

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 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. Appointment of Auditor Selection Committee
3. Consideration of Renewal of Landscape & Irrigation Maintenance Services for February 1, 2026
4. Ratification of FY 2026 Egis Insurance Package
5. Discussion Regarding Fees for Non-Exclusive License Agreement with Molly Forestner
6. Discussion of Status of the Five Oaks Drive CDD Maintenance Facility
7. Discussion of Outstanding Issues with Osceola County regarding Garden Road and the RV Storage Lot
8. Consideration of Letter Proposal for FY 2025-2026 District Engineering Services
9. Discussion Regarding Reserve Accounts
10. Ratification of Payment Authorizations Nos. 001 - 004
11. Review of District Financial Position and Budget to Actual

United Landscape Services Landscape Management

12. Consideration of Proposals from ULS:
 1. Work Authorization #194706 Square on Buck Lane for \$1,980
 2. Work Authorization #194705 Buck Lake Park for \$6,216.50
 3. Work Authorization #194491 Square on Gopher Apple Way for \$7,997
 4. Work Authorization #194434 Dog Park on Cat Brier for \$16,982.50
 5. Work Authorization #194430 Square on Primrose Willow Dr for \$1,839.70

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.



6. Work Authorization #194390 Square at Dahoon Holly Ct for \$1,391.30
 7. Work Authorization #194377 Square at Button Bush Loop for \$3,139.50
 8. Work Authorization #194375 Sundrop Park for \$2,101.80
 9. Work Authorization #194364 Sundrop Square for \$3,418.50
 10. Work Authorization #194235 Habitat Park for \$435
 11. Work Authorization #194223 Harmony Square for \$9,365.60
 12. Work Authorization #194218 Middlebrook Pl Park for \$8,370.90
 13. Work Authorization #194211 Feathergrass Park for \$10,227
 14. Work Authorization #194920 Cocoa Brown Mulch 2025 for \$72,800
 15. Work Authorization #194925 Tree Removal at 6808 Goldflower Ave for \$750
13. Discussion Regarding Landscape Items:
- a) Park at Cord Grass Pl
 - b) Square on Oak Glen trail

Berman Field Management

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

Other Business

Staff Reports

District Counsel

- Discussion of Sidewalk Responsibilities

District Engineer

District Manager

- Letter Regarding Gunshots
- Microsoft365
- Update on Sculpture Repair
- East Entrance Lighting Repair
- Boat and Pavilion Deposit

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.





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 6th. 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 18th, 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 for Boat Rental deposits

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 as it could cause a safety hazard. Berman confirmed they will take care of this. Ms. Phillips also recommended having signage that displays the contact information of 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



Harmony Community Development District

Auditor Selection Committee



Harmony Community Development District

**Renewal of Landscape & Irrigation Maintenance Services
for February 1, 2026**



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.

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.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$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		
Coverage	Deductibles	Limit
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 \$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, Operation of Building Laws and Increased Cost of 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 Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current 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 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 Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as 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

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	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 \$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) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. 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) For Each Covered Auto For Loss Caused By Mischief Or Vandalism 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) For Each Covered Auto 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
TOTAL PREMIUM DUE	\$27,821

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]

Signature

Dan Leet

Print Name

Witness By: _____

[Signature]

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.

☒	Building and Content TIV	\$1,615,734	As per schedule attached
☒	Inland Marine	\$282,679	As per schedule attached
☒	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: October 1, 2025 to October 1, 2026
Insurer: Florida Insurance Alliance	
Applicant/Named Insured: Harmony Community Development District	

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.

_____	I reject Uninsured Motorists Coverage entirely.
_____ X _____	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 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			10/01/2025	\$169,125		\$169,125		
	3300 School House Rd Harmony FL 34773		Pump / lift station	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		
9	Pedestrian Foot Bridge			10/01/2025	\$42,281		\$42,281		
	3342 School House Rd Harmony FL 34773		Bridges	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		
10	Pedestrian Foot Bridge			10/01/2025	\$42,281		\$42,281		
	3356 School House Rd Harmony FL 34773		Bridges	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		
11	Walkway & Dock		2003	10/01/2025	\$45,100		\$45,100		
	3342 School House Rd Harmony FL 34773		Waterfront structures	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		
12	Walkway & Dock		2003	10/01/2025	\$45,100		\$45,100		
	3356 School House Rd Harmony FL 34773		Waterfront structures	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		
13	Miscellaneous Unscheduled Property			10/01/2025	\$33,825		\$33,825		
	Varioius Harmony FL 34773		Property in the Open	10/01/2026					
			Total:	Building Value \$1,591,236		Contents Value \$24,498		Insured Value \$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 Forester**

**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.

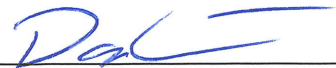
[Signatures on the next page]

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

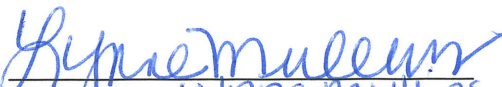
ATTEST:

**HARMONY COMMUNITY
DEVELOPMENT DISTRICT**


Secretary/Assistant Secretary


Chairperson, Board of Supervisors

WITNESS:


Print Name: Lynne Mullins


MOLLY FORESTNER



Harmony Community Development District

Status of the Five Oaks Drive CDD Maintenance Facility



Harmony Community Development District

**Outstanding Issues with Osceola County regarding
Garden Road and the RV Storage Lot**



Harmony Community Development District

**Letter Proposal for FY 2025-2026
District Engineering Services**



October 22, 2025

MSC-22055

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

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

Dear Ms. Mullins:

The purpose of this proposal is to respectfully request authorization to provide professional engineering services associated with the above referenced community. Specifically, to perform the following services during Fiscal Year 2025/2026 (from October 1, 2025 through September 30, 2026) for the Harmony Community Development District (CDD):

1. Prepare for and attend the monthly Harmony Community Development District (CDD) Board of Supervisors meetings. More specifically, attend the CDD meetings on the last Thursday of every month.
2. Prepare for and conduct field reviews based on direction from the CDD Board Members and/or PFM Group Consulting to investigate known problem areas and/or evaluate potential areas in need of repairs.
3. Review permitted construction plans and drainage calculations to evaluate future requested CDD property modifications and/or drainage improvements.
4. Assist the CDD Board Members and/or PFM Group Consulting with current and future projects (e.g., Community Maintenance Facility and storm sewer system upgrades).
5. Update the CDD Ownership and Maintenance Map, the Stormwater Infrastructure Exhibit, the Landscape Maintenance Exhibit, or the Sidewalk Exhibits, as needed.

6. Prepare conceptual plans and cost estimates to solicit / request bids from qualified general contractors.
7. Coordinate with subconsultants (e.g., surveyors, geotechnical engineers, and wetland scientists) to provide services requested by the CDD (e.g., CCTV pipe inspections, perform specific-purpose survey services, utility locates, preparation of easement documents, subsurface investigations, pavement cores, etc.).

The above-described services will be performed for an hourly not-to-exceed fee amount of **\$75,000** which is consistent with the recently approved annual budget (refer to the attached Hourly Rate Sheet). Requested subconsultant services, incurred in connection with the above-described work, will be invoiced separately from the labor costs. In case the requested services exceed the anticipated contract amount, Pegasus Engineering will request additional funding, as necessary, to successfully address the requested engineering tasks.

We sincerely appreciate the opportunity to continue service as the Harmony CDD District Engineer. If you have any questions, please contact me directly at 407-992-9160, extension 309, or by email at david@pegasusengineering.net.

Respectfully,

PEGASUS ENGINEERING, LLC

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

cc: Michael Eckert, District Counsel

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

Approved for Pegasus Engineering, LLC

	<u>Principal</u>	<u>October 22, 2025</u>
Fursan Munjed, P.E.	Officer's Title	Date

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

Authorized Signature	Officer's Title	Date

Attachment “A”

Hourly Rate Sheet



FISCAL YEAR 2025/2026 HOURLY RATE SCHEDULE

Senior Project Manager	\$195.00 / Hour
Project Manager	\$190.00 / Hour
Senior Project Engineer	\$180.00 / Hour
Project Engineer	\$150.00 / Hour
Senior Designer	\$100.00 / Hour
Senior CADD / GIS Technician	\$100.00 / Hour
Designer	\$90.00 / Hour
Word Processor / Clerical	\$80.00 / Hour
Mileage	Current Federal Mileage Rate
Copies and Prints (In-House)	
Black and White Copies	
8.5 x 11	\$0.10 / page
11 x 17	\$0.15 / page
Color Copies	
8.5 x 11	\$1.00 / page
11 x 17	\$1.50 / page
Plots (In-House)	
All Color Plots	\$5.00 / SF
All B&W Sizes	\$0.15 / SF
Overnight Delivery	Actual Cost
Courier Services	Actual Cost
Postage	Actual Cost
Government Permits	Actual Cost



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

Payment Authorizations Nos. 001 – 004

**HARMONY
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 1

9/19/2025

Item No.	Vendor	Invoice Number	General Fund FY 2025	General Fund FY 2026
1	Berman Construction			
	Maintenance - August 2025 Pro-rated	90779	\$ 6,229.09	
	Maintenance - September 2025	91179	\$ 27,586.20	
2	DoorKing			
	DKS Subscription: 08/19/25-09/18/25	2590997	\$ 57.95	
3	Dragonfly Pond Works			
	Lake Maintenance: September 2025	143170	\$ 5,400.00	
4	Economy Systems Orlando			
	Commercial Exterior Door Installation	1798	\$ 590.00	
5	Egis Insurance & Risk Advisors			
	FY 2026 Insurance	29592		\$ 27,821.00
6	OUC (paid online)			
	Master Bill Summary: 08/08/25-09/09/25	Acct: 9899239921	\$ 13,700.88	
7	Pegasus Engineering			
	Engineering Services Through 07/26/25	227970	\$ 10,272.59	
8	PFM Group Consulting			
	District Management Fee Through September 2025	137957	\$ 6,680.56	
	Billable Expenses Through 09/02/25	138078	\$ 1,387.55	
9	Rose Paving			
	Concrete Flatwork Replacement	PS-INV159206	\$ 550.00	
10	United Land Services			
	Irrigation Mainline Repairs	170690	\$ 1,820.00	
	Irrigation Repairs: Pool Timer/Rain Sensor/Valves	170692	\$ 1,403.01	
11	Waste Connections of Florida (paid online)			
	Account 6460-126957: October 2025	1566924W460		\$ 426.54
Subtotal			\$ 75,677.83	\$ 28,247.54
TOTAL			\$103,925.37	



Secretary / Assistant Secretary



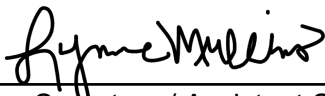
Chairman / Vice Chairman

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 2

9/26/2025

Item No.	Vendor	Invoice Number	General Fund FY 2025	General Fund FY 2026
1	Common Oak Engineering Engineering Services: July 2025	1224.092.02	\$ 3,937.50	
2	Daniel Heck Reimbursement: Harmony Garden	--	\$ 399.85	
3	Supervisor Fees - Meeting 09/25/25 Daniel Leet Joellyn Phillips Brittany Coronel Lucas Chokanis Julie Nichols Williams	-- -- -- -- --	\$ 200.00 \$ 200.00 \$ 200.00 \$ 200.00 \$ 200.00	
Subtotal			\$ 5,337.35	\$ -
TOTAL			\$5,337.35	



Secretary / Assistant Secretary



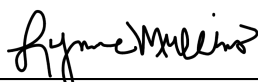
Chairman / Vice Chairman

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 3

10/3/2025

Item No.	Vendor	Invoice Number	General Fund FY 2025	General Fund FY 2026
1	Berman Construction			
	Maintenance - October 2025	91869		\$ 27,586.20
2	Common Oak Engineering			
	Engineering Services: September 2025	I224.092.03	\$ 4,905.00	
3	Flock Group			
	Flock Safety LPR Bundle - Neighborhoods	INV-73600	\$ 9,500.00	
4	Osceola News-Gazette			
	Legal Advertising on 10/16/25	F7BA084D-0129		\$ 84.40
5	Precision Sidewalk Safety			
	Sidewalk Trip Hazard Repair	b-2831	\$ 88,195.00	
6	Rose Paving			
	Concrete Flatwork Replacement 08/28/25	PS-INV159216	\$ 7,850.00	
	Concrete Flatwork Replacement 09/18/25	PS-INV161036	\$ 9,500.00	
7	Spectrum / Charter Communications			
	7255 FIVE OAKS DR; 09/06/25-10/05/25	1997500090625	\$ 133.98	
	7124 HARMONY SQUARE DR S; 08/28/25-09/27/25	1997518082825	\$ 120.00	
	7124 HARMONY SQUARE DR S; 09/28/25-10/27/25	1997518092825		\$ 158.95
8	Toho Water Authority			
	7036 BUTTON BUSH LOOP PARKS	Acct: 001525420-000774940	\$ 98.28	
	0 POND PINE ROAD PARK	Acct: 001525420-000774950	CREDIT	
	0 ALLEY NEIGHBORHOOD PARKC	Acct: 001525420-000774960	\$ 33.97	
	7014 BUTTON BUSH LOOP PARK	Acct: 001525420-000774990	\$ 98.28	
	0 FIVE OAKS DRIVE RM	Acct: 001525420-000784380	\$ 2,751.55	
	0 SCHOOLHOUSE ROAD LSH02	Acct: 001525420-000784390	\$ 466.07	
	0 CAT BRIER TRAIL PARK	Acct: 001525420-000784410	\$ 5,415.24	
	0 HARMONY SQUARE DRIVE W	Acct: 001525420-000784420	\$ 3,240.64	
	0 HARMONY SQUARE DRIVE W	Acct: 001525420-000784430	\$ 371.28	
	0 HARMONY SQUARE DRIVE W	Acct: 001525420-000784440	\$ 272.34	
	0 FIVE OAKS DRIVE RM	Acct: 001525420-000785210	\$ 205.06	
	7255 FIVE OAKS DRIVE CABAN	Acct: 001525420-000790300	\$ 55.53	
	7255 FIVE OAKS DRIVE POOL	Acct: 001525420-000790660	\$ 77.69	
	7255 FIVE OAKS DRIVE SHOWR	Acct: 001525420-000790670	CREDIT	
	7255 FIVE OAKS DRIVE RECLM	Acct: 001525420-000790680	\$ 153.06	
9	United Land Services			
	Landscape Maintenance: October 2025	173014		\$ 60,782.67
Subtotal			\$133,442.97	\$ 88,612.22
TOTAL			\$222,055.19	



Secretary / Assistant Secretary



Chairman / Vice Chairman

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 4

10/17/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
92150	FloridaCommerce (HARCDD)	10/01/2025	Harmony CDD	175.00
39921-100925	OUC (HARCDD)	10/09/2025	Harmony CDD	13,697.38
138584	PFM Group Consulting LLC (HARCDD)	10/14/2025	Harmony CDD	658.59
DM-10-2025-23	PFM Group Consulting LLC (HARCDD)	10/01/2025	Harmony CDD	5,416.67
OE-EXP-10-2025-13	PFM Group Consulting LLC (HARCDD)	10/06/2025	Harmony CDD	4.90
149196	ProPet Distributors, Inc. (HARCDD)	07/08/2025	Harmony CDD	1,796.02
97500-100625	Spectrum Business (HARCDD)	10/06/2025	Harmony CDD	133.98
03760-092625	Toho Water Authority (HARCDD)	09/26/2025	Harmony CDD	1,777.24
12210-092625	Toho Water Authority (HARCDD)	09/26/2025	Harmony CDD	1,034.81
19280-092625	Toho Water Authority (HARCDD)	09/26/2025	Harmony CDD	136.17
25108-092625	Toho Water Authority (HARCDD)	09/26/2025	Harmony CDD	27.57
33910-092625	Toho Water Authority (HARCDD)	09/26/2025	Harmony CDD	433.25
33920-092625	Toho Water Authority (HARCDD)	09/26/2025	Harmony CDD	1,249.03
41279-092625	Toho Water Authority (HARCDD)	09/26/2025	Harmony CDD	27.57
44380-092625	Toho Water Authority (HARCDD)	09/26/2025	Harmony CDD	225.16
46710-092625	Toho Water Authority (HARCDD)	09/26/2025	Harmony CDD	10.70
48250-092625	Toho Water Authority (HARCDD)	09/26/2025	Harmony CDD	1,338.64
48380-092625	Toho Water Authority (HARCDD)	09/26/2025	Harmony CDD	5,964.92
55740-092625	Toho Water Authority (HARCDD)	09/26/2025	Harmony CDD	2,275.71
62780-092625	Toho Water Authority (HARCDD)	09/26/2025	Harmony CDD	99.56
74910-092625	Toho Water Authority (HARCDD)	09/26/2025	Harmony CDD	73.38
74920-092625	Toho Water Authority (HARCDD)	09/26/2025	Harmony CDD	0.00
74980-092625	Toho Water Authority (HARCDD)	09/26/2025	Harmony CDD	0.00
75000-092625	Toho Water Authority (HARCDD)	09/26/2025	Harmony CDD	375.43
1570995W460	Waste Connections of Florida (HARCDD)	10/15/2025	Harmony CDD	426.54
Total:				37,358.22

Secretary / Assistant Secretary

Chairman / Vice Chairman



Harmony Community Development District

District Financial Position and Budget to Actual



Harmony CDD

September 2025 Financial Package

September 30, 2025

PFM Group Consulting LLC

3501 Quadrangle Blvd.

Suite 270

Orlando, FL 32817

407-723-5900



Harmony CDD
Statement of Financial Position
As of 9/30/2025

	General Fund	Debt Service Fund 2014	Debt Service Fund 2015	Long Term Debt Group	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 2,112,099.72				\$ 2,112,099.72
Accounts Receivable	10.00				10.00
Prepaid Expenses	6,691.05				6,691.05
Debt Service Reserve - 2014 Bond		\$ 607,312.50			607,312.50
Revenue - 2014 Bond		781,932.04			781,932.04
Prepayment - 2014 Bond		22,015.08			22,015.08
Debt Service Reserve - 2015 Bond			\$ 340,000.00		340,000.00
Revenue - 2015 Bond			348,712.65		348,712.65
Prepayment - 2015 Bond			139,269.63		139,269.63
Total Current Assets	\$ 2,118,800.77	\$ 1,411,259.62	\$ 827,982.28	\$ -	\$ 4,358,042.67
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 2,239,241.90	\$ 2,239,241.90
Amount To Be Provided				8,445,758.10	8,445,758.10
Total Investments	\$ -	\$ -	\$ -	\$ 10,685,000.00	\$ 10,685,000.00
Total Assets	\$ 2,118,800.77	\$ 1,411,259.62	\$ 827,982.28	\$ 10,685,000.00	\$ 15,043,042.67
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 223,821.61				\$ 223,821.61
Prepaid - Garden Lots	700.00				700.00
Total Current Liabilities	\$ 224,521.61	\$ -	\$ -	\$ -	\$ 224,521.61
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$ 10,685,000.00	\$ 10,685,000.00
Total Long Term Liabilities	\$ -	\$ -	\$ -	\$ 10,685,000.00	\$ 10,685,000.00
Total Liabilities	\$ 224,521.61	\$ -	\$ -	\$ 10,685,000.00	\$ 10,909,521.61
<u>Net Assets</u>					
Current Year Net Assets, Unrestricted	\$ 272,681.10				\$ 272,681.10
Net Assets - General Government	1,302,084.08				1,302,084.08
Current Year Net Assets - General Government	319,513.98				319,513.98
Net Assets, Unrestricted		\$ 1,392,530.67			1,392,530.67
Current Year Net Assets, Unrestricted		18,728.95			18,728.95
Net Assets, Unrestricted			\$ 742,867.73		742,867.73
Current Year Net Assets, Unrestricted			85,114.55		85,114.55
Total Net Assets	\$ 1,894,279.16	\$ 1,411,259.62	\$ 827,982.28	\$ -	\$ 4,133,521.06
Total Liabilities and Net Assets	\$ 2,118,800.77	\$ 1,411,259.62	\$ 827,982.28	\$ 10,685,000.00	\$ 15,043,042.67



Harmony CDD
Statement of Activities
As of 9/30/2025

	General Fund	Debt Service Fund 2014	Debt Service Fund 2015	Long Term Debt Group	Total
<u>Revenues</u>					
On-Roll Assessments	\$ 2,851,754.31				\$ 2,851,754.31
Assessment - Refund and Discounts	(79,517.90)				(79,517.90)
Garden Lot	1,196.19				1,196.19
Access Keys	1,550.00				1,550.00
Insurance Reimbursements	14,419.16				14,419.16
Inter-Fund Transfers In	352,199.00				352,199.00
On-Roll Assessments - 2014 Bond		\$ 1,191,967.88			1,191,967.88
Assessments - Prepayment		20,918.05			20,918.05
Assessment Refund / Discounts		(33,236.64)			(33,236.64)
On-Roll Assessments - 2015 Bond			\$ 519,495.72		519,495.72
Other Assessments - Prepayment			249,883.12		249,883.12
Assessment Refund / Discounts			(14,485.54)		(14,485.54)
Total Revenues	\$ 3,141,600.76	\$ 1,179,649.29	\$ 754,893.30	\$ -	\$ 5,076,143.35
<u>Expenses</u>					
Supervisor Fees	\$ 13,800.00				\$ 13,800.00
FICA Expense	984.90				984.90
Trustee Services	10,393.63				10,393.63
Management	72,063.74				72,063.74
Field Management	378,983.19				378,983.19
Engineering	68,135.94				68,135.94
Assessment Collection Cost	55,519.01				55,519.01
Disclosure Agent	2,000.00				2,000.00
Property Appraiser	554.15				554.15
District Counsel	93,551.04				93,551.04
Audit	4,850.00				4,850.00
Arbitrage Calculation	1,200.00				1,200.00
Postage & Shipping	187.56				187.56
Legal Advertising	2,224.29				2,224.29
Special Assessment Fees	9,360.00				9,360.00
Reserve - Other	3,969.00				3,969.00
Miscellaneous / Contingency	964.00				964.00
Meeting Room	4,537.50				4,537.50
Office Supplies	37.55				37.55
Dues, Licenses, and Fees	175.00				175.00
Security Enhancements	6,174.31				6,174.31
Electric	45,696.96				45,696.96
Refuse Removal	5,041.13				5,041.13
Water-Sewer	308,678.84				308,678.84
Amenity - Pool Maintenance	53,845.65				53,845.65
General Liability Insurance	26,543.10				26,543.10
Irrigation	25,800.68				25,800.68
Pond Maintenance	8,987.50				8,987.50
Landscaping Maintenance & Material	660,352.01				660,352.01
Tree Trimming	21,597.57				21,597.57
Miscellaneous / Contingency	53,888.22				53,888.22
Parks & Facilities	83,403.08				83,403.08
Garden Lot Expenses	458.12				458.12
Streetlights	113,821.38				113,821.38
Roads & Alleyway	9,470.00				9,470.00
Sidewalk Panel Repair & Replacements	106,095.00				106,095.00
Inter-Fund Transfers	352,199.00				352,199.00
Collection Agent - 2014 Bond		\$ 23,205.67			23,205.67
Principal Prepayment - 2014 Bond		65,000.00			65,000.00
Principal Payments - 2014 Bond		755,000.00			755,000.00
Interest Payments - 2014 Bond		382,012.50			382,012.50
Collection Agent - 2015 Bond			\$ 10,113.77		10,113.77
Principal Prepayment - 2015 Bond			180,000.00		180,000.00
Payments - 2015 Bond			280,000.00		280,000.00
Interest Payments - 2015 bond			233,921.88		233,921.88
Total Expenses	\$ 2,605,543.05	\$ 1,225,218.17	\$ 704,035.65	\$ -	\$ 4,534,796.87
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 50,039.80				\$ 50,039.80
Interest - Tax Collector	6,097.57				6,097.57
Interest Income		\$ 64,297.83			64,297.83
Interest Income			\$ 34,256.90		34,256.90
Total Other Revenues (Expenses) & Gains (Losses)	\$ 56,137.37	\$ 64,297.83	\$ 34,256.90	\$ -	\$ 154,692.10
Change In Net Assets	\$ 592,195.08	\$ 18,728.95	\$ 85,114.55	\$ -	\$ 696,038.58
Net Assets At Beginning Of Year	\$ 1,302,084.08	\$ 1,392,530.67	\$ 742,867.73	\$ -	\$ 3,437,482.48
Net Assets At End Of Year	\$ 1,894,279.16	\$ 1,411,259.62	\$ 827,982.28	\$ -	\$ 4,133,521.06



Harmony CDD
Budget to Actual
For the Month Ending 9/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Spent
<u>Revenues</u>					
On-Roll Assessments	\$ 2,851,754.31	\$ 2,854,048.00	\$ (2,293.69)	\$ 2,854,048.00	99.92%
Assessment - Refund and Discounts	(79,517.90)	(114,162.00)	34,644.10	(114,162.00)	69.65%
Garden Lot	1,196.19	1,200.00	(3.81)	1,200.00	99.68%
Facility Rental Revenue	-	600.00	(600.00)	600.00	0.00%
Access Keys	1,550.00	1,200.00	350.00	1,200.00	129.17%
Insurance Reimbursements	14,419.16	-	14,419.16	-	0.00%
Net Revenues	\$ 2,789,401.76	\$ 2,742,886.00	\$ 46,515.76	\$ 2,742,886.00	101.70%
<u>EXPENDITURES</u>					
<u>Administration Expenses</u>					
Supervisor Fees	\$ 13,800.00	\$ 14,000.00	\$ (200.00)	\$ 14,000.00	98.57%
FICA Expense	984.90	1,071.00	(86.10)	1,071.00	91.96%
Trustee Services	10,393.63	10,160.00	233.63	10,160.00	102.30%
Management	72,063.74	73,468.00	(1,404.26)	73,468.00	98.09%
Engineering	68,135.94	70,000.00	(1,864.06)	70,000.00	97.34%
Assessment Collection Cost	55,519.01	57,080.00	(1,560.99)	57,081.00	97.26%
Disclosure Agent	2,000.00	1,500.00	500.00	1,500.00	133.33%
Property Appraiser	554.15	392.00	162.15	392.00	141.36%
District Counsel	93,551.04	60,000.00	33,551.04	60,000.00	155.92%
Recording Secretary	-	4,456.00	(4,456.00)	4,456.00	0.00%
Audit	4,850.00	5,000.00	(150.00)	5,000.00	97.00%
Arbitrage Calculation	1,200.00	1,200.00	-	1,200.00	100.00%
Postage & Shipping	187.56	1,000.00	(812.44)	1,000.00	18.76%
Legal Advertising	2,224.29	1,200.00	1,024.29	1,200.00	185.36%
Special Assessment Fees	9,360.00	9,360.00	-	9,360.00	100.00%
Miscellaneous / Contingency	964.00	-	964.00	-	0.00%
Meeting Room	4,537.50	7,500.00	(2,962.50)	7,500.00	60.50%
Office Supplies	37.55	-	37.55	-	0.00%
General Liability Insurance	26,543.10	27,000.00	(456.90)	27,000.00	98.31%
Dues, Licenses, and Fees	175.00	175.00	-	175.00	100.00%
Total Administrative Expenses	\$ 367,081.41	\$ 344,562.00	\$ 22,519.41	\$ 344,563.00	106.54%
<u>Field Expenses</u>					
Field Management	\$ 378,983.19	\$ 387,084.00	\$ (8,100.81)	\$ 387,084.00	97.91%
Total Field Expenses	\$ 378,983.19	\$ 387,084.00	\$ (8,100.81)	\$ 387,084.00	97.91%
<u>Landscape Services</u>					
Irrigation	\$ 25,800.68	\$ 30,000.00	\$ (4,199.32)	\$ 30,000.00	86.00%
Landscaping Maintenance & Material	660,352.01	837,739.00	(177,386.99)	837,740.00	78.83%
Tree Trimming	21,597.57	40,000.00	(18,402.43)	40,000.00	53.99%
Miscellaneous / Contingency	53,888.22	50,001.00	3,887.22	50,000.00	107.78%
Total Landscape Services	\$ 761,638.48	\$ 957,740.00	\$ (196,101.52)	\$ 957,740.00	79.52%
<u>Utility Expenses</u>					
Electric	\$ 45,696.96	\$ 43,000.00	\$ 2,696.96	\$ 43,000.00	106.27%
Water-Sewer	308,678.84	220,000.00	88,678.84	220,000.00	140.31%
Streetlights	113,821.38	139,000.00	(25,178.62)	139,000.00	81.89%
Total Utility Services	\$ 468,197.18	\$ 402,000.00	\$ 66,197.18	\$ 402,000.00	116.47%



Harmony CDD
Budget to Actual
For the Month Ending 9/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Spent
<u>Operation & Maintenance</u>					
Refuse Removal	\$ 5,041.13	\$ 3,500.00	\$ 1,541.13	\$ 3,500.00	144.03%
Amenity - Pool Maintenance	53,845.65	60,000.00	(6,154.35)	60,000.00	89.74%
Repair & Maintenance - Vehicles	-	10,000.00	(10,000.00)	10,000.00	0.00%
Repair & Maintenance - Equipment / Boats	-	10,000.00	(10,000.00)	10,000.00	0.00%
Repair & Maintenance - Streetlights	-	15,000.00	(15,000.00)	15,000.00	0.00%
Pond Maintenance	8,987.50	100,000.00	(91,012.50)	100,000.00	8.99%
Security	6,174.31	6,000.00	174.31	6,000.00	102.91%
Parks & Facilities	83,403.08	45,000.00	38,403.08	45,000.00	185.34%
Garden Lot Expenses	458.12	2,000.00	(1,541.88)	2,000.00	22.91%
Invasive Plant Maintenance	-	105,000.00	(105,000.00)	105,000.00	0.00%
Capital Outlay - Vehicles	-	15,000.00	(15,000.00)	15,000.00	0.00%
Roads & Alleyway	9,470.00	2,000.00	7,470.00	2,000.00	473.50%
Operating Supplies - Fuel, Oil, etc.	-	8,000.00	(8,000.00)	8,000.00	0.00%
Reserve - Other	3,969.00	280,000.00	(276,031.00)	280,000.00	1.42%
Total Operation & Maintenance	\$ 277,443.79	\$ 681,500.00	\$ (404,056.21)	\$ 681,500.00	40.71%
Total Expenditures	\$ 2,253,344.05	\$ 2,772,886.00	\$ (519,541.95)	\$ 2,772,887.00	81.26%
Income (Loss) from Operations	\$ 536,057.71	\$ (30,000.00)	\$ 566,057.71	\$ (30,001.00)	
<u>Other Income (Expense)</u>					
Interest Income	\$ 50,039.80	\$ 30,000.00	\$ 20,039.80	\$ 30,000.00	
Interest - Tax Collector	6,097.57	-	6,097.57	-	
Total Other Income (Expense)	\$ 56,137.37	\$ 30,000.00	\$ 26,137.37	\$ 30,001.00	
Net Income (Loss)	\$ 592,195.08	\$ -	\$ 592,195.08	\$ -	



Harmony Community Development District

Proposals from ULS

ULS Work Authorizations

Agenda #	Work Auth #	Description	Amount
1	194706	Square on Buck Lane	\$1,980.00
2	194705	Buck Lake Park	\$6,216.50
3	194491	Square on Gopher Apple Way	\$7,997.00
4	194434	Dog Park on Cat Brier	\$16,982.50
5	194430	Square on Primrose Willow Dr	\$1,839.70
6	194390	Square at Dahoon Ct	\$1,391.30
7	194377	Square at Button Bush Loop	\$3,139.50
8	194375	Sundrop Park	\$2,101.80
9	194364	Sundrop Square	\$3,418.50
10	194235	Habitat Park	\$435.00
11	194223	Harmony Square	\$9,365.60
12	194218	Middlebrook Pl	\$8,370.90
13	194211	Feathergrass Park	\$10,227.00
14	194920	Cocoa Brown Mulch	\$72,800.00
15	194925	Tree Removal at 6808 Goldflower Ave	\$750.00
	Total:		\$147,015.30

BLANK PAGE

ADDITIONAL SERVICES ORDER NO. 194706
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

THIS ADDITIONAL SERVICES ORDER (the “**ASO**”), dated October 19, 2025, authorizes additional work in accordance with the requirements established by that certain *Landscape & Irrigation Maintenance Services Agreement*, dated December 22, 2022, as assigned to Benchmark Landscaping, LLC, which is fully acquired by Contractor, on January 30, 2023 (the “**Agreement**”), by and between:

HARMONY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 313 Campus Street, Celebration, Florida 34747 (the “**District**”); and

FLORIDA ULS OPERATING, LLC, (d/b/a “**United Land Services**”) Delaware limited liability company, whose address for purposes of this ASO is 12276 San Jose Boulevard, Suite 747, Jacksonville, Florida 32223-8617 (“**Contractor**”).

SECTION 1. SCOPE OF SERVICES. Pursuant to Section 7.c of the Agreement, in addition to the Work described in the Agreement and any Exhibits, Amendments and ASOs thereto, Contractor shall provide services, as set forth in Contractor’s Proposal No. **194706**, dated **October 19, 2025**, and attached hereto as **Exhibit A**, all in accordance with the terms of the Agreement (the “**Additional Services**”). Contractor may make changes to the scope of Additional Services without further written authorization from the District to the extent that such changes are communicated to Contractor by the District’s representative and do not increase the price of the Additional Services.

SECTION 2. COMPENSATION. It is understood and agreed that the compensation for the Additional Services under this ASO shall be in an amount not to exceed **One Thousand Nine Hundred Eighty Dollars and Zero Cents (\$1,980.00)** and shall be remitted in the manner set forth in the Agreement. The total compensation for the Additional Services shall not exceed the actual services and/or work rendered under this ASO. It is understood and agreed upon that the compensation for the completion of the Additional Services is based upon all materials and labor required to perform such services.

SECTION 3. FINAL AGREEMENT. This ASO, together with the Agreement, any Exhibits, Amendments and ASOs thereto, represents the entire understanding between the District and the Contractor with regard to the Additional Services and supersedes any previously executed proposal or agreement related to the provision of such services.

SECTION 4. ACCEPTANCE. Acceptance of this ASO will authorize the Contractor to complete the Additional Services as outlined herein and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Additional Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this ASO, remain in full force and effect.

[Signatures on next page]

IN WITNESS WHEREOF, the parties hereto have caused this ASO to be executed the day and year first above written.

ATTEST:

**HARMONY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chair, Board of Supervisors

WITNESS:

FLORIDA ULS OPERATING, LLC, a
Delaware limited liability company

Name: _____
Address: _____

By: _____
Its: _____

Exhibit A: Scope of Additional Services

Square On Buck Ln

Friday, 19 September 2025

2 Issues Identified

A handwritten signature in black ink, appearing to read 'Nick Lomasney'.

Nick Lomasney





Issue 1

Assigned To Harmony Cdd

St. Augustine sod needed to fix thin areas within the turf



Issue 2

My only recommendation for this park is adding (1,100) sqft of sod to fill in weak areas with in the turf



Proposal #194706

Date: 10/19/2025

PO #

Nicholas Lomasney

Customer:

Cyrils Billing

Property:

Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

Square On Buck Ln Enhancement 2025

This proposal reflects the recommendations in the September Park inspections. Details are as follows

Default Group				\$1,980.00
Items	Quantity	Unit	Price/Unit	Price
Property Improvements				\$1,980.00
St Augustine Sod Installed-	1,100.00	Sq Ft	\$1.80	\$1,980.00
PROJECT TOTAL:				\$1,980.00

Terms & Conditions

By _____
Nicholas Lomasney

Date 10/19/2025
United Land Services

By _____

Date _____
Harmony CDD

BLANK PAGE

ADDITIONAL SERVICES ORDER NO. 194705
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

THIS ADDITIONAL SERVICES ORDER (the “**ASO**”), dated October 19, 2025, authorizes additional work in accordance with the requirements established by that certain *Landscape & Irrigation Maintenance Services Agreement*, dated December 22, 2022, as assigned to Benchmark Landscaping, LLC, which is fully acquired by Contractor, on January 30, 2023 (the “**Agreement**”), by and between:

HARMONY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 313 Campus Street, Celebration, Florida 34747 (the “**District**”); and

FLORIDA ULS OPERATING, LLC, (d/b/a “**United Land Services**”) Delaware limited liability company, whose address for purposes of this ASO is 12276 San Jose Boulevard, Suite 747, Jacksonville, Florida 32223-8617 (“**Contractor**”).

SECTION 1. SCOPE OF SERVICES. Pursuant to Section 7.c of the Agreement, in addition to the Work described in the Agreement and any Exhibits, Amendments and ASOs thereto, Contractor shall provide services, as set forth in Contractor’s Proposal No. **194705**, dated **October 19, 2025**, and attached hereto as **Exhibit A**, all in accordance with the terms of the Agreement (the “**Additional Services**”). Contractor may make changes to the scope of Additional Services without further written authorization from the District to the extent that such changes are communicated to Contractor by the District’s representative and do not increase the price of the Additional Services.

SECTION 2. COMPENSATION. It is understood and agreed that the compensation for the Additional Services under this ASO shall be in an amount not to exceed **Six Thousand Two Hundred Sixteen Dollars and Fifty Cents (\$6,216.50)** and shall be remitted in the manner set forth in the Agreement. The total compensation for the Additional Services shall not exceed the actual services and/or work rendered under this ASO. It is understood and agreed upon that the compensation for the completion of the Additional Services is based upon all materials and labor required to perform such services.

SECTION 3. FINAL AGREEMENT. This ASO, together with the Agreement, any Exhibits, Amendments and ASOs thereto, represents the entire understanding between the District and the Contractor with regard to the Additional Services and supersedes any previously executed proposal or agreement related to the provision of such services.

SECTION 4. ACCEPTANCE. Acceptance of this ASO will authorize the Contractor to complete the Additional Services as outlined herein and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Additional Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this ASO, remain in full force and effect.

[Signatures on next page]

IN WITNESS WHEREOF, the parties hereto have caused this ASO to be executed the day and year first above written.

ATTEST:

**HARMONY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chair, Board of Supervisors

WITNESS:

FLORIDA ULS OPERATING, LLC, a
Delaware limited liability company

Name: _____
Address: _____

By: _____
Its: _____

Exhibit A: Scope of Additional Services

Buck Lake Park

Friday, 19 September 2025

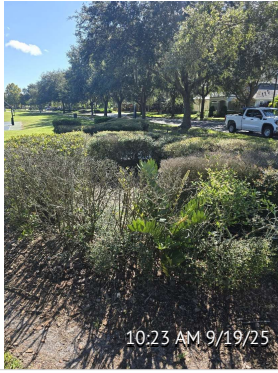
Prepared For Harmony Cdd

11 Issues Identified

A handwritten signature in black ink, appearing to read 'Nick Lomasney', written in a cursive style.

Nick Lomasney





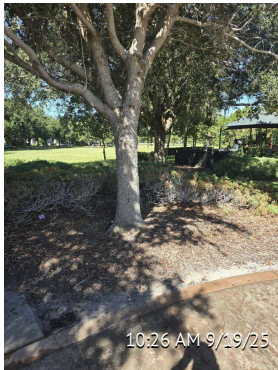
Issue 1

Assigned To Harmony Cdd

Replacement needed for dying shrubs

(5) 7-Gallon ligustrum shrubs

(4) 7-Gallon ilic sheling shrubs



Issue 2

Assigned To Harmony Cdd

Due to the missing from the splash pad the chemicals are having a negative impact on one section of juniper .I recommend removing them and keeping it just mulch with a turf border to keep the sidewalks mulch free .



Issue 3

Assigned To Harmony Cdd

The middle section of the juniper bed has died out . I recommend replacing with (35) 3-Gallon juniper



Issue 4

Assigned To Harmony Cdd

(9) 3- Gallon juniper needed to fill in thin areas of juniper bed



Issue 5

Assigned To Harmony Cdd

Current juniper shrubs need to be replaced with (23) 3- gallon juniper shrubs



Issue 6

Assigned To Harmony Cdd

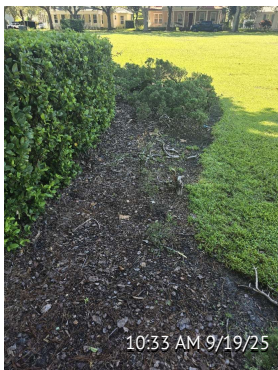
(8) 3- Gallon juniper needed to fill in weak spots with in the flower bed



Issue 7

Assigned To Harmony Cdd

(35 3- Gallon juniper needed to complete the flower bed



Issue 8

Assigned To Harmony Cdd

(16) 3-Gallon juniper needed to fill the gaps in the flower bed



Issue 9

Assigned To Harmony Cdd

(19) 3- gallon podocarpus needed to fill in the hedge due to vandalism in 2024.



Issue 10

Assigned To Harmony Cdd

St. Augustine sod needed due to heavy traffic (1,405sqft)



Issue 11

Assigned To Harmony Cdd

Recommendations.

- 1.Add (5) 7- gallon ligustrum to replace what's died
- 2.Add (4) 7 - gallon ilic shillings to replace what's died
- 3.Add (126) 3- gallon juniper to fill in missing or dead spots
4. Install (1,405) SQFT of sod due to heavy foot and cart traffic
5. Add (19) 3- Gallon Podocarpus that's been missing since vandalism last year



Proposal #194705

Date: 10/19/2025

PO #

Nicholas Lomasney

Customer:

Cyrils Billing

Property:

Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

Buck Lake Park Enhancement 2025

This proposal reflects the recommendations from Septembers Park inspection. Details are as follows

Default Group	\$6,216.50
----------------------	-------------------

Items	Quantity	Unit	Price/Unit	Price
Property Improvements				\$6,216.50
Demo / Debris Removal / Site Prep	12.00	Hr	\$60.00	\$720.00
Ligustrum (7 gallon) Installed-	5.00	7g	\$51.00	\$255.00
Ilic Schelling (7gallon) installed-	4.00	7g	\$51.00	\$204.00
Juniper (3 Gal) Installed-	126.00	3 gal	\$17.30	\$2,179.80
Podo (3gallon) Installed -	19.00	3g	\$17.30	\$328.70
St Augustine Sod Installed-	1,405.00	Sq Ft	\$1.80	\$2,529.00
PROJECT TOTAL:				\$6,216.50

Terms & Conditions

By _____

Nicholas Lomasney

Date 10/19/2025

United Land Services

By _____

Date _____

Harmony CDD

BLANK PAGE

ADDITIONAL SERVICES ORDER NO. 194491
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

THIS ADDITIONAL SERVICES ORDER (the “**ASO**”), dated October 19, 2025, authorizes additional work in accordance with the requirements established by that certain *Landscape & Irrigation Maintenance Services Agreement*, dated December 22, 2022, as assigned to Benchmark Landscaping, LLC, which is fully acquired by Contractor, on January 30, 2023 (the “**Agreement**”), by and between:

HARMONY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 313 Campus Street, Celebration, Florida 34747 (the “**District**”); and

FLORIDA ULS OPERATING, LLC, (d/b/a “**United Land Services**”) Delaware limited liability company, whose address for purposes of this ASO is 12276 San Jose Boulevard, Suite 747, Jacksonville, Florida 32223-8617 (“**Contractor**”).

SECTION 1. SCOPE OF SERVICES. Pursuant to Section 7.c of the Agreement, in addition to the Work described in the Agreement and any Exhibits, Amendments and ASOs thereto, Contractor shall provide services, as set forth in Contractor’s Proposal No. **194491**, dated **October 25, 2025**, and attached hereto as **Exhibit A**, all in accordance with the terms of the Agreement (the “**Additional Services**”). Contractor may make changes to the scope of Additional Services without further written authorization from the District to the extent that such changes are communicated to Contractor by the District’s representative and do not increase the price of the Additional Services.

SECTION 2. COMPENSATION. It is understood and agreed that the compensation for the Additional Services under this ASO shall be in an amount not to exceed **Seven Thousand Nine Hundred Ninety Seven Dollars and Zero Cents (\$7,997.00)** and shall be remitted in the manner set forth in the Agreement. The total compensation for the Additional Services shall not exceed the actual services and/or work rendered under this ASO. It is understood and agreed upon that the compensation for the completion of the Additional Services is based upon all materials and labor required to perform such services.

SECTION 3. FINAL AGREEMENT. This ASO, together with the Agreement, any Exhibits, Amendments and ASOs thereto, represents the entire understanding between the District and the Contractor with regard to the Additional Services and supersedes any previously executed proposal or agreement related to the provision of such services.

SECTION 4. ACCEPTANCE. Acceptance of this ASO will authorize the Contractor to complete the Additional Services as outlined herein and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Additional Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this ASO, remain in full force and effect.

[Signatures on next page]

IN WITNESS WHEREOF, the parties hereto have caused this ASO to be executed the day and year first above written.

ATTEST:

**HARMONY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chair, Board of Supervisors

WITNESS:

FLORIDA ULS OPERATING, LLC, a
Delaware limited liability company

Name: _____
Address: _____

By: _____
Its: _____

Exhibit A: Scope of Additional Services

Square On Gopher Apple Way

Friday, 19 September 2025

Prepared For Harmony Cdd

6 Issues Identified

A handwritten signature in black ink, appearing to read 'Nick Lomasney', written in a cursive style.

Nick Lomasney





Issue 1

Assigned To Harmony

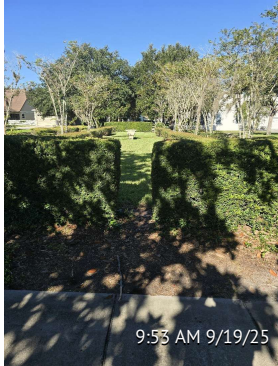
I recommend removing all (13) dying crepe myrtle trees as they are all leaning and dying i do not recommend replacing. The park is to small and it is extremely crowded



Issue 2

Assigned To Harmony Cdd

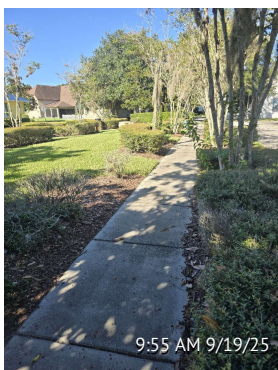
(1)15- gallon podocarpus shrubs needed to fill in empty spots in the hedge



Issue 3

Assigned To Harmony Cdd

(1) 15- gallon podocarpus shrubs needed to fill in the empty spots in the hedge



Issue 4

Assigned To Harmony Cdd

The shrubs here are dying and extremely old. I do not recommend replacing dead shrubs with new ones because the older ones still here will have the same fate within 3 years .I recommend adding turf to these beds to keep the park inviting and open to use.



Issue 5

Assigned To Harmony Cdd

With removing the current trees and shrubs , I recommend adding (2) trees one on each side of chess table 15 feet away to give shade for players and over all look of the park . My recommendation is (2) 45- gallon little jem magnolia trees (to match trees on the end caps)



Issue 6

Assigned To Harmony Cdd

Recommendations

- 1.Removing (13) dying and leaning crepe myrtle trees
- 2.remove shrubs down both sides of side walk (they are dying and old)
- 3.Adding (2) 7- gallon podocarpus shrubs to fill in gaps
- 4.Adding (2)45- gallon little jem magnolia trees
- 5.installing 1,750 sqft of st. Augustine sod



Proposal #194491

Date: 10/19/2025

PO #

Nicholas Lomasney

Customer:

Cyrils Billing

Property:

Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

Square on Gopher Apple Way Enhancement 2025

This proposal reflects the recommendations from Septembers park inspection. Details are as follows

Default Group	\$7,997.00
----------------------	-------------------

Items	Quantity	Unit	Price/Unit	Price
Property Improvements				\$7,997.00
Demo / Debris Removal / Site Prep	25.00	Hr	\$60.00	\$1,500.00
Crepe Myrtle Tree Removal -	13.00	ea	\$145.00	\$1,885.00
Podo 7g Installed	2.00	7g	\$51.00	\$102.00
Magnolia 45 lil Gem Installed-	2.00	65g	\$680.00	\$1,360.00
St Augustine Sod Installed-	1,750.00	Sq Ft	\$1.80	\$3,150.00
PROJECT TOTAL:				\$7,997.00

Terms & Conditions

By _____

Nicholas Lomasney

Date 10/19/2025

United Land Services

By _____

Date _____

Harmony CDD

BLANK PAGE

ADDITIONAL SERVICES ORDER NO. 194434
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

THIS ADDITIONAL SERVICES ORDER (the “**ASO**”), dated October 16, 2025, authorizes additional work in accordance with the requirements established by that certain *Landscape & Irrigation Maintenance Services Agreement*, dated December 22, 2022, as assigned to Benchmark Landscaping, LLC, which is fully acquired by Contractor, on January 30, 2023 (the “**Agreement**”), by and between:

HARMONY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 313 Campus Street, Celebration, Florida 34747 (the “**District**”); and

FLORIDA ULS OPERATING, LLC, (d/b/a “**United Land Services**”) Delaware limited liability company, whose address for purposes of this ASO is 12276 San Jose Boulevard, Suite 747, Jacksonville, Florida 32223-8617 (“**Contractor**”).

SECTION 1. SCOPE OF SERVICES. Pursuant to Section 7.c of the Agreement, in addition to the Work described in the Agreement and any Exhibits, Amendments and ASOs thereto, Contractor shall provide services, as set forth in Contractor’s Proposal No. **194434**, dated **October 16, 2025**, and attached hereto as **Exhibit A**, all in accordance with the terms of the Agreement (the “**Additional Services**”). Contractor may make changes to the scope of Additional Services without further written authorization from the District to the extent that such changes are communicated to Contractor by the District’s representative and do not increase the price of the Additional Services.

SECTION 2. COMPENSATION. It is understood and agreed that the compensation for the Additional Services under this ASO shall be in an amount not to exceed **Sixteen Thousand Nine Hundred Eighty Two Dollars and Fifty Cents (\$16,982.50)** and shall be remitted in the manner set forth in the Agreement. The total compensation for the Additional Services shall not exceed the actual services and/or work rendered under this ASO. It is understood and agreed upon that the compensation for the completion of the Additional Services is based upon all materials and labor required to perform such services.

SECTION 3. FINAL AGREEMENT. This ASO, together with the Agreement, any Exhibits, Amendments and ASOs thereto, represents the entire understanding between the District and the Contractor with regard to the Additional Services and supersedes any previously executed proposal or agreement related to the provision of such services.

SECTION 4. ACCEPTANCE. Acceptance of this ASO will authorize the Contractor to complete the Additional Services as outlined herein and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Additional Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this ASO, remain in full force and effect.

[Signatures on next page]

IN WITNESS WHEREOF, the parties hereto have caused this ASO to be executed the day and year first above written.

ATTEST:

**HARMONY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chair, Board of Supervisors

WITNESS:

FLORIDA ULS OPERATING, LLC, a
Delaware limited liability company

Name: _____
Address: _____

By: _____
Its: _____

Exhibit A: Scope of Additional Services

Dog Park On Cat Brier

Friday, 19 September 2025

Prepared For Harmony Cdd

11 Issues Identified

A handwritten signature in black ink, appearing to read 'Nick Lomasney', written in a cursive style.

Nick Lomasney





Issue 1

Assigned To Harmony Cdd

I recommend removing (3) dying crepe myrtle trees . Due to the above oak canopy, I do not recommend replacement



Issue 2

Assigned To Harmony Cdd

(7) 3- gallon Azalea shrubs needed to fill in the empty space in flower bed



Issue 3

Assigned To Harmony Cdd

(8) 3- gallon Azalea shrubs needed to replace what's has died



Issue 5

Assigned To Harmony Cdd

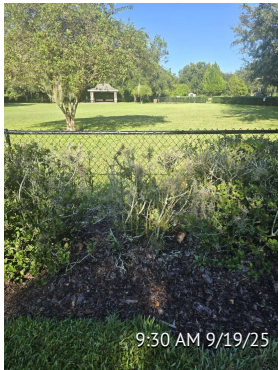
I recommend that due to the overhead shade removing (5) crepe myrtle trees and (35) dying Azalea shrubs, they are old and will not bounce back .(because of the shade), I recommend replacing both beds with (50) - 3 gallon schefflera and (60) 1- gallon liripoe to border the landscaping beds



Issue 6

Assigned To Harmony Cdd

(4) dead crepe myrtle trees need to be removed the over head shade is a result of them failing .no replacement needed



Issue 7

Assigned To Harmony Cdd

On the hedge along the fence at the dog park some of the shrubs have died it is recommended that (25) 7- gallon viburnum are planted to complete the hedge



Issue 8

Assigned To Harmony Cdd

Due to foot and cart traffic over the years ,there are sections of turf that need to be replaced



Issue 9

Assigned To Harmony Cdd

Tree leaning extremely bad in the dog park, I recommend removing and replacement with a similar sized tree to provide shade



Issue 10

Assigned To Harmony Cdd

Due to the extreme shade all turf and shrubs have died . I recommend replacing with shade loving shrubs such as schefflera (65) and turf thst will grown in the shade .the ground is not level and should not be used to play or walk in in this section



Issue 11

Assigned To Harmony Cdd

After walking the park ,there are several areas in need of turf replacement I recommend we bring in (10) pallets to start replacing areas in need and adding (2) fertilizer treatments to help promote growth of existing turf



Issue 12

Assigned To Harmony Cdd

Recommendations

- 1.Add (15) 3- gallon pink Azaleas to fill in whats dead or missing
- 2.Add (115) 3- gallon green Schefflera to shaded areas under oak canopy
- 3.Add (60)1- gallon liripoe to border the landscaping beds by the sidewalk
- 4.Add (25)7 - gallon viburnum to fill in they dying section of the hedge on the fence
- 5.Add (1) 45- gallon oak tree to replace the leaning tree in the dog park
- 6.Bring in (10) pallets of St. Augustine sod to repair heavy traffic areas or dead spots in the turf
- 7.Remove (12) dying crepe myrtle trees .due to the shade indo not recommend replacement



Proposal #194434

Date: 10/16/2025

PO #

Nicholas Lomasney

Customer:

Cyrils Billing

Property:

Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

Dog Park On Cat Brier Enhancement 2025

This proposal reflects the recommendations from the September Park inspection. Details are as follows

Default Group **\$16,982.50**

Items	Quantity	Unit	Price/Unit	Price
Property Improvements				\$16,982.50
Demo / Debris Removal / Site Prep	15.00	Hr	\$60.00	\$900.00
Crape Myrtle Tree Removal -	12.00	Hr	\$145.00	\$1,740.00
Tree removal / stump grinding -	1.00	ea	\$585.00	\$585.00
Live Oak (45 gallon Installed)	1.00	45 gal	\$725.00	\$725.00
Azalea pink Ruffle 3g Installed -	15.00	3g	\$22.00	\$330.00
Green Schefflera 3 gallon Installed -	115.00	3 gal	\$17.30	\$1,989.50
Liriope 1gallon Installed -	60.00	1g	\$7.30	\$438.00
Viburnum Odoratissum 7gallon installed	25.00	7g	\$51.00	\$1,275.00
St Augustine Sod installed-	5,000.00	Sq Ft	\$1.80	\$9,000.00
PROJECT TOTAL:				\$16,982.50

Terms & Conditions

By _____

Nicholas Lomasney

Date 10/16/2025

United Land Services

By _____

Date _____

Harmony CDD

BLANK PAGE

ADDITIONAL SERVICES ORDER NO. 194430
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

THIS ADDITIONAL SERVICES ORDER (the “**ASO**”), dated October 16, 2025, authorizes additional work in accordance with the requirements established by that certain *Landscape & Irrigation Maintenance Services Agreement*, dated December 22, 2022, as assigned to Benchmark Landscaping, LLC, which is fully acquired by Contractor, on January 30, 2023 (the “**Agreement**”), by and between:

HARMONY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 313 Campus Street, Celebration, Florida 34747 (the “**District**”); and

FLORIDA ULS OPERATING, LLC, (d/b/a “**United Land Services**”) Delaware limited liability company, whose address for purposes of this ASO is 12276 San Jose Boulevard, Suite 747, Jacksonville, Florida 32223-8617 (“**Contractor**”).

SECTION 1. SCOPE OF SERVICES. Pursuant to Section 7.c of the Agreement, in addition to the Work described in the Agreement and any Exhibits, Amendments and ASOs thereto, Contractor shall provide services, as set forth in Contractor’s Proposal No. **194430**, dated **October 16, 2025**, and attached hereto as **Exhibit A**, all in accordance with the terms of the Agreement (the “**Additional Services**”). Contractor may make changes to the scope of Additional Services without further written authorization from the District to the extent that such changes are communicated to Contractor by the District’s representative and do not increase the price of the Additional Services.

SECTION 2. COMPENSATION. It is understood and agreed that the compensation for the Additional Services under this ASO shall be in an amount not to exceed **One Thousand Eight Hundred Thirty Nine Dollars and Seventy Cents (\$1,839.70)** and shall be remitted in the manner set forth in the Agreement. The total compensation for the Additional Services shall not exceed the actual services and/or work rendered under this ASO. It is understood and agreed upon that the compensation for the completion of the Additional Services is based upon all materials and labor required to perform such services.

SECTION 3. FINAL AGREEMENT. This ASO, together with the Agreement, any Exhibits, Amendments and ASOs thereto, represents the entire understanding between the District and the Contractor with regard to the Additional Services and supersedes any previously executed proposal or agreement related to the provision of such services.

SECTION 4. ACCEPTANCE. Acceptance of this ASO will authorize the Contractor to complete the Additional Services as outlined herein and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Additional Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this ASO, remain in full force and effect.

[Signatures on next page]

IN WITNESS WHEREOF, the parties hereto have caused this ASO to be executed the day and year first above written.

ATTEST:

**HARMONY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chair, Board of Supervisors

WITNESS:

FLORIDA ULS OPERATING, LLC, a
Delaware limited liability company

Name: _____
Address: _____

By: _____
Its: _____

Exhibit A: Scope of Additional Services

Square On Primrose Willow Dr

Wednesday, 17 September 2025

Prepared For Harmony Cdd

5 Issues Identified

A handwritten signature in black ink, appearing to read 'Nick Lomasney', with a stylized flourish at the end.

Nick Lomasney





Issue 1

Assigned To Harmony Cdd

(28) green schefflera needed to replace hedge

(45) Asiatic Jasmine needed to match the other flower beds



Issue 2

Assigned To Harmony Cdd

(16) schefflera needed to fill the gap in the middle



Issue 3

Assigned To Harmony Cdd

Sod needed for turf replacement(st. Augustine)



Issue 4

Assigned To Harmony Cdd

Sod needed to replace missing turf



Issue 5

Assigned To Harmony Cdd

Recommendations

1. Adding (45) 1- gallon Asiatic Jasmine to complete ground cover
2. Adding (44) 3- gallon green Schefflera to complete hedges
- 3.(250) sqft of sod to fill in spot within the turf



Proposal #194430

Date: 10/16/2025

PO #

Nicholas Lomasney

Customer:

Cyrils Billing

Property:

Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

Square On Primrose willow Dr Enhancement 2025

This proposal reflects the recommendations from the September park inspection. Details are as follows

Default Group	\$1,839.70
----------------------	-------------------

Items	Quantity	Unit	Price/Unit	Price
Property Improvements				\$1,839.70
Demo / Debris Removal / Site Prep	5.00	Hr	\$60.00	\$300.00
Jasmine Asiatic 1gallon Installed-	45.00	1g	\$7.30	\$328.50
Green Schefflera 3 gallon Installed-	44.00	3 gal	\$17.30	\$761.20
St Augustine Sod Installed-	250.00	Sq Ft	\$1.80	\$450.00
PROJECT TOTAL:				\$1,839.70

Terms & Conditions

By _____

Nicholas Lomasney

Date 10/16/2025

United Land Services

By _____

Date _____

Harmony CDD

BLANK PAGE

ADDITIONAL SERVICES ORDER NO. 194390
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

THIS ADDITIONAL SERVICES ORDER (the “**ASO**”), dated October 16, 2025, authorizes additional work in accordance with the requirements established by that certain *Landscape & Irrigation Maintenance Services Agreement*, dated December 22, 2022, as assigned to Benchmark Landscaping, LLC, which is fully acquired by Contractor, on January 30, 2023 (the “**Agreement**”), by and between:

HARMONY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 313 Campus Street, Celebration, Florida 34747 (the “**District**”); and

FLORIDA ULS OPERATING, LLC, (d/b/a “**United Land Services**”) Delaware limited liability company, whose address for purposes of this ASO is 12276 San Jose Boulevard, Suite 747, Jacksonville, Florida 32223-8617 (“**Contractor**”).

SECTION 1. SCOPE OF SERVICES. Pursuant to Section 7.c of the Agreement, in addition to the Work described in the Agreement and any Exhibits, Amendments and ASOs thereto, Contractor shall provide services, as set forth in Contractor’s Proposal No. **194390**, dated **October 16, 2025**, and attached hereto as **Exhibit A**, all in accordance with the terms of the Agreement (the “**Additional Services**”). Contractor may make changes to the scope of Additional Services without further written authorization from the District to the extent that such changes are communicated to Contractor by the District’s representative and do not increase the price of the Additional Services.

SECTION 2. COMPENSATION. It is understood and agreed that the compensation for the Additional Services under this ASO shall be in an amount not to exceed **One Thousand Three Hundred Ninety One Dollars and Thirty Cents (\$1,391.30)** and shall be remitted in the manner set forth in the Agreement. The total compensation for the Additional Services shall not exceed the actual services and/or work rendered under this ASO. It is understood and agreed upon that the compensation for the completion of the Additional Services is based upon all materials and labor required to perform such services.

SECTION 3. FINAL AGREEMENT. This ASO, together with the Agreement, any Exhibits, Amendments and ASOs thereto, represents the entire understanding between the District and the Contractor with regard to the Additional Services and supersedes any previously executed proposal or agreement related to the provision of such services.

SECTION 4. ACCEPTANCE. Acceptance of this ASO will authorize the Contractor to complete the Additional Services as outlined herein and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Additional Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this ASO, remain in full force and effect.

[Signatures on next page]

IN WITNESS WHEREOF, the parties hereto have caused this ASO to be executed the day and year first above written.

ATTEST:

**HARMONY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chair, Board of Supervisors

WITNESS:

FLORIDA ULS OPERATING, LLC, a
Delaware limited liability company

Name: _____
Address: _____

By: _____
Its: _____

Exhibit A: Scope of Additional Services

Square On Dahoon Holly Ct

Wednesday, 17 September 2025

Prepared For Harmony

5 Issues Identified

A handwritten signature in black ink, appearing to read 'Nick Lomasney', written in a cursive style.

Nick Lomasney





Issue 1

Assigned To Harmony Cdd

30 Asiatic Jasmine needed to fill in the empty space



Issue 2

Assigned To Harmony Cdd

Sod needed along the sidewalk to bring in the flower beds (230 sqft)



Issue 3

Assigned To Harmony

Replace dead hedge (6) holly shrubs needed



Issue 4

Assigned To Harmony Cdd

(60) 1 gallon shrubs needed to fill in the gaps throughout



Issue 5

Assigned To Harmony Cdd

Recommendations

1. Add (30) 1- gallon asiatic Jasmine to fill in open areas
2. Add (6) 3 - gallon Holly shrubs
3. Add 65 1-gallon society garlic plants
4. Install (230) sqft of st Augustine sod



Proposal #194390

Date: 10/16/2025

PO #

Nicholas Lomasney

Customer:

Cyrils Billing

Property:

Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

Square At Dahoon Holly Ct Enhancement 2025

This proposal reflects the recommendations from the September park inspection. Details are as follows

Default Group	\$1,391.30
----------------------	-------------------

Items	Quantity	Unit	Price/Unit	Price
Property Improvements				\$1,391.30
Demo / Debris Removal / Site Prep	3.00	Hr	\$60.00	\$180.00
Jasmine Asiatic 1gallon Installed	30.00	1g	\$7.30	\$219.00
Holly 'Nana' (3g)	6.00	3 gal	\$17.30	\$103.80
Society Garlic 1 gallon Installed -	65.00	1g	\$7.30	\$474.50
St Augustine Sod Installed -	230.00	Sq Ft	\$1.80	\$414.00
PROJECT TOTAL:				\$1,391.30

Terms & Conditions

By _____

Nicholas Lomasney

Date 10/16/2025

United Land Services

By _____

Date _____

Harmony CDD

BLANK PAGE

ADDITIONAL SERVICES ORDER NO. 194377
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

THIS ADDITIONAL SERVICES ORDER (the “**ASO**”), dated October 16, 2025, authorizes additional work in accordance with the requirements established by that certain *Landscape & Irrigation Maintenance Services Agreement*, dated December 22, 2022, as assigned to Benchmark Landscaping, LLC, which is fully acquired by Contractor, on January 30, 2023 (the “**Agreement**”), by and between:

HARMONY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 313 Campus Street, Celebration, Florida 34747 (the “**District**”); and

FLORIDA ULS OPERATING, LLC, (d/b/a “**United Land Services**”) Delaware limited liability company, whose address for purposes of this ASO is 12276 San Jose Boulevard, Suite 747, Jacksonville, Florida 32223-8617 (“**Contractor**”).

SECTION 1. SCOPE OF SERVICES. Pursuant to Section 7.c of the Agreement, in addition to the Work described in the Agreement and any Exhibits, Amendments and ASOs thereto, Contractor shall provide services, as set forth in Contractor’s Proposal No. **194377**, dated **October 16, 2025**, and attached hereto as **Exhibit A**, all in accordance with the terms of the Agreement (the “**Additional Services**”). Contractor may make changes to the scope of Additional Services without further written authorization from the District to the extent that such changes are communicated to Contractor by the District’s representative and do not increase the price of the Additional Services.

SECTION 2. COMPENSATION. It is understood and agreed that the compensation for the Additional Services under this ASO shall be in an amount not to exceed **Three Thousand One Hundred Thirty Nine Dollars and Fifty Cents (\$3,139.50)** and shall be remitted in the manner set forth in the Agreement. The total compensation for the Additional Services shall not exceed the actual services and/or work rendered under this ASO. It is understood and agreed upon that the compensation for the completion of the Additional Services is based upon all materials and labor required to perform such services.

SECTION 3. FINAL AGREEMENT. This ASO, together with the Agreement, any Exhibits, Amendments and ASOs thereto, represents the entire understanding between the District and the Contractor with regard to the Additional Services and supersedes any previously executed proposal or agreement related to the provision of such services.

SECTION 4. ACCEPTANCE. Acceptance of this ASO will authorize the Contractor to complete the Additional Services as outlined herein and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Additional Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this ASO, remain in full force and effect.

[Signatures on next page]

IN WITNESS WHEREOF, the parties hereto have caused this ASO to be executed the day and year first above written.

ATTEST:

**HARMONY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chair, Board of Supervisors

WITNESS:

FLORIDA ULS OPERATING, LLC, a
Delaware limited liability company

Name: _____
Address: _____

By: _____
Its: _____

Exhibit A: Scope of Additional Services

Square At Buttonbush Loop

Wednesday, 17 September 2025

Prepared For Harmony Cdd

5 Issues Identified

A handwritten signature in black ink, appearing to read 'Nick Lomasney', written in a cursive style.

Nick Lomasney





Issue 1

Assigned To Harmony

Remove and replace dying hedge (original)
(55) 3 gallon green Schefflera needed



Issue 2

Assigned To Harmony Cdd

Sod needed for turf repairs (720) sqft



Issue 3

Assigned To Harmony Cdd

Add (15) society garlic plant to fill in the space



Issue 4

Assigned To Harmony Cdd

Add (25) society garlic plants to fill the empty space



Issue 5

Assigned To Harmony Cdd

Recommendations

1. Add (55) 3- gallon green schefflera shrubs
- 2.(720) sqft of st Augustine sod needed
3. Add (40) 1- gallon society garlic plants



Proposal #194377

Date: 10/16/2025

PO #

Nicholas Lomasney

Customer:

Cyrils Billing

Property:

Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

Square at Button Bush Loop Enhancement 2025

This proposal reflects the recommendations from the September Park inspection. Details are as follows

Default Group	\$3,139.50
----------------------	-------------------

Items	Quantity	Unit	Price/Unit	Price
Property Improvements				\$3,139.50
Demo / Debris Removal / Site Prep	10.00	Hr	\$60.00	\$600.00
Green Schefflera Installed -	55.00	3 gal	\$17.30	\$951.50
Society Garlic Installed -	40.00	1g	\$7.30	\$292.00
St Augustine Sod Installed-	720.00	Sq Ft	\$1.80	\$1,296.00
PROJECT TOTAL:				\$3,139.50

Terms & Conditions

By _____

Nicholas Lomasney

Date 10/16/2025

United Land Services

By _____

Date _____

Harmony CDD

BLANK PAGE

ADDITIONAL SERVICES ORDER NO. 194375
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

THIS ADDITIONAL SERVICES ORDER (the “**ASO**”), dated October 16, 2025, authorizes additional work in accordance with the requirements established by that certain *Landscape & Irrigation Maintenance Services Agreement*, dated December 22, 2022, as assigned to Benchmark Landscaping, LLC, which is fully acquired by Contractor, on January 30, 2023 (the “**Agreement**”), by and between:

HARMONY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 313 Campus Street, Celebration, Florida 34747 (the “**District**”); and

FLORIDA ULS OPERATING, LLC, (d/b/a “**United Land Services**”) Delaware limited liability company, whose address for purposes of this ASO is 12276 San Jose Boulevard, Suite 747, Jacksonville, Florida 32223-8617 (“**Contractor**”).

SECTION 1. SCOPE OF SERVICES. Pursuant to Section 7.c of the Agreement, in addition to the Work described in the Agreement and any Exhibits, Amendments and ASOs thereto, Contractor shall provide services, as set forth in Contractor’s Proposal No. **194375**, dated **October 16, 2025**, and attached hereto as **Exhibit A**, all in accordance with the terms of the Agreement (the “**Additional Services**”). Contractor may make changes to the scope of Additional Services without further written authorization from the District to the extent that such changes are communicated to Contractor by the District’s representative and do not increase the price of the Additional Services.

SECTION 2. COMPENSATION. It is understood and agreed that the compensation for the Additional Services under this ASO shall be in an amount not to exceed **Two Thousand One Hundred and One Dollars and Eighty Cents (\$2,101.80)** and shall be remitted in the manner set forth in the Agreement. The total compensation for the Additional Services shall not exceed the actual services and/or work rendered under this ASO. It is understood and agreed upon that the compensation for the completion of the Additional Services is based upon all materials and labor required to perform such services.

SECTION 3. FINAL AGREEMENT. This ASO, together with the Agreement, any Exhibits, Amendments and ASOs thereto, represents the entire understanding between the District and the Contractor with regard to the Additional Services and supersedes any previously executed proposal or agreement related to the provision of such services.

SECTION 4. ACCEPTANCE. Acceptance of this ASO will authorize the Contractor to complete the Additional Services as outlined herein and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Additional Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this ASO, remain in full force and effect.

[Signatures on next page]

IN WITNESS WHEREOF, the parties hereto have caused this ASO to be executed the day and year first above written.

ATTEST:

**HARMONY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chair, Board of Supervisors

WITNESS:

FLORIDA ULS OPERATING, LLC, a
Delaware limited liability company

Name: _____
Address: _____

By: _____
Its: _____

Exhibit A: Scope of Additional Services

Park On Sundrop St

Wednesday, 17 September 2025

Prepared For Harmony Cdd

7 Issues Identified

A handwritten signature in black ink, appearing to read 'Nick Lomasney', with a stylized, cursive script.

Nick Lomasney





Issue 1

Assigned To Harmony Cdd

Add (18) 3- gallon juniper to fill in missing space



Issue 2

Assigned To Harmony Cdd

Fill in (13) 3- gallon juniper in the empty space



Issue 3

Assigned To Harmony Cdd

Add (30) 3-gallon juniper in the empty area

Add (3) 3 - gallon variegated ligustrum shrubs



Issue 4

Assigned To Harmony Cdd

Add (15) juniper to the empty area

Add (3) variegated ligustrum shrubs



Issue 5

Assigned To Harmony Cdd

Add (15) variegated ligustrum shrubs

Add (5) fire cracker shrubs



Issue 6

Assigned To Harmony Cdd

Add (15) 3-gallon juniper (replace what's old)

Add (4) variegated ligustrum shrubs



Issue 7

Assigned To Harmony Cdd

Recommendations

Replace or fill in the following shrubs where needed

1. Add (91) 3-gallon juniper shrubs
 2. Add (25) variegated ligustrum shrubs
 3. Add (5) fire cracker shrubs
-



Proposal #194375

Date: 10/16/2025

PO #

Nicholas Lomasney

Customer:

Cyrils Billing

Property:

Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

Sundrop Park Enhancement 2025

This proposal reflects the recommendations from Septembers Park inspection. Details are as follows

Default Group	\$2,101.80
----------------------	-------------------

Items	Quantity	Unit	Price/Unit	Price
Property Improvements				\$2,101.80
Juniper (3 Gal) Installed -	91.00	3 gal	\$17.30	\$1,574.30
Ligustrum yellow - 3g Plant Installed -	25.00	3g	\$17.30	\$432.50
Firecracker Plant (3g) Installed	5.00	3 gal	\$19.00	\$95.00
PROJECT TOTAL:				\$2,101.80

Terms & Conditions

By _____

Nicholas Lomasney

Date 10/16/2025

United Land Services

By _____

Date _____

Harmony CDD

BLANK PAGE

ADDITIONAL SERVICES ORDER NO. 194364
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

THIS ADDITIONAL SERVICES ORDER (the “**ASO**”), dated October 16, 2025, authorizes additional work in accordance with the requirements established by that certain *Landscape & Irrigation Maintenance Services Agreement*, dated December 22, 2022, as assigned to Benchmark Landscaping, LLC, which is fully acquired by Contractor, on January 30, 2023 (the “**Agreement**”), by and between:

HARMONY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 313 Campus Street, Celebration, Florida 34747 (the “**District**”); and

FLORIDA ULS OPERATING, LLC, (d/b/a “**United Land Services**”) Delaware limited liability company, whose address for purposes of this ASO is 12276 San Jose Boulevard, Suite 747, Jacksonville, Florida 32223-8617 (“**Contractor**”).

SECTION 1. SCOPE OF SERVICES. Pursuant to Section 7.c of the Agreement, in addition to the Work described in the Agreement and any Exhibits, Amendments and ASOs thereto, Contractor shall provide services, as set forth in Contractor’s Proposal No. **194364**, dated **October 16, 2025**, and attached hereto as **Exhibit A**, all in accordance with the terms of the Agreement (the “**Additional Services**”). Contractor may make changes to the scope of Additional Services without further written authorization from the District to the extent that such changes are communicated to Contractor by the District’s representative and do not increase the price of the Additional Services.

SECTION 2. COMPENSATION. It is understood and agreed that the compensation for the Additional Services under this ASO shall be in an amount not to exceed **Three Thousand Four Hundred Eighteen Dollars and Fifty Cents (\$3,418.50)** and shall be remitted in the manner set forth in the Agreement. The total compensation for the Additional Services shall not exceed the actual services and/or work rendered under this ASO. It is understood and agreed upon that the compensation for the completion of the Additional Services is based upon all materials and labor required to perform such services.

SECTION 3. FINAL AGREEMENT. This ASO, together with the Agreement, any Exhibits, Amendments and ASOs thereto, represents the entire understanding between the District and the Contractor with regard to the Additional Services and supersedes any previously executed proposal or agreement related to the provision of such services.

SECTION 4. ACCEPTANCE. Acceptance of this ASO will authorize the Contractor to complete the Additional Services as outlined herein and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Additional Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this ASO, remain in full force and effect.

[Signatures on next page]

IN WITNESS WHEREOF, the parties hereto have caused this ASO to be executed the day and year first above written.

ATTEST:

**HARMONY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chair, Board of Supervisors

WITNESS:

FLORIDA ULS OPERATING, LLC, a
Delaware limited liability company

Name: _____
Address: _____

By: _____
Its: _____

Exhibit A: Scope of Additional Services

Square At Sundrop St.

Wednesday, 17 September 2025

Prepared For Harmony Cdd

6 Issues Identified

A handwritten signature in black ink, appearing to read 'Nick Lomasney', with a stylized, cursive script.

Nick Lomasney





Issue 1

Assigned To Harmony Cdd

(20) 3-Gallon loropetalum shrubs needed to fill in empty space to continue the hedge line



Issue 2

Assigned To Harmony Cdd

Sod needed to fill in over sized flower bed



Issue 3

Assigned To Harmony Cdd

(5) 3-gallon shrubs needed to fill in the gaps in flower beds



Issue 4

Assigned To Harmony Cdd

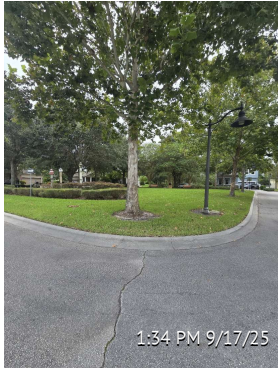
(60) 1- gallon lirioppe needed to fill in the empty spaces in flower beds



Issue 5

Assigned To Harmony Cdd

Replace dead juniper and fill in empty space
(80) 3- gallon juniper needed



Issue 6

Assigned To Harmony Cdd

Recommendations

- 1.Fill in the blank areas in the Loropetalum hedge
(25) 3- Gallon shrubs needed
 2. Add (480) SQFT of sod for flower beds thst have gotten to big
 3. Add (60) 1- Gallon liripoe to fill in empty areas in the landscaping by the benches
 4. Add (80) 3-gallon juniper to reply the missing or dead shrubs in the walking path across the street
-



Proposal #194364

Date: 10/16/2025

PO #

Nicholas Lomasney

Customer:

Cyrils Billing

Property:

Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

Sundrop Square Enhancement 2025

This proposal reflects the recommendations in the September Park inspection. Details are as follows

Default Group	\$3,418.50
----------------------	-------------------

Items	Quantity	Unit	Price/Unit	Price
Property Improvements				\$3,418.50
Demo / Debris Removal / Site Prep	5.00	Hr	\$60.00	\$300.00
Loropetalum 'Purple Daydream' (3g) Installed-	25.00	3 gal	\$17.30	\$432.50
Liriope 1gallon Installed -	60.00	1g	\$7.30	\$438.00
Juniper 3gallon Installed	80.00	3g	\$17.30	\$1,384.00
St Augustine Sod Installed -	480.00	Sq Ft	\$1.80	\$864.00
PROJECT TOTAL:				\$3,418.50

Terms & Conditions

By _____

Nicholas Lomasney

Date 10/16/2025

United Land Services

By _____

Date _____

Harmony CDD

BLANK PAGE

ADDITIONAL SERVICES ORDER NO. 194235
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

THIS ADDITIONAL SERVICES ORDER (the “**ASO**”), dated October 15, 2025, authorizes additional work in accordance with the requirements established by that certain *Landscape & Irrigation Maintenance Services Agreement*, dated December 22, 2022, as assigned to Benchmark Landscaping, LLC, which is fully acquired by Contractor, on January 30, 2023 (the “**Agreement**”), by and between:

HARMONY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 313 Campus Street, Celebration, Florida 34747 (the “**District**”); and

FLORIDA ULS OPERATING, LLC, (d/b/a “**United Land Services**”) Delaware limited liability company, whose address for purposes of this ASO is 12276 San Jose Boulevard, Suite 747, Jacksonville, Florida 32223-8617 (“**Contractor**”).

SECTION 1. SCOPE OF SERVICES. Pursuant to Section 7.c of the Agreement, in addition to the Work described in the Agreement and any Exhibits, Amendments and ASOs thereto, Contractor shall provide services, as set forth in Contractor’s Proposal No. **194235**, dated **October 15, 2025**, and attached hereto as **Exhibit A**, all in accordance with the terms of the Agreement (the “**Additional Services**”). Contractor may make changes to the scope of Additional Services without further written authorization from the District to the extent that such changes are communicated to Contractor by the District’s representative and do not increase the price of the Additional Services.

SECTION 2. COMPENSATION. It is understood and agreed that the compensation for the Additional Services under this ASO shall be in an amount not to exceed **Four Hundred Thirty Five Dollars and Zero Cents (\$435.00)** and shall be remitted in the manner set forth in the Agreement. The total compensation for the Additional Services shall not exceed the actual services and/or work rendered under this ASO. It is understood and agreed upon that the compensation for the completion of the Additional Services is based upon all materials and labor required to perform such services.

SECTION 3. FINAL AGREEMENT. This ASO, together with the Agreement, any Exhibits, Amendments and ASOs thereto, represents the entire understanding between the District and the Contractor with regard to the Additional Services and supersedes any previously executed proposal or agreement related to the provision of such services.

SECTION 4. ACCEPTANCE. Acceptance of this ASO will authorize the Contractor to complete the Additional Services as outlined herein and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Additional Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this ASO, remain in full force and effect.

[Signatures on next page]

IN WITNESS WHEREOF, the parties hereto have caused this ASO to be executed the day and year first above written.

ATTEST:

**HARMONY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chair, Board of Supervisors

WITNESS:

FLORIDA ULS OPERATING, LLC, a
Delaware limited liability company

Name: _____
Address: _____

By: _____
Its: _____

Exhibit A: Scope of Additional Services

Park On Habitat Dr

Wednesday, 17 September 2025

Prepared For Harmony Cdd

2 Issues Identified

A handwritten signature in black ink, appearing to read 'Nick Lomasney', written in a cursive style.

Nick Lomasney





Issue 1

Assigned To Harmony Cdd
Seed application recommended



Issue 2

Assigned To Harmony Cdd
Recommendations
1. 1-bag od Bahia seed needed to apply to existing turf



Proposal #194235

Date: 10/15/2025

PO #

Nicholas Lomasney

Customer:

Cyrils Billing

Property:

Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

Habitat Park Enhancement 2025

This proposal reflects the recommendations given in the park inspections. Details are as follows

Default Group				\$435.00
Items	Quantity	Unit	Price/Unit	Price
Property Improvements				\$435.00
Bahia seed	1.00	50 lbs	\$435.00	\$435.00
PROJECT TOTAL:				\$435.00

Terms & Conditions

By _____
Nicholas Lomasney

Date 10/15/2025
United Land Services

By _____

Date _____
Harmony CDD

BLANK PAGE

ADDITIONAL SERVICES ORDER NO. 194223
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

THIS ADDITIONAL SERVICES ORDER (the “**ASO**”), dated October 15, 2025, authorizes additional work in accordance with the requirements established by that certain *Landscape & Irrigation Maintenance Services Agreement*, dated December 22, 2022, as assigned to Benchmark Landscaping, LLC, which is fully acquired by Contractor, on January 30, 2023 (the “**Agreement**”), by and between:

HARMONY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 313 Campus Street, Celebration, Florida 34747 (the “**District**”); and

FLORIDA ULS OPERATING, LLC, (d/b/a “**United Land Services**”) Delaware limited liability company, whose address for purposes of this ASO is 12276 San Jose Boulevard, Suite 747, Jacksonville, Florida 32223-8617 (“**Contractor**”).

SECTION 1. SCOPE OF SERVICES. Pursuant to Section 7.c of the Agreement, in addition to the Work described in the Agreement and any Exhibits, Amendments and ASOs thereto, Contractor shall provide services, as set forth in Contractor’s Proposal No. **194223**, dated **October 15, 2025**, and attached hereto as **Exhibit A**, all in accordance with the terms of the Agreement (the “**Additional Services**”). Contractor may make changes to the scope of Additional Services without further written authorization from the District to the extent that such changes are communicated to Contractor by the District’s representative and do not increase the price of the Additional Services.

SECTION 2. COMPENSATION. It is understood and agreed that the compensation for the Additional Services under this ASO shall be in an amount not to exceed **Nine Thousand Three Hundred Sixty Five Dollars and Sixty Cents (\$9,365.60)** and shall be remitted in the manner set forth in the Agreement. The total compensation for the Additional Services shall not exceed the actual services and/or work rendered under this ASO. It is understood and agreed upon that the compensation for the completion of the Additional Services is based upon all materials and labor required to perform such services.

SECTION 3. FINAL AGREEMENT. This ASO, together with the Agreement, any Exhibits, Amendments and ASOs thereto, represents the entire understanding between the District and the Contractor with regard to the Additional Services and supersedes any previously executed proposal or agreement related to the provision of such services.

SECTION 4. ACCEPTANCE. Acceptance of this ASO will authorize the Contractor to complete the Additional Services as outlined herein and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Additional Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this ASO, remain in full force and effect.

[Signatures on next page]

IN WITNESS WHEREOF, the parties hereto have caused this ASO to be executed the day and year first above written.

ATTEST:

**HARMONY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chair, Board of Supervisors

WITNESS:

FLORIDA ULS OPERATING, LLC, a
Delaware limited liability company

Name: _____
Address: _____

By: _____
Its: _____

Exhibit A: Scope of Additional Services

Harmony Square

Wednesday, 17 September 2025

Prepared For Harmony Cdd

10 Issues Identified

A handwritten signature in black ink, appearing to read 'Nick Lomasney', with a stylized, cursive script.

Nick Lomasney





Issue 1

Assigned To Harmony Cdd

Replace sod due to golf cart damage



Issue 2

Assigned To Harmony Cdd

Sod the thin low areas



Issue 3

Assigned To Harmony Cdd

Add soil to area of exposed roots, lay sod on top of new soil



Issue 4

Assigned To Harmony Cdd

Replace the dying shrubs (believe they are original)- 23 shrubs needed



Issue 5

Assigned To Harmony Cdd

Sod needed to fill in over sized flower beds throughout



Issue 6

Assigned To Harmony Cdd

Azalea shrubs needed to fill in the gaps and replace dying shrubs (5) plants needed



Issue 7

Assigned To Harmony Cdd

(12)shrubs are needed to replace the dead and dying shrubs



Issue 8

Assigned To Harmony Cdd

Turf replacement in empty spots in the turf



Issue 9

Assigned To Harmony Cdd

Sod needed to close off flower beds to prevent soil on sidewalks



Issue 10

Assigned To Harmony Cdd

Recommendations

1. Replace dying shrubs with (23) 7 - gallon Ilex Schilling
2. Replace missing shrubs with (5) 3- gallon pink Azaleas
3. Replace dying shrubs with (12) Arboricola Trinette
4. Install (3,875) sqft of st.Augustine sod in areas of need .



Proposal #194223

Date: 10/15/2025

PO #

Nicholas Lomasney

Customer:

Cyrils Billing

Property:

Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

Harmony Square Enhancement 2025

This proposal reflects the recommendations given in Septembers Park inspection. Details are as follows

Default Group	\$9,365.60
----------------------	-------------------

Items	Quantity	Unit	Price/Unit	Price
Property Improvements				\$9,365.60
Schillings Holly (7 gal) Installed	23.00	7 gal	\$51.00	\$1,173.00
Demo / Debris Removal / Site Prep	15.00	Hr	\$60.00	\$900.00
Azalea (pink) - 3g Plant Installed -	5.00	3g	\$22.00	\$110.00
Arboricola - 3g Plant Installed -	12.00	3g	\$17.30	\$207.60
St Augustine Sod Installed-	3,875.00	Sq Ft	\$1.80	\$6,975.00
PROJECT TOTAL:				\$9,365.60

Terms & Conditions

By _____

Nicholas Lomasney

Date 10/15/2025

United Land Services

By _____

Date _____

Harmony CDD

BLANK PAGE

ADDITIONAL SERVICES ORDER NO. 194218
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

THIS ADDITIONAL SERVICES ORDER (the “**ASO**”), dated October 15, 2025, authorizes additional work in accordance with the requirements established by that certain *Landscape & Irrigation Maintenance Services Agreement*, dated December 22, 2022, as assigned to Benchmark Landscaping, LLC, which is fully acquired by Contractor, on January 30, 2023 (the “**Agreement**”), by and between:

HARMONY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 313 Campus Street, Celebration, Florida 34747 (the “**District**”); and

FLORIDA ULS OPERATING, LLC, (d/b/a “**United Land Services**”) Delaware limited liability company, whose address for purposes of this ASO is 12276 San Jose Boulevard, Suite 747, Jacksonville, Florida 32223-8617 (“**Contractor**”).

SECTION 1. SCOPE OF SERVICES. Pursuant to Section 7.c of the Agreement, in addition to the Work described in the Agreement and any Exhibits, Amendments and ASOs thereto, Contractor shall provide services, as set forth in Contractor’s Proposal No. **194218** dated **October 15, 2025**, and attached hereto as **Exhibit A**, all in accordance with the terms of the Agreement (the “**Additional Services**”). Contractor may make changes to the scope of Additional Services without further written authorization from the District to the extent that such changes are communicated to Contractor by the District’s representative and do not increase the price of the Additional Services.

SECTION 2. COMPENSATION. It is understood and agreed that the compensation for the Additional Services under this ASO shall be in an amount not to exceed **Eight Thousand Three Hundred Seventy Dollars and Ninety Cents (\$8,370.90)** and shall be remitted in the manner set forth in the Agreement. The total compensation for the Additional Services shall not exceed the actual services and/or work rendered under this ASO. It is understood and agreed upon that the compensation for the completion of the Additional Services is based upon all materials and labor required to perform such services.

SECTION 3. FINAL AGREEMENT. This ASO, together with the Agreement, any Exhibits, Amendments and ASOs thereto, represents the entire understanding between the District and the Contractor with regard to the Additional Services and supersedes any previously executed proposal or agreement related to the provision of such services.

SECTION 4. ACCEPTANCE. Acceptance of this ASO will authorize the Contractor to complete the Additional Services as outlined herein and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Additional Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this ASO, remain in full force and effect.

[Signatures on next page]

IN WITNESS WHEREOF, the parties hereto have caused this ASO to be executed the day and year first above written.

ATTEST:

**HARMONY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chair, Board of Supervisors

WITNESS:

FLORIDA ULS OPERATING, LLC, a
Delaware limited liability company

Name: _____
Address: _____

By: _____
Its: _____

Exhibit A: Scope of Additional Services

Park On Middle Brook

Wednesday, 17 September 2025

Prepared For Harmony CDD

6 Issues Identified

A handwritten signature in black ink, appearing to read 'Nick Lomasney', written in a cursive style.

Nick Lomasney





Issue 1

Assigned To Harmony Cdd

Replace shrubs with 3 (3) gallon shrubs



Issue 2

Assigned To Harmony Cdd

Sod is needed in areas around the playground and walking path



Issue 3

Assigned To Harmony Cdd

I recommend seeding open areas with less foot traffic at this park



Issue 4

Assigned To Harmony Cdd

Earlier this year, we replaced the turf in the verge and is holding up very well.



Issue 5

Assigned To Harmony Cdd

(2) shrubs needed to fill in the gaps within the hedge.



Issue 6

Assigned To Harmony Cdd

Recommendations

1. Replace dead or missing shrubs with (5) 3- gallon shelling shrubs
2. Install (4,559)sqft of Bahia sod
3. 2 bags of Bahia seed to apply in thin areas



Proposal #194218

Date: 10/15/2025

PO #

Nicholas Lomasney

Customer:

Cyrils Billing

Property:

Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

MiddleBrook pl Park Enhancement

This proposal reflects the recommendations from the park inspection in September. Details are as follows

Default Group	\$8,370.90
----------------------	-------------------

Items	Quantity	Unit	Price/Unit	Price
Property Improvements				\$8,370.90
Demo / Debris Removal / Site Prep	2.00	Hr	\$60.00	\$120.00
Ilex Schillings (3 gallon) installed	5.00	3 gal	\$17.30	\$86.50
Bahia Sod Installed-	4,559.00	Sq Ft	\$1.60	\$7,294.40
Bahia seed -	2.00	50 lbs	\$435.00	\$870.00
PROJECT TOTAL:				\$8,370.90

Terms & Conditions

By _____

Nicholas Lomasney

Date 10/15/2025

United Land Services

By _____

Date _____

Harmony CDD

BLANK PAGE

ADDITIONAL SERVICES ORDER NO. 194211
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

THIS ADDITIONAL SERVICES ORDER (the “**ASO**”), dated October 15, 2025, authorizes additional work in accordance with the requirements established by that certain *Landscape & Irrigation Maintenance Services Agreement*, dated December 22, 2022, as assigned to Benchmark Landscaping, LLC, which is fully acquired by Contractor, on January 30, 2023 (the “**Agreement**”), by and between:

HARMONY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 313 Campus Street, Celebration, Florida 34747 (the “**District**”); and

FLORIDA ULS OPERATING, LLC, (d/b/a “**United Land Services**”) Delaware limited liability company, whose address for purposes of this ASO is 12276 San Jose Boulevard, Suite 747, Jacksonville, Florida 32223-8617 (“**Contractor**”).

SECTION 1. SCOPE OF SERVICES. Pursuant to Section 7.c of the Agreement, in addition to the Work described in the Agreement and any Exhibits, Amendments and ASOs thereto, Contractor shall provide services, as set forth in Contractor’s Proposal No. **194211** dated **October 15, 2025**, and attached hereto as **Exhibit A**, all in accordance with the terms of the Agreement (the “**Additional Services**”). Contractor may make changes to the scope of Additional Services without further written authorization from the District to the extent that such changes are communicated to Contractor by the District’s representative and do not increase the price of the Additional Services.

SECTION 2. COMPENSATION. It is understood and agreed that the compensation for the Additional Services under this ASO shall be in an amount not to exceed **Ten Thousand Two Hundred Twenty-Seven Dollars and Zero Cents (\$10,227.00)** and shall be remitted in the manner set forth in the Agreement. The total compensation for the Additional Services shall not exceed the actual services and/or work rendered under this ASO. It is understood and agreed upon that the compensation for the completion of the Additional Services is based upon all materials and labor required to perform such services.

SECTION 3. FINAL AGREEMENT. This ASO, together with the Agreement, any Exhibits, Amendments and ASOs thereto, represents the entire understanding between the District and the Contractor with regard to the Additional Services and supersedes any previously executed proposal or agreement related to the provision of such services.

SECTION 4. ACCEPTANCE. Acceptance of this ASO will authorize the Contractor to complete the Additional Services as outlined herein and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Additional Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this ASO, remain in full force and effect.

[Signatures on next page]

IN WITNESS WHEREOF, the parties hereto have caused this ASO to be executed the day and year first above written.

ATTEST:

**HARMONY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chair, Board of Supervisors

WITNESS:

FLORIDA ULS OPERATING, LLC, a
Delaware limited liability company

Name: _____
Address: _____

By: _____
Its: _____

Exhibit A: Scope of Additional Services

Park At Feather Grass

Wednesday, 17 September 2025

Prepared For Harmony Cdd

9 Issues Identified

A handwritten signature in black ink, appearing to read 'Nick Lomasney', written in a cursive style.

Nick Lomasney





Issue 2

Assigned To Harmony Cdd

Empty spots need to be filled in with matching (3 gallon) shrubs total needed (2)



Issue 3

Assigned To Harmony Cdd

Seeding is needed



Issue 4

Assigned To Harmony Cdd

Seeding is needed



Issue 5

Assigned To Harmony Cdd

Sod is needed



Issue 6

Assigned To Harmony Cdd
Sod is needed



Issue 7

Assigned To Harmony Cdd
Hedge is old and dying. I recommend replacing with (15) 3 - gallon shrubs



Issue 8

Assigned To Harmony Cdd
Replace dying ,missing shrubs with (3) 3 gallon shrubs



Issue 9

Assigned To Harmony Cdd
Earlier this year, we replaced the turf in the verge and it is doing very well.



Issue 10

Assigned To Harmony Cdd

Recommendations

1. Replacing the missing or dead shrubs with (20) 3- gallon flex shillings
 2. Install (5,210) sqft of Bahia sod
 3. Applying 3 bags of Bahia seed in this areas
-



Proposal #194211

Date: 10/15/2025

PO #

Nicholas Lomasney

Customer:

Cyrils Billing

Property:

Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

Feathergrass Park Enhancements

This proposal reflects the recommendations from Septembers Park inspection. Details are as follows

Default Group	\$10,227.00
----------------------	--------------------

Items	Quantity	Unit	Price/Unit	Price
Property Improvements				\$10,227.00
Ilex schilling (3 gallon) installed	20.00	3 gal	\$17.30	\$346.00
Bahia Sod (sqft)	5,210.00	Sq Ft	\$1.60	\$8,336.00
Bahia seed -	3.00	50 lbs	\$435.00	\$1,305.00
Debris Removal / Site Prep	4.00	Hr	\$60.00	\$240.00
PROJECT TOTAL:				\$10,227.00

Terms & Conditions

By _____

Nicholas Lomasney

Date 10/15/2025

United Land Services

By _____

Date _____

Harmony CDD

BLANK PAGE

ADDITIONAL SERVICES ORDER NO. 194920
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

THIS ADDITIONAL SERVICES ORDER (the “**ASO**”), dated October 20, 2025, authorizes additional work in accordance with the requirements established by that certain *Landscape & Irrigation Maintenance Services Agreement*, dated December 22, 2022, as assigned to Benchmark Landscaping, LLC, which is fully acquired by Contractor, on January 30, 2023 (the “**Agreement**”), by and between:

HARMONY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 313 Campus Street, Celebration, Florida 34747 (the “**District**”); and

FLORIDA ULS OPERATING, LLC, (d/b/a “**United Land Services**”) Delaware limited liability company, whose address for purposes of this ASO is 12276 San Jose Boulevard, Suite 747, Jacksonville, Florida 32223-8617 (“**Contractor**”).

SECTION 1. SCOPE OF SERVICES. Pursuant to Section 7.c of the Agreement, in addition to the Work described in the Agreement and any Exhibits, Amendments and ASOs thereto, Contractor shall provide services, as set forth in Contractor’s Proposal No. **194920**, dated **October 20, 2025**, and attached hereto as **Exhibit A**, all in accordance with the terms of the Agreement (the “**Additional Services**”). Contractor may make changes to the scope of Additional Services without further written authorization from the District to the extent that such changes are communicated to Contractor by the District’s representative and do not increase the price of the Additional Services.

SECTION 2. COMPENSATION. It is understood and agreed that the compensation for the Additional Services under this ASO shall be in an amount not to exceed **Seventy Two Thousand Eight Hundred Dollars and Zero Cents (\$72,800.00)** and shall be remitted in the manner set forth in the Agreement. The total compensation for the Additional Services shall not exceed the actual services and/or work rendered under this ASO. It is understood and agreed upon that the compensation for the completion of the Additional Services is based upon all materials and labor required to perform such services.

SECTION 3. FINAL AGREEMENT. This ASO, together with the Agreement, any Exhibits, Amendments and ASOs thereto, represents the entire understanding between the District and the Contractor with regard to the Additional Services and supersedes any previously executed proposal or agreement related to the provision of such services.

SECTION 4. ACCEPTANCE. Acceptance of this ASO will authorize the Contractor to complete the Additional Services as outlined herein and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Additional Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this ASO, remain in full force and effect.

[Signatures on next page]

IN WITNESS WHEREOF, the parties hereto have caused this ASO to be executed the day and year first above written.

ATTEST:

**HARMONY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chair, Board of Supervisors

WITNESS:

FLORIDA ULS OPERATING, LLC, a
Delaware limited liability company

Name: _____
Address: _____

By: _____
Its: _____

Exhibit A: Scope of Additional Services



Proposal #194920

Date: 10/20/2025

PO #

Nicholas Lomasney

Customer:

Cyrils Billing

Property:

Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

Harmony CDD Mulch (cocoa Brown) 2025

This proposal is for Installing (1,600) yards of Brown Cocoa Mulch in CDD common areas and Tree rings According to the Maintenance scope of work

Default Group	\$72,800.00
----------------------	--------------------

Items	Quantity	Unit	Price/Unit	Price
Property Improvements				\$72,800.00
Dyed Hardwood (Brown) Cocoa Mulch Installed-	1,600.00	cuyd	\$45.50	\$72,800.00
PROJECT TOTAL:				\$72,800.00

Terms & Conditions

By _____

Nicholas Lomasney

Date 10/20/2025

United Land Services

By _____

Date _____

Harmony CDD

BLANK PAGE

ADDITIONAL SERVICES ORDER NO. 194925
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

THIS ADDITIONAL SERVICES ORDER (the “**ASO**”), dated October 20, 2025, authorizes additional work in accordance with the requirements established by that certain *Landscape & Irrigation Maintenance Services Agreement*, dated December 22, 2022, as assigned to Benchmark Landscaping, LLC, which is fully acquired by Contractor, on January 30, 2023 (the “**Agreement**”), by and between:

HARMONY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 313 Campus Street, Celebration, Florida 34747 (the “**District**”); and

FLORIDA ULS OPERATING, LLC, (d/b/a “**United Land Services**”) Delaware limited liability company, whose address for purposes of this ASO is 12276 San Jose Boulevard, Suite 747, Jacksonville, Florida 32223-8617 (“**Contractor**”).

SECTION 1. SCOPE OF SERVICES. Pursuant to Section 7.c of the Agreement, in addition to the Work described in the Agreement and any Exhibits, Amendments and ASOs thereto, Contractor shall provide services, as set forth in Contractor’s Proposal No. **194925**, dated **October 20, 2025**, and attached hereto as **Exhibit A**, all in accordance with the terms of the Agreement (the “**Additional Services**”). Contractor may make changes to the scope of Additional Services without further written authorization from the District to the extent that such changes are communicated to Contractor by the District’s representative and do not increase the price of the Additional Services.

SECTION 2. COMPENSATION. It is understood and agreed that the compensation for the Additional Services under this ASO shall be in an amount not to exceed **Seven Hundred Fifty Dollars and Zero Cents (\$750.00)** and shall be remitted in the manner set forth in the Agreement. The total compensation for the Additional Services shall not exceed the actual services and/or work rendered under this ASO. It is understood and agreed upon that the compensation for the completion of the Additional Services is based upon all materials and labor required to perform such services.

SECTION 3. FINAL AGREEMENT. This ASO, together with the Agreement, any Exhibits, Amendments and ASOs thereto, represents the entire understanding between the District and the Contractor with regard to the Additional Services and supersedes any previously executed proposal or agreement related to the provision of such services.

SECTION 4. ACCEPTANCE. Acceptance of this ASO will authorize the Contractor to complete the Additional Services as outlined herein and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Additional Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this ASO, remain in full force and effect.

[Signatures on next page]

IN WITNESS WHEREOF, the parties hereto have caused this ASO to be executed the day and year first above written.

ATTEST:

**HARMONY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chair, Board of Supervisors

WITNESS:

FLORIDA ULS OPERATING, LLC, a
Delaware limited liability company

Name: _____
Address: _____

By: _____
Its: _____

Exhibit A: Scope of Additional Services



Proposal #194925

Date: 10/20/2025

PO #

Nicholas Lomasney

Customer:

Cyrils Billing

Property:

Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

Tree Removal At 6808 Goldflower Ave



This proposal is for removing a dead tree behind 6808 Goldflower Ave .This tree is Located on CDD land and is at risk for falling on pool cage. Replacement not needed.

Default Group

\$750.00

Items	Quantity	Unit	Price/Unit	Price
-------	----------	------	------------	-------

Property Improvements				\$750.00
Tree removal/ stump grinding -	1.00	ea	\$750.00	\$750.00
PROJECT TOTAL:				\$750.00

Terms & Conditions

By _____

Nicholas Lomasney

Date 10/20/2025

United Land Services

By _____

Date _____

Harmony CDD

BLANK PAGE

ADDITIONAL SERVICES ORDER NO. 194925
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

THIS ADDITIONAL SERVICES ORDER (the “**ASO**”), dated October 20, 2025, authorizes additional work in accordance with the requirements established by that certain *Landscape & Irrigation Maintenance Services Agreement*, dated December 22, 2022, as assigned to Benchmark Landscaping, LLC, which is fully acquired by Contractor, on January 30, 2023 (the “**Agreement**”), by and between:

HARMONY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 313 Campus Street, Celebration, Florida 34747 (the “**District**”); and

FLORIDA ULS OPERATING, LLC, (d/b/a “**United Land Services**”) Delaware limited liability company, whose address for purposes of this ASO is 12276 San Jose Boulevard, Suite 747, Jacksonville, Florida 32223-8617 (“**Contractor**”).

SECTION 1. SCOPE OF SERVICES. Pursuant to Section 7.c of the Agreement, in addition to the Work described in the Agreement and any Exhibits, Amendments and ASOs thereto, Contractor shall provide services, as set forth in Contractor’s Proposal No. **194925**, dated **October 20, 2025**, and attached hereto as **Exhibit A**, all in accordance with the terms of the Agreement (the “**Additional Services**”). Contractor may make changes to the scope of Additional Services without further written authorization from the District to the extent that such changes are communicated to Contractor by the District’s representative and do not increase the price of the Additional Services.

SECTION 2. COMPENSATION. It is understood and agreed that the compensation for the Additional Services under this ASO shall be in an amount not to exceed **Seven Hundred Fifty Dollars and Zero Cents (\$750.00)** and shall be remitted in the manner set forth in the Agreement. The total compensation for the Additional Services shall not exceed the actual services and/or work rendered under this ASO. It is understood and agreed upon that the compensation for the completion of the Additional Services is based upon all materials and labor required to perform such services.

SECTION 3. FINAL AGREEMENT. This ASO, together with the Agreement, any Exhibits, Amendments and ASOs thereto, represents the entire understanding between the District and the Contractor with regard to the Additional Services and supersedes any previously executed proposal or agreement related to the provision of such services.

SECTION 4. ACCEPTANCE. Acceptance of this ASO will authorize the Contractor to complete the Additional Services as outlined herein and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Additional Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this ASO, remain in full force and effect.

[Signatures on next page]

IN WITNESS WHEREOF, the parties hereto have caused this ASO to be executed the day and year first above written.

ATTEST:

**HARMONY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chair, Board of Supervisors

WITNESS:

FLORIDA ULS OPERATING, LLC, a
Delaware limited liability company

Name: _____
Address: _____

By: _____
Its: _____

Exhibit A: Scope of Additional Services



Proposal #194925

Date: 10/20/2025

PO #

Nicholas Lomasney

Customer:

Cyrils Billing

Property:

Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

Tree Removal At 6808 Goldflower Ave



This proposal is for removing a dead tree behind 6808 Goldflower Ave .This tree is Located on CDD land and is at risk for falling on pool cage. Replacement not needed.

Default Group

\$750.00

Items	Quantity	Unit	Price/Unit	Price
-------	----------	------	------------	-------

Property Improvements				\$750.00
Tree removal/ stump grinding -	1.00	ea	\$750.00	\$750.00
PROJECT TOTAL:				\$750.00

Terms & Conditions

By

Nicholas Lomasney

Date

10/20/2025

United Land Services

By

Date

Harmony CDD



Harmony Community Development District

Landscape Items



Harmony Community Development District

Park on Cord Grass Pl

Park At Cord Grass Pl

Wednesday, 17 September 2025

Prepared For Harmony Cdd

1 Issue Identified

A handwritten signature in black ink, appearing to read 'Nick Lomasney', with a stylized, cursive script.

Nick Lomasney





Issue 1

Assigned To Harmony Cdd

I have no recommendations for this park at this time .It is clean with fresh playground mulch



Harmony Community Development District

Square on Oak Glen Trail

Square On Oak Glen Trail

Friday, 19 September 2025

Prepared For Harmony Cdd

1 Issue Identified

A handwritten signature in black ink, appearing to read 'Nick Lomasney', written in a cursive style.

Nick Lomasney





Issue 1

This park is in good condition. Recommendations are not needed at this time .shrubs and trees are healthy.



Harmony Community Development District

Berman Field Inspection Report



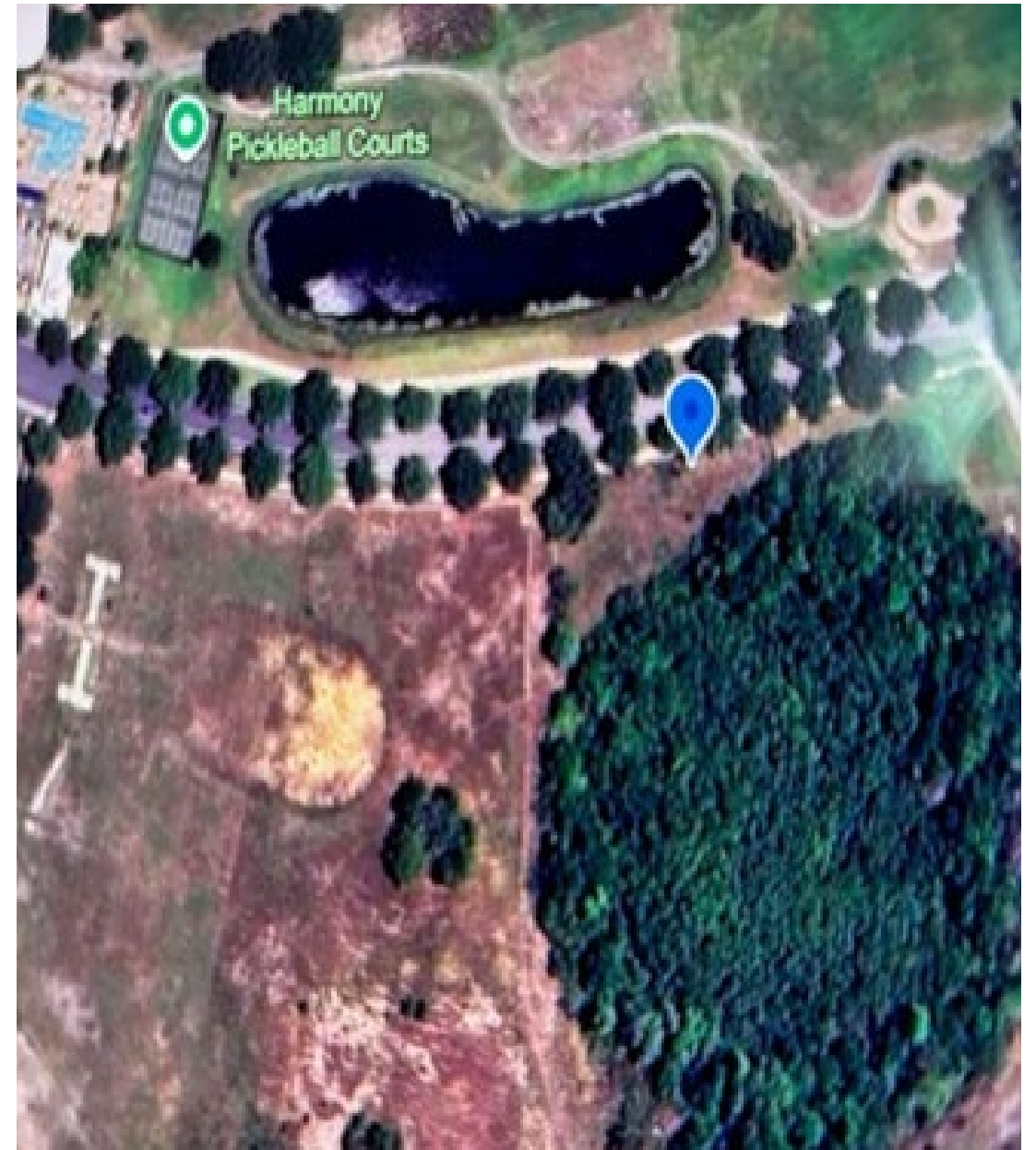
Berman Field Inspection Report

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.



BERMAN

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

Recommendations

Reposition and secure controllers



Summary & Conclusion

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

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

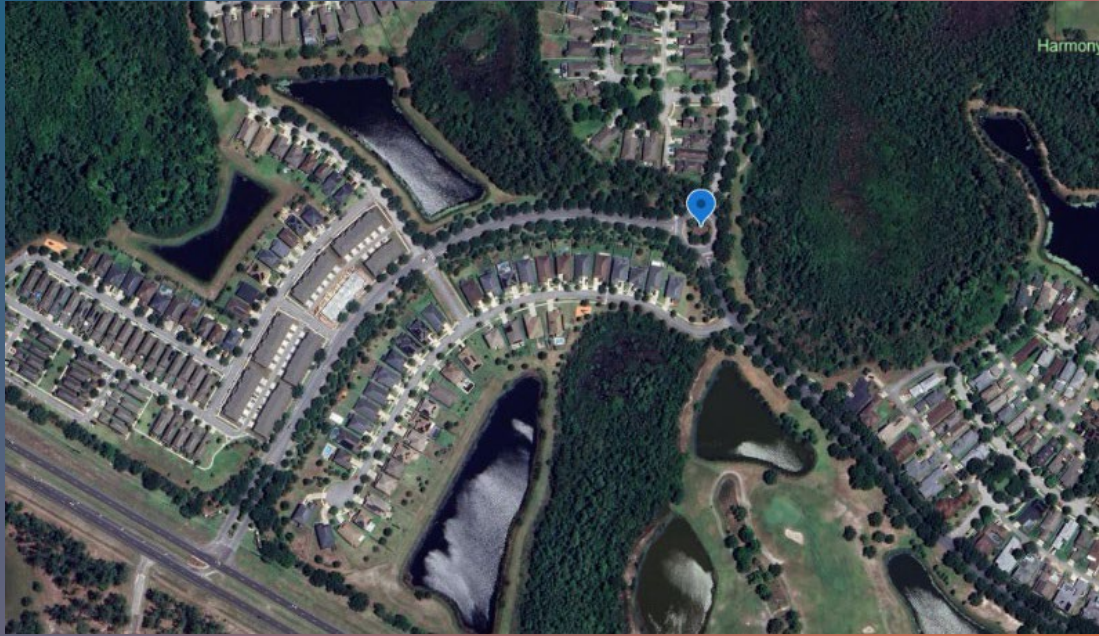


Landscape Inspection Report

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

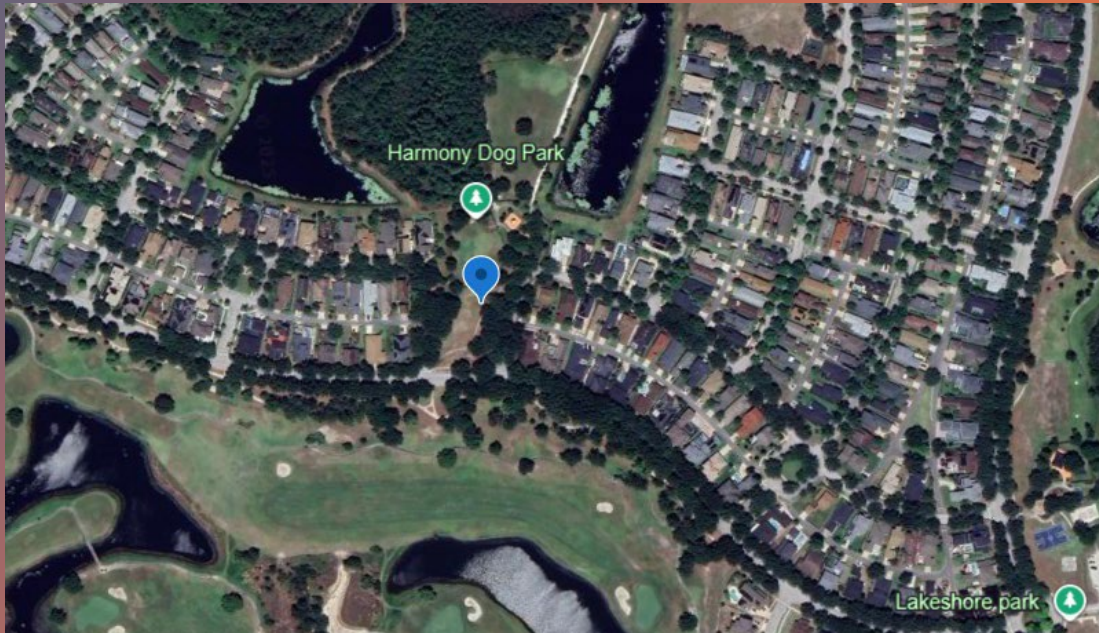
Crepe myrtles under oak trees will not perform and should be removed.

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

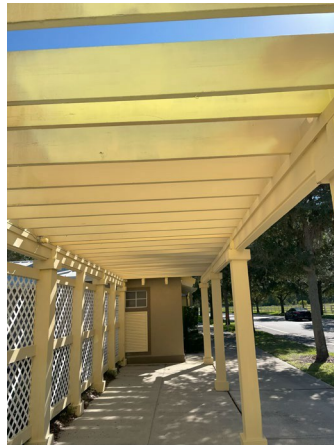
Recommendation:

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

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

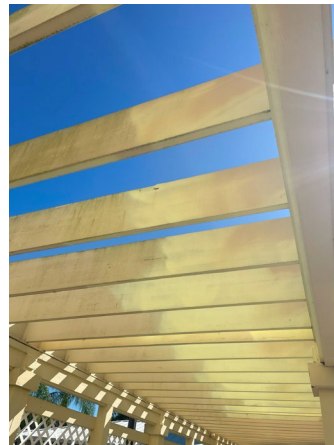
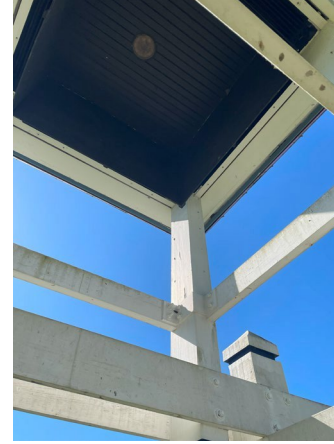
Coverage Maps and Photos

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.

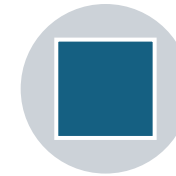
Scope of Work



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



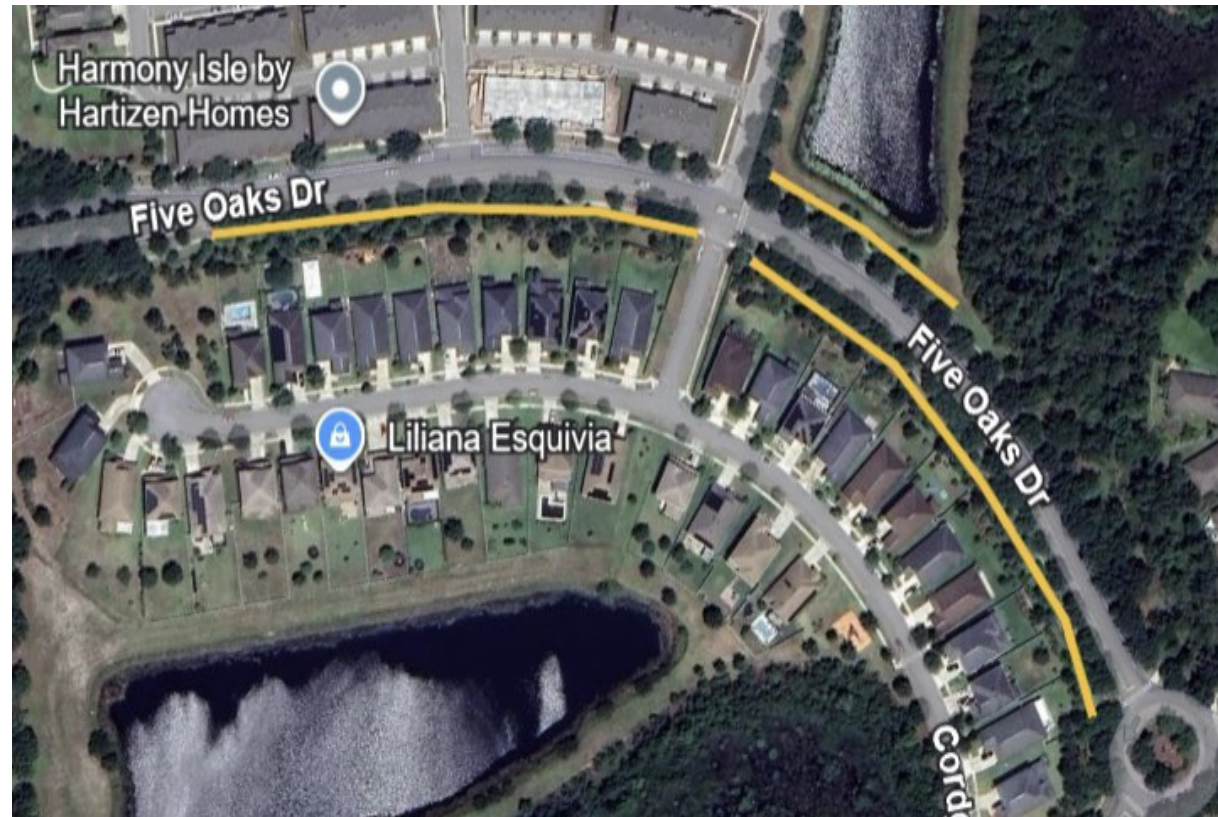
Observations: Trash can enclosures and lids show visible dirt, staining, and fading. Some units display chipped or peeling paint



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

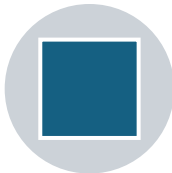
Scope of Work



Pressure washing and repainting of the exterior bathroom facility building



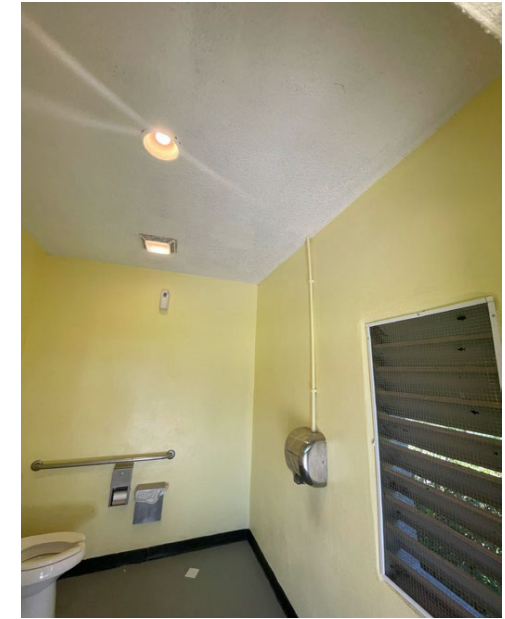
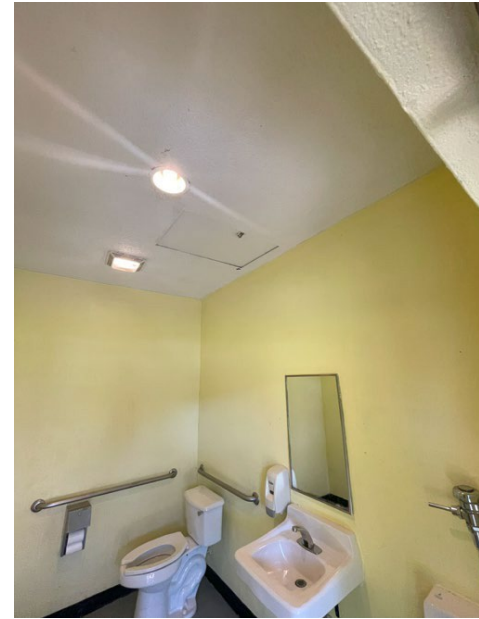
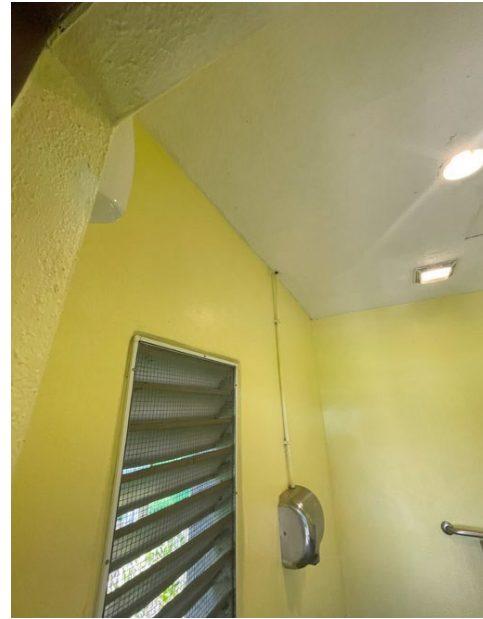
Observations: Exterior walls show visible dirt, mildew, and staining.
Paint is faded and chipped in multiple areas due to exposure.
Concrete and walkway surfaces have algae buildup.



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



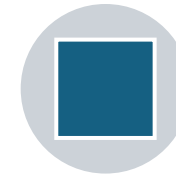
Pressure washing of the volleyball court surface and surrounding walkways.



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

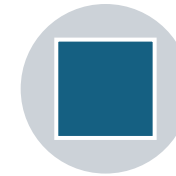
Scope of Work



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





Harmony Community Development District

Fence Replacement at Dog Park

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				

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

BLANK PAGE



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

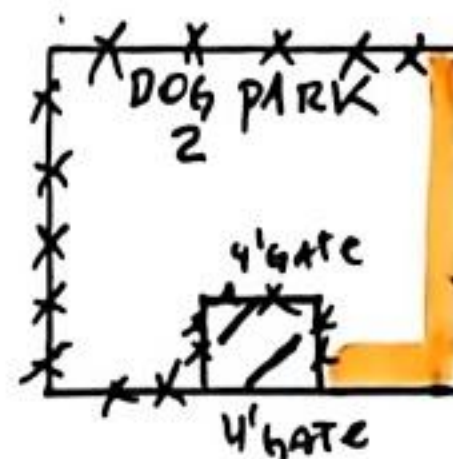
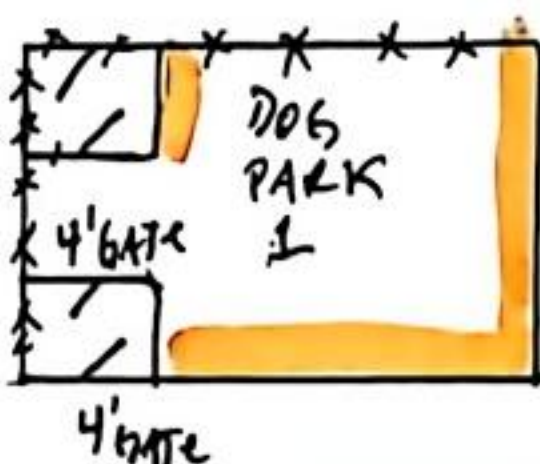
Clearing to be Done by ☐ CLIENT ☐ FD ☒ N/A
(Fee Applies If Fence Direct, Refer to Pg. 2)

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:

BLANK PAGE



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



Harmony Community Development District

Sidewalk Responsibilities



Harmony Community Development District

Letter Regarding Gunshots



Harmony Community Development District

Microsoft365



Harmony Community Development District

Sculpture Repair



Harmony Community Development District

East Entrance Lighting Repair



Harmony Community Development District

Boat and Pavilion Deposit