

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, November 20, 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

AUDITOR SELECTION COMMITTEE MEETING AGENDA

- Roll Call to Confirm Quorum
- Review and Approval of Audit Documents
 - Audit RFP
 - Instructions to Proposers
 - Evaluation Criteria – with and without price
- Adjournment

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 October 23, 2025, Board of Supervisors' Meeting

Business Matters

2. Consideration of Corrective Maintenance Proposal from Dragonfly Pond Works
3. Review and Acceptance of Fiscal Year 2025 Goals, Objectives, and Performance Measures and Standards Report
4. Discussion Regarding Landowner Notification from Florida Gas Transmission Company, LLC
5. Discussion Regarding Holiday Lights Arrangement with the HOA
6. Discussion Regarding Trash from the Halloween Event
 1. Christmas Event
7. Consideration of the Parking Ordinance for the Harmony CDD
8. Consideration of **Resolution 2026-01, Adopting an Amended Budget for Fiscal Year 2025**
9. Consideration of Authorization to Proceed with Sidewalk RFP

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.



1. Sidewalk Evaluation Criteria
2. RFP Notice for Sidewalk Grinding and Replacement Project
10. Consideration of Proposals for Sculpture Repair from Centerline Production
11. Ratification of Payment Authorizations Nos. 005 – 007
12. Review of District Financial Position and Budget to Actual

United Landscape Services Landscape Management

13. Consideration of Proposals from ULS:
 3. Work Authorization #196981 Crepe Myrtle Tree Removal for \$3,805
 4. Work Authorization #194434 Dog Park on Cat Brier Enhancement 2025 for \$15,242.50
 5. Work Authorization #194491 Square on Gopher Apple Way Enhancement 2025 for \$6,112
14. Discussion Regarding Landscape Items

Berman Field Management

15. Request for Doggie Depot Poop Bag Station on Five Oaks
16. Discussion Regarding No-Trespassing Sign Placement for Lake
17. Berman Field Inspection Report

Other Business

Staff Reports

District Counsel
District Engineer
District Manager

Supervisor Requests

Adjournment



Harmony Community Development District

Audit Documents

**HARMONY COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Harmony Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for four additional optional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Osceola County, Florida, and has an annual operating budget of approximately \$2,772,886. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025, be completed no later than April 15, 2026.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, *Florida Statutes*, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide two (2) copies of their proposal and a electronic copy (USB) to the District Manager, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817, (407) 723-5900 in an envelope marked on the outside "Auditing Services, Harmony Community Development District." Proposals must be received by 3:00 p.m. on December 11, 2025, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

Lynne Mullins
District Manager

Run date: must be published in at least one newspaper of general circulation in the District and the county in which the District is located. The public announcement must allow for at least 7 days for the submission of proposals.

HARMONY COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSALS

District Auditing Services for Fiscal Year 2025

Osceola County, Florida

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than **December 11, 2025**, at 3:00 p.m., at the offices of District Manager, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817, (407) 723-5900. Proposals will be publicly opened at that time.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit two (2) copies, and an electronic copy (USB) of the Proposal Documents, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services – Harmony Community Development District" on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the "Proposal Documents").

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of the District's limited waiver of liability contained in Section 768.28, *Florida Statutes*, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List the position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal for the District's first audit for which there are no special assessment bonds, plus the lump sum cost of two (2) annual renewals, which renewals shall include services related to the District's anticipated issuance of special assessment bonds.

SECTION 13. PROTESTS. In accordance with the District's Rules of Procedure, any protest regarding the Proposal Documents, must be filed in writing, at the offices of the

District Manager, within seventy-two (72) calendar hours (excluding Saturday, Sunday, and state holidays) after the receipt of the Proposal Documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturday, Sunday, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Proposal Documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

1. Ability of Personnel. (20 Points)

2. Proposer's Experience. (20 Points)

3. *Understanding of Scope of Work.* (20 Points)

4. Ability to Furnish the Required Services. (20 Points)

5. Price. (20 Points)***

Total (100 Points)



Harmony Community Development District

**Meeting Minutes of the October 23, 2025,
Board of Supervisors' Meeting**

MINUTES OF MEETING

HARMONY COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS' MEETING

Thursday, October 23, 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

Also Present:

Lynne Mullins	PFM	
Verona Griffith	PFM	(via phone)
Michael Eckert	Kutak Rock	(via phone)
Nick Lomasney	United Land Service	
DJ Batten	Berman	
Samantha Sharenow	Berman	
Eddie Padua	Berman	
Jonathan Soto	Berman	
Edgard Morales	Berman	
David Hamstra	Pegasus	

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

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

A resident, living in South Lakes, requested an update on the ponds being treated. She also noted the sidewalks on Five Oaks need to be pressure washed.

Ms. Fuentes, a resident, reiterated concern with the ponds and noted the weeds are overgrown into the water. She commented on the Enclave and the responsibility of the pond water maintenance.

Another resident, living on Songbird Circle, thanked Field Services regarding the boating. She noted the boat batteries and life preservers need replacement and recommended shorter rental periods to allow for more rentals. She also requested an update regarding the County Ordinance on Five Oaks. She

commented regarding holding residents accountable for mowing their lawns, for those that are not in an HOA yet. Lastly, she questioned if it was possible to pursue litigation with Inframark due to the delay in bonds. She also mentioned gun shots being heard at the open lot, lighting at the east entrance, and the parking striping.

There were no further public comments at this time.

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

SECOND ORDER OF BUSINESS

Business Matters

**Appointment of Auditor Selection
Committee**

Ms. Mullins noted the Board is free to select whom they choose, but the recommendation is to have the five Board members serve as the Committee. She reviewed the auditor selection process.

On MOTION by Mr. Leet, seconded by Ms. Williams, with all in favor, the Board of Supervisors for the Harmony Community Development District appointed the five Board Supervisors to the Auditor Selection Committee.

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

Ms. Mullins noted this is for Berman and ULS. The vendors are willing to keep the current price.

On MOTION by Ms. Williams, seconded by Ms. Coronel, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Renewal of Landscape and Irrigation Maintenance Services for February 1, 2026.

Ratification of FY 2026 Egis Insurance Package

Ms. Mullins noted this was executed outside of the meeting by the Chair in order for all insurance deadlines to be met. This is within the budget and is solely for ratification. It was noted there was an increase.

On MOTION by Ms. Williams, seconded by Ms. Coronel, with all in favor, the Board of Supervisors for the Harmony Community Development District ratified the FY 2026 Egis Insurance Package.

Discussion Regarding Fees for Non-Exclusive License Agreement with Molly Forestner

Mr. Chokanis gave an overview and noted Ms. Forestner had agreed to pay for the legal fees to develop this agreement. It was noted this is a standard agreement and Mr. Chokanis recommended not charging her the fees. This is for installation of a pool at her residence, which goes across CDD property.

Mr. Eckert noted the previous forms were giving easement property rights to residents. The form has since been updated to a license agreement. He gave an overview of the process and location involved. It is up to the Board to decide how the fee is paid.

There was discussion regarding the license agreement and the fees. Mr. Eckert gave an overview of the fees and noted the resident is not paying for creation of the agreement. The fee applies to the specific situation.

Ms. Mullins stated the District can pay this fee; however, each incident will incur a legal cost as the form must be updated to include parcel information.

There was brief discussion regarding the updated fee structure for 2026.

On MOTION by Mr. Leet, seconded by Ms. Phillips, with Ms. Coronel and Mr. Chokanis opposed, and all others in favor, the Board of Supervisors for the Harmony Community Development District approved the Fees for the Non-Exclusive License Agreement, with the residents incurring all fees beginning January 2026.

On MOTION by Mr. Leet, seconded by Ms. Phillips, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Fees for the Non-Exclusive License Agreement, with Molly Forestner, with resident incurring half of the stated fee.

Discussion of Status of the Five Oaks Drive CDD Maintenance Facility

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

This will be discussed later in the meeting.

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

Mr. Hamstra noted this is for the annual renewal.

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 Letter Proposal for FY 2025-2026 District Engineering Services.

Discussion Regarding Reserve Accounts

Ms. Mullins gave an overview of the reserve accounts and transfers that have taken place. There is no documentation regarding the intent of these transfers. The Board needs to decide how to allocate these funds. The recommendation is to use these funds for projects such as road repair, vehicle repair, etc. or to hold in reserves.

Ms. Griffith noted these are transfers from Bank United to Valley Bank. The recommendation is to put in the General Fund and allocate the funds accordingly at the Board's direction.

Ms. Phillips recommended having a meeting regarding the reserve study and keeping the funds in reserves at this time. She also requested updated explanations to the line-item descriptions.

There was brief discussion regarding keeping the funds in reserves and the Board's historical reserve decisions. The last reserve study was in 2020 and needs to be updated.

Mr. Leet gave an overview of the history regarding the Buck Lake parcel and the bond payments.

The Board agreed to hold the funds in the general reserve account at this time.

There was brief discussion regarding updating the line item explanations. Ms. Mullins noted this is in the process of being updated. Any clarifications can be sent to Ms. Griffith.

Ms. Griffith noted there have already been some updates completed.

**Ratification of Payment Authorizations
Nos. 001 – 004**

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

On MOTION by Mr. Leet, seconded by Ms. Coronel, with all in favor, the Board of Supervisors for the Harmony Community Development District ratified Payment Authorizations Nos. 001-004.

Review of District Financial Position and Budget to Actual

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

Ms. Mullins reviewed the budget year to date and noted the District has 60 days to incur any costs for the previous fiscal year. The budget and line items needing adjustment will be brought before the Board at the next meeting.

THIRD ORDER OF BUSINESS

Landscape Management - United Landscape Services

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**
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 PI 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**

Mr. Lomasney reviewed several requested work orders. One work order was regarding sod replacement on the verge, and it was noted it is not part of the CDD's irrigation service area. The CDD does own the trees and the sidewalks.

There was brief discussion regarding the service area and scope of work. Ms. Mullins recommended having residents contact District Management for any requests. It was noted it is not under the Board's responsibility, but Mr. Lomasney can give recommendations.

Mr. Lomasney continued to review requested work orders. He noted there are two issues located on Schoolhouse Road. The roots are causing safety issues along the sidewalk. There is heavy traffic in that location. He is meeting with an arborist and will follow up. It was noted the resident is taping that area off for safety purposes.

Mr. Lomasney also noted an issue on Feathergrass. The CDD line is right where the AC system is. The sod has washed out for a second time in the cul-de-sac. He recommended sod replacement in that area and in Middlebrook.

Mr. Lomasney gave an overview of the proposals and pictures provided. He noted sod is the biggest expense. The plants and other landscaping designs can be done separately. Mr. Lomasney also reviewed the proposal for mulch and a proposal for tree removal that could fall on a resident's pool cage.

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, the Board of Supervisors for the Harmony Community Development District approved Proposal #194925 for Tree Removal at 6808 Goldflower Ave. in the amount of \$750.00.

The Board will review the proposals and locations noted in order to create a priority list. Mr. Lomasney will create a recommended priority list and send it to the Board.

There was brief discussion regarding the mulch. It was noted re-mulching should take place annually.

On MOTION by Mr. Leet, seconded by Ms. Williams, with all in favor, the Board of Supervisors for the Harmony Community Development District approved Proposal #194920 for Cocoa Brown Mulch 2025 in the amount of \$77,600.00.

Mr. Lomasney noted the proposals are itemized and can be adjusted as requested.

Mr. Leet recommended having the stump grinding and Crepe Myrtle tree removal as a separate proposal to be approved. The Board agreed.

Discussion Regarding Landscape Items:

- a) Park at Cord Grass Pl**
- b) Square on Oak Glen Trail**

There was no additional discussion regarding these items.

FOURTH ORDER OF BUSINESS

Field Management -Berman

Berman Field Inspection Report

Berman gave an update on projects that have been completed. It was noted pressure washing is in the process of being completed throughout the District.

Consideration of Fence Replacement at Dog Park

- a) Enrique Fence**
- b) Fence Direct**
- c) Lasrasy Fence**

Berman gave an overview of the proposals. Enrique Fence proposal is in the amount of \$17,000.00, Fence Direct is in the amount of \$24,000.00, and Lasrasy Fence is in the amount of \$19,560.00. It was noted the scope of work is the same for all the proposals.

Berman has worked with Lasrasy and Enrique Fence previously. The proposals are good for 30 days.

It was noted this amount would go under the Miscellaneous line item. Ms. Griffith noted there is \$65,000.00 in that line item.

There was brief discussion regarding the proposals and scope of service. It was noted this is only for replacement of the damaged areas.

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 Enrique Fence Proposal for Fence Replacement at the Dog Park in the amount of \$17,000.00.

Berman gave an overview of the Field Inspection report. It was noted most items align with the ULS recommendations.

FIFTH ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel –

- **Discussion of Sidewalk Responsibilities**

Mr. Eckert gave an update on the boat deposits and release of liability. He has prepared the release of liability for the Board's review.

Mr. Eckert gave an overview of the memorandum regarding the new open carry law.

Mr. Eckert provided a draft of Sidewalk Responsibilities under Florida law related to the Master HOA and CDD. He noted this could change within the different phases being completed.

There was brief discussion regarding the parking ordinance.

District Engineer – Mr. Hamstra gave several updates. He gave an overview of the updated CDD Maintenance Facilities. It was noted that the County recommended the dumpster to be moved. Mr. Leet recommended having a wheeled dumpster that Field Services can move. Permitting, design and construction plans are the next steps. It was noted groundbreaking would most likely take place in the next fiscal year. The cost will be approximately \$450,000.00 - \$500,000.00.

There was discussion regarding the budget and the need for the maintenance facility. The remaining cost to complete the design and permitting is approximately \$20,000.00 - \$30,000.00, which was previously approved.

Mr. Chokanis requested a reserve study to be completed prior to approval.

There was brief discussion regarding using that facility as something besides maintenance.

There was continued discussion regarding the budget and what has already been spent.

Berman noted the facility could make a huge difference in efficiency of work and provide permanent storage.

There was discussion regarding stopping the project at this point. Mr. Hamstra will follow up with costs related to stopping the project and continuing next year.

Mr. Hamstra gave an update regarding the ponds in the Enclave. After final review, the HOA is responsible for the pond maintenance in this location. Mr. Hamstra will verify the other lakes as well.

There was brief discussion regarding clarifying ownership of the lakes. Ms. Mullins noted she responds to all emails, but does receive push-back. Many times, consistent issues are referred to District Counsel.

A resident commented regarding the maintenance facility and security concerns. It was noted that this is part of the consideration.

Mr. Hamstra gave a historical overview of Garden Road and RV Storage lot. It was noted proposals from March 2022 for Garden Road were too high. There have been no updates since then. It was noted the County previously wanted a multi-use trail for the RV Storage lot and there are gas mains on both sides of the road. Mr. Leet noted the requirements may have changed. Mr. Hamstra will follow up to get updates.

Mr. Hamstra provided a Road Ownage map and gave an overview.

There was brief discussion regarding the wetlands and trail maintenance. A resident has spoken with SWFWMD, and they do not support maintaining an unpaved trail in a conservation area. This would require permitting and mitigation. Mr. Leet requested a proposal cost in order to do that.

Ms. Phillips requested an update on parking on Little Blue Lane. Mr. Hamstra will follow up.

There was brief discussion regarding the fence by the old horse farm. It was noted that it is not the CDD's fence.

District Manager –

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

Ms. Mullins stated the next meeting is scheduled for November 20, 2025.

Ms. Mullins noted the letter regarding the gun shots had been sent out, but no acknowledgement has been received. Mr. Leet noted the sounds are coming from Lake X. It is open for certain target shooting events. District Management will request notice when these events are taking place to notify the community.

Ms. Mullins reviewed the cost options for Microsoft365 and gave an overview of the programs included. This cost is per month, per email.

There was brief discussion regarding emails and the options.

On MOTION by Ms. Phillips, seconded by Ms. Coronel, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Microsoft 365 Option 1, in the amount of \$12.00 per month, per email, for the Board of Supervisors.

Ms. Mullins noted she is working with the artist to get a proposal for repair costs of the various sculptures. However, this artist is not the designer of the Red Steel Sculpture.

Ms. Mullins noted the CDD does not own the east entrance land and therefore cannot provide lighting repair.

Ms. Mullins will send out the Boat and Pavilion Liability Waiver to the Board for review. Any changes can be sent to District Management.

There was brief discussion regarding the events that are happening on County owned roads. Mr. Leet noted that Field Services will verify there is no damage being done to the CDD owned sidewalks during these events. If these events are set up on the CDD sidewalks, please notify District Management immediately. District Counsel has been notified of the complaints.

Ms. Mullins noted the sidewalk complaints are high. She recommended having Berman notate all areas needing to be repaired or redone and then follow through with the RFP process. An overview of the process. Mr. Leet requested the proposals have phases. It was noted the Board can make final determinations and how to budget for the project. Ms. Phillips recommended having a special assessment if needed.

Ms. Mullins also noted the first pond service begins tomorrow.

Supervisor Requests and Audience Comments

Mr. Leet noted there was a resident complaint on Cat Briar. The resident stated the one-way signs were not replaced after repaving the roads.

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

Adjournment

On MOTION by Mr. Leet, seconded by Ms. Williams, with all in favor, the Board of Supervisors for the Harmony Community Development District adjourned the October 23, 2025, Board of Supervisors Meeting at 8:30 p.m.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson



Harmony Community Development District

**Corrective Maintenance Proposal
from Dragonfly Pondworks**



Proposal #32422

Date: 11/13/2025

Customer:

Lynne Mullins
3500 Harmony Square Drive West
St Cloud, FL 34773

On behalf of: Harmony CDD - Hereinafter
collectively referred to as "Client" or
"Owner."

Property:

Harmony CDD
3500 Harmony Square Drive West
St Cloud, FL 34773

Vegetation removal

Dragonfly will provide pond maintenance and repair services as described below. **This proposal scope and price is valid for for a period of 90 days.** Please note:

- For jobs \$25k or greater, a 20% down payment is required prior to mobilizing
- Any additional repairs found during initial work and not included in this scope will be brought to your attention and can be addressed at additional cost with prior approval
- Unless otherwise stated below, all Professional Engineering and survey work will be provided by others
- We need clear access to pond area for equipment and loading
- Access repair includes smoothing and grading of any disturbed areas followed by seeding and straw application; does not include sod or watering
- Any damage to the curbs, sidewalks, or parking lot will be addressed separately and at additional cost with client approval; we will take care to avoid damage

Inspection Repairs

21 Pond vegetation removal

Dragonfly Pond Works purposes to provide a one-time mowing operation of 31090 Linear feet of shoreline around 21 Stormwater ponds Located in the Harmony CDD subdivision in St Cloud, FL. Please refer to the attached map for location details. The proposed repair includes the following:

- DFPW will utilize the common areas to access the stormwater ponds
- A crew will mobilize on site with an excavator, skidsteer, a tractor equipped w/ a bush hog and weedoo harvester boat
- The weedoo will be utilized in the water to cut and remove all vegetation along the ponds shoreline.
- A bush hog will be utilized to cut down all vegetation along the pond banks.
- An excavator and skidsteer with a grapple bucket will be utilized to gather the vegetation and load the trailers for disposal.
- All vegetation debris will trucked off-site for disposal in a composting facility
- All equipment track marks located in the common area loading zones will be raked, seeded and

strawed.

- Once all repairs are complete, DFPW will mobilize offsite.

Ponds Include:

- P1-3A
- P1-3B
- P2-1
- P2-2
- P2-3
- P3-1A
- P3-1B
- P3-2A
- P3-2B
- P3-2C
- P3-2D
- P6-1
- P6-2
- P6-3
- P7-1
- P8-5
- P14-1A
- P14-1B
- P16-1A
- P16-1B
- P17-1

21 Pond vegetation removal: \$94,900.00

Subtotal	\$94,900.00
Estimated Tax	\$0.00
Total	\$94,900.00

Payment Schedule

Schedule	Price	Sales Tax	Total Price
Down payment	\$23,725.00	\$0.00	\$23,725.00
upon completion	\$71,175.00	\$0.00	\$71,175.00
	\$94,900.00	\$0.00	\$94,900.00

Terms & Conditions

TERMS & CONDITIONS:

1. **PAYMENT TERMS.** Dragonfly Pond Works expects prompt payment for its Work. Toward that end, payment terms are as follows: the client will be billed either at the end of the project or in accordance with the payment schedule and terms outlined in this proposal. The payment terms for open invoices will be net 15 unless otherwise agreed upon between parties - an interest charge of 5% per month shall be applied to all balances over 30 days old. Dragonfly Pond Works and Client understand and agree that the prevailing party in a dispute, whether in a court of competent jurisdiction or in arbitration, shall be entitled to recovery of all costs, including attorney's fees, collection fees, interest and court costs and/or arbitration fees. Dragonfly Pond Works accepts checks, ACH, and credit card payments. Any fees incurred by Dragonfly Pond Works in the course of accepting payments are subject to being added to customer billing to offset the impact of these fees to Dragonfly.
2. **OFFER.** This proposal constitutes an offer by Dragonfly Pond Works, LLC to perform the services described in the proposal (the "Work") for Client in accordance with these terms and conditions. The proposal, including these terms and conditions and all other documents incorporated by reference shall, when accepted by Client, constitute the entire agreement of the parties regarding the Work. This proposal is good for a period of 90 days from Proposal Date.
3. **ACCESS AND AUTHORIZATION.** Client shall provide Dragonfly Pond Works with all necessary access to the area(s) in which the Work is to be performed. Unless otherwise specified, Client warrants that it has obtained (or will obtain prior to performance of the Work) all necessary permits, licenses, consents and authorizations required in connection with the performance of the Work. Delays related to Client's (1) change in schedule, (2) failure to provide access to the property, and/or (3) failure to obtain required documentation may result in additional fees charged to the Client. Client shall maintain property insurance at or above the limits and coverage that are in place at the time of executing this agreement.
4. **STRUCTURES AND UTILITIES.** In the execution of the Work, Dragonfly Pond Works will take reasonable precautions to avoid damage to subterranean structures, roads, sidewalks and utilities. Any repairs to structures not specified or included on the repair scope and/or not accurately located and called out by the Client will be billed back to the Client on a time and materials basis plus a 15% fee. Any stumps, culverts, rocks or other obstacle will not be removed during project execution without a written change order signed by the Client and an authorized representative of Dragonfly Pond Works, which shall include the cost of removal and associated replacement and an extension of the project completion deadline, if applicable.
5. **WARRANTY.** Dragonfly Pond Works will perform the Work in a competent, professional manner in accordance with the customary standards of performance of the industry. Unless specifically set forth in this Agreement, Dragonfly Pond Works does not warrant or represent that the Work or any products will achieve any specific result, outcome, or performance. Client recognizes that subsurface conditions may vary from those encountered at the location where borings, surveys or explorations are made by Dragonfly Pond Works and that the data interpretations and recommendations of Dragonfly Pond Works' personnel are based solely on the information available to them. Dragonfly Pond Works is not licensed to provide professional engineering and/or surveying opinions on the appropriate scope of work necessary to achieve a particular result. Dragonfly Pond Works encourages Client to retain a licensed engineer and/or surveyor to assess Client's needs and approve of the scope of work set forth herein. If Client declines to retain a licensed engineer and/or surveyor, Client assumes that risk that the scope of work contained herein will not achieve the desired results. If equipment is supplied as part of this agreement, Client agrees that Dragonfly Pond Works will not be liable for any claims due to defective equipment or materials manufactured by third parties other than Dragonfly Pond Works.
6. **RELATIONSHIP OF THE PARTIES.** In performing the Work, Dragonfly Pond Works shall be acting in the capacity of an independent contractor to Client, and nothing herein shall be deemed to create a partnership, agency, joint venture or any other relationship between the parties.
7. **INDEMNIFICATION.** Client agrees to indemnify and hold Dragonfly Pond Works harmless from and against any and all damages, claims, delays, or costs (including court costs and attorneys' fees) associated with or arising out of the Work to the fullest extent permitted by law, except to the extent any damages, claims, delays, or costs are ruled by a Court (or, if applicable, an arbitrator with jurisdiction over Dragonfly Pond Works) to have been caused by the negligence of Dragonfly Pond Works.
8. **FORCE MAJEURE.** Neither party shall be liable to the other party for its failure or delay in performing its obligations hereunder due to any contingency beyond such party's reasonable control, including, without limitation, acts of God; fires; floods; wars; acts of war; sabotage; accidents; labor disputes or shortages; changes or interpretations of governmental laws, ordinances, rules and regulations; inability to obtain power, material, equipment or transportation; and any other similar or dissimilar contingency.

9. **CHANGE ORDERS.** Client may, upon written notice to Dragonfly Pond Works, request Dragonfly Pond Works to make changes in the scope of the Work. Dragonfly Pond Works shall thereupon use reasonable efforts to make such changes provided that if any requested changes cause an increase in the cost or time required for Dragonfly Pond Works' performance and delivery, Client shall execute an agreement, in form and substance satisfactory to Dragonfly Pond Works, providing for an equitable adjustment in the compensation payable for the Work and the time for its performance and delivery. This includes additional costs as related to unforeseen permits, fees and changes in required coverages.
10. **NON-SOLICITATION OF EMPLOYEES.** During the term of this agreement, and for a period of two (2) years thereafter, neither party shall, directly or indirectly, for such party's own benefit or for the benefit of others, solicit for hire as an employee, consultant or otherwise any of the other party's personnel who have performed services under this agreement, without the other party's express written consent.
11. **COMPENSATION.** Client shall pay Dragonfly Pond Works for the Work in the amounts and at the times and in the manner set forth in the proposal.
12. **NOTICES.** Any notice required or permitted to be given hereunder shall be deemed to have been duly given if delivered by hand or sent by registered or certified mail, return receipt requested, and addressed: if to Dragonfly Pond Works, LLC PO Box 1089, Apex NC 27502; the address shown on the front hereof, or to such other address(es) which the parties may respectively designate to one another in accordance herewith. Notices shall be deemed to have been given on the date of mailing or hand delivery. The post office receipt showing the date of mailing shall be "prime facie" evidence thereof.
13. **GOVERNING LAW and ARBITRATION.** The agreement between the parties regarding the Work and their rights and obligation thereunder shall be governed by and construed in accordance with laws of the State of North Carolina. The parties agree that, to the fullest extent permissible under applicable law, any claims, disputes, or lawsuits arising out of or relating to this agreement or the Work shall be subject to final and binding arbitration. The arbitration shall be conducted pursuant to the Federal Arbitration Act and the North Carolina Revised Uniform Arbitration Act, using one arbitrator, applying North Carolina law, and conducting the arbitration in Raleigh, North Carolina. The parties intend to expedite the arbitration and limit discovery so as to reduce the costs of arbitration, and expressly agree to conduct the arbitration and obtain a final ruling from the arbitrator within six months of the arbitrator being appointed. The parties expressly agree that the arbitrator shall have the power, jurisdiction, and authority to award the prevailing party all costs, including attorney's fees, collection fees, interest, court costs and/or arbitration fees.

By Tony Halvorsen
Tony Halvorsen

Date 11/13/2025
Dragonfly Pond Works, LLC

By _____

Date _____
Harmony CDD



Harmony Community Development District

**Fiscal Year 2025 Goals, Objectives
and Performance Measures and Standards Report**

**Harmony Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four Board meetings were held during the fiscal year.

Achieved: Yes ☒ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☒ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☒ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections **Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

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

Achieved: Yes ☒ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes ☒ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☒ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☒ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☒ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Harmony Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Harmony Community Development District



Harmony Community Development District

**Landowner Notification
from Florida Gas Transmission Company, LLC**

Florida Gas Transmission Company, LLC

Right of Way Department
2301 Lucien Way, Suite 200, Maitland, FL 32751
Phone: 407-342-6899

November 5, 2025

Harmony CDD
3501 Quadrangle Blvd. Ste. 270
Orlando, FL 32817

Re: Landowner Notification

Project name: 20" FLMEA-18 Anomaly Digs

Project File No: 25-028

WBS: C-25098-GL-94300027

Dig 28

Florida Gas Transmission Company, LLC (FGT) owns and operates an interstate natural gas pipeline system regulated by the Federal Energy Regulatory Commission ("FERC") with an existing easement on your property for the pipeline system located in Sec. 30, T26S, R32E, Osceola County, FL. FGT is required by FERC to provide a 5-day notification to landowners prior to commencing construction activities requiring ground disturbance using earthmoving equipment identified below:

☐ Section 2.55(a) - Auxiliary Installations

☐ Section 2.55(b) - Replacement of Facilities Section

☒ Section 380.15 – Siting and Maintenance Activities – Access anomaly dig via roads and easement.

The proposed construction is scheduled to commence on or after January 5, 2026, and the ground disturbance will take place within the existing pipeline easement. After the work is complete, the land will be returned to or near its original condition as existed prior to the project. In the event of crop damage, the affected area will be measured, and any damage claims will be settled after construction is complete. If this property is leased or farmed, please forward this information on to your tenant or appropriate person. Contact me as soon as possible regarding any specific ingress/egress issues otherwise the right-of-way will be accessed per roads and the easement. Please complete the enclosed Property Contact form and return it using the self-addressed stamped envelope or email to Chris.Kearby@energytransfer.com. Your assistance in updating our records is appreciated.

If you have any questions or concerns regarding the referenced activities, please contact:

Chris Kearby
Contract R/W Sr. Agent
Florida Gas Transmission Company, LLC
2301 Lucien Way, Suite 200
Maitland, FL 32751
407-342-6899
Chris.Kearby@energytransfer.com

If you are in agreement, or have no objection, to the above-referenced project and are willing to waive the 5-Day notification period, please do so indicate by signing the enclosed Acknowledgement of Waiver For 5-

Day Notification form and returning the original signed document to my attention at the above address, or email the signed waiver to my email address above.

FGT is committed to providing a safe and environmentally sound project to each landowner whose property is affected during construction and/or right-of-way restoration. Should you, as a landowner, have any questions or concerns regarding environmental mitigation problems, construction or restoration activities, we encourage you to first contact Chris Kearby at 407-342-6899 at our local field office; or by e-mail to Chris.Kearby@energytransfer.com.

You can expect a response from our local field office within twenty-four (24) hours of your initial inquiry. We will try diligently to visit with you in responding to your environmental concerns. If you are not satisfied with the response, please contact FGT's Customer Service toll-free at 1-800-275-7375 and/or e-mail at pipelinecos@energytransfer.com. You can expect a response from FGT's Customer Service within the initial timeframe. If you continue to be dissatisfied with the response, you may contact the Federal Energy Regulatory Commission's Landowner Helpline. The Commission has established a program to provide information to the public and give informal staff opinions. Any person may seek this information; and such information shall be treated as non-public. The Commission may be contacted by calling the Commission's Landowner Helpline at 1-877-337-2237 (calls may be made anonymously); e-mail: LandownerHelp@ferc.gov; or writing to: Commission's Landowner Helpline, Federal Energy Regulatory Commission, 888 First Street, NE, Washington, DC 20426.

Thank you for your continued cooperation and consideration; if you have any questions or concerns please feel free to give me a call.

Sincerely,

Chris Kearby

cc: Project Manager
cc: Chris Kearby

Project name: 20" FLMEA-18 Anomaly Digs
Project File No: 25-028
WBS: C-25098-GL-94300027
Dig 28

ACKNOWLEDGEMENT OF WAIVER
FOR 5-DAY NOTIFICATION

Harmony CDD

By: _____

Print Name: _____

Telephone #: _____

Email Address: _____

Date: _____

cc: Project Manager
Chris Kearby





KATRINA S. SCARBOROUGH CFA, CCF, MCF
OSCEOLA COUNTY PROPERTY APPRAISER

[Home](#) [Search](#) [Feedback](#)

Base Map

Layers

Sales

Tools

Print

Bird's Eye View

Parcel ID: **3026322989000P0020**

Links

Owner Information

Parcel ID:

30-26-32-2989-000P-0020

Owner(s):

HARMONY CDD

Mailing Address:

3501 QUADRANGLE BLVD STE 270 ORLANDO FL
32817

[Request change of mailing address](#)

Property Address:

0 BUTTERFLY DR SAINT CLOUD FL 34773

Primary Use:

RESIDENTIAL COMMON ELEMENTS/AREA VAC
(Code: 0901)

Tax District:

300 - COUNTY

Legal Description



Florida Gas Transmission Company, LLC

Right of Way Department
2301 Lucien Way, Suite 200, Maitland, FL 32751
Phone: 407-342-6899

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3501 Quadrangle Blvd. Ste. 270
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Chris.Kearby@energytransfer.com

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Sincerely,

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ACKNOWLEDGEMENT OF WAIVER
FOR 5-DAY NOTIFICATION

Harmony CDD

By: _____

Print Name: _____

Telephone #: _____

Email Address: _____

Date: _____

cc: Project Manager
Chris Kearby





KATRINA S. SCARBOROUGH CFA, CCF, MCF
OSCEOLA COUNTY PROPERTY APPRAISER

[Home](#) [Search](#) [Feedback](#)

Base Map

Layers

Sales

Tools

Print

Bird's Eye View

Parcel ID: **3026322989000P0020**

Links

Owner Information

Parcel ID:

30-26-32-2989-000P-0020

Owner(s):

HARMONY CDD

Mailing Address:

3501 QUADRANGLE BLVD STE 270 ORLANDO FL
32817

[Request change of mailing address](#)

Property Address:

0 BUTTERFLY DR SAINT CLOUD FL 34773

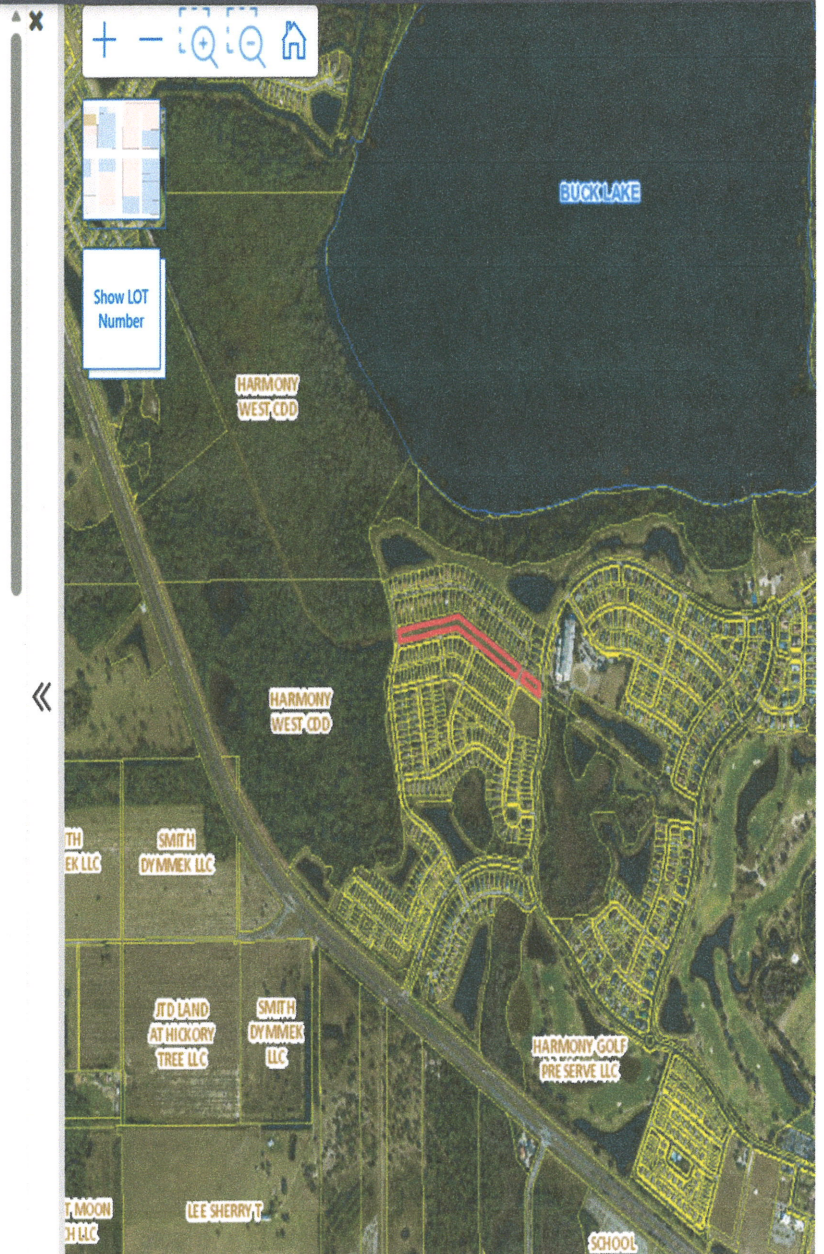
Primary Use:

RESIDENTIAL COMMON ELEMENTS/AREA VAC
(Code: 0901)

Tax District:

300 - COUNTY

Legal Description





Harmony Community Development District

Holiday Lights Arrangement with the HOA

Blake Firth

From: Laura Vanyur <laura@myhoasolution.com>
Sent: Tuesday, November 4, 2025 12:56 PM
To: Lynne Mullins; Ask Harmony CDD; nlomasney@unitedlandservices.com
Subject: Christmas Lights

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

Hello Lynne,

Just so we are all on the same page, the HOA does the Christmas lights for Harmony. This has been the arrangement for years with the prior management company. Is there anything you need from me on this? When can the HOA start putting up decorations, all decorations are usually up before Thanksgiving.

Let me know if you have any questions or need anything from me and please confirm that you have received this.

Sincerely,

Laura Vanyur, L.C.A.M
On Behalf of Harmony Residential Owners Association

Laura Vanyur | L.C.A.M

 (407) 847-2280

 Laura@myhoasolution.com

 811 Mabbette St, Kissimmee, FL 34741

 www.myhoasolution.com

*Association
Solutions
Of Central Florida Inc.*



Harmony Community Development District

Trash From the Halloween Event

Blake Firth

From: Lucas Chokanis <boardmember4@harmonycdd.org>
Sent: Sunday, October 26, 2025 1:41 PM
To: cddmaintenance@bermancorp.com; Lynne Mullins; Ask Harmony CDD; kevinseamail@gmail.com
Cc: michael.eckert@kutakrock.com; laura@myhoasolution.com
Subject: Trash Overflow at the Town Square

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

Berman/Lynne & Kevin,

I attended the HOA sponsored Halloween event yesterday held at our town square and the trash at a few locations on our property was overflowing and trash was scattered all around the trash locations. I went home and brought back a handful of large black trash bags and picked up the loose and scattered trash...

Who ever is leading these events at the town square needs to make sure all their trash is picked up and organized neatly by the trash locations. The HOA should be doing a better job at taking care of trash and returning the CDD's property back to its original state...

Regarding trash pickup, I'm not sure what our regular maintenance trash pickup schedule is for emptying these trash cans out, but we need to have a priority pickup after any type of events held at the town square to ensure our property does not have bags of trash scattered around our town square.

Best,
Lucas



Harmony Community Development District

Christmas Event



Harmony Community Development District

Parking Ordinance for the Harmony CDD

ORDINANCE #_____

AN ORDINANCE OF THE OSCEOLA COUNTY BOARD OF COUNTY COMMISSIONERS REGULATING THE PARKING OF VEHICLES ON COUNTY-OWNED RIGHT OF WAY WITHIN THE HARMONY SUBDIVISION; PROVIDING A PURPOSE AND INTENT; PROVIDING FOR DEFINITIONS OF TERMS; PROVIDING FOR DUAL REAR WHEEL VEHICLE PARKING; PROVIDING FOR EXEMPTIONS; PROVIDING FOR PARKING OF VEHICLES; PROVIDING FOR RESPONSIBILITY; PROVIDING FOR ENFORCEMENT; PROVIDING FOR SUPPLEMENTAL ENFORCEMENT, CIVIL PENALTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the County Commission has been requested by the Harmony Community Development District Board of Supervisors to adopt certain parking regulations which would address numerous parking issues impacting the subdivision; and

WHEREAS, the County Commission finds that the Harmony subdivision has a proliferation of recreational and commercial vehicles, including boats, trailers and camper type vehicles parked in the subdivision for extended periods of time; and

WHEREAS, County Commission finds that the nature of the Harmony community has led to an excessive number of recreational and commercial vehicles parked on the county-owned rights of way throughout the subdivision as well as untagged and/or inoperable vehicles being parked in the subdivision; and

WHEREAS, the County Commission finds this situation is aesthetically incompatible with a residential subdivision and creates pedestrian and vehicular safety hazards; and

WHEREAS, it is determined that the parking of vehicles, outside of certain approved parking areas within Harmony subdivision creates problems with access for emergency response vehicles and therefore poses a risk to the health and safety of Harmony residents; and

WHEREAS, it is hereby determined that the parking of vehicles, outside of certain approved parking areas within Harmony subdivision constitutes a nuisance in that it presents an unsightly condition; and

WHEREAS, it is determined that such unsightly occurrences diminish property values and generally degrade the quality of life for the residents of said neighborhood; and

WHEREAS, the County Commission finds that the enactment of this ordinance will promote the public health, safety and welfare; and

WHEREAS, the prohibitions contained within this ordinance are legislatively deemed to be reasonable and the least restrictive measure to control and regulate such unsightly situations and are intended to come within the meaning and purview of *City of Coral Gables v. Wood*, 305 So2d 261 (Ha. 3d DCA 1974) and *Henley v. City of Cape Coral*, 292 So.2d 410 (Ha. 2d DCA 1974).

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF OSCEOLA COUNTY, FLORIDA:

Section 1. Purpose and Intent.

The purpose and intent of this Ordinance is to adopt provisions regulating the parking of vehicles on county-owned Right of Way located within the Harmony subdivision, as defined by the metes and bounds description attached hereto as Exhibit A (hereinafter referred to as "Harmony"), in order to ameliorate nuisance conditions caused by improperly parked vehicles.

Section 2. Definitions of Terms.

The following definitions of terms shall apply for the purpose of this Ordinance:

- A. "Dual rear wheel vehicle" means motor trucks, trailers, semi- trailers, tractor trailer combinations, and all other vehicles used, intended for use, or designed for use as a means of transporting persons or property and propelled by power other than muscular power which have more than or are designed to have more than four (4) weight-bearing wheels, but not including dual rear wheel pickup trucks with a one ton or less load capacity.
- B. "Parked" means the standing of a vehicle, whether occupied or not otherwise than temporarily for the purpose of and while actually engaged in loading or unloading merchandise or embarking or disembarking passengers.
- C. "Person" means any individual, firm, sole proprietorship, partnership, corporation, or unincorporated association.
- D. "Right of Way" means land which the County owns or has an easement devoted to, planned, proposed, or required for use as, or in conjunction with, a public road.

- E. “Substantially Shielded from Public View” means that the vehicle must be parked behind opaque fencing or other lawfully permitted visual barrier unless on the authorized and approved paved parking area.
- F. “Vehicle” means every device capable of traveling or being moved upon a public highway or public waterway and in, upon, or by which any person or property may be transported or drawn upon a public highway or public waterway, including, but not limited to cars, trucks, motorcycles, and other similar devices.

Section 3. Dual Rear Wheel Vehicle Parking; Exemptions.

- A. Within Harmony, no person shall park or suffer, cause, or permit the parking of a dual rear wheel vehicle unless such vehicle is parked within the confines of a garage or other structure (as may be permitted by applicable codes, ordinances, and regulations) in such a fashion as to be fully shielded from public view, except temporarily while actually engaged in loading or unloading passengers or property.
- B. Notwithstanding the parking restrictions of this Section 3, dual rear wheel vehicles which fall within the purview of the following types of vehicles may be allowed as a conditional use pursuant to the standards and procedures of the Osceola County Zoning Regulations and/or Land Development Regulations:
 - 1. Authorized Emergency Vehicles as defined by Florida Statute 316.003(1) when parked on a lot accommodating the dwelling unit within which the vehicle operator resides on a 24-hour call to duty basis.
 - 2. Tow Trucks meeting the standards of Chapter 15B-9, Florida Administrative Code, which are owned or maintained by a wrecker operator approved by the Division of Florida Highway Patrol for inclusion on the wrecker rotation list for the wrecker rotation zone(s) serving Osceola County pursuant to Florida Statute 321.051 and Chapter 15B-9, Florida Administrative Code, when parked on a lot accommodating the dwelling unit within which its operator resides on a 24-hour call basis for towing services to the public.

Section 4. Parking All Vehicles; Where prohibited.

The parking of any vehicle or trailer is prohibited within the Osceola County Rights of Way within Harmony, as depicted on Exhibit B, between the hours of 11:00 pm and 7:00 a.m., except that passenger cars, pickup trucks with four wheels, dual rear wheel pickup trucks with a one ton or less load capacity and motorcycles may park during

such hours. Funding for the fabrication, installation and maintenance of the signage notifying people of this restriction shall be individually or collectively funded by the County, Harmony Community Development District or the Harmony Homeowners Association, Inc.

Section 5. Responsibility.

The owner of vehicle parked in violation of this ordinance shall be responsible for not complying with this ordinance. Nothing herein negates or modifies the ability of any applicable homeowner's association to regulate parking by its members.

Section 6. Enforcement

The Code Enforcement Board shall have jurisdiction to hear and decide violations of this Article. Any person who violates any of the provisions of this Article, shall upon Code Enforcement action, be punished as provided in Osceola County Code Chapter 7 and its Amendments. The jurisdiction of the Code Enforcement Board shall not be exclusive. Any alleged violation of any of the provisions of this Article may pursue by appropriate remedy, whether by injunctive, declaratory, or other civil or criminal sanction, in court, at the option of the County. The provisions of this ordinance may be additionally enforced as a non-criminal infraction by the sheriff, deputy sheriff, and any other authorized law enforcement officer.

Section 7. Supplemental Enforcement; Civil Penalty.

This Ordinance may be enforced pursuant to the supplemental procedures contained in Chapter 7 of the Osceola County Code of Ordinances. The civil penalty for violation of this ordinance shall be \$100.00 per violation.

Section 8. Severability.

It is declared to be the intent of the Board of County Commissioners that, if any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof

Section 9. Conflict.

Any Ordinance or part thereof in conflict with this Ordinance or any part hereof is hereby repealed to the extent of the conflict.

Section 10. Inclusion Into The Code.

The provisions of this Ordinance shall be included and incorporated within the Code of Ordinances of Osceola County, Florida, and maybe re-numbered or re-lettered to accommodate such inclusion.

Section 11. Effective Date.

This Ordinance shall be filed with the Department of State and become effective one hundred and twenty (120) days after the date of its adoption.

ATTEST:

BOARD OF COUNTY COMMISSIONERS OF
OSCEOLA COUNTY, FLORIDA

BY: _____
Chairman/Vice-Chairman

OSCEOLA COUNTY CLERK OF THE BOARD

BY: _____
Clerk/Deputy Clerk of the Board

On

By

Exhibit A Legal Description of Harmony

Exhibit B Map of No Parking Areas

Exhibit A

Legal Description of Harmony

A parcel of land lying in portions of Sections 24 and 25, T 26 S, R 31 E and Sections 19, 20, 29, 30, 31 and 32, T 26 S, R 32 E, Osceola County, Florida, being more particularly described as follows: Commence at the Southwest corner of Section 30, T 26 S, R 32 E (being a found 4" X 4" concrete monument), run N. 00° 27' 29" W., along the West line of said Section 30, 2116.59 feet to a point on the Southerly Right of Way line of State Road No. 500 (being a found 4" X 4" concrete monument, with the top broken); thence continue N. 00° 27' 29" W., 76.29 feet to a point on the Northerly Right of Way line of said State Road No. 500; also being the Point of Beginning; thence N.60°13'23"W., a distance of 1,004.40 feet to a point of curve to the right having a radius of 3,786.83 feet, a central angle of 14°32'15", and a chord bearing of N.52°57'16"W., 958.25 feet; thence northwesterly along the arc a distance of 960.82 feet; thence N.74°13'35"E., a distance of 19.99 feet; thence continue easterly along said line, a distance of 52.83 feet; thence N.86°39'44"E., a distance of 46.70 feet; thence N.67°55'33"E., a distance of 44.33 feet; thence N.40°27'24"E., a distance of 47.08 feet; thence N.29°24'37"E., a distance of 114.95 feet; thence N.46°10'04"E., a distance of 45.80 feet; thence N.82°04'45"E., a distance of 52.12 feet; thence S.60°31'56"E., a distance of 49.70 feet; thence S.24°48'26"E., a distance of 47.74 feet; thence S.06°46'14"E., a distance of 53.69 feet; thence S.49°19'43"E., a distance of 26.55 feet; thence S.50°30'42"E., a distance of 199.26 feet; thence S.69°32'18"E., a distance of 37.49 feet; thence N.28°10'07"E., a distance of 81.94 feet; thence N.46°39'34"E., a distance of 37.99 feet; thence N.81°44'12"E., a distance of 34.19 feet; thence S.73°24'27"E., a distance of 38.25 feet; thence S.76°15'31"E., a distance of 141.81 feet; thence N.89°56'08"E., a distance of 193.97 feet; thence N.74°42'16"E., a distance of 194.59 feet; thence N.41°25'54"E., a distance of 76.49 feet; thence N.00°01'04"E., a distance of 163.97 feet; thence N.09°49'03"W., a distance of 383.06 feet; thence N.15°23'23"W., a distance of 303.63 feet; thence N.05°05'15"W., a distance of 224.32 feet; thence N.01°10'32"E., a distance of 145.00 feet; thence N.17°58'43"E., a distance of 193.59 feet; thence N.18°34'52"E., a distance of 168.84 feet; thence N.15°47'03"W., a distance of 357.00 feet; thence N.20°53'30"W., a distance of 335.24 feet; thence N.05°57'55"W., a distance of 60.92 feet; thence N.26°52'00"E., a distance of 72.71 feet; thence N.61°02'00"E., a distance of 47.84 feet; thence N.76°44'45"E., a distance of 110.72 feet; thence N.72°42'20"E., a distance of 120.32 feet; thence S.77°41'35"E., a distance of 99.75 feet; thence S.71°00'45"E., a distance of 115.03 feet; thence S.64°04'34"E., a distance of 121.52 feet; thence S.73°52'55"E., a distance of 373.73 feet; thence S.77°46'51"E., a distance of 378.59 feet; thence S.77°14'21"E., a distance of 206.57 feet; thence S.89°48'15"E., a distance of 225.50 feet; thence N.88°05'24"E., a distance of 223.48 feet; thence N.79°47'00"E., a distance of 215.76 feet; thence N.71°31'22"E., a distance of 221.04 feet; thence N.65°31'36"E., a distance of 260.93 feet; thence N.72°24'07"E., a distance of 191.13 feet; thence N.80°28'00"E., a distance of 314.47 feet; thence S.81°33'40"E., a distance of 210.19 feet; thence S.63°38'11"E., a distance of 145.36 feet; thence S.48°41'42"E., a distance of 151.51 feet; thence S.47°07'37"E., a distance of 206.14 feet; thence S.67°16'54"E., a distance of 140.62 feet; thence S.85°22'43"E., a distance of 196.16 feet; thence N.78°57'37"E., a distance of 160.51 feet; thence N.45°52'34"E., a distance of 100.47 feet; thence N.06°07'18"E., a distance of 183.68 feet; thence N.04°22'07"W., a distance of 221.51 feet; thence S.84°38'10"E., a distance of 193.13 feet; thence S.07°16'24"E., a distance of 254.90 feet; thence S.77°49'02"E., a distance of 122.23 feet; thence N.79°04'37"E., a distance of 129.36 feet; thence S.81°34'02"E., a distance of 148.43 feet; thence N.78°59'05"E., a distance of 230.41 feet; thence N.75°58'32"E., a distance of 255.49 feet; thence N.82°27'43"E., a distance of 143.27 feet; thence N.40°02'32"E., a distance of 91.96 feet; thence N.26°34'31"E., a distance of 103.93 feet; thence N.68°16'00"E., a distance of 82.12 feet; thence S.68°32'11"E., a distance of 129.70 feet; thence N.79°31'39"E., a distance of 69.41 feet; thence S.65°08'05"E., a distance of 65.06 feet; thence S.29°16'47"E., a distance of 76.57 feet; thence S.65°38'28"E., a distance of 131.26 feet; thence N.82°33'59"E., a distance of 102.70 feet; thence S.69°49'34"E., a distance of 91.03 feet; thence S.89°40'07"E., a distance of 89.03 feet;

thence N.70°55'38"E., a distance of 83.19 feet; thence S.89°22'59"E., a distance of 221.92 feet; thence S.69°59'35"E., a distance of 98.46 feet; thence S.60°24'46"E., a distance of 184.64 feet; thence S.46°10'44"E., a distance of 142.24 feet; thence S.38°35'23"W., a distance of 91.08 feet; thence S.23°01'48"E., a distance of 32.07 feet; thence S.68°58'58"E., a distance of 56.41 feet; thence S.30°04'49"E., a distance of 56.06 feet; thence S.17°19'41"W., a distance of 79.33 feet; thence S.43°27'17"W., a distance of 80.28 feet; thence S.23°20'46"W., a distance of 136.67 feet; thence S.39°31'49"W., a distance of 88.43 feet; thence S.64°16'07"W., a distance of 145.65 feet; thence S.41°38'31"W., a distance of 55.43 feet; thence S.07°17'01"W., a distance of 78.29 feet; thence S.26°24'12"W., a distance of 71.91 feet; thence S.48°50'35"W., a distance of 147.15 feet; thence S.11°00'14"E., a distance of 74.42 feet; thence S.12°36'48"W., a distance of 79.78 feet; thence S.28°27'24"W., a distance of 122.76 feet; thence S.32°23'00"W., a distance of 268.90 feet; thence S.19°27'38"W., a distance of 84.25 feet; thence S.05°42'21"W., a distance of 78.38 feet; thence S.07°19'39"W., a distance of 126.97 feet; thence S.29°53'06"W., a distance of 150.93 feet; thence S.32°03'36"W., a distance of 198.15 feet; thence S.37°15'55"W., a distance of 120.01 feet; thence S.44°53'57"W., a distance of 190.75 feet; thence S.54°43'51"W., a distance of 209.32 feet; thence S.64°43'47"W., a distance of 197.54 feet; thence S.72°36'17"W., a distance of 190.31 feet; thence S.77°06'35"W., a distance of 183.44 feet; thence S.53°38'56"W., a distance of 167.36 feet; thence S.29°25'34"W., a distance of 164.56 feet; thence S.05°48'45"W., a distance of 159.14 feet; thence S.10°15'19"E., a distance of 189.83 feet; thence S.42°49'07"E., a distance of 288.98 feet; thence S.38°19'26"E., a distance of 267.38 feet; thence S.38°16'44"E., a distance of 330.61 feet; thence S.37°24'44"E., a distance of 317.44 feet; thence N.59°19'00"E., a distance of 97.26 feet; thence N.03°19'11"E., a distance of 154.72 feet; thence N.28°04'58"E., a distance of 115.87 feet; thence N.62°00'21"E., a distance of 139.54 feet; thence N.85°46'15"E., a distance of 134.79 feet; thence S.64°35'35"E., a distance of 101.32 feet; thence S.46°36'27"E., a distance of 161.64 feet; thence N.50°08'19"E., a distance of 175.86 feet; thence N.66°49'55"W., a distance of 70.74 feet; thence N.35°28'27"W., a distance of 147.51 feet; thence N.26°58'59"W., a distance of 225.93 feet; thence N.26°32'21"W., a distance of 164.57 feet; thence N.14°54'44"W., a distance of 96.45 feet; thence N.23°29'05"E., a distance of 68.20 feet; thence N.29°13'57"E., a distance of 76.89 feet; thence N.14°57'11"E., a distance of 115.23 feet; thence N.39°34'46"E., a distance of 97.95 feet; thence N.16°22'07"E., a distance of 76.52 feet; thence N.08°42'07"E., a distance of 126.60 feet; thence N.31°49'06"E., a distance of 104.86 feet; thence N.56°51'04"E., a distance of 133.71 feet; thence N.76°16'42"E., a distance of 122.54 feet; thence N.26°32'59"E., a distance of 109.00 feet; thence N.55°54'46"E., a distance of 157.23 feet; thence N.07°05'59"E., a distance of 43.40 feet; thence N.22°28'06"W., a distance of 136.76 feet; thence N.35°45'17"W., a distance of 204.88 feet; thence N.49°43'05"W., a distance of 125.18 feet; thence N.15°22'36"W., a distance of 72.78 feet; thence N.06°45'32"E., a distance of 95.03 feet; thence N.25°50'31"E., a distance of 125.55 feet; thence N.32°58'21"E., a distance of 244.53 feet; thence N.25°27'47"E., a distance of 184.39 feet; thence N.24°40'25"E., a distance of 162.54 feet; thence N.33°56'09"E., a distance of 209.31 feet; thence N.33°09'35"E., a distance of 230.29 feet; thence N.62°58'04"E., a distance of 89.27 feet; thence S.86°48'49"E., a distance of 35.96 feet; thence N.01°26'05"E., a distance of 48.79 feet; thence N.30°31'39"E., a distance of 116.31 feet; thence N.48°12'58"E., a distance of 120.58 feet; thence N.23°27'45"E., a distance of 135.04 feet; thence N.15°08'58"W., a distance of 110.36 feet; thence N.25°28'12"W., a distance of 244.31 feet; thence N.28°06'13"W., a distance of 172.87 feet; thence N.07°32'42"W., a distance of 154.27 feet; thence N.03°28'37"E., a distance of 117.54 feet; thence N.22°19'02"W., a distance of 78.40 feet; thence N.30°52'36"W., a distance of 144.54 feet; thence N.15°36'17"W., a distance of 150.68 feet; thence N.00°09'12"E., a distance of 160.40 feet; thence N.33°49'20"E., a distance of 47.85 feet; thence N.68°41'58"E., a distance of 50.49 feet; thence N.71°42'50"E., a distance of 81.17 feet; thence N.59°09'20"E., a distance of 121.60 feet; thence N.84°51'29"E., a distance of 106.60 feet; thence S.70°25'07"E., a distance of 119.57 feet; thence S.68°47'05"E., a distance of 293.37 feet; thence S.45°08'54"E., a distance of 59.39 feet; thence S.18°03'36"E., a distance of 205.37 feet; thence S.53°04'49"E., a distance of 53.52 feet; thence S.82°33'13"E., a distance of 123.38 feet; thence S.67°20'19"E., a distance of 125.97 feet; thence S.42°31'13"E., a distance of 98.20 feet; thence S.16°52'48"E., a distance of 60.02 feet; thence S.32°50'43"W.,

a distance of 55.58 feet; thence S.73°19'14"W., a distance of 32.39 feet; thence S.87°58'04"W., a distance of 154.06 feet; thence S.41°23'51"W., a distance of 46.70 feet; thence S.10°15'13"E., a distance of 71.86 feet; thence S.59°09'03"E., a distance of 132.74 feet; thence N.84°08'38"E., a distance of 46.37 feet; thence N.36°44'46"E., a distance of 227.34 feet; thence S.71°52'29"E., a distance of 403.14 feet; thence N.82°00'50"E., a distance of 53.60 feet; thence S.38°44'39"E., a distance of 118.22 feet; thence S.63°38'06"E., a distance of 107.96 feet; thence S.82°29'54"E., a distance of 91.47 feet; thence S.37°47'10"E., a distance of 53.12 feet; thence N.83°46'44"E., a distance of 108.72 feet; thence S.87°41'29"E., a distance of 100.10 feet; thence N.64°38'19"E., a distance of 464.69 feet; thence N.89°16'17"E., a distance of 86.03 feet; thence S.51°36'34"E., a distance of 71.23 feet; thence S.14°23'47"E., a distance of 141.83 feet; thence S.08°24'31"W., a distance of 97.45 feet; thence S.56°19'40"W., a distance of 54.91 feet; thence S.80°37'00"W., a distance of 126.99 feet; thence S.43°08'49"E., a distance of 111.73 feet; thence S.07°20'59"E., a distance of 113.82 feet; thence S.27°01'32"W., a distance of 103.02 feet; thence S.41°29'41"W., a distance of 119.95 feet; thence S.61°10'24"W., a distance of 219.05 feet; thence S.14°22'52"W., a distance of 149.33 feet; thence S.03°40'58"W., a distance of 134.37 feet; thence S.01°27'42"W., a distance of 186.11 feet; thence S.05°51'20"E., a distance of 144.67 feet; thence S.13°24'51"W., a distance of 83.29 feet; thence S.55°21'32"W., a distance of 73.01 feet; thence S.66°00'55"W., a distance of 135.99 feet; thence S.71°07'29"W., a distance of 169.55 feet; thence S.03°12'02"E., a distance of 30.53 feet; thence S.09°13'06"E., a distance of 102.63 feet; thence S.09°07'35"W., a distance of 117.47 feet; thence S.02°58'22"E., a distance of 51.08 feet; thence S.17°51'11"E., a distance of 104.63 feet; thence S.16°17'00"E., a distance of 358.03 feet; thence S.10°05'02"E., a distance of 162.39 feet; thence S.03°39'27"W., a distance of 197.38 feet; thence S.16°51'49"W., a distance of 148.41 feet; thence S.23°51'07"W., a distance of 878.40 feet; thence S.33°38'52"W., a distance of 118.39 feet; thence S.83°42'53"W., a distance of 118.24 feet; thence S.06°53'47"W., a distance of 103.56 feet; thence S.23°49'34"W., a distance of 233.30 feet; thence S.43°12'56"W., a distance of 204.79 feet; thence S.55°45'48"W., a distance of 174.66 feet; thence S.24°17'36"E., a distance of 221.13 feet; thence S.23°23'54"W., a distance of 129.21 feet; thence N.84°58'18"W., a distance of 148.70 feet; thence S.81°37'01"W., a distance of 365.07 feet; thence N.54°09'54"W., a distance of 194.69 feet; thence S.50°56'07"W., a distance of 56.06 feet; thence S.13°18'43"W., a distance of 225.35 feet; thence N.80°13'47"E., a distance of 153.38 feet; thence S.76°14'33"E., a distance of 145.22 feet; thence S.65°22'29"E., a distance of 124.00 feet; thence S.35°13'45"E., a distance of 104.11 feet; thence S.02°14'08"W., a distance of 58.30 feet; thence S.02°19'27"W., a distance of 90.74 feet; thence S.85°05'17"W., a distance of 166.46 feet; thence N.67°11'31"W., a distance of 138.10 feet; thence N.84°08'17"W., a distance of 106.42 feet; thence S.62°39'24"W., a distance of 75.70 feet; thence S.10°57'22"W., a distance of 49.06 feet; thence S.50°05'40"W., a distance of 156.67 feet; thence S.85°45'45"W., a distance of 77.83 feet; thence S.42°46'38"W., a distance of 146.62 feet; thence N.42°31'21"W., a distance of 165.33 feet; thence N.18°00'29"W., a distance of 510.78 feet; thence N.00°46'35"W., a distance of 120.44 feet; thence N.77°00'27"W., a distance of 93.95 feet; thence S.41°23'28"W., a distance of 271.07 feet; thence S.50°13'07"W., a distance of 212.96 feet; thence S.60°53'42"W., a distance of 221.24 feet; thence S.38°17'29"E., a distance of 205.40 feet; thence S.84°56'38"E., a distance of 254.32 feet; thence S.70°17'22"E., a distance of 363.80 feet; thence S.30°48'39"E., a distance of 168.60 feet; thence N.79°42'48"E., a distance of 224.81 feet; thence S.54°47'14"E., a distance of 115.98 feet; thence S.89°58'07"E., a distance of 115.42 feet; thence N.39°35'05"E., a distance of 200.09 feet; thence N.48°45'27"E., a distance of 162.90 feet; thence N.86°21'05"E., a distance of 118.53 feet; thence S.72°06'01"E., a distance of 166.49 feet; thence S.13°03'41"E., a distance of 71.44 feet; thence S.53°08'57"W., a distance of 148.71 feet; thence S.38°03'49"W., a distance of 139.86 feet; thence S.55°40'56"W., a distance of 212.67 feet; thence S.55°54'10"W., a distance of 284.66 feet; thence N.87°25'11"W., a distance of 111.40 feet; thence N.82°03'47"W., a distance of 235.19 feet; thence S.88°30'44"W., a distance of 230.97 feet; thence S.58°51'57"W., a distance of 100.76 feet; thence N.67°43'09"W., a distance of 99.94 feet; thence N.64°55'29"W., a distance of 147.57 feet; thence N.88°50'59"W., a distance of 265.00 feet; thence S.14°34'58"W., a distance of 158.79 feet; thence S.02°59'21"W., a distance of 154.69 feet; thence S.21°44'41"E.,

a distance of 159.48 feet; thence S.07°03'24"W., a distance of 142.64 feet; thence S.19°07'55"E., a distance of 177.70 feet; thence S.22°03'35"W., a distance of 99.38 feet; thence S.35°27'00"W., a distance of 112.21 feet; thence S.20°14'12"W., a distance of 105.00 feet; thence S.64°27'24"W., a distance of 59.16 feet; thence S.32°08'29"W., a distance of 83.78 feet, to a point on the Northerly Right of Way line of State Road No. 500; thence N.60°13'23"W., along said Northerly Right of Way line, a distance of 6,437.64 feet to the POINT OF BEGINNING.

Containing 995.95 acres, more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND LYING IN A PORTION OF SECTION 20, TWP. 26 S., RGE. 32 E., OSCEOLA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the Northwest Corner of Golf Course Tract-2, BIRCHWOOD GOLF COURSE, as filed and recorded in Plat book 15, Pages 139 thru 151 of the Public Records of Osceola County, Florida, thence S44°31'06"E, along the North line of said Golf course Tract-2, a distance of 230.80 Feet; thence N47°17'35"E, a distance of 1,650.55 Feet to the POINT OF BEGINNING; thence N71°52'29"W, a distance of 281.42 Feet; thence S36°44'46"W, a distance of 24.87 Feet; thence N19°24'01"W, a distance of 28.74 Feet; thence N17°28'45"E, a distance of 69.28 Feet; thence N21°52'35"E, a distance of 114.36 Feet; thence N16°47'15"E, a distance of 35.29 Feet; thence N57°16'34"W, a distance of 34.79 Feet; thence N79°07'01"W, a distance of 64.43 Feet; thence N56°10'56"W, a distance of 45.81 Feet; thence N41°57'26"W, a distance of 62.02 Feet; thence N49°52'48"W, a distance of 63.52 Feet; thence N43°45'11"W, a distance of 49.51 Feet; thence N36°56'21"E, a distance of 43.05 Feet; thence S79°01'14"E, a distance of 76.46 Feet; thence N78°18'38"E, a distance of 48.53 Feet; thence S82°45'34"E, a distance of 77.27 Feet; thence S72°54'13"E, a distance of 76.22 Feet; thence S47°26'59"E, a distance of 63.43 Feet; thence S66°39'29"E, a distance of 75.78 Feet; thence S88°31'47"E, a distance of 39.23 Feet; thence N54°29'17"E, a distance of 27.29 Feet; thence N16°23'31"E, a distance of 40.73 Feet; thence N38°30'07"W, a distance of 79.60 Feet; thence N38°52'04"W, a distance of 73.62 Feet; thence N19°54'05"W, a distance of 69.78 Feet; thence N21°40'03"E, a distance of 66.17 Feet; thence N17°35'56"E, a distance of 89.15 Feet; thence N73°25'07"E, a distance of 45.14 Feet; thence N63°00'36"E, a distance of 62.20 Feet; thence N62°54'30"E, a distance of 88.62 Feet; thence N42°45'18"E, a distance of 66.43 Feet; thence N54°05'27"E, a distance of 75.16 Feet; thence N70°28'53"E, a distance of 81.49 Feet; thence N53°40'50"E, a distance of 37.53 Feet; thence N18°28'09"E, a distance of 40.82 Feet; thence N16°51'36"W, a distance of 44.95 Feet; thence N30°15'46"W, a distance of 48.82 Feet; thence N37°37'20"W, a distance of 65.82 Feet; thence N21°17'01"W, a distance of 51.62 Feet; thence N51°24'58"W, a distance of 46.52 Feet; thence N37°07'35"W, a distance of 36.72 Feet; thence N16°50'45"W, a distance of 58.14 Feet; thence N38°18'38"W, a distance of 52.44 Feet; thence N28°47'18"W, a distance of 80.22 Feet; thence N34°42'15"W, a distance of 76.53 Feet; thence N26°48'39"W, a distance of 146.15 Feet; thence N23°43'08"W, a distance of 74.52 Feet; thence N23°23'13"W, a distance of 53.10 Feet; thence N09°11'18"E, a distance of 54.32 Feet; thence N69°11'27"E, a distance of 135.30 Feet; thence S68°53'04"E, a distance of 105.24 Feet; thence S50°08'36"E, a distance of 49.09 Feet; thence S46°06'34"E, a distance of 65.70 Feet; thence S46°16'18"E, a distance of 114.83 Feet; thence S42°39'45"E, a distance of 63.76 Feet; thence S49°46'55"E, a distance of 32.97 Feet; thence S33°06'13"E, a distance of 134.71 Feet; thence S19°11'01"E, a distance of 78.61 Feet; thence S23°18'52"E, a distance of 139.63 Feet; thence S35°11'54"E, a distance of 52.97 Feet; thence S34°27'00"E, a distance of 69.99 Feet; thence S27°46'55"E, a distance of 83.58 Feet; thence S25°29'04"E, a distance of 49.44 Feet; thence S26°04'50"E, a distance of 117.32 Feet; thence S32°13'27"E, a distance of 51.21 Feet; thence S13°29'17"E, a distance of 62.51 Feet; thence S18°29'33"E, a distance of 75.16 Feet; thence S29°14'10"E, a distance of 50.99 Feet; thence S28°49'01"E, a distance of 114.70 Feet; thence S23°17'45"E, a distance of 103.79 Feet;

thence S26°53'06"E, a distance of 113.14 Feet; thence S11°52'11"E, a distance of 85.32 Feet; thence S28°01'08"W, a distance of 67.30 Feet; thence S36°24'51"E, a distance of 20.08 Feet; thence S87°07'49"E, a distance of 47.27 Feet; thence S27°12'00"W, a distance of 73.23 Feet; thence N64°13'58"W, a distance of 21.01 Feet; thence S54°52'16"W, a distance of 55.04 Feet; thence N80°21'14"W, a distance of 37.10 Feet; thence S61°37'25"W, a distance of 48.51 Feet; thence S50°27'00"W, a distance of 31.97 Feet; thence S57°52'17"W, a distance of 46.03 Feet; thence S77°35'13"W, a distance of 45.87 Feet; thence S07°14'09"W, a distance of 41.29 Feet; thence S78°11'30"W, a distance of 22.01 Feet; thence N22°15'56"W, a distance of 27.48 Feet; thence N28°37'27"W, a distance of 59.66 Feet; thence N52°13'55"W, a distance of 44.94 Feet; thence N86°09'42"W, a distance of 23.13 Feet; thence S54°11'10"W, a distance of 30.64 Feet; thence S61°49'06"W, a distance of 77.67 Feet; thence S62°40'09"W, a distance of 55.28 Feet; thence S62°35'39"W, a distance of 37.79 Feet; thence S81°48'40"W, a distance of 27.08 Feet; thence S74°47'27"W, a distance of 50.75 Feet; thence N71°17'46"W, a distance of 64.80 Feet; thence N49°49'43"W, a distance of 52.42 Feet; thence N34°42'30"W, a distance of 123.29 Feet; thence N72°29'00"W, a distance of 41.56 Feet; thence S52°48'21"W, a distance of 68.11 Feet; thence S37°57'59"W, a distance of 74.92 Feet; thence S21°58'04"W, a distance of 61.38 Feet; thence S14°02'40"W, a distance of 40.84 Feet; thence S36°03'31"W, a distance of 57.78 Feet; thence S30°18'03"E, a distance of 8.52 Feet to the POINT OF BEGINNING.

Containing 27.54 Acres, more or less.

TOTAL 1023.49 ACRES, MORE OR LESS.

Exhibit B

Map of No Parking Areas





Harmony Community Development District

**Resolution 2026-01,
Adopting an Amended Budget for Fiscal Year 2025**

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED GENERAL FUND BUDGET FOR FISCAL YEAR 2024/2025, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on July 25, 2024, the Board of Supervisors ("**Board**") of the Harmony Community Development District ("**District**"), adopted Resolution 2024-12 providing for the adoption of the District's Fiscal Year 2024/2025 annual budget ("**Budget**"); and

WHEREAS, the District Manager, at the direction of the Board, has prepared an amended Budget, to reflect changes in the actual appropriations of the Budget; and

WHEREAS, Chapter 189, *Florida Statutes*, and Section 3 of Resolution 2024-12 authorize the Board to amend the Budget; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations.

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

1. BUDGET AMENDMENT.

- a. The Board has reviewed the District Manager's proposed amended Budget, copies of which are on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The amended Budget attached hereto as **Exhibit "A"** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of section 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, "**Adopted Annual Budget**") may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2024/2025.
- c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as "The Adopted Budget for the Harmony Community Development District for the Fiscal Year ending

September 30, 2025, as amended and adopted by the Board of Supervisors effective November 20, 2025.”

2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, the Fiscal Year beginning October 1, 2024, and ending September 30, 2025, the sums set forth below, raised by the levy of special assessments and otherwise, which sums are deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

3. CONFLICTS. This Resolution is intended to amend, in part, Resolution 2024-12, which remains in full force and effect except as otherwise provided herein. All terms of Resolution 2024-12 that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

5. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Introduced, considered favorably, and adopted this 20th day of November, 2025.

ATTEST: **HARMONY COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

Exhibit A: Amended Fiscal Year 2024/2025 Budget

Exhibit A

Amended Fiscal Year 2024/2025 Budget

[See attached]



Harmony CDD

FY 2025 Revised Adopted Budget

October 31, 2025

PFM Group Consulting LLC

3501 Quadrangle Blvd.

Suite 270

Orlando, FL 32817

407-723-5900



Harmony CDD
FY 2025 Revised Adopted Budget

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	FY 2025 Revised Adopted Budget
Revenues					
On-Roll Assessments	\$ 2,851,754.31	\$ 2,854,048.00	\$ (2,293.69)	\$ 2,854,048.00	\$ 2,854,048.00
Assessment - Refund and Discounts	(79,517.90)	(114,162.00)	34,644.10	(114,162.00)	(79,517.90)
Garden Lot	1,196.19	1,200.00	(3.81)	1,200.00	1,196.19
Facility Rental Revenue	-	600.00	(600.00)	600.00	1,550.00
Access Keys	1,550.00	1,200.00	350.00	1,200.00	1,200.00
Insurance Reimbursements	14,419.16	-	14,419.16	-	14,419.16
Net Revenues	\$ 2,789,401.76	\$ 2,742,886.00	\$ 46,515.76	\$ 2,742,886.00	\$ 2,792,895.45
EXPENDITURES					
Administration Expenses					
Supervisor Fees	\$ 13,800.00	\$ 14,000.00	\$ (200.00)	\$ 14,000.00	\$ 14,000.00
FICA Expense	984.90	1,071.00	(86.10)	1,071.00	984.90
Trustee Services	10,393.63	10,160.00	233.63	10,160.00	10,500.00
Management	72,063.74	73,468.00	(1,404.26)	73,468.00	73,468.00
Engineering	68,135.94	70,000.00	(1,864.06)	70,000.00	70,000.00
Assessment Collection Cost	55,519.01	57,080.00	(1,560.99)	57,081.00	57,081.00
Disclosure Agent	2,000.00	1,500.00	500.00	1,500.00	2,000.00
Property Appraiser	554.15	392.00	162.15	392.00	554.15
District Counsel	124,950.18	60,000.00	64,950.18	60,000.00	125,000.00
Recording Secretary	-	4,456.00	(4,456.00)	4,456.00	-
Audit	4,850.00	5,000.00	(150.00)	5,000.00	5,000.00
Arbitrage Calculation	1,200.00	1,200.00	-	1,200.00	1,200.00
Postage & Shipping	187.56	1,000.00	(812.44)	1,000.00	200.00
Legal Advertising	2,304.00	1,200.00	1,104.00	1,200.00	2,300.00
Special Assessment Fees	9,360.00	9,360.00	-	9,360.00	9,360.00
Miscellaneous / Contingency	964.00	-	964.00	-	10,750.81
Meeting Room	4,887.50	7,500.00	(2,612.50)	7,500.00	5,000.00
Office Supplies	150.47	-	150.47	-	150.47
General Liability Insurance	26,543.10	27,000.00	(456.90)	27,000.00	26,543.10
Dues, Licenses, and Fees	175.00	175.00	-	175.00	175.00
Total Administrative Expenses	\$ 399,023.18	\$ 344,562.00	\$ 54,461.18	\$ 344,563.00	\$ 414,267.43
Field Expenses					
Field Management	\$ 378,983.19	\$ 387,084.00	\$ (8,100.81)	\$ 387,084.00	\$ 378,983.19
Total Field Expenses	\$ 378,983.19	\$ 387,084.00	\$ (8,100.81)	\$ 387,084.00	\$ 378,983.19
Landscape Services					
Irrigation	\$ 25,800.68	\$ 30,000.00	\$ (4,199.32)	\$ 30,000.00	\$ 25,800.68
Landscaping Maintenance & Material	721,134.67	837,739.00	(116,604.33)	837,740.00	730,000.00
Tree Trimming	23,430.05	40,000.00	(16,569.95)	40,000.00	25,000.00
Miscellaneous / Contingency	53,888.22	50,001.00	3,887.22	50,000.00	54,000.00
Total Landscape Services	\$ 824,253.62	\$ 957,740.00	\$ (133,486.38)	\$ 957,740.00	\$ 834,800.68
Utility Expenses					
Electric	\$ 48,773.21	\$ 43,000.00	\$ 5,773.21	\$ 43,000.00	\$ 48,773.21
Water-Sewer	350,177.65	220,000.00	130,177.65	220,000.00	350,177.65
Streetlights	124,442.51	139,000.00	(14,557.49)	139,000.00	124,442.51
Total Utility Services	\$ 523,393.37	\$ 402,000.00	\$ 121,393.37	\$ 402,000.00	\$ 523,393.37



Harmony CDD
FY 2025 Revised Adopted Budget

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	FY 2025 Revised Adopted Budget
<u>Operation & Maintenance</u>					
Refuse Removal	\$ 5,041.13	\$ 3,500.00	\$ 1,541.13	\$ 3,500.00	\$ 5,041.13
Amenity - Pool Maintenance	53,845.65	60,000.00	(6,154.35)	60,000.00	53,845.65
Repair & Maintenance - Vehicles	-	10,000.00	(10,000.00)	10,000.00	-
Repair & Maintenance - Equipment / Boats	-	10,000.00	(10,000.00)	10,000.00	-
Repair & Maintenance - Streetlights	-	15,000.00	(15,000.00)	15,000.00	-
Interfund transfer	352,199.00	-	352,199.00	-	352,199.00
Pond Maintenance	8,987.50	100,000.00	(91,012.50)	100,000.00	10,000.00
Security	6,290.21	6,000.00	290.21	6,000.00	6,300.00
Parks & Facilities	85,195.13	45,000.00	40,195.13	45,000.00	86,000.00
Garden Lot Expenses	458.12	2,000.00	(1,541.88)	2,000.00	500.00
Invasive Plant Maintenance	-	105,000.00	(105,000.00)	105,000.00	-
Capital Outlay - Vehicles	-	15,000.00	(15,000.00)	15,000.00	-
Roads & Alleyway	9,470.00	2,000.00	7,470.00	2,000.00	9,470.00
Operating Supplies - Fuel, Oil, etc.	-	8,000.00	(8,000.00)	8,000.00	8,000.00
Reserve - Other	3,969.00	280,000.00	(276,031.00)	280,000.00	4,000.00
Sidewalk Panel Repair & Replacements	106,095.00	20,000.00	86,095.00	20,000.00	106,095.00
Total Operation & Maintenance	\$ 631,550.74	\$ 681,500.00	\$ (49,949.26)	\$ 681,500.00	\$ 641,450.78
Total Expenditures	\$ 2,757,204.10	\$ 2,772,886.00	\$ (15,681.90)	\$ 2,772,887.00	\$ 2,792,895.45
Income (Loss) from Operations	\$ 32,197.66	\$ (30,000.00)	\$ 62,197.66	\$ (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	-	
Excess (deficiency)	-	-	-	1.00	
Total Other Income (Expense)	\$ 56,137.37	\$ 30,000.00	\$ 26,137.37	\$ 30,001.00	
Net Income (Loss)	\$ 88,335.03	\$ -	\$ 88,335.03	\$ -	



Harmony Community Development District

Authorization to Proceed with Sidewalk RFP



Harmony Community Development District

Sidewalk Evaluation Criteria

Harmony CDD

Request for Proposals – Sidewalk Project

Evaluation Criteria

1	Attendance of Pre-Proposal Conference: If the proposer attended the pre-proposal conference, the proposer is automatically awarded five points.	5
2	Completeness of Proposal and Understanding of Scope of Work: Completeness of response in accordance with RFP instructions and requirements. Proposal is neat and professional in appearance. Proposal demonstrates an understanding of the work and sets forth a coherent approach to completing the work.	10
3	Proposer's Experience: Past record and experience in similar projects and with other CDDs and units of local government; volume of work previously performed by the firm; character, integrity, reputation, of respondent, etc.	15
4	Qualifications of Key Personnel: Geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel, including the project manager and field supervisor; present ability to appropriately staff and manage this project; evaluation of existing work load; proposed staffing levels, etc.)	10
5	Machinery, Equipment, and Manpower: Proposer possesses adequate machinery, equipment, and manpower to perform the work in a high-quality manner or the ability to acquire said machinery, equipment, and manpower prior to contract start date.	15
6	References: Assessment of Proposer's work by client references and references with demonstrated success in providing similar product and installation. References must also indicate Proposer's ability to form positive and collaborative relationships with clients and clients' staff. Financial stability and creditworthiness of Proposer may be considered.	10
7	Cost: The full 35 points will be awarded to the Proposer submitting the lowest cost proposal , for completing the work. All other proposals will receive a percentage of this amount based upon the difference between the Proposer's bid and the low bid.	35
		100



Harmony Community Development District

**RFP Notice for Sidewalk Grinding
and Replacement Project**

HARMONY COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR
SIDEWALK GRINDING AND REPLACEMENT PROJECT

Notice is hereby given that **Harmony Community Development District** (the "District") will receive proposals from all qualified companies interested in providing services for grinding and replacement of sidewalks. These proposals are being requested through a formal Request for Proposals ("RFP") process.

Sidewalk Grinding and Replacement Project

The contract will require the contractor to furnish all labor, materials, and equipment necessary to grind sidewalk panels, remove and replace damaged sidewalk sections and address underlying tree root intrusions. Work shall consist primarily of sidewalk grinding, sidewalk removal and replacement, and root remediation, along with any related scopes of work required to complete the project in accordance with the Project Manual, plans, and specifications.

The Project Manual, consisting of the proposal package, contract, proposal form, plans, and other materials, will be available electronically beginning [DAY OF WEEK, MONTH, DAY, 2024, at __:__ a/p.m. (Eastern Time)] from the District Manager, Lynne Mullins, PFM Group Consulting LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817. Contact Lisa Toney at mullinsl@pfm.com.

A pre-proposal conference will be held on this project on [DAY OF WEEK, MONTH, DAY, 2026, at __:__ a/p.m. (Eastern Time)] at _____. The pre-proposal conference may include, but not be limited to, a discussion of contract requirements, inspections, evaluations, and submittal requirements and may involve a site visit to inspect existing conditions and the areas to be maintained. If the proposer attends the pre-proposal conference, the proposer is automatically awarded five points under the adopted Evaluation Criteria. Proposers not attending the pre-proposal conference will not receive these five points.

Proposals will be evaluated in accordance with the Evaluation Criteria included in the Project Manual. The District has the right to reject any and all proposals if it determines, at its sole discretion, such rejection is in the best interest of the District. Additionally, there is no express or implied obligation for the District to reimburse proposers for any expenses associated with the preparation and submittal of a response to the Request for Proposal in response to this request. Any proposer who wishes to protest the scope of work and selection criteria shall file with the District a written notice of protest within seventy-two (72) hours after receipt of the proposed project plans and specifications or other contract documents, and shall file a formal written protest with the District within seven (7) calendar days after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, PFM Group Consulting LLC, located at 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the Request for Proposal. The formal written protest shall state with particularity the facts and law upon which the protest is based. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Twenty Five Thousand Dollars (\$25,000.00). Additionally, the successful Proposer may be required upon award to furnish a payment and performance bond with a Surety acceptable to the District in accordance with section 255.05, *Florida Statutes*. Any and all questions relative to this project shall be directed in writing only to the District Manager at mullinsl@pfm.com, no later than [DAY OF WEEK, MONTH, DAY, 2023, at __:__ a/p.m. (Eastern Time)]

Firms desiring to provide construction services for the referenced project must submit one (1) original and one (1) electronic copy of the required proposal no later than [DAY OF WEEK, MONTH, DAY, 2023, at __:__ a/p.m. (Eastern Time)], at the offices of the District Manager. Proposals shall be submitted in a sealed package, shall bear the name of the proposer on the outside of the package, and shall identify the name of the project. Proposals will be opened at the time and date stipulated below; those received after the time and date stipulated above will be returned un-opened to the proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified.

Notice of Public Meeting to Open RFP Responses

A meeting will be held on [DAY OF WEEK, MONTH, DAY, 2023, at __:__ a/p.m. (Eastern Time)] at _____, _____. No official action of the District's Board will be taken at this meeting, it is held for the limited purpose of opening the RFP responses. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at 407-723-5900 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Board Supervisors or staff members will participate by telephone. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's Office at (407) 723-5900, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the Manager's Office.

Any and all questions relative to this notice shall be directed in writing by e-mail only to District Manager at mullilnsl@pfm.com. No phone inquiries please.

Harmony Community Development District
Lynne Mullins, District Manager



Harmony Community Development District

**Proposals for Sculpture Repair
from Centerline Production**



QUOTE:

To: Harmony Development

From: Kia Ricchi -Centerline Production Inc. FEID 59-3503546

Description:

Repair and repaint the sculpture "Florida Natives" on location in Harmony Development.

Repairs include rust removal on painted areas, rust neutralization, priming, and repaint of sculpture as documented here: www.centerlineart.com (Gallery) (Florida Natives)

(Color samples will be provided to client prior to proceeding.)

Cost: \$4,500 with work being performed during spring months.

NOTE: Please note that artist is not responsible for damage to butterfly garden plants due to foot traffic. However, chemically tainted water will be collected to prevent soil poison.

Centerline Production, Inc

2425 McMichael Road. Saint Cloud, FL 34771 (407) 973-0937

BLANK PAGE



QUOTE:

To: Harmony Development

From: Kia Ricchi -Centerline Production Inc. FEID 59-3503546

Description:

Repair and repaint the sculpture "This Forest Primeval" on location in Harmony Development.

Repairs include installation of rust treated rebar and lathe in exposed areas as documented in the 10 image emailed photo attachment by Rob sent on 8/1/2025.

Repaint of entire sculpture using concrete acid stains, and urethane "drybrush" for highlights. (If acid stains do not react satisfactorily to provide vivid color, the artist reserves the right to substitute other paints. Color samples will be provided to clients prior to proceeding.)

Cost: \$3,141 with work being performed during spring months.

Centerline Production, Inc

2425 McMichael Road. Saint Cloud, FL 34771 (407) 973-0937



Harmony Community Development District

Payment Authorization Nos. 005 – 007

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 5

10/24/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
2612181	DoorKing Inc. (HARCDD)	10/19/2025	Harmony CDD	57.95
3639166	Kutak Rock LLP (HARCDD)	10/08/2025	Harmony CDD	24,050.46
3642225	Kutak Rock LLP (HARCDD)	10/23/2025	Harmony CDD	7,348.68
F7BA084D-0130	Osceola News-Gazette (HARCDD)	10/22/2025	Harmony CDD	75.14
G2529301	Rommel Builders LLC (HARCDD)	10/20/2025	Harmony CDD	6,119.00
167489	United Land Services (HARCDD)	08/28/2025	Harmony CDD	1,832.48
168366	United Land Services (HARCDD)	09/03/2025	Harmony CDD	60,782.66
Total:				100,266.37

Secretary / Assistant Secretary

Chairman / Vice Chairman

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 6

10/31/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
2025.10.23	Brittany Coronel (HARCDD)	10/23/2025	Harmony CDD	200.00
2025.10.23	Daniel Leet (HARCDD)	10/23/2025	Harmony CDD	200.00
2025.10.23	Joellyn M. Phillips (HARCDD)	10/23/2025	Harmony CDD	200.00
2025.10.23	Juliet Nichols Williams (HARCDD)	10/23/2025	Harmony CDD	200.00
2025.10.23	Lucas Chokanis (HARCDD)	10/23/2025	Harmony CDD	200.00
1997518102825	Spectrum Business (HARCDD)	10/28/2025	Harmony CDD	120.00
03760_102725	Toho Water Authority (HARCDD)	10/27/2025	Harmony CDD	1,742.81
12210_102725	Toho Water Authority (HARCDD)	10/27/2025	Harmony CDD	1,084.69
19280_102725	Toho Water Authority (HARCDD)	10/27/2025	Harmony CDD	267.05
25108_102725	Toho Water Authority (HARCDD)	10/27/2025	Harmony CDD	27.57
33910_102725	Toho Water Authority (HARCDD)	10/27/2025	Harmony CDD	713.04
33920_102725	Toho Water Authority (HARCDD)	10/27/2025	Harmony CDD	1,184.29
41279_102725	Toho Water Authority (HARCDD)	10/27/2025	Harmony CDD	27.57
44380_102725	Toho Water Authority (HARCDD)	10/27/2025	Harmony CDD	502.70
46710_102725	Toho Water Authority (HARCDD)	10/27/2025	Harmony CDD	27.57
48250_102725	Toho Water Authority (HARCDD)	10/27/2025	Harmony CDD	1,313.74
48380_102725	Toho Water Authority (HARCDD)	10/27/2025	Harmony CDD	6,122.42
55740_102725	Toho Water Authority (HARCDD)	10/27/2025	Harmony CDD	2,148.21
58389_100925	Toho Water Authority (HARCDD)	10/09/2025	Harmony CDD	27.57
62780_102725	Toho Water Authority (HARCDD)	10/27/2025	Harmony CDD	27.57
74910_102725	Toho Water Authority (HARCDD)	10/27/2025	Harmony CDD	82.14
74920_102725	Toho Water Authority (HARCDD)	10/27/2025	Harmony CDD	6.47
74940_102725	Toho Water Authority (HARCDD)	10/27/2025	Harmony CDD	108.32
74950_102725	Toho Water Authority (HARCDD)	10/27/2025	Harmony CDD	0.30
74960_102725	Toho Water Authority (HARCDD)	10/27/2025	Harmony CDD	53.97
74980_102725	Toho Water Authority (HARCDD)	10/27/2025	Harmony CDD	87.77
74990_102725	Toho Water Authority (HARCDD)	10/27/2025	Harmony CDD	108.32
75000_102725	Toho Water Authority (HARCDD)	10/27/2025	Harmony CDD	393.92
84380_102725	Toho Water Authority (HARCDD)	10/27/2025	Harmony CDD	2,766.55
84390_102725	Toho Water Authority (HARCDD)	10/27/2025	Harmony CDD	284.53
84410_102725	Toho Water Authority (HARCDD)	10/27/2025	Harmony CDD	4,327.74
84420_102725	Toho Water Authority (HARCDD)	10/27/2025	Harmony CDD	923.80
84430_102725	Toho Water Authority (HARCDD)	10/27/2025	Harmony CDD	419.45
84440_102725	Toho Water Authority (HARCDD)	10/27/2025	Harmony CDD	369.37
85210_102725	Toho Water Authority (HARCDD)	10/27/2025	Harmony CDD	225.06
90300_102725	Toho Water Authority (HARCDD)	10/27/2025	Harmony CDD	85.61
90660_102725	Toho Water Authority (HARCDD)	10/27/2025	Harmony CDD	102.33
90670_102725	Toho Water Authority (HARCDD)	10/27/2025	Harmony CDD	3.70
90680_102725	Toho Water Authority (HARCDD)	10/27/2025	Harmony CDD	168.08
1261978	Wayne Automatic Fire Sprinkler (HARCDD)	10/23/2025	Harmony CDD	650.00
Total:				27,504.23

Secretary / Assistant Secretary

Chairman / Vice Chairman

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 7

11/7/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
92687	Berman Construction LLC (HARCDD)	11/01/2025	Harmony CDD	27,586.20
F7BA084D-0131	Osceola News-Gazette (HARCDD)	11/03/2025	Harmony CDD	65.88
228154	Pegasus Engineering, LLC (HARCDD)	09/30/2025	Harmony CDD	5,170.06
138896-FY25	PFM Group Consulting LLC (HARCDD)	11/03/2025	Harmony CDD	26,442.10
138896-FY26	PFM Group Consulting LLC (HARCDD)	11/03/2025	Harmony CDD	350.00
OE-EXP-11-2025-24	PFM Group Consulting LLC (HARCDD)	11/04/2025	Harmony CDD	50.42
1997500110625-CR	Spectrum Business (HARCDD)	11/06/2025	Harmony CDD	0.00
173014	United Land Services (HARCDD)	10/01/2025	Harmony CDD	60,782.67
177723	United Land Services (HARCDD)	11/01/2025	Harmony CDD	60,782.67
177910	United Land Services (HARCDD)	10/30/2025	Harmony CDD	3,500.00
178505	United Land Services (HARCDD)	10/31/2025	Harmony CDD	780.00
7844	VGlobalTech (HARCDD)	10/22/2025	Harmony CDD	1,500.00
7845	VGlobalTech (HARCDD)	10/22/2025	Harmony CDD	150.00
7846	VGlobalTech (HARCDD)	10/22/2025	Harmony CDD	150.00
7907	VGlobalTech (HARCDD)	11/01/2025	Harmony CDD	210.00
Total:				187,520.00

Secretary / Assistant Secretary

Chairman / Vice Chairman



Harmony Community Development District

District Financial Position and Budget to Actual



Harmony CDD

October 2025 Financial Report

October 31, 2025

PFM Group Consulting LLC

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



Harmony CDD
Statement of Financial Position
As of 10/31/2025

	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 - #3808	\$ 166,180.99				\$ 166,180.99
Restricted Deposit Account - #8909	2,500.00				2,500.00
General Reserve Account - #3607	1,572,566.17				1,572,566.17
Accounts Receivable	10.00				10.00
Assessments Receivable	2,946,511.00				2,946,511.00
Prepaid Expenses	6,691.05				6,691.05
Assessments Receivable		\$ 1,188,177.00			1,188,177.00
Debt Service Reserve - 2014 Bond		607,312.50			607,312.50
Revenue - 2014 Bond		786,692.99			786,692.99
Prepayment - 2014 Bond		22,015.08			22,015.08
Assessments Receivable			\$ 527,414.00		527,414.00
Debt Service Reserve - 2015 Bond			340,000.00		340,000.00
Revenue - 2015 Bond			351,373.73		351,373.73
Prepayment - 2015 Bond			168,418.22		168,418.22
Total Current Assets	\$ 4,694,459.21	\$ 2,604,197.57	\$ 1,387,205.95	\$ -	\$ 8,685,862.73
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 2,275,812.52	\$ 2,275,812.52
Amount To Be Provided				8,409,187.48	8,409,187.48
Total Investments	\$ -	\$ -	\$ -	\$ 10,685,000.00	\$ 10,685,000.00
Total Assets	\$ 4,694,459.21	\$ 2,604,197.57	\$ 1,387,205.95	\$ 10,685,000.00	\$ 19,370,862.73
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 158,043.69				\$ 158,043.69
Deposits Payable	2,500.00				2,500.00
Deferred Revenue	2,946,511.00				2,946,511.00
Deferred Revenue		\$ 1,188,177.00			1,188,177.00
Deferred Revenue			\$ 527,414.00		527,414.00
Total Current Liabilities	\$ 3,107,054.69	\$ 1,188,177.00	\$ 527,414.00	\$ -	\$ 4,822,645.69
<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	\$ 3,107,054.69	\$ 1,188,177.00	\$ 527,414.00	\$ 10,685,000.00	\$ 15,507,645.69
<u>Net Assets</u>					
Net Assets - General Government	1,742,618.05				1,742,618.05
Current Year Net Assets - General Government	(155,213.53)				(155,213.53)
Net Assets, Unrestricted		\$ 1,416,020.57			1,416,020.57
Current Year Net Assets, Unrestricted		-			-
Net Assets, Unrestricted			\$ 830,643.36		830,643.36
Current Year Net Assets, Unrestricted			29,148.59		29,148.59
Total Net Assets	\$ 1,587,404.52	\$ 1,416,020.57	\$ 859,791.95	\$ -	\$ 3,863,217.04
Total Liabilities and Net Assets	\$ 4,694,459.21	\$ 2,604,197.57	\$ 1,387,205.95	\$ 10,685,000.00	\$ 19,370,862.73



Harmony CDD
Statement of Activities
As of 10/31/2025

	General Fund	Debt Service Fund 2014	Debt Service Fund 2015	Long Term Debt Group	Total
<u>Revenues</u>					
Garden Lot	\$ 700.00				\$ 700.00
Other Assessments - Prepayment			\$ 29,148.59		29,148.59
Total Revenues	<u>\$ 700.00</u>	<u>\$ -</u>	<u>\$ 29,148.59</u>	<u>\$ -</u>	<u>\$ 29,848.59</u>
<u>Expenses</u>					
Supervisor Fees	\$ 1,000.00				\$ 1,000.00
Public Officials' Liability Insurance	4,431.00				4,431.00
Management	5,416.67				5,416.67
Field Management	27,586.20				27,586.20
Postage & Shipping	4.90				4.90
Legal Advertising	159.54				159.54
Miscellaneous / Contingency	13.00				13.00
Dues, Licenses, and Fees	350.00				350.00
Security	57.95				57.95
Security - Wifi	546.91				546.91
Refuse Removal	853.08				853.08
Water-Sewer	25,384.23				25,384.23
Amenity - Irrigation Repairs	650.00				650.00
General Liability Insurance	5,489.00				5,489.00
Property & Casualty Insurance	16,791.00				16,791.00
Auto Liability & Physical Damage	1,110.00				1,110.00
Landscaping Maintenance & Material	60,782.67				60,782.67
Miscellaneous / Contingency	6,119.00				6,119.00
Total Expenses	<u>\$ 156,745.15</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 156,745.15</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 831.62				\$ 831.62
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 831.62</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 831.62</u>
Change In Net Assets	\$ (155,213.53)	\$ -	\$ 29,148.59	\$ -	\$ (126,064.94)
Net Assets At Beginning Of Period	<u>\$ 1,742,618.05</u>	<u>\$ 1,416,020.57</u>	<u>\$ 830,643.36</u>	<u>\$ -</u>	<u>\$ 3,989,281.98</u>
Net Assets At End Of Period	<u>\$ 1,587,404.52</u>	<u>\$ 1,416,020.57</u>	<u>\$ 859,791.95</u>	<u>\$ -</u>	<u>\$ 3,863,217.04</u>



Harmony CDD
Budget to Actual
For the Month Ending 10/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
On-Roll Assessments	\$ -	\$ 245,542.58	\$ (245,542.58)	\$ 2,946,511.00	0.00%
Assessment - Refund and Discounts	-	(9,821.67)	9,821.67	(117,860.00)	0.00%
Garden Lot	700.00	-	700.00	-	0.00%
Net Revenues	\$ 700.00	\$ 235,720.91	\$ (235,020.91)	\$ 2,828,651.00	0.02%
Expenditures					
Administrative Expenses					
Supervisor Fees	\$ 1,000.00	\$ 1,166.67	\$ (166.67)	\$ 14,000.00	7.14%
FICA Expense	-	89.33	(89.33)	1,072.00	0.00%
Public Officials' Liability Insurance	4,431.00	-	4,431.00	-	0.00%
Trustee Services	-	833.33	(833.33)	10,000.00	0.00%
Management	5,416.67	5,416.67	-	65,000.00	8.33%
Engineering	-	6,250.00	(6,250.00)	75,000.00	0.00%
Assessment Collection Cost	-	758.33	(758.33)	9,100.00	0.00%
Disclosure Agent	-	183.33	(183.33)	2,200.00	0.00%
Property Appraiser	-	83.33	(83.33)	1,000.00	0.00%
District Counsel	-	6,250.00	(6,250.00)	75,000.00	0.00%
Recording Secretary	-	166.67	(166.67)	2,000.00	0.00%
Audit	-	416.67	(416.67)	5,000.00	0.00%
Arbitrage Calculation	-	125.00	(125.00)	1,500.00	0.00%
Postage & Shipping	4.90	83.33	(78.43)	1,000.00	0.49%
Legal Advertising	159.54	100.00	59.54	1,200.00	13.30%
Special Assessment Fees	-	4,910.83	(4,910.83)	58,930.00	0.00%
Miscellaneous / Contingency	13.00	-	13.00	-	0.00%
Meeting Room	-	416.67	(416.67)	5,000.00	0.00%
Office Supplies	-	-	-	-	0.00%
Operating Supplies - Fuel, Oil, etc.	-	666.67	(666.67)	8,000.00	0.00%
Dues, Licenses, and Fees	350.00	14.58	335.42	175.00	200.00%
Total Administrative Expenses	\$ 11,375.11	\$ 27,931.41	\$ (16,556.30)	\$ 335,177.00	3.39%
Field Expenses					
Field Management	\$ 27,586.20	\$ 27,586.25	\$ (0.05)	\$ 331,035.00	8.33%
Total Field Expenses	\$ 27,586.20	\$ 27,586.25	\$ (0.05)	\$ 331,035.00	8.33%
Security Expenses					
Security	\$ 57.95	\$ 2,500.00	\$ (2,442.05)	\$ 30,000.00	0.19%
Security - Wifi	546.91	500.00	46.91	6,000.00	9.12%
Total Security Expenses	\$ 604.86	\$ 3,000.00	\$ (2,395.14)	\$ 36,000.00	1.68%
Utility Expenses					
Electric	\$ -	\$ 3,583.33	\$ (3,583.33)	\$ 43,000.00	0.00%
Refuse Removal	853.08	333.33	519.75	4,000.00	21.33%
Water-Sewer	25,384.23	18,750.00	6,634.23	225,000.00	11.28%
Streetlights	-	13,333.33	(13,333.33)	160,000.00	0.00%
Repair & Maintenance - Streetlights	-	833.33	(833.33)	10,000.00	0.00%
Total Utility Expenses	\$ 26,237.31	\$ 36,833.32	\$ (10,596.01)	\$ 442,000.00	5.94%



Harmony CDD
Budget to Actual
For the Month Ending 10/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<u>Landscaping and Irrigation Expenses</u>					
Landscaping Maintenance & Material	\$ 60,782.67	\$ 62,199.33	\$ (1,416.66)	\$ 746,392.00	8.14%
Tree Trimming	-	3,333.33	(3,333.33)	40,000.00	0.00%
Parks & Facilities	-	4,583.33	(4,583.33)	55,000.00	0.00%
Garden Lot Expenses	-	166.67	(166.67)	2,000.00	0.00%
Invasive Plant Maintenance	-	4,166.67	(4,166.67)	50,000.00	0.00%
Mulch	-	6,445.58	(6,445.58)	77,347.00	0.00%
Annuals	-	1,166.67	(1,166.67)	14,000.00	0.00%
Amenity - Irrigation Repairs	650.00	-	650.00	-	0.00%
Irrigation	-	2,500.00	(2,500.00)	30,000.00	0.00%
Miscellaneous / Contingency	6,119.00	4,166.67	1,952.33	50,000.00	12.24%
Total Landscaping & Irrigation Expenses	\$ 67,551.67	\$ 88,728.25	\$ (21,176.58)	\$ 1,064,739.00	6.34%
<u>General Expenses</u>					
Pond Maintenance	\$ -	\$ -	\$ -	\$ -	0.00%
R&M - Ponds/Buck, Lake/Drainage	-	4,166.67	(4,166.67)	50,000.00	0.00%
Amenity - Pool Maintenance	-	5,000.00	(5,000.00)	60,000.00	0.00%
Repair & Maintenance - Vehicles	-	1,250.00	(1,250.00)	15,000.00	0.00%
Repair & Maintenance - Equipment / Boats	-	833.33	(833.33)	10,000.00	0.00%
Roads & Alleyway	-	833.33	(833.33)	10,000.00	0.00%
Sidewalk Panel Repair & Replacements	-	12,500.00	(12,500.00)	150,000.00	0.00%
Transfer to Reserve	-	23,333.33	(23,333.33)	280,000.00	0.00%
Capital Outlay - Vehicles	-	1,250.00	(1,250.00)	15,000.00	0.00%
Total General Expenses	\$ -	\$ 49,166.66	\$ (49,166.66)	\$ 590,000.00	0.00%
<u>Insurance Expenses</u>					
General Liability Insurance	\$ 5,489.00	\$ 2,475.02	\$ 3,013.98	\$ 29,700.00	18.48%
Property & Casualty Insurance	16,791.00	-	16,791.00	-	0.00%
Auto Liability & Physical Damage	1,110.00	-	1,110.00	-	0.00%
Total Insurance Expenses	\$ 23,390.00	\$ 2,475.02	\$ 20,914.98	\$ 29,700.00	78.75%
Total Expenditures	\$ 156,745.15	\$ 235,720.91	\$ (78,975.76)	\$ 2,828,651.00	5.54%
Income (Loss) from Operations	\$ (156,045.15)	\$ -	\$ (156,045.15)	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 831.62	\$ -	\$ 831.62	\$ -	
Interest - Tax Collector	-	-	-	-	
Total Other Income (Expense)	\$ 831.62	\$ -	\$ 831.62	\$ -	
Net Income (Loss)	\$ (155,213.53)	\$ -	\$ (155,213.53)	\$ -	



APPENDIX 1

Harmony CDD

2014 Revenue Trust Account Inflow and Outflows						
Date	Revenue Account	Interest Income	Transfer In	On Roll Revenue	Transfer Out	Balance
10/1/2025	\$ 781,932.04	\$ 2,640.17	\$ 2,120.78	\$ -	\$ -	\$ 786,692.99
11/1/2025						-
12/1/2025						-
1/1/2026						-
2/1/2026						-
3/1/2026						-
4/1/2026						-
5/1/2026						-
6/1/2026						-
7/1/2026						-
8/1/2026						-
9/1/2026						-

2015 Revenue Trust Account Inflow and Outflows						
Date	Revenue Account	Interest Income	Transfer In	On Roll Revenue	Transfer Out	Balance
10/1/2025	\$ 348,712.65	\$ 1,172.96	\$ 1,488.12	\$ -	\$ -	\$ 351,373.73
11/1/2025						\$ -
12/1/2025						\$ -
1/1/2026						\$ -
2/1/2026						\$ -
3/1/2026						\$ -
4/1/2026						\$ -
5/1/2026						\$ -
6/1/2026						\$ -
7/1/2026						\$ -
8/1/2026						\$ -
9/1/2026						\$ -



Harmony Community Development District

Proposals from ULS

ULS Work Authorizations

Agenda #	Work Auth #	Description	Amount
1	196891	Crepe Myrtle Tree Removal	\$3,805.00
2	194434	Dog Park on Cat Brier Enhancement	\$15,242.50
3	194491	Square on Gopher Apple Way	\$6,112.00
	Total:		\$25,159.50

ADDITIONAL SERVICES ORDER NO. 196981
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

THIS ADDITIONAL SERVICES ORDER (the “ASO”), dated November 3, 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. **196891**, dated **November 3, 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 Eight Hundred Five Dollars and Zero Cents (\$3,805.00)** 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 #196981

Date: 11/3/2025

PO #

Nicholas Lomasney

Customer:

PFM Group Consulting

Property:

Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

Crepe Myrtle Tree Removal

This proposal reflects the recommendations from the September park inspection.

Default Group	\$3,805.00
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Items	Quantity	Unit	Price/Unit	Price
Property Improvements				\$3,805.00
Demo / Debris Removal / Site Prep	1.00	Hr	\$180.00	\$180.00
Crepe Myrtle Tree Removal-	25.00	ea	\$145.00	\$3,625.00
PROJECT TOTAL:				\$3,805.00

Terms & Conditions

By _____

Nicholas Lomasney

Date 11/3/2025

United Land Services

By _____

Date _____

Harmony CDD

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ADDITIONAL SERVICES ORDER NO. 194434
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

THIS ADDITIONAL SERVICES ORDER (the “**ASO**”), dated November 3, 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 **November 3, 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 **Fifteen Thousand Two Hundred Forty Two Dollars and Fifty Cents (\$15,242.50)** 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



Proposal #194434

Date: 11/3/2025

PO #

Nicholas Lomasney

Customer:

PFM Group Consulting

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	\$15,242.50
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Items	Quantity	Unit	Price/Unit	Price
Property Improvements				\$15,242.50
Demo / Debris Removal / Site Prep	15.00	Hr	\$60.00	\$900.00
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:				\$15,242.50

Terms & Conditions

By _____

Nicholas Lomasney

Date 11/3/2025

United Land Services

By _____

Date _____

Harmony CDD

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ADDITIONAL SERVICES ORDER NO. 194491
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

THIS ADDITIONAL SERVICES ORDER (the “**ASO**”), dated November 3, 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 **November 3, 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 One Hundred Twelve Dollars and Zero Cents (\$6,112.00)** 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 #194491

Date: 11/3/2025

PO #

Nicholas Lomasney

Customer:

PFM Group Consulting

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	\$6,112.00
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Items	Quantity	Unit	Price/Unit	Price
Property Improvements				\$6,112.00
Demo / Debris Removal / Site Prep	25.00	Hr	\$60.00	\$1,500.00
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:				\$6,112.00

Terms & Conditions

By _____

Nicholas Lomasney

Date 11/3/2025

United Land Services

By _____

Date _____

Harmony CDD



Harmony Community Development District

Landscape Items



Harmony Community Development District

Doggie Depot Poop Bag Station on Five Oaks



Harmony Community Development District

No-Trespassing Sign Placement for Lake



Harmony Community Development District

Berman Field Inspection Report



BERMAN

Landscape Harmony Inspection Report

Inspector: DJ Batten



BERMAN

Five Oaks Entrance Island

The planting beds require additional coverage to achieve a fuller appearance. Recommend filling in with dwarf azaleas or another shade-tolerant, low-growing species for consistent visual balance.



Needle Glass Park

Sections of Zoysia grass appear off-color. Recommend monitoring and adjusting fertilizer or irrigation settings as needed.





BERMAN

Estates of Harmony – Front Entrance

The entry bed shows weed presence and declining crotons. Suggest removing weeds and replacing the crotons to restore uniformity and curb appeal.



Flower Beds

Overall, flower displays look significantly improved throughout the property. However, the black edging remains visually inconsistent with the overall design aesthetic and may be reconsidered in future enhancements.





BERMAN

Schoolhouse & Buck Area

The Duranta shrubs are thinning and should be replaced to maintain plant density and visual impact in this section



Five Oaks – Last Island Past Enclave and East Lake

There appear to be irrigation issues leading to areas of dead sod. Recommend confirming whether this section falls under CDD maintenance and addressing irrigation performance accordingly.





BERMAN

Catbrier

Dead shrubs have been removed during routine weekly service, and the area now presents a cleaner, well-maintained appearance.



Schoolhouse Road

There is a line-of-sight safety concern near the school due to overgrown grass. Visibility is restricted, posing a potential risk for children crossing. Recommend immediate trimming to restore clear sightlines and improve safety.





BERMAN

Harmony Field Report

Prepared by: Jonathan Soto



BERMAN

Buck Lake Pavilion

Pressure cleaned on November 8.



Swim Club Urinal Flush Valve Leak

Repaired on October 26.





BERMAN

Entrance Tower Light Short

Repaired on November 6.

Currently working on the base lights and high lights.



Town Square Pressure Cleaning

Completed on November 8.





BERMAN

Boat Area – Mildew Treatment and Pressure Washing

Treated mildew and pressure washed all boats.

Completed on October 27.



Cat Brier Dog Park Wash Station

Pressure cleaned and painted.

Completed on November 1.





BERMAN

Park Cleaning and Insect Removal

All parks were cleaned, and insects removed.

Completed on **November 3.**



Swim Club Restroom Faucets

Installed new faucets.

Completed on November 3.

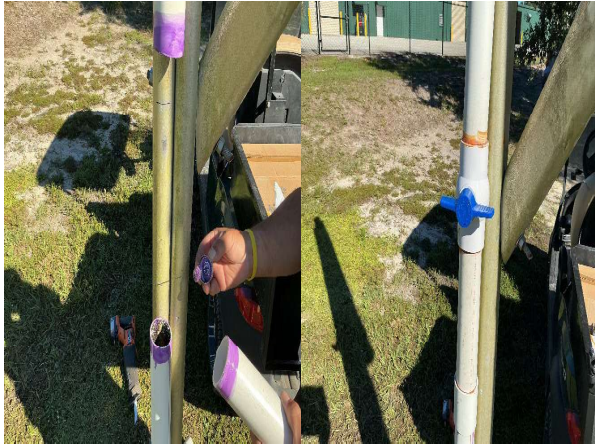




BERMAN

Garden Valve Repair

Repaired on October 29.



Five Oaks Broken Post

Repaired on November 4.





BERMAN

Sidewalk Grinding

A total of 89 locations.

Work is ongoing.



Sidewalks and Park Columns – Pressure Washing

Work is ongoing daily.





BERMAN

