller 20

## General Observations:

Walk Exit Side Walkway: A round valve box is missing its lid. This should be replaced to ensure safety and prevent debris from entering the system.

Issues: No power to controller.

## Recommendations:

Verify electrical connections and replace power supply if necessary.

Troubleshoot power source

Controller 20 Park Behind 7019 Beardgrass Rd.

## Recommendations:

Locate and repair wiring fault



**BERMAN**

# Inspection Summary

Controller 0-4

Encountered Issues

Zone 16 shows error (possibly shorted solenoid).

Recommendations

Test solenoid and replace if defective.



# Inspection Summary

Controller 27

Encountered Issues

Bad Fuse

Recommendations

Replace with new fuse and verify operation.





# Inspection Summary

Controller 0-1

Encountered Issues

Issues: Controller is not  
straightened; interior requires  
cleaning, rain sensor is disconnected

Recommendations

Straighten and secure controller, clean  
interior, and reconnect rain sensor.



---

## Inspection Summary

Controller 0-2 & 03

---

Encountered Issues

Issues: Both controllers needs  
straightening

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Recommendations

---

Reposition and secure controllers

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## Summary & Conclusion

The inspection revealed multiple issues primarily related to electrical faults, physical misalignment, and missing components.

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Prompt corrective actions are recommended to restore full functionality and prevent further system damage.

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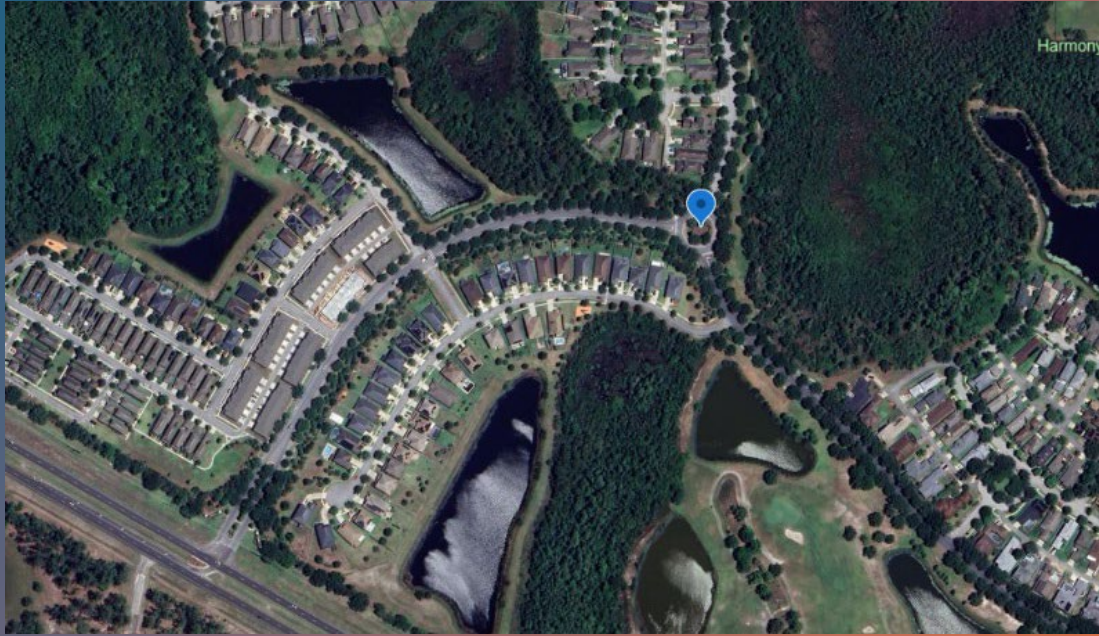
# **Landscape Inspection Report**

Tuesday, October 14, 2025

## **Included with this report**

- What ULS needs to address
- Completed Tasks
- Encountered Issues
- Full List of photos
- Actions Taken
- Outstanding Items





# Annual beds

Annual beds  
were changed  
out to yellow  
marigolds

Larger beds lack impact.  
Two-color planting with  
height variation (e.g., blue  
salvia behind marigolds)  
would improve the look.

The edging detracts from  
the overall appearance







# Parks

Drainage is a major problem and remains unresolved. The playground floods, leaving it unusable and unsafe.

Dead plant material is not being removed during regular maintenance.

Crepe myrtle suckers are not being removed as required

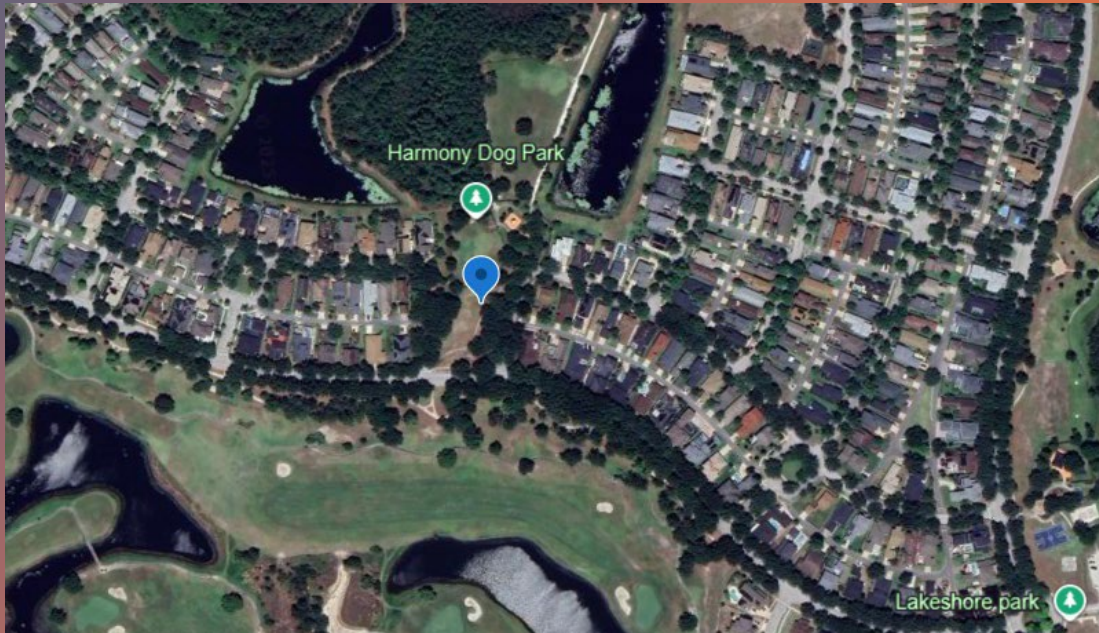
Crepe myrtles under oak trees will not perform and should be removed.

Crepe myrtles are growing onto the gazebo roof and need to be cut back

Property signage is worn and should be replaced.

Multiple trees near signage ("Do Not Enter", "One Way") have excessive moss and dead limbs, creating both safety and appearance concerns.

Tree work was observed being performed by ULS and the time of inspection.





# Parks





# Parks







# Safety Concern

Line-of-sight issues remain. Mushy grass should be removed and replaced with sod.

The large hedge blocks visibility and should be removed and replaced with sod.

A large croton appears to belong to a homeowner, but it impacts visibility and does not fit with the landscape.



# Front Entrance

Mulch is thin in several areas. Plant beds lack proper edging and appear unkempt.



All tree rings on main roads require mulch.



Turf at the entrance is sparse and will not grow in the shaded conditions. Sod will not succeed; alternatives must be considered



Coontie beds are overrun with torpedo grass and need immediate attention on the next detail visit.





# **Maintenance Inspection Report**

Tuesday, October 14, 2025

## **Included with this report**

- What are we working on.
- Completed Tasks
- Encountered Issues
- Full List of photos
- Actions Taken
- Outstanding Items

## Maintenance Inspection Summary

Pressure washing and painting will be completed at all pavilion locations marked on the maps. This included pavilion structures near the Harmony Golf Preserve, Swim Club, Lakeshore Park, and Golf Course areas.

01

Pavilions show visible dirt accumulations, mildew, and pain deterioration.

02

Surfaces including posts, beams, and ceilings display weather staining and fading.

03

Some pavilions have chipped or peeling paint requiring full repaint.

04

**Recommendation:**

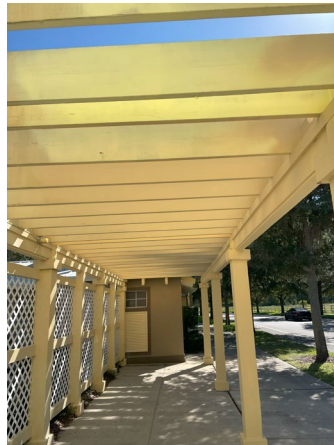
Pressure wash all pavilion structures to remove mildew, dirt, and algae.

Repaint using an exterior-grade coating suitable for high-humidity environments.



# Coverage Maps and Photos

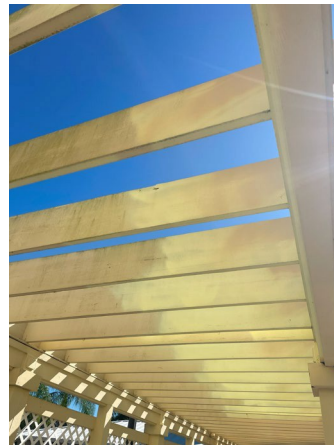
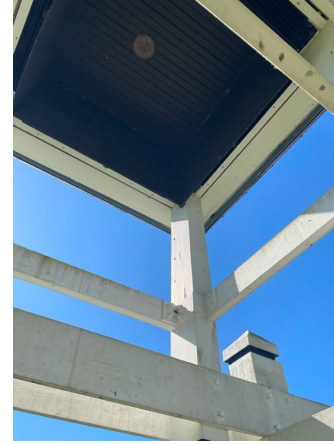
## Pergola





# Coverage Maps and Photos

## Pergola



# Pavilion – Pillars Area

Location: Cat Brier Trail, near Pillars neighborhood

## Scope of Work



Pressure washing and painting will be completed at the pavilion located along the golf course.



Observations: Structure shows visible dirt buildup and weather-related staining.



Paint is fading and chipped in multiple areas.



Recommendations: Pressure wash all surfaces including posts, rafters, and benches.



Repaint with exterior-grade weather-resistant coating to restore uniform appearance.



# Coverage Maps and Photos







# Painting Pillars





# Coverage Maps and Photos Pavilion/Pillars (Pressure Wash)



# Coverage Maps and Photos



# White Fence Pressure Washing & Painting

Location: Five Oaks Drive and Cordgrass Creek Blvd.

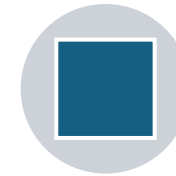
## Scope of Work



Pressure washing and repainting of community trash cans located near the Pillars area.



Observations: Trash can enclosures and lids show visible dirt, staining, and fading. Some units display chipped or peeling paint

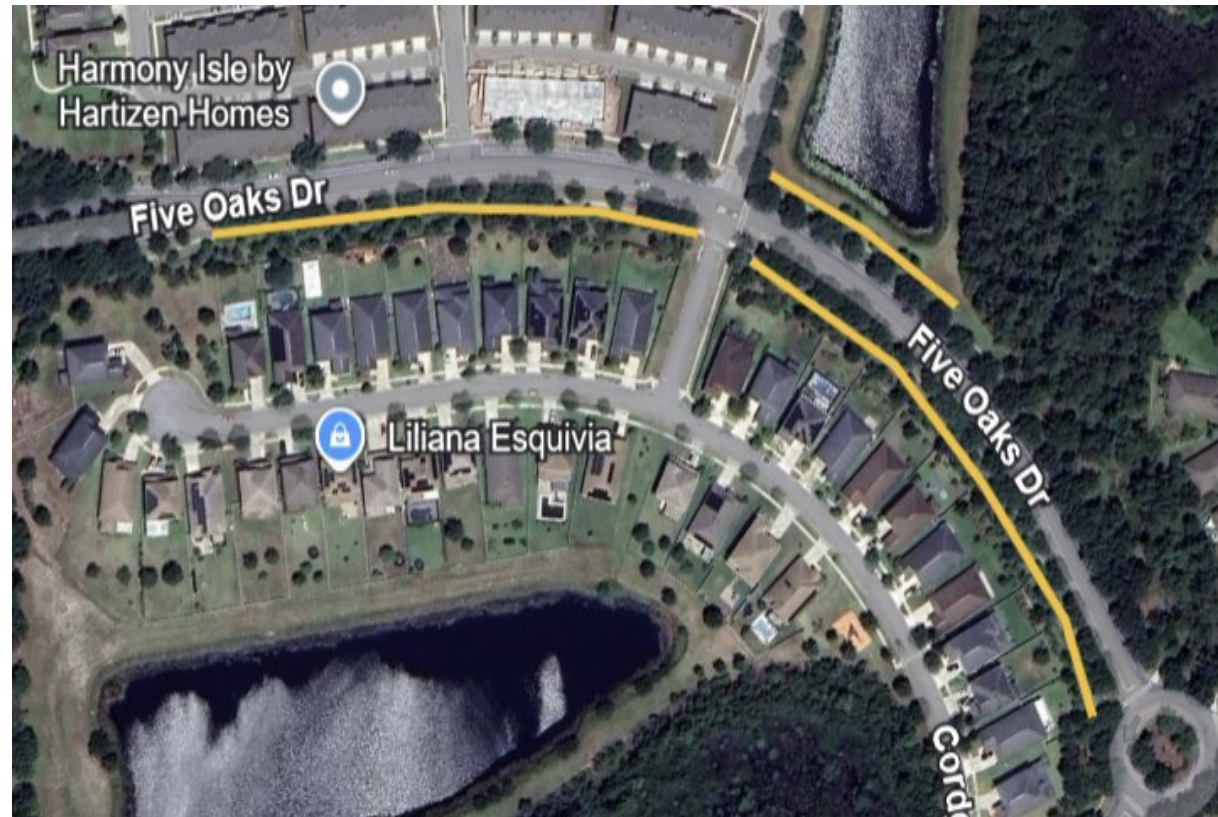


Recommendations:  
Pressure wash all trash can surfaces and bases.  
Repaint using durable, weather-resistant exterior paint in matching color.



# Coverage Maps and Photos

## White Fence





# Coverage Maps and Photos White Fence (Pressure Wash)





# Bathroom Facility

**Location: Near volleyball court and playground area, Lakeshore Park**

## Scope of Work



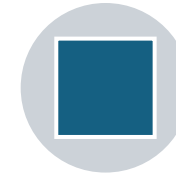
Pressure washing and repainting of the exterior bathroom facility building



Observations: Exterior walls show visible dirt, mildew, and staining.

Paint is faded and chipped in multiple areas due to exposure.

Concrete and walkway surfaces have algae buildup.



Recommendations:

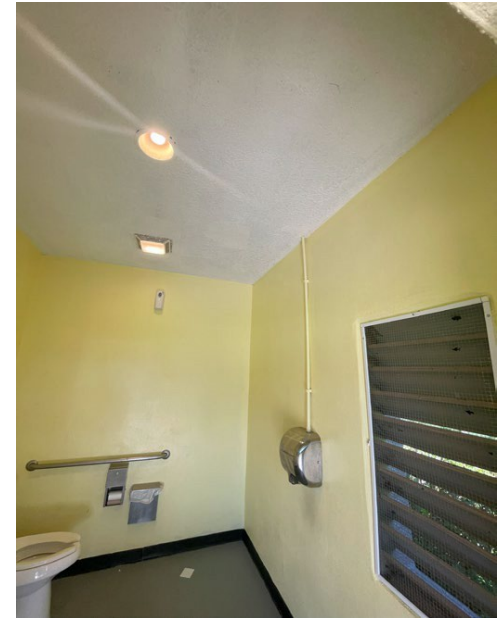
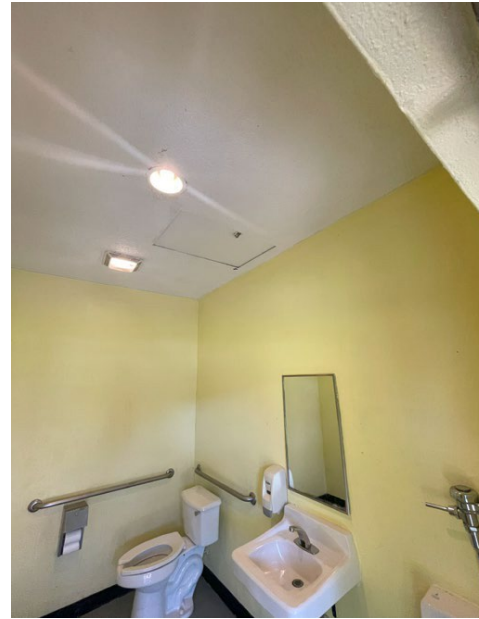
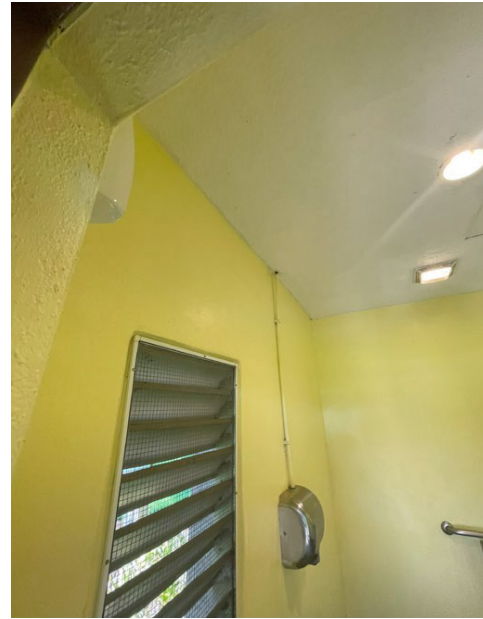
Pressure wash entire exterior, including walls, doors, and adjacent walkways.

Repaint structure using exterior-grade paint suitable for concrete/masonry surfaces.

Ensure consistent color scheme with nearby pavilions.

# Coverage Maps and Photos

## Restrooms to be completed by late November



# Coverage Maps and Photos

## Restrooms to be completed by late November





# Coverage Maps and Photos

## Restrooms & benches to be completed by late November



# Volleyball Court – Lakeshore Park

**Location: Adjacent to basketball court and playground area, Lakeshore Park**

## Scope of Work



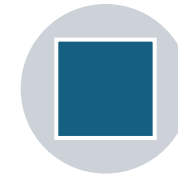
Pressure washing of the volleyball court surface and surrounding walkways.



Observations: Court surface shows dirt, sand buildup, and algae staining.

Perimeter areas have accumulated debris and discoloration.

Posts and boundary markers show fading and surface wear.



Recommendations: Pressure wash entire volleyball court and surrounding concrete or paver edges.

Clean posts and repaint if necessary to restore uniform appearance.

Remove excess sand and debris from playing surface.

# Coverage Maps and Photos

## Volleyball Court to be completed by late November





# Coverage Maps and Photos

## Volleyball Court/refresh with sand to be completed by late November





# Trash Cans

**Location:** Throughout location

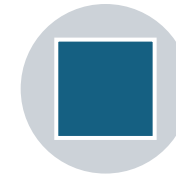
## Scope of Work



Pressure washing and repainting of community trash cans located near the Pillars area.



Observations: Trash can enclosures and lids show visible dirt, staining and fading. Some units display chipped or peeling paint.



Recommendations: Pressure wash all trash can surfaces and bases.

Repaint using durable, weather-resistant exterior paint in matching color.

# Coverage Maps and Photos

## Trash Cans to be completed by November 6th





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# **Harmony Community Development District**

## **Fence Replacement at Dog Park**

# Enrique Fence LLC

422 W Oak Ridge Rd, Orlando, FL, 32809

321-588-7444 |

JoseRodriguezMartinez1066@gmail.com

## INVOICE # 1003

Date: 9/18/25

### BILL TO

Harmony CDD  
7124 Harmony square dr s, harmony FL 34773  
689-465-9817

### FOR

dog park fence

| ITEM DESCRIPTION                                      |  | AMOUNT      |
|-------------------------------------------------------|--|-------------|
| Material: chain link black commercial grade 4' height |  |             |
| * 966' chain link mesh                                |  |             |
| *606' new top rail                                    |  |             |
| *85 new brace bands                                   |  |             |
| *2 end posts                                          |  |             |
| Subtotal                                              |  | \$9,500.00  |
| Tax rate                                              |  |             |
| Down Payment                                          |  | \$7,500.00  |
| TOTAL COST                                            |  | \$17,000.00 |



**THANK YOU FOR YOUR BUSINESS!**

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www.fencedirectfl.com

## ORLANDO

9867 S. Orange Blossom Trail  
Orlando, FL 32837  
Office: 407.857.5770  
info@fencedirectfl.com

## TAMPA

6311 E. Hillsborough Ave.  
Tampa, FL 33610  
Office: 813.444.4309  
tampa@fencedirectfl.com

No. \_\_\_\_\_

ESTIMATE/CONTRACT

Estimate Date: 9/19/25  
Estimate Valid For 15 Days  
Prepared By: Abel Bucayo  
Tel. #: (407) 800-2121

Insured / Bonded

### CUSTOMER INFORMATION:

Name: HARMONY Cdd  
Address: \_\_\_\_\_  
Subdivision: \_\_\_\_\_

Contact #: (689) 465-9817  
Alternate #: \_\_\_\_\_  
Email: \_\_\_\_\_  
Gate Code: \_\_\_\_\_

### FENCE #1:

PVC (Vinyl) ☐ Aluminum ☐ Steel ☐ Chain Link ☒ Wood ☐  
☐ Res. ☐ Comm. ☐ Res. ☐ Comm. ☐ Res. ☒ Comm. ☐

Style/Model: Top Rail / Bottom Tension wire  
Total Linear Feet: 966 Height: 4 Width: 10  
Color: Black Post Caps: STDN.

#### GATES:

4 ft. Walk: 2 5 ft. Walk: —  
8 ft. Double: — 10 ft. Double: —  
Other: — Size: — Qty: —  
Notes: Ne

### FENCE #2:

PVC (Vinyl) ☐ Aluminum ☐ Steel ☐ Chain Link ☐ Wood ☐  
☐ Res. ☐ Comm. ☐ Res. ☐ Comm. ☐ Res. ☐ Comm. ☐

Style/Model: \_\_\_\_\_  
Total Linear Feet: \_\_\_\_\_ Height: \_\_\_\_\_ Width: \_\_\_\_\_  
Color: \_\_\_\_\_ Post Caps: \_\_\_\_\_

#### GATES:

4 ft. Walk: \_\_\_\_\_ 5 ft. Walk: \_\_\_\_\_  
8 ft. Double: \_\_\_\_\_ 10 ft. Double: \_\_\_\_\_  
Other: \_\_\_\_\_ Size: \_\_\_\_\_ Qty: \_\_\_\_\_  
Notes: \_\_\_\_\_

### SPECIFICATIONS:

☐ Top Level Fence ☒ Follow Contour of Ground

Pool on Property ☐ YES ☒ NO

Removal & Disposal of Existing Fence 966 Ft. ☐ NO ☐

Clearing of Fence Line Needed ☐ YES ☒ NO

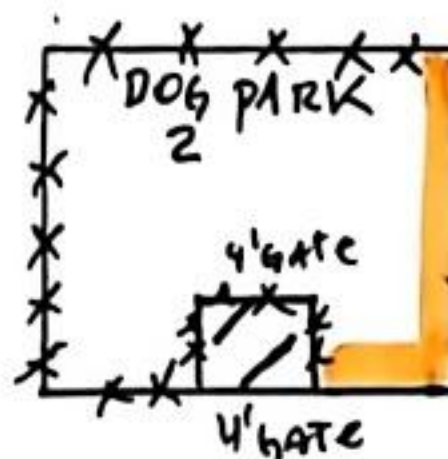
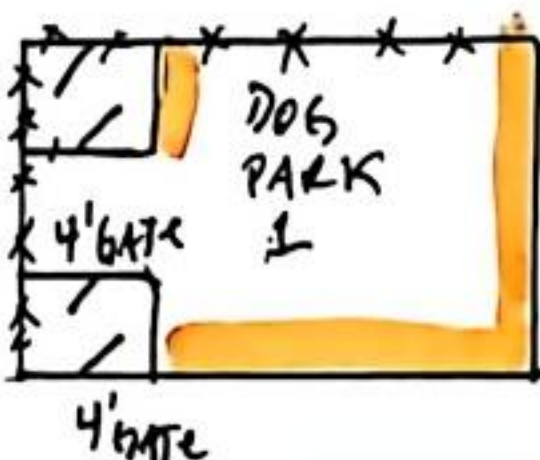
Clearing to be Done by ☐ CLIENT ☐ FD ☒ N/A  
(Fee Applies If Fence Direct, Refer to Pg. 2)

HOA Approval Req. ☐ YES ☒ NO Permit Required ☐ YES ☒ NO

Who's Applying

Who's Applying

### FENCE DIAGRAM:



All New

Estimate Amount:  
\$24,000.00

FINANCING: ☐ YES ☐ NO

Amount: \_\_\_\_\_

Terms: \_\_\_\_\_

Acct. #: \_\_\_\_\_

Auth. #: \_\_\_\_\_

### SPECIAL NOTES:

966 LF Net. AND Bottom tension wire Repair  
606 LF Top Rail. \$18,500  
2-2 1/2 4' HIGH POST.  
2-4' GATE

## AGREEMENT TO FENCE DIRECT INSTALLATION

This proposal only becomes a contract when accepted by officer of Fence Direct. Fence Direct hereby sells to the Purchaser the fence product or structure described, subject to all terms and conditions, on this contract and on the terms of service page. Contract price is for the agreed footage. Final footage may vary. Said variation will be billed at a prorated basis. Inclement weather, manpower, and equipment constraints, etc. can delay the completion of this contract. Purchaser agrees that under no circumstances will Fence Direct allow a reduction in the contract price, nor will reimbursement be made to compensate Purchaser for said expenses or inconveniences. Responsibilities of Fence Direct are limited to that which is described in this contract. Verbal representations by Fence Direct employees will not be honored.

CONTRACT AMOUNT: \$ \_\_\_\_\_

DEPOSIT AMOUNT: \$ \_\_\_\_\_

BALANCE DUE  
UPON INSTALLATION: \$ \_\_\_\_\_

APPROVED & ACCEPTED BY:

CUSTOMER SIGNATURE

CONTRACT DATE:



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# Invoice

Lasrasy Fence Inc.  
 2802 E. Irlo Bronson Memorial Hwy.  
 Kissimmee, FL 34744  
 407-978-6440 (Office)  
 407-267-0992 (Español)  
 lasrasyfence@gmail.com

**Invoice**  
**Date: 09/15/25**

**DOG PARK 1&2**

**To:**  
**Jonathan Soto**  
**7124 Harmony Square Dr**  
**Harmony, FL 34773**  
**407-227-0308**

| Salesperson | Job       | Payment terms  |  |
|-------------|-----------|----------------|--|
| Sandra      | Sales rep | Due on receipt |  |

| Job name | Description                                                                                                                                                                                                                                                                                                                                                                                                                | Total              |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
|          | <b>Material: Chain Link Black Commercial 4' height</b><br><br><b>*New double gate 6'x4'</b><br><b>*900' of new top rail</b><br><b>*1 end post</b><br><b>*1 new post</b><br><b>*Adjust and paint all gates( new hinges,new locks)</b><br><b>*810' new chain link mesh</b><br><b>*Paint 160' of top rail in black</b><br><b>*80 new brace bands, rail ends and caps</b><br><b>*Adjust existent mesh with chain link ties</b> |                    |
|          | <b>Total</b>                                                                                                                                                                                                                                                                                                                                                                                                               | <b>\$19,560.00</b> |
|          | <b>Down Payment</b>                                                                                                                                                                                                                                                                                                                                                                                                        | <b>\$12,000.00</b> |
|          | <b>Final Balance</b>                                                                                                                                                                                                                                                                                                                                                                                                       | <b>\$7,560.00</b>  |