

# 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, December 18, 2025, at 6:00 p.m. at Su Mesa Cafe at 7250 Harmony Square Dr. S, Harmony, FL 34773**. Questions or comments on the Board Meeting or proposed agenda may be addressed to Lynne Mullins at [mullinsl@pfm.com](mailto:mullinsl@pfm.com) or (407) 723-5900. A quorum (consisting of at least three of the five Board Members) will be confirmed prior to the start of the Board Meeting.

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

## AUDITOR SELECTION COMMITTEE MEETING AGENDA

- Roll Call to Confirm Quorum
- 1. Review of Auditing Services Proposals
  - a) Grau & Associates
- 2. Ranking of Auditing Services Proposals
- 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 November 20, 2025, Auditor Selection Committee Meeting
- 2. Consideration of the Meeting Minutes of the November 20, 2025, Board of Supervisors' Meeting

### Business Matters

- 3. Consideration of Quote from Aquatic Weed Management for Winter Sweep in an amount totaling \$82,000
- 4. Consideration of Quote from Spies for Splash Pad Recirculation Pump Repair in an amount totaling \$295
- 5. Consideration of Invoice from the Harmony West CDD for Cost Sharing of Bio-Tech Consulting Services Cost Sharing in an amount totaling \$3,250
- 6. Review of Auditor Selection Committee Rankings & Selection of Auditor
- 7. Ratification of Payment Authorizations Nos. 008 – 011
- 8. Review of District Financial Position and Budget to Actual

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



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

9. Consideration of Proposals from ULS:
  1. Work Authorization #207856 Troubleshoot 17 Zones Not Working for \$2,080
  2. Work Authorization #207854 12 Zones Timer Five Oaks Entrance for \$580.20
  3. Work Authorization #207870 Hunter Nodes Install / Solenoids for \$3,064.15
  4. Work Authorization #207948 Winter Flowers 2026 for \$3,500
10. Discussion Regarding Landscape Items

### **Berman Field Management**

11. Consideration of Proposal from Swartz Associates for Garbage Bin Replacements for \$8,070
12. Consideration of Proposal from Spies for Filter Grids for \$3,130
13. Consideration of Proposal from the Plummer Painting Company for Painting Exterior Steel Sculptures for \$6,421
14. Consideration of Capital Improvements Project Summary
15. Berman Field Inspection Report

### **Other Business**

#### **Staff Reports**

District Counsel  
District Engineer  
District Manager

#### **Supervisor Requests**

### **Adjournment**



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# **Harmony Community Development District**

## **Review of Auditing Services Proposals**



# **Harmony Community Development District**

**Grau & Associates**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

# **Proposal to Provide Financial Auditing Services:**

**HARMONY**

**COMMUNITY DEVELOPMENT DISTRICT**

**Due Date:** December 11, 2025  
3:00PM

**Submitted to:**

Harmony  
Community Development District  
c/o District Manager  
3501 Quadrangle Blvd, Suite 270  
Orlando, Florida 32817

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**Submitted by:**

Antonio J. Grau, Partner  
Grau & Associates  
1001 Yamato Road, Suite 301  
Boca Raton, Florida 33431

**Tel** (561) 994-9299

**Fax** (561) 994-5823

[tgrau@graucpa.com](mailto:tgrau@graucpa.com)

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



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

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# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

December 11, 2025

Harmony Community Development District  
c/o District Manager  
3501 Quadrangle Boulevard, Suite 270  
Orlando, Florida 32817

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2025, with an option for four (4) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Harmony Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Government audits are at the core of our practice: **95% of our work is performing audits for local governments and of that 98% are for special districts.** With our significant experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to your operations.

## Why Grau & Associates:

### Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year-round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

### Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

### Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year-round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

### Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

### **Complying With Standards**

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA ([tgrau@graucpa.com](mailto:tgrau@graucpa.com)) or David Caplivski, CPA ([dcaplivski@graucpa.com](mailto:dcaplivski@graucpa.com)) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,  
Grau & Associates



Antonio J. Grau



# Firm Qualifications



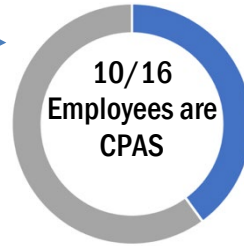
**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

## Grau's Focus and Experience

### Our Team



**3** Partners  
**11** Professional Staff  
**2** Administrative Professionals



# 2005

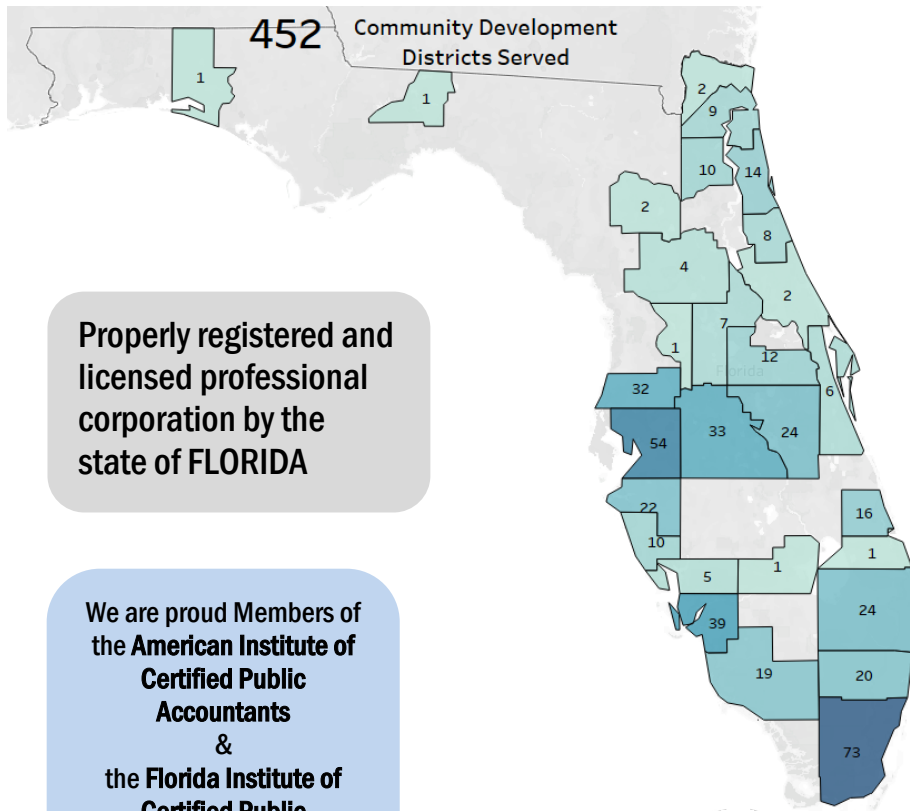
Year founded

### Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the **American Institute of Certified Public Accountants** & the **Florida Institute of Certified Public Accountants**



**Quality Controls**

- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate

**Report on the Firm's System of Quality Control**

November 18, 2025

Antonio Grau  
Grau & Associates  
1001 W. Yamato Road, Suite 301  
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

Peer Review Team  
FICPA Peer Review Committee  
paul@ficpa.org  
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829

October 3, 2025

To the Partners of Grau & Associates  
And the Peer Review Committee of the  
Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Grau & Associates (the firm), in effect for the year ended June 30, 2025. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a system review as described in the Standards may be found at [www.aicpa.org/prsummary](http://www.aicpa.org/prsummary). The summary also includes an explanation of how engagements identified as not performed or reported on conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

**Firm's Responsibility**

The firm is responsible for designing and complying with a system of quality control to provide the firm with reasonable assurance of performing and reporting in conformity with the requirements of applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported on conformity with the requirements of applicable professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

**Peer Reviewer's Responsibility**

Our responsibility is to express an opinion on the design of and compliance with the firm's system of quality control based on our review.

**Required Selections and Considerations**

Engagements selected for review included engagements performed under *Government Auditing Standards*, including compliance audits under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

**Opinion**

In our opinion, the system of quality control for the accounting and auditing practice of Grau & Associates in effect for the year ended June 30, 2025, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Grau & Associates has received a peer review rating of *pass*.



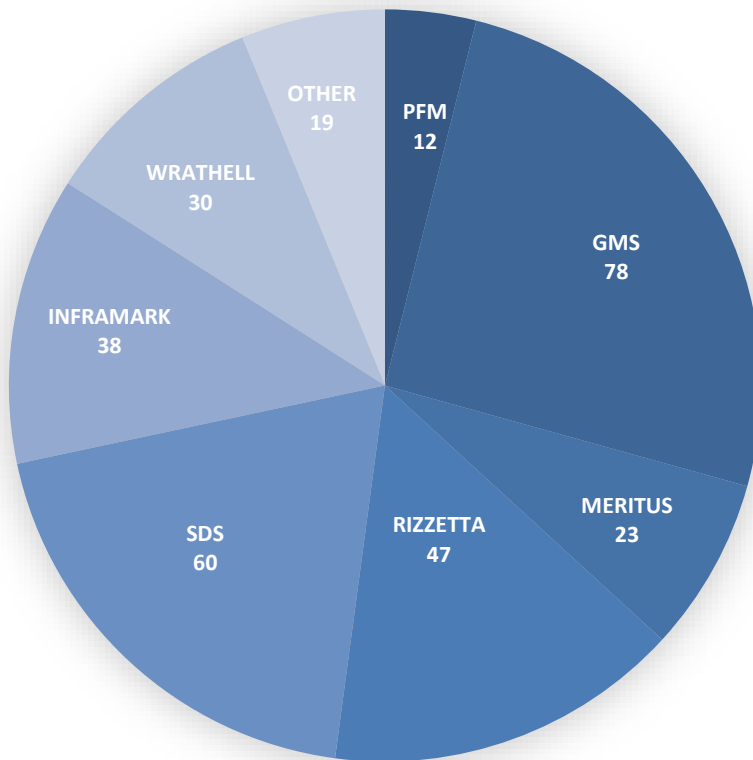
Prida Guida & Perez, P.A.

# **Firm & Staff Experience**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

## GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



### Profile Briefs:

#### **Antonio J GRAU, CPA (Partner)**

*Years Performing Audits: 35+*

*CPE (last 2 years):*

*Government*

*Accounting, Auditing:*

*24 hours; Accounting,*

*Auditing and Other:*

*58 hours*

*Professional*

*Memberships: AICPA,*

*FICPA, FGFOA, GFOA*

#### **David Caplivski, CPA (Partner)**

*Years Performing Audits: 13+*

*CPE (last 2 years):*

*Government*

*Accounting, Auditing:*

*24 hours; Accounting,*

*Auditing and Other:*

*64 hours*

*Professional*

*Memberships: AICPA,*

*FICPA, FGFOA, FASD*

"Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process."

- Tony Grau

"Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization."

- David Caplivski

## **YOUR ENGAGEMENT TEAM**

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team. The Certified Information Technology Professional (CITP) Partner will bring a unique blend of IT expertise and understanding of accounting principles to the financial statement audit of the District.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



## Antonio 'Tony' J. Grau, CPA

### Partner

Contact: [tgrau@graucpa.com](mailto:tgrau@graucpa.com) | (561) 939-6672

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#### Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

#### Education

University of South Florida (1983)  
Bachelor of Arts  
Business Administration

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#### Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District  
Dunes Community Development District  
Fishhawk Community Development District (I, II, IV)  
Grand Bay at Doral Community Development District  
Heritage Harbor North Community Development District

St. Lucie West Services District  
Ave Maria Stewardship Community District  
Rivers Edge II Community Development District  
Bartram Park Community Development District  
Bay Laurel Center Community Development District

Boca Raton Airport Authority  
Greater Naples Fire Rescue District  
Key Largo Wastewater Treatment District  
Lake Worth Drainage District  
South Indian River Water Control

#### Professional Associations/Memberships

American Institute of Certified Public Accountants  
Florida Institute of Certified Public Accountants  
City of Boca Raton Financial Advisory Board Member

Florida Government Finance Officers Association  
Government Finance Officers Association Member

#### Professional Education (over the last two years)

##### Course

Government Accounting and Auditing  
Accounting, Auditing and Other  
Total Hours

##### Hours

24  
58  
82 (includes of 4 hours of Ethics CPE)





**David Caplivski, CPA/CITP, Partner**  
Contact : [dcaplivski@graucpa.com](mailto:dcaplivski@graucpa.com) / 561-939-6676

**Experience**

Grau & Associates	Partner	2021-Present
Grau & Associates	Manager	2014-2020
Grau & Associates	Senior Auditor	2013-2014
Grau & Associates	Staff Auditor	2010-2013

**Education**

Florida Atlantic University (2009)  
Master of Accounting  
Nova Southeastern University (2002)  
Bachelor of Science  
Environmental Studies

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**Certifications and Certificates**

Certified Public Accountant (2011)  
AICPA Certified Information Technology Professional (2018)  
AICPA Accreditation COSO Internal Control Certificate (2022)

**Clients Served (partial list)**

(>300) Various Special Districts	Hispanic Human Resource Council
Aid to Victims of Domestic Abuse	Loxahatchee Groves Water Control District
Boca Raton Airport Authority	Old Plantation Water Control District
Broward Education Foundation	Pinetree Water Control District
CareerSource Brevard	San Carlos Park Fire & Rescue Retirement Plan
CareerSource Central Florida 403 (b) Plan	South Indian River Water Control District
City of Lauderdale GERS	South Trail Fire Protection & Rescue District
City of Parkland Police Pension Fund	Town of Haverhill
City of Sunrise GERS	Town of Hypoluxo
Coquina Water Control District	Town of Hillsboro Beach
Central County Water Control District	Town of Lantana
City of Miami (program specific audits)	Town of Lauderdale By-The-Sea Volunteer Fire Pension
City of West Park	Town of Pembroke Park
Coquina Water Control District	Village of Wellington
East Central Regional Wastewater Treatment Fac.	Village of Golf
East Naples Fire Control & Rescue District	

**Professional Education (over the last two years)**

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	64
Total Hours	88 (includes 4 hours of Ethics CPE)

**Professional Associations**

Member, American Institute of Certified Public Accountants  
Member, Florida Institute of Certified Public Accountants  
Member, Florida Government Finance Officers Association  
Member, Florida Association of Special Districts



# References



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

### Dunes Community Development District

<b>Scope of Work</b>	Financial audit
<b>Engagement Partner</b>	Antonio J. Grau
<b>Dates</b>	Annually since 1998
<b>Client Contact</b>	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

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### Two Creeks Community Development District

<b>Scope of Work</b>	Financial audit
<b>Engagement Partner</b>	Antonio J. Grau
<b>Dates</b>	Annually since 2007
<b>Client Contact</b>	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

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### Journey's End Community Development District

<b>Scope of Work</b>	Financial audit
<b>Engagement Partner</b>	Antonio J. Grau
<b>Dates</b>	Annually since 2004
<b>Client Contact</b>	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

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# **Specific Audit Approach**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

# **AUDIT APPROACH**

## **Grau's Understanding of Work Product / Scope of Services:**

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

## **Proposed segmentation of the engagement**

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



## **Phase I - Preliminary Planning**

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

### **During this phase we will perform the following activities:**

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

## **Phase II – Execution of Audit Plan**

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

## **Phase III - Completion and Delivery**

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

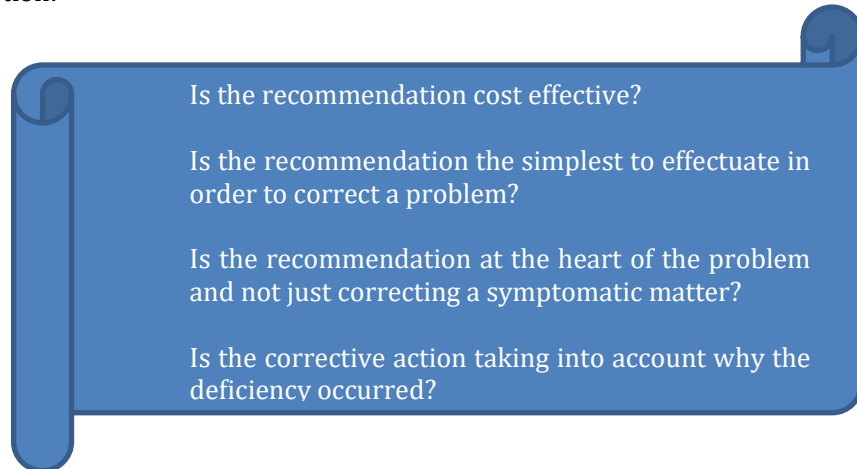
Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:



To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

### **Communications**

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

# **Cost of Services**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2025-2029 are as follows:

<u>Year Ended September 30,</u>	<u>Fee</u>
2025	\$4,400
2026	\$4,500
2027	\$4,600
2028	\$4,700
2029	<u>\$4,800</u>
<b>TOTAL (2025-2029)</b>	<b><u>\$23,000</u></b>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.



# **Supplemental Information**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

## **PARTIAL LIST OF CLIENTS**

<b>SPECIAL DISTRICTS</b>	<b>Governmental Audit</b>	<b>Single Audit</b>	<b>Utility Audit</b>	<b>Current Client</b>	<b>Year End</b>
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Farms Water Control District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Asbury Municipal Service Benefit District	✓			✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Water Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Port of The Islands Community Improvement District	✓		✓	✓	9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓				9/30
South Central Regional Wastewater Treatment and Disposal Board	✓				9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunrise Lakes Phase IV Recreation District	✓			✓	9/30
Sunshine Water Control District	✓			✓	9/30
Sunny Hills Units 12-15 Dependent District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (452)	✓			✓	9/30
<b>TOTAL</b>	<b>491</b>	<b>5</b>	<b>4</b>	<b>484</b>	

## **ADDITIONAL SERVICES**

### **CONSULTING / MANAGEMENT ADVISORY SERVICES**

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

### **ARBITRAGE**

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

**73**

Current  
Arbitrage  
Calculations

**We look forward to providing **Harmony Community Development District** with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!**

**For even more information on Grau & Associates  
please visit us on [www.graucpa.com](http://www.graucpa.com).**



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# **Harmony Community Development District**

## **Ranking of Auditing Services Proposals**

**Harmony Community Development District  
Auditor Selection - Manager's Recommended Rankings**

Criteria	Possible Points	Grau & Associates	Grau Rec. Points
Ability of Personnel	20.0	Qualified, Multiple CPAs on Staff	20.0
Proposer's Experience	20.0	Extensive CDD Experience	20.0
Understanding of Scope of Work	20.0	Sufficient	20.0
Ability to Furnish Required Services	20.0	Capable	20.0
Price for Services for Three Years	20.0	\$4,400 + \$4,500 + \$4,600 = \$13,500	20.0
<b>Total</b>	<b>100.0</b>		<b>100.0</b>



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# **Harmony Community Development District**

**Minutes of the November 20, 2025,  
Auditor Selection Committee**

## **MINUTES OF MEETING**

### **HARMONY COMMUNITY DEVELOPMENT DISTRICT AUDITOR SELECTION COMMITTEE MEETING**

**Thursday, November 20, 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
Jo Phillips	Assistant Secretary
Brittney Coronel	Assistant Secretary

Also Present:

Lynne Mullins	PFM	
Verona Griffith	PFM	(via phone)
Michael Eckert	Kutak Rock	(via phone)
Samantha Sharenow	Berman	
Jonathan Soto	Berman	
Edgard Morales	Berman	
David Hamstra	Pegasus	

### **FIRST ORDER OF BUSINESS**

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

Mr. Leet called the Auditor Selection Committee meeting of the Harmony Community Development District to order at 6:00 p.m.

Roll call was taken, and quorum was established.

### **Review and Approval of Audit Documents**

- **Audit RFP**
- **Instructions to Proposers**
- **Evaluation Criteria – with and without price**

Ms. Mullins gave an overview of the documents and recommended evaluation criteria with price.

There was brief discussion regarding the historical decision related to the evaluation criteria with and without price.

Ms. Mullins noted this is a 3-year contract.

On MOTION by Mr. Leet, seconded by Ms. Phillips, with all in favor, the Auditor Selection Committee for the Harmony Community Development District approved the Audit Documents and Evaluation Criteria with price.

### **Adjournment**

On MOTION by Mr. Leet, seconded by Ms. Coronel, with all in favor, the Auditor Selection Committee for the Harmony Community Development District adjourned the November 20, 2025, Auditor Selection Committee Meeting.

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

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





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# **Harmony Community Development District**

**Minutes of the November 20, 2025,  
Board of Supervisors' Meeting**

## **MINUTES OF MEETING**

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

**Thursday, November 20, 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
Jo Phillips	Assistant Secretary
Brittney Coronel	Assistant Secretary

Also Present:

Lynne Mullins	PFM	
Verona Griffith	PFM	(via phone)
Michael Eckert	Kutak Rock	(via phone)
Samantha Sharenow	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 6:04 p.m. Roll call was taken, and quorum was established.

#### **Public Comment Period**

Mr. Leet called for public comment.

A resident commented regarding the ponds and noted they were sprayed this week. She also commented on the sidewalks and requested clarification on the parking ordinance.

Another resident requested trash cans for under the pavilions and trail signs.

A resident commented regarding improving communication with the community and clarification on the parking ordinance. She also noted the speed signs are now gone and people are speeding again.

There were no further public comments at this time.

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

**SECOND ORDER OF BUSINESS**

**Business Matters**

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

Ms. Mullins noted the District has met all their Fiscal Year 2025 Goals and Objectives.

On MOTION by Mr. Leet, seconded by Ms. Phillips, with all in favor, the Board of Supervisors for the Harmony Community Development District accepted the Fiscal Year 2025 Goals, Objectives, and Performance Measures and Standards Report.

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

Mr. Eckert gave an overview and noted there is an easement within the District that the gas company will be working through in January. The gas company has also requested a waiver of the five-day notice, but they have provided a tentative start date.

There was discussion regarding liability, the waiver, and the location of the easement.

On MOTION by Mr. Leet, seconded by Ms. Phillips, with Ms. Coronel opposed, and all others in favor, the Board of Supervisors for the Harmony Community Development District approved the Landowner Notification from Florida Gas Transmission Company, LLC.

### **Discussion Regarding Holiday Lights Arrangement with the HOA**

Ms. Mullins noted the HOA arranges the holiday lights every year. It was noted the lights were already up.

### **Discussion Regarding Trash from the Halloween Event**

#### **1. Christmas Event**

Ms. Mullins noted there was excess trash left behind during the Halloween event. Berman is able to shift their working times back in order to pick up trash after the Christmas event if needed.

There was discussion regarding the trash pickup. It was noted there was trash everywhere, not just in the trash cans.

Ms. Coronel noted the previous field services company picked up the trash the next day.

It was noted Berman should be notified when these events take place in order to be aware that there will be an increase in trash the next day. The HOA needs to be sure they are picking up as much as possible after the event.

Ms. Sharenow recommended moving Berman shifts for the Christmas event in order to make decisions for future events. She also recommended putting out extra garbage cans during events.

It was requested that the HOA put additional trash cans out for the events.

### **Consideration of the Parking Ordinance for the Harmony CDD**

Ms. Mullins gave an overview of the parking map.

Mr. Leet reviewed the locations for the parking ordinance.

Mr. Eckert reviewed the updates within the ordinance.

It was noted the cost for the signage related to the ordinance is an open item as of now. District Counsel will follow up.

On MOTION by Mr. Leet, seconded by Ms. Coronel, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Parking Ordinance for Harmony CDD.

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

Ms. Mullins noted this to clean up the actual expenses within the line items for the auditor. She reviewed the changes. Once approved, this will be posted on the District's website.

On MOTION by Mr. Chokanis, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District approved Resolution 2026-01, Adopting an Amended Budget for Fiscal Year 2025.

**Consideration of Authorization to  
Proceed with Sidewalk RFP**

- 1. Sidewalk Evaluation Criteria**
- 2. RFP Notice for Sidewalk  
Grinding and Replacement  
Project**

Mr. Hamstra gave an overview. He noted a detailed sidewalk inventory was done in 2021. He recommended having an updated study completed prior to grinding and replacement, to identify the most crucial areas and he gave an overview of the study process.

Ms. Mullins noted the completed study can be submitted to vendors to receive equal scope of work proposals. She reviewed the RFP process. She noted the sidewalk complaints and issues are extremely high and need to be addressed.

It was noted there are some funds available this year and once proposals are received, a solid budget can be created for next year.

There was discussion regarding the scope of work and the study. Mr. Hamstra noted the previous study was only done for inventory, not issues.

It was recommended to move forward with the most crucial areas and the RFP process, without completing the study.

There was lengthy discussion regarding the RFP process and the scope of work. Mr. Hamstra noted the bids can be set up in categories.

The District Engineer will follow up with an estimate of the cost of the study and analysis. There was brief discussion on his scope of work.

There was continued discussion regarding the RFP process and the scope of work for the District Engineer.

There was also discussion regarding the crucial areas.

Mr. Leet reviewed the options available to the Board:

- Move forward with the known crucial areas and the RFP process
- Have the District Engineer completely update the map prior to the RFP process
- Have the District Engineer update only the crucial areas within the map and add the lakes, then move forward with the RFP process for those areas only

There was brief discussion regarding the timing of the RFP process and the costs.

Ms. Mullins noted the estimated amounts can be placed within the budget each year until all sidewalks are complete and only need maintenance.

There was brief discussion regarding completing only the crucial areas or completing the entire sidewalks.

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 Authorization to Proceed with Sidewalk Analysis by Field Services, the Evaluation Criteria, and for District Management to Proceed with Sidewalk RFP in January.

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

Ms. Mullins reviewed the proposals from the artist. The total cost to repair both sculptures is \$7,641.00.

There was brief discussion regarding the proposals.

On MOTION by Ms. Phillips, seconded by Mr. Chokanis, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Proposals for Sculpture Repair from Centerline Production.

Ms. Phillips recommended adding the last sculpture repair to next year's budget.

Ms. Mullins noted she will work with each Supervisor on their recommendations for budget line items.

#### **Ratification of Payment Authorizations Nos. 005 – 007**

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 Mr. Chokanis, with all in favor, the Board of Supervisors for the Harmony Community Development District ratified Payment Authorizations Nos. 005-007.

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

Ms. Mullins stated the financials are through the end of October. No further action was needed by the Board at this time. It was noted only 5% of the budget has been spent at this time.

Ms. Griffith gave an update and noted no supporting documentation has been received thus far from Inframark.

There was discussion regarding the water bill. Ms. Phillips noted there have been irrigation breaks, and Toho had previously refunded portions of the bill when this took place.

There was brief discussion regarding the reserve account amount.

Ms. Griffith gave an overview of the assessments and how those will be allocated once received. Ms. Mullins noted it is recommended to keep at least 3 months' worth of bills in the account.

There was brief discussion regarding the financial statements.

### **THIRD ORDER OF BUSINESS**

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

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

- **Work Authorization #196981  
Crepe Myrtle Tree Removal for  
\$3,805**
- **Work Authorization #194434  
Dog Park on Cat Brier  
Enhancement 2025 for  
\$15,242.50**
- **Work Authorization #194491  
Square on Gopher Apple Way  
Enhancement 2025 for \$6,112**

Ms. Mullins gave an overview of the tree removal proposals.

There was brief discussion regarding the proposals. It was noted it is helpful to have photos with the proposals.

Ms. Phillips recommended that the Board review the pending tree removals in order to decide at the next meeting.

On MOTION by Mr. Leet, seconded by Ms. Phillips, with Ms. Coronel opposed, and all others in favor, the Board of Supervisors for the Harmony Community Development District approved Proposed Work Authorizations #196981 in the amount of \$3,805.00, #194434 in the amount of \$15,242.50, and #194491 in the amount of \$6,112.00 from ULS.

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

Ms. Mullins noted that the mulch will start being put in on December 8, 2025.

There were no additional landscape items at this time.

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

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

#### **Consideration of Doggie Depot Poop Bag Station on Five Oaks**

Ms. Mullins noted there has been a request for a Doggie Depot Station on Five Oaks and gave an overview of the location. The proposal is in the amount of \$658.98.

There was brief discussion regarding the proposal and the distance to the nearest doggie station. It was recommended to relocate the current station to that location.

This item was tabled.

#### **Discussion Regarding No-Trespassing Sign Placement for Lake**

Ms. Mullins noted that there have been two incidents of motorized boats being put into Buck Lake. Police were unable to do anything as there is no signage related to "No Trespassing" posted.

There was brief discussion regarding the boats and the boat ramp on the opposite side. It was noted that if the District does not own the lake, the District cannot trespass. This would be a Harmony West issue. No Trespassing would only be valid on CDD property.

There was discussion regarding the types of boats that entered the lake and the rules related to them.

District Management will research the cost of signage.

#### **Berman Field Inspection Report**

Berman gave an update on the current projects, including pressure washing, irrigation faucets that were leaking, fence panel repair, and the east entrance tower. All the boats and the dock have been cleaned



and repaired. Parks and the dog park have been cleaned up as well. It was noted there have been 89 concrete locations grinded.

Berman gave an overview of the pool issues. It was noted there currently is an electrical issue. Mr. Chokanis requested a weekly update.

Ms. Sharenow requested any historical information related to the pool to be sent to Berman, in order to have a better understanding of the pool issues.

There was brief discussion regarding the historical background of the pool repairs.

Ms. Phillips recommended purchasing a printer for Berman. There was brief discussion regarding the printer. Ms. Mullins will follow up.

Ms. Phillips noted there is a phone number listed on the reservation website for emergencies, but it is incorrect. The website is unable to be updated. It was recommended to print out small signs to place on the boats with the correct information. Ms. Mullins will follow up.

Ms. Coronel commented regarding the process of boat reservations. Berman gave an overview of the process and noted the reservation alarms are now being sent to all Berman staff that are working.

There was brief discussion regarding the need for more Berman staff to complete all projects needed. Ms. Sharenow noted having a dedicated person, with a bigger machine, to complete all pressure washing would be helpful.

Ms. Phillips commented on the black edging around the flowers. Ms. Sharenow will get recommendations on other possibilities. It was noted that the new mulching will cover the edging, once completed.

Ms. Mullins will request an update on mulching.

There was brief discussion regarding the total pressure washing project and cost. Ms. Sharenow noted that proposal would complete everything.

On MOTION by Mr. Leet, seconded by Ms. Coronel, with Ms. Phillips opposed, and all others in favor, the Board of Supervisors for the Harmony Community Development District approved the Berman Pressure Washing Proposal in the amount of \$6,160.00.

Ms. Coronel commented regarding the lights for the flagpoles in the Square. There was brief discussion regarding the lights. It was noted that Berman is in the process of fixing those tomorrow.

Ms. Coronel noted there are not many outlets working in the Square. Berman will follow up.

## **FIFTH ORDER OF BUSINESS**

### **Other Business**

## **Staff Reports**

### **District Counsel –**

Mr. Eckert gave an overview of the updated open carry law for firearms and the locations where it is prohibited. He will keep the Board updated on any changes.

### **District Engineer –**

Mr. Hamstra gave an update regarding the maintenance facility. Permit applications will be submitted by the middle of December to start the process.

Mr. Hamstra noted the process of getting the RV storage lot and Garden Road back up and running is under way.

The Dragonfly Ponds work has been tabled until the next meeting to confirm the scope of work. Mr. Hamstra does not want them to scalp the entire shoreline.

Mr. Hamstra gave an update on the nuisance species. Although it has been sprayed and maintained in the past, it seems to have taken over again. The wetland specialist completed her annual inspection for the report to South Florida and is concerned that the nuisance species is more than 5% of the area. It is recommended to gather proposals to treat this area again.

Mr. Hamstra noted the updated sidewalk inspection map, and all analysis will cost approximately \$50,000.00 - \$60,000.00.

There was brief discussion regarding the RV storage lot. Mr. Leet gave an update and noted discussion with the County is still in progress.

There was brief discussion regarding the location for the crucial sidewalk repair.

Mr. Hamstra noted historical pool issues and topics would be recorded in previous meeting minutes.

There was continued discussion regarding the sidewalk repair. Mr. Hamstra noted if it was only a portion, the estimated cost of an update map and analysis would be approximately \$40,000.00 - \$45,000.00.

There was brief discussion regarding the budget for sidewalk repair and completing the repairs in phases. Mr. Hamstra noted the needed repairs could be categorized as moderate and most severe. There was continued discussion regarding the timing of the RFP process. It was noted Schoolhouse Road and Five Oaks Road from the roundabout at Cat Briar to Schoolhouse Road are the most crucial.

Ms. Mullins noted the RFP process would most likely take place in January. The sidewalks are a priority due to safety hazards and are only getting worse.

There was brief discussion regarding the cost effectiveness of completing the sidewalks piece by piece or completing the entire project. Ms. Phillips commented regarding Primrose Willow getting repaired.

There was also discussion regarding the reserve study. Ms. Phillips recommended having the Board gather ideas for the study and bring them back to the next meeting. Ms. Mullins noted she can gather proposals if the Board chooses.

There was brief discussion regarding having a Board liaison work with Field Services and the vendors versus having the District Engineer's analysis. Mr. Hamstra noted the current map could be used with larger blown-up versions. There was continued discussion regarding the RFP process and the scope of work for Field Services. The entire analysis will be completed at this time in order to break down the repair in phases and budget accordingly. The crucial sidewalks will still be completed first, with an RFP process beginning in January.

Ms. Phillips noted the Board can review the previous proposal from Precision Sidewalk Safety to notate the breakdown of repairs needed.

Ms. Coronel will be the liaison to work with Field Services on the sidewalk repair analysis.

Ms. Mullins noted the Board needs to review the evaluation criteria. Mr. Hamstra will work on the bid documents.

**District Manager –**

Ms. Mullins stated the next meeting is scheduled for December 18, 2025. Ms. Mullins will need to confirm quorum as an auditor must be selected at that meeting.

**Supervisor Requests and Audience Comments**

Ms. Phillips handed out the previous reserve study for review. She also noted various topics that need to be addressed within the District for future meetings. The District currently mows the median on 192 in front of Harmony, and this should be turned back over to the County. The landscaping would need to be removed in order to do so. She also noted the rules and regulations are out of date and should be reviewed.

Ms. Phillips recommended having a folder for previous minutes to refer back to. She also recommended having the Board sit in a circle when holding meetings for better communication.

There was brief discussion regarding storage spaces.

Ms. Phillips commented on the kiddie pool and recommended transitioning that into a picnic area due to upkeep.

Ms. Phillips requested clarification on what line-item bills are placed under and commented regarding the reserves.

There was brief discussion regarding the minutes and the possibility of having a summary of action items sent out after each meeting. It was recommended that each Board member take notes for their own reminders.

Ms. Phillips commented regarding the OUC buyback program and noted the District has OUC convenience lighting. There was brief discussion regarding the lighting costs and the OUC contracts.

Ms. Phillips also commented regarding the TOHO contracts and communication with the residents. She recommended having a quarterly newsletter. Ms. Coronel noted that the HOA uses the boards in the community. A resident recommended working with the HOA Manager to send out email blasts.

Mr. Leet commented regarding the pavilion that was just cleaned up. He requested getting a proposal to have a trash can placed in that location by Field Services. Mr. Leet also commented on the construction on the side of the road. It was noted there will be cleanup needed in the future.

Ms. Phillips commented regarding the inlet drain. It was noted that Berman will be scheduling for this item.

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

### **Adjournment**

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, the Board of Supervisors for the Harmony Community Development District adjourned the November 20, 2025 at 8:27 p.m., Board of Supervisors Meeting.

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Secretary / Assistant Secretary

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Chairperson / Vice Chairperson



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# **Harmony Community Development District**

**Quote from Aquatic Weed Management for Winter Sweep  
in an amount totaling \$82,000**

ESTIMATE

Aquatic Weed Management, Inc.  
PO Box 1259  
Haines City, FL 33845

WATERWEED1@AOL.COM  
+1 (863) 412-1919



Bill to  
Harmony CDD  
313 Campus St.  
Celebration, FL 34747

Estimate details  
Estimate no.: 1679  
Estimate date: 12/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Harmony CDD Wetland Exotics Treatment 2025-26			\$0.00
2.		Scope of Work	<p>AWM crew will make 1 winter sweep across the 181.2+/- ac. wetlands, and buffers, targeting FLEPPC cat I &amp; II's.</p> <p>Price includes: All materials and labor</p> <p>Pricing assumes that we have access through the golf course where necessary Wetlands, and buffers, included in this agreement are W4B, 4-8, 10, 13, 14 &amp; 17. Basically, green shaded areas in the Harmony CDD Wetland Inventory Map. Pricing is valid for 60 days</p>	1	\$82,000.00	\$82,000.00

Note to customer  
Thank you for your business!

Total\$82,000.00

Accepted date

Accepted by



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# **Harmony Community Development District**

**Quote from Spies for Splash Pad Recirculation Pump Repair  
in an amount totaling \$295**

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



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

HARMONY SPLASH PAD  
3500 HARMONY SQUARE DR WEST  
ST. CLOUD, FL 34773

12/9/2025

ATTN: MANAGER

THIS QUOTE IS FOR REPAIRS TO THE **SPLASH PAD** RECIRCULATION PUMP. SPIES WILL INSTALL ONE NEW 1.5HP 1PH MOTOR, SHAFT SEAL, WHISPERFLO PUMP O-RING AND PUMP BASKET ON THE EXISTING PUMP. ALL LABOR FOR THE INSTALLATION IS INCLUDED IN THE BID.

TOTAL \$1,025.00 PLUS TAX

PLEASE NOTE: IF ANY OTHER PARTS ARE FOUND TO BE FAULTY AND IN NEED OF REPLACEMENT TO COMPLETE THIS REPAIR, (IMPELLER, DIFFUSER, ETC) THEY WILL BE REPLACED AND BILLED AS AN EXTRA TO THE ABOVE PRICE.

1 YEAR MANUFACTURER'S WARRANTY ON MOTOR EXCEPT FOR FLOODING, DAMAGED CAUSED BY SEAL FAILURE, OR POWER SURGES (LIGHTNING) AND 1 YEAR SPIES LABOR WARRANTY

THE 2014 NATIONAL ELECTRIC CODE REQUIRES ALL PUMPS SUPPLIED BY A SINGLE-PHASE 120/240 VOLT BRANCH CIRCUIT TO BE PROTECTED BY A SELF-TESTING GROUND FAULT CIRCUIT BREAKER. IF REQUIRED SPIES WILL INSTALL 1 NEW GFCI CIRCUIT BREAKER FOR AN **ADDITIONAL \$295.00 PLUS TAX.**

MOTOR CAN NOT BE REPLACED WITHOUT GFCI PROTECTION PER THE NATIONAL ELECTRIC CODE.

PLEASE NOTE: DUE TO ANTICIPATED MANUFACTURER'S PRICE INCREASES QUOTED PRICES SHALL REMAIN FIRM FOR 30 DAYS FROM THE DATE OF THE PROPOSAL.

ACCEPTED AND AGREED:

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
DATE: \_\_\_\_\_

REGARDS,

JOHN DILLON  
SERVICE MANAGER  
SPIES POOL LLC  
CP C043205

801 Sawdust Trail  
Kissimmee, FL 34744



407-847-2771  
Fax 407-847-8242

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





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# **Harmony Community Development District**

**Invoice from the Harmony West CDD  
for Cost Sharing of Bio-Tech Consulting Services  
in an amount totaling \$3,250**

## Harmony West CDD

# INVOICE

2300 Glades Road, Suite 410W  
Boca Raton, FL 33431  
Phone 561.571.0010 Fax 561.571.0013

**DATE:** 10-Dec-2025  
**INVOICE #** 122025  
**FOR:** *Buck Lake Cost  
Shared Expenses*

**Bill To:**

Harmony CDD  
3500 Harmony Square Drive W.  
Harmony, FL 34773

DESCRIPTION	AMOUNT
Aquatic Management Consulting - total cost share expenses	\$ 6,500.00
General Coordination - total cost share	0.00
Gross total cost share	\$ 6,500.00
NET TOTAL	\$ 3,250.00

Make all checks payable to Harmony West CDD



3025 E. South Street | Orlando, FL 32803  
(407) 894-5969 | info@btc-inc.com  
(877) 894-5969 | www.bio-techconsulting.com

# Invoice

**Invoice #:** 183252  
**Invoice Date:** 1/28/2025  
**Project Manager:** JEB  
**Project #:** 1277-01 Ha...  
**Contract #:** 24-523

**Bill To:**

Harmony West CDD Buck Lake  
2300 Glades Rd  
Suite 410W  
Boca Raton, FL 33431

**Project Name:** Harmony West Buck Lake  
(24-523)

Terms: Net 30

Date	Item #	Description	Contract	Rate	Prev	Qty	Total %	Amount
8/27/2024	75-10	Monthly Maintenance - Lakeshores				1		
9/24/2024	75-10	Monthly Maintenance - Lakeshores				1		
10/29/2024	75-10	Monthly Maintenance - Lakeshores				1		
11/21/2024	75-10	Monthly Maintenance - Lakeshores				1		
12/3/2024	75-10	Monthly Maintenance - Lakeshores				1		
	75-10	Monthly Maintenance - Lakeshores -	15,600.00	1,300.00		5	41.67%	6,500.00
		***TOTAL***						
	65-00	General Coordination	1,750.00	1,750.00		0	0.00%	0.00



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# **Harmony Community Development District**

## **Auditor Selection Committee Rankings & Selection of Auditor**

**Harmony Community Development District  
Auditor Selection - Manager's Recommended Rankings**

Criteria	Possible Points	Grau & Associates	Grau Rec. Points
Ability of Personnel	20.0	Qualified, Multiple CPAs on Staff	20.0
Proposer's Experience	20.0	Extensive CDD Experience	20.0
Understanding of Scope of Work	20.0	Sufficient	20.0
Ability to Furnish Required Services	20.0	Capable	20.0
Price for Services for Three Years	20.0	\$4,400 + \$4,500 + \$4,600 = \$13,500	20.0
<b>Total</b>	<b>100.0</b>		<b>100.0</b>



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# **Harmony Community Development District**

**Payment Authorizations Nos. 008 – 011**

# HARMONY COMMUNITY DEVELOPMENT DISTRICT

## Payment Authorization No. 8

11/14/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
F7BA084D-0132	Osceola News-Gazette (HARCDD)	11/11/2025	Harmony CDD	70.90
39921-111025	OUC (HARCDD)	11/10/2025	Harmony CDD	14,179.95
DM-11-2025-26	PFM Group Consulting LLC (HARCDD)	11/06/2025	Harmony CDD	5,416.67
i70492	Symbiont Service Corp. (HARCDD)	11/03/2025	Harmony CDD	165.00
58389_110725	Toho Water Authority (HARCDD)	11/07/2025	Harmony CDD	92.48
177213	United Land Services (HARCDD)	10/27/2025	Harmony CDD	733.00
177214	United Land Services (HARCDD)	10/27/2025	Harmony CDD	1,201.85
Total:				21,859.85

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

**HARMONY  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 9**

11/21/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
181192	United Land Services (HARCDD)	11/21/2025	Harmony CDD	750.00
1575056W460	Waste Connections of Florida (HARCDD)	11/15/2025	Harmony CDD	51.16
Total:				801.16

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Secretary / Assistant Secretary

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Chairman / Vice Chairman



# HARMONY COMMUNITY DEVELOPMENT DISTRICT

## Payment Authorization No. 10

11/26/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
2025.11.20	Brittany Coronel (HARCDD)	11/20/2025	Harmony CDD	200.00
GARDEN-112425	Daniel Heck (HARCDD)	11/24/2025	Harmony CDD	420.96
2025.11.20	Daniel Leet (HARCDD)	11/20/2025	Harmony CDD	200.00
132014	Far Out Solutions LLC (HARCDD)	09/01/2025	Harmony CDD	16.80
133653	Far Out Solutions LLC (HARCDD)	10/01/2025	Harmony CDD	18.80
135545	Far Out Solutions LLC (HARCDD)	11/01/2025	Harmony CDD	18.80
2025.11.20	Joellyn M. Phillips (HARCDD)	11/20/2025	Harmony CDD	200.00
2025.11.20	Lucas Chokanis (HARCDD)	11/20/2025	Harmony CDD	200.00
G2532703	Rommel Builders LLC (HARCDD)	11/23/2025	Harmony CDD	5,000.00
03760_112425	Toho Water Authority (HARCDD)	11/24/2025	Harmony CDD	1,886.06
12210_112425	Toho Water Authority (HARCDD)	11/24/2025	Harmony CDD	1,333.12
19280_112425	Toho Water Authority (HARCDD)	11/24/2025	Harmony CDD	167.80
25108_112425	Toho Water Authority (HARCDD)	11/24/2025	Harmony CDD	74.58
33910_112425	Toho Water Authority (HARCDD)	11/24/2025	Harmony CDD	1,301.76
33920_112425	Toho Water Authority (HARCDD)	11/24/2025	Harmony CDD	1,281.73
41279_112425	Toho Water Authority (HARCDD)	11/24/2025	Harmony CDD	1,230.62
48250_112425	Toho Water Authority (HARCDD)	11/24/2025	Harmony CDD	1,366.42
48380_112425	Toho Water Authority (HARCDD)	11/24/2025	Harmony CDD	6,021.10
55740_112425	Toho Water Authority (HARCDD)	11/24/2025	Harmony CDD	1,301.78
62780_112425	Toho Water Authority (HARCDD)	11/24/2025	Harmony CDD	1,904.84
74910_112425	Toho Water Authority (HARCDD)	11/24/2025	Harmony CDD	129.68
74920_112425	Toho Water Authority (HARCDD)	11/24/2025	Harmony CDD	13.36
74950_112425	Toho Water Authority (HARCDD)	11/24/2025	Harmony CDD	72.79
74980_112425	Toho Water Authority (HARCDD)	11/24/2025	Harmony CDD	112.55
74990_112425	Toho Water Authority (HARCDD)	11/24/2025	Harmony CDD	238.17
75000_112425	Toho Water Authority (HARCDD)	11/24/2025	Harmony CDD	725.64
84380_112425	Toho Water Authority (HARCDD)	11/24/2025	Harmony CDD	3,428.15
84390_112425	Toho Water Authority (HARCDD)	11/24/2025	Harmony CDD	744.45
84410_112425	Toho Water Authority (HARCDD)	11/24/2025	Harmony CDD	1,661.39
84420_112425	Toho Water Authority (HARCDD)	11/24/2025	Harmony CDD	1,229.26
84430_112425	Toho Water Authority (HARCDD)	11/24/2025	Harmony CDD	490.73
84440_112425	Toho Water Authority (HARCDD)	11/24/2025	Harmony CDD	505.05
85210_112425	Toho Water Authority (HARCDD)	11/24/2025	Harmony CDD	957.71
90300_112425	Toho Water Authority (HARCDD)	11/24/2025	Harmony CDD	135.31
90660_112425	Toho Water Authority (HARCDD)	11/24/2025	Harmony CDD	47.59
90670_112425	Toho Water Authority (HARCDD)	11/24/2025	Harmony CDD	12.73
181548	United Land Services (HARCDD)	12/01/2025	Harmony CDD	60,782.67
181684	United Land Services (HARCDD)	11/25/2025	Harmony CDD	390.00
<b>Total:</b>				<b>95,822.40</b>

Secretary / Assistant Secretary

Chairman / Vice Chairman

# HARMONY COMMUNITY DEVELOPMENT DISTRICT

## Payment Authorization No. 11

12/5/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
93046	Berman Construction LLC (HARCDD)	12/01/2025	Harmony CDD	1,100.00
93270	Berman Construction LLC (HARCDD)	12/01/2025	Harmony CDD	27,586.20
000298	HQA Pool Service LLC (HARCDD)	09/12/2024	Harmony CDD	575.00
57295287	Nutrien Ag Solutions Inc (HARCDD)	06/13/2025	Harmony CDD	1,243.39
F7BA084D-0134	Osceola News-Gazette (HARCDD)	12/05/2025	Harmony CDD	65.88
DM-12-2025-27	PFM Group Consulting LLC (HARCDD)	12/01/2025	Harmony CDD	5,416.67
OE-EXP-12-2025-10	PFM Group Consulting LLC (HARCDD)	12/05/2025	Harmony CDD	6.04
1997518112825	Spectrum Business (HARCDD)	11/28/2025	Harmony CDD	120.00
182715	United Land Services (HARCDD)	11/26/2025	Harmony CDD	680.00
Total:				36,793.18

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Secretary / Assistant Secretary

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Chairman / Vice Chairman



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# **Harmony Community Development District**

**District Financial Position and Budget to Actual**



# Harmony CDD

## November 2025 Financial Report

November 30, 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 11/30/2025

	General Fund	Debt Service Fund 2014	Debt Service Fund 2015	Long Term Debt Group	Total
<b><u>Assets</u></b>					
<b><u>Current Assets</u></b>					
General Checking Account - #3808	\$ 261,778.23				\$ 261,778.23
Restricted Deposit Account - #8909	2,505.03				2,505.03
General Reserve Account - #3607	1,575,732.84				1,575,732.84
Assessments Receivable	2,722,413.69				2,722,413.69
Assessments Receivable		\$ 1,098,304.53			1,098,304.53
Due From Other Funds		89,872.47			89,872.47
Debt Service Reserve - 2014 Bond		607,312.50			607,312.50
Revenue - 2014 Bond		620,198.10			620,198.10
Prepayment - 2014 Bond		2,015.08			2,015.08
Assessments Receivable			\$ 488,649.65		488,649.65
Due From Other Funds			38,764.35		38,764.35
Debt Service Reserve - 2015 Bond			340,000.00		340,000.00
Revenue - 2015 Bond			247,637.05		247,637.05
Prepayment - 2015 Bond			33,418.22		33,418.22
Total Current Assets	\$ 4,562,429.79	\$ 2,417,702.68	\$ 1,148,469.27	\$ -	\$ 8,128,601.74
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$ 1,850,580.95	\$ 1,850,580.95
Amount To Be Provided				8,679,419.05	8,679,419.05
Total Investments	\$ -	\$ -	\$ -	\$ 10,530,000.00	\$ 10,530,000.00
<b>Total Assets</b>	<b>\$ 4,562,429.79</b>	<b>\$ 2,417,702.68</b>	<b>\$ 1,148,469.27</b>	<b>\$ 10,530,000.00</b>	<b>\$ 18,658,601.74</b>
<b><u>Liabilities and Net Assets</u></b>					
<b><u>Current Liabilities</u></b>					
Accounts Payable	\$ 118,334.11				\$ 118,334.11
Due To Other Funds	128,636.82				128,636.82
Deposits Payable	2,500.00				2,500.00
Deferred Revenue	2,722,413.69				2,722,413.69
Deferred Revenue		\$ 1,098,304.53			1,098,304.53
Deferred Revenue			\$ 488,649.65		488,649.65
Total Current Liabilities	\$ 2,971,884.62	\$ 1,098,304.53	\$ 488,649.65	\$ -	\$ 4,558,838.80
<b><u>Long Term Liabilities</u></b>					
Revenue Bonds Payable - Long-Term				\$ 10,530,000.00	\$ 10,530,000.00
Total Long Term Liabilities	\$ -	\$ -	\$ -	\$ 10,530,000.00	\$ 10,530,000.00
<b>Total Liabilities</b>	<b>\$ 2,971,884.62</b>	<b>\$ 1,098,304.53</b>	<b>\$ 488,649.65</b>	<b>\$ 10,530,000.00</b>	<b>\$ 15,088,838.80</b>
<b><u>Net Assets</u></b>					
Net Assets, Unrestricted	\$ 272,681.10				\$ 272,681.10
Net Assets - General Government	1,465,515.09				1,465,515.09
Current Year Net Assets - General Government	(147,651.02)				(147,651.02)
Net Assets, Unrestricted		\$ 1,416,020.57			1,416,020.57
Current Year Net Assets, Unrestricted		(96,622.42)			(96,622.42)
Net Assets, Unrestricted			\$ 830,643.36		830,643.36
Current Year Net Assets, Unrestricted			(170,823.74)		(170,823.74)
<b>Total Net Assets</b>	<b>\$ 1,590,545.17</b>	<b>\$ 1,319,398.15</b>	<b>\$ 659,819.62</b>	<b>\$ -</b>	<b>\$ 3,569,762.94</b>
<b>Total Liabilities and Net Assets</b>	<b>\$ 4,562,429.79</b>	<b>\$ 2,417,702.68</b>	<b>\$ 1,148,469.27</b>	<b>\$ 10,530,000.00</b>	<b>\$ 18,658,601.74</b>



**Harmony CDD**  
Statement of Activities  
As of 11/30/2025

	General Fund	Debt Service Fund 2014	Debt Service Fund 2015	Long Term Debt Group	Total
<b><u>Revenues</u></b>					
On-Roll Assessments	\$ 224,097.31				\$ 224,097.31
Garden Lot	700.00				700.00
On-Roll Assessments - 2014 Bond		\$ 89,872.47			89,872.47
On-Roll Assessments - 2015 Bond			\$ 38,764.35		38,764.35
Other Assessments - Prepayment			29,148.59		29,148.59
Total Revenues	\$ 224,797.31	\$ 89,872.47	\$ 67,912.94	\$ -	\$ 382,582.72
<b><u>Expenses</u></b>					
Supervisor Fees	\$ 1,800.00				\$ 1,800.00
Public Officials' Liability Insurance	4,431.00				4,431.00
Trustee Services	6,691.05				6,691.05
Management	10,833.34				10,833.34
Field Management	55,172.40				55,172.40
Postage & Shipping	55.32				55.32
Legal Advertising	296.32				296.32
Miscellaneous / Contingency	50.60				50.60
Meeting Room	350.00				350.00
Web Site Maintenance	1,860.00				1,860.00
Dues, Licenses, and Fees	350.00				350.00
Security	57.95				57.95
Security - Wifi	546.91				546.91
Electric	3,094.56				3,094.56
Refuse Removal	955.40				955.40
Water-Sewer	53,854.78				53,854.78
Amenity - Irrigation Repairs	3,754.85				3,754.85
General Liability Insurance	5,489.00				5,489.00
Property & Casualty Insurance	16,791.00				16,791.00
Auto Liability & Physical Damage	1,110.00				1,110.00
Repair & Maintenance - Equipment / Boats	165.00				165.00
Landscaping Maintenance & Material	182,348.01				182,348.01
Landscape Improvements	750.00				750.00
Miscellaneous / Contingency	11,119.00				11,119.00
Garden Lot Expenses	420.96				420.96
Annuals	3,500.00				3,500.00
Streetlights	11,085.39				11,085.39
Principal Payments - 2014 Bond		\$ 20,000.00			20,000.00
Interest Payments - 2014 Bond		171,281.25			171,281.25
Principal Payments - 2015 Bond			\$ 135,000.00		135,000.00
Interest Payments - 2015 bond			106,600.00		106,600.00
Total Expenses	\$ 376,932.84	\$ 191,281.25	\$ 241,600.00	\$ -	\$ 809,814.09
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Interest Income	\$ 4,484.51				\$ 4,484.51
Interest Income		\$ 4,786.36			4,786.36
Interest Income			\$ 2,863.32		2,863.32
Total Other Revenues (Expenses) & Gains (Losses)	\$ 4,484.51	\$ 4,786.36	\$ 2,863.32	\$ -	\$ 12,134.19
<b>Change In Net Assets</b>	\$ (147,651.02)	\$ (96,622.42)	\$ (170,823.74)	\$ -	\$ (415,097.18)
<b>Net Assets At Beginning Of Year</b>	\$ 1,738,196.19	\$ 1,416,020.57	\$ 830,643.36	\$ -	\$ 3,984,860.12
<b>Net Assets At End Of Year</b>	\$ 1,590,545.17	\$ 1,319,398.15	\$ 659,819.62	\$ -	\$ 3,569,762.94



**Harmony CDD**  
Budget to Actual  
For the Month Ending 11/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<b>Revenues</b>					
On-Roll Assessments	\$ 224,097.31	\$ 491,085.17	\$ (266,987.86)	\$ 2,946,511.00	7.61%
Assessment - Refund and Discounts	-	(19,643.33)	19,643.33	(117,860.00)	0.00%
Garden Lot	700.00	-	700.00	-	0.00%
<b>Net Revenues</b>	<b>\$ 224,797.31</b>	<b>\$ 471,441.83</b>	<b>\$ (246,644.52)</b>	<b>\$ 2,828,651.00</b>	<b>7.95%</b>

**Expenditures**

**Administrative Expenses**

Supervisor Fees	\$ 1,800.00	\$ 2,333.33	\$ (533.33)	\$ 14,000.00	12.86%
FICA Expense	-	178.67	(178.67)	1,072.00	0.00%
Public Officials' Liability Insurance	4,431.00	-	4,431.00	-	0.00%
Trustee Services	6,691.05	1,666.67	5,024.38	10,000.00	66.91%
Management	10,833.34	10,833.33	0.01	65,000.00	16.67%
Engineering	-	12,500.00	(12,500.00)	75,000.00	0.00%
Assessment Collection Cost	-	1,516.67	(1,516.67)	9,100.00	0.00%
Disclosure Agent	-	366.67	(366.67)	2,200.00	0.00%
Property Appraiser	-	166.67	(166.67)	1,000.00	0.00%
District Counsel	-	12,500.00	(12,500.00)	75,000.00	0.00%
Recording Secretary	-	333.33	(333.33)	2,000.00	0.00%
Audit	-	833.33	(833.33)	5,000.00	0.00%
Arbitrage Calculation	-	250.00	(250.00)	1,500.00	0.00%
Postage & Shipping	55.32	166.67	(111.35)	1,000.00	5.53%
Legal Advertising	296.32	200.00	96.32	1,200.00	24.69%
Special Assessment Fees	-	9,821.67	(9,821.67)	58,930.00	0.00%
Miscellaneous / Contingency	50.60	-	50.60	-	0.00%
Meeting Room	350.00	833.33	(483.33)	5,000.00	7.00%
Office Supplies	-	-	-	-	0.00%
Operating Supplies - Fuel, Oil, etc.	-	1,333.33	(1,333.33)	8,000.00	0.00%
Dues, Licenses, and Fees	350.00	29.17	320.83	175.00	200.00%
Website Maintenance	1,860.00	-	1,860.00	-	0.00%
<b>Total Administrative Expenses</b>	<b>\$ 26,717.63</b>	<b>\$ 55,862.83</b>	<b>\$ (29,145.20)</b>	<b>\$ 335,177.00</b>	<b>7.97%</b>

**Field Expenses**

Field Management	\$ 55,172.40	\$ 55,172.50	\$ (0.10)	\$ 331,035.00	16.67%
<b>Total Field Expenses</b>	<b>\$ 55,172.40</b>	<b>\$ 55,172.50</b>	<b>\$ (0.10)</b>	<b>\$ 331,035.00</b>	<b>16.67%</b>

**Security Expenses**

Security	\$ 57.95	\$ 5,000.00	\$ (4,942.05)	\$ 30,000.00	0.19%
Security - Wifi	546.91	1,000.00	(453.09)	6,000.00	9.12%
<b>Total Security Expenses</b>	<b>\$ 604.86</b>	<b>\$ 6,000.00</b>	<b>\$ (5,395.14)</b>	<b>\$ 36,000.00</b>	<b>1.68%</b>

**Utility Expenses**

Electric	\$ 3,094.56	\$ 7,166.67	\$ (4,072.11)	\$ 43,000.00	7.20%
Refuse Removal	955.40	666.67	288.73	4,000.00	23.89%
Water-Sewer	53,854.78	37,500.00	16,354.78	225,000.00	23.94%
Streetlights	11,085.39	26,666.67	(15,581.28)	160,000.00	6.93%
Repair & Maintenance - Streetlights	-	1,666.67	(1,666.67)	10,000.00	0.00%
<b>Total Utility Expenses</b>	<b>\$ 68,990.13</b>	<b>\$ 73,666.67</b>	<b>\$ (4,676.54)</b>	<b>\$ 442,000.00</b>	<b>15.61%</b>



**Harmony CDD**  
Budget to Actual  
For the Month Ending 11/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<b><u>Landscaping and Irrigation Expenses</u></b>					
Landscaping Maintenance & Material	\$ 182,348.01	\$ 124,398.67	\$ 57,949.34	\$ 746,392.00	24.43%
Landscaping Improvement - Removal	750.00	-	750.00	-	0.00%
Tree Trimming	-	6,666.67	(6,666.67)	40,000.00	0.00%
Parks & Facilities	-	9,166.67	(9,166.67)	55,000.00	0.00%
Garden Lot Expenses	420.96	333.33	87.63	2,000.00	21.05%
Invasive Plant Maintenance	-	8,333.33	(8,333.33)	50,000.00	0.00%
Mulch	-	12,891.17	(12,891.17)	77,347.00	0.00%
Annuals	3,500.00	2,333.33	1,166.67	14,000.00	25.00%
Amenity - Irrigation Repairs	3,754.85	-	3,754.85	-	0.00%
Irrigation	-	5,000.00	(5,000.00)	30,000.00	0.00%
Miscellaneous / Contingency	11,119.00	8,333.33	2,785.67	50,000.00	22.24%
<b>Total Landscaping &amp; Irrigation Expenses</b>	<b>\$ 201,892.82</b>	<b>\$ 177,456.50</b>	<b>\$ 24,436.32</b>	<b>\$ 1,064,739.00</b>	<b>18.96%</b>
<b><u>General Expenses</u></b>					
Pond Maintenance	\$ -	\$ -	\$ -	\$ -	0.00%
R&M - Ponds/Buck, Lake/Drainage	-	8,333.33	(8,333.33)	50,000.00	0.00%
Amenity - Pool Maintenance	-	10,000.00	(10,000.00)	60,000.00	0.00%
Repair & Maintenance - Vehicles	-	2,500.00	(2,500.00)	15,000.00	0.00%
Repair & Maintenance - Equipment / Boats, etc	165.00	1,666.67	(1,501.67)	10,000.00	1.65%
Roads & Alleyway	-	1,666.67	(1,666.67)	10,000.00	0.00%
Sidewalk Panel Repair & Replacements	-	25,000.00	(25,000.00)	150,000.00	0.00%
Transfer to Reserve	-	46,666.67	(46,666.67)	280,000.00	0.00%
Capital Outlay - Vehicles	-	2,500.00	(2,500.00)	15,000.00	0.00%
<b>Total General Expenses</b>	<b>\$ 165.00</b>	<b>\$ 98,333.33</b>	<b>\$ (98,168.33)</b>	<b>\$ 590,000.00</b>	<b>0.03%</b>
<b><u>Insurance Expenses</u></b>					
General Liability Insurance	\$ 5,489.00	\$ 4,950.00	\$ 539.00	\$ 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%
<b>Total Insurance Expenses</b>	<b>\$ 23,390.00</b>	<b>\$ 4,950.00</b>	<b>\$ 18,440.00</b>	<b>\$ 29,700.00</b>	<b>78.75%</b>
<b>Total Expenditures</b>	<b>\$ 376,932.84</b>	<b>\$ 471,441.83</b>	<b>\$ (94,508.99)</b>	<b>\$ 2,828,651.00</b>	<b>13.33%</b>
<b>Income (Loss) from Operations</b>	<b>\$ (152,135.53)</b>	<b>\$ -</b>	<b>\$ (152,135.53)</b>	<b>\$ -</b>	
<b><u>Other Income (Expense)</u></b>					
Interest Income	\$ 4,484.51	\$ -	\$ 4,484.51	\$ -	
Interest - Tax Collector	-	-	-	-	
<b>Total Other Income (Expense)</b>	<b>\$ 4,484.51</b>	<b>\$ -</b>	<b>\$ 4,484.51</b>	<b>\$ -</b>	
<b>Net Income (Loss)</b>	<b>\$ (147,651.02)</b>	<b>\$ -</b>	<b>\$ (147,651.02)</b>	<b>\$ -</b>	





Supporting Worksheets for Revenue  
and Assessment received



## Harmony CDD

### 2014 Revenue Trust Account Inflow and Outflows

Date	Revenue Account	Interest Income	Transfer In	On Roll Revenue	Transfer Out	Balance
10/1/2025	\$ 781,932.04	\$ 2,640.17	\$ 2,120.78	\$ -	\$ -	\$ 786,692.99
11/1/2025	786,692.99	2,658.91	-	-	(169,153.80)	620,198.10
12/1/2025						-
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						-

\* Amount transferred out to make November 2025 bond payment

### 2015 Revenue Trust Account Inflow and Outflows

Date	Revenue Account	Interest Income	Transfer In	On Roll Revenue	Transfer Out	Balance
10/1/2025	\$ 348,712.65	\$ 1,172.96	\$ 1,488.12	\$ -	\$ -	\$ 351,373.73
11/1/2025	351,373.73	1,187.53	-	-	(104,924.21)	247,637.05
12/1/2025						-
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						-

\* Amount transferred out to make November 2025 bond payment



Date	Total assessment		O&M	2014 DS		2015 DS		Total		
2025.11.14	\$	28,633.95	\$	18,191.58	\$	7,295.59	\$	3,146.78	\$ 28,633.95	TRUE
2025.11.14	\$	25,231.02	\$	16,029.65	\$	6,428.56	\$	2,772.81	\$ 25,231.02	TRUE
2025.11.21	\$	297,773.12	\$	189,179.75	\$	75,869.06	\$	32,724.31	\$ 297,773.12	TRUE
2025.11.21	\$	1,096.04	\$	696.33	\$	279.26	\$	120.45	\$ 1,096.04	TRUE
			\$	-	\$	-	\$	-	\$ -	TRUE
			\$	-	\$	-	\$	-	\$ -	TRUE
			\$	-	\$	-	\$	-	\$ -	TRUE
			\$	-	\$	-	\$	-	\$ -	TRUE
			\$	-	\$	-	\$	-	\$ -	TRUE
									\$ -	TRUE
total collected	\$	-	\$	224,097.31	\$	89,872.48	\$	38,764.35	\$ 352,734.13	FALSE
Receivable			\$	2,545,623.69	\$	1,020,902.52	\$	440,341.91		
Transfer to DS					\$	89,872.47	\$	38,764.35		



# **Harmony Community Development District**

**Proposals from ULS**

## ULS Work Authorizations

Agenda #	Work Auth #	Description	Amount
1	207856	Troubleshoot 17 Zones Not Working	\$2,080.00
2	207864	12 Zones Timer Five Oaks Entrance	\$580.20
3	207870	Hunters Node Install / Solenoids	\$3,064.15
4	207948	Winter Flowers 2026	\$3,500.00
	<b>Total:</b>		<b>\$9,224.35</b>

**ADDITIONAL SERVICES ORDER NO. 207856**  
**LANDSCAPE & IRRIGATION MAINTENANCE SERVICES**

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

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

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

**SECTION 1. SCOPE OF SERVICES.** Pursuant to Section 7.c of the Agreement, in addition to the Work described in the Agreement and any Exhibits, Amendments and ASOs thereto, Contractor shall provide services, as set forth in Contractor’s Proposal No. **207856**, dated **December 15, 2025**, and attached hereto as **Exhibit A**, all in accordance with the terms of the Agreement (the “**Additional Services**”). Contractor may make changes to the scope of Additional Services without further written authorization from the District to the extent that such changes are communicated to Contractor by the District’s representative and do not increase the price of the Additional Services.

**SECTION 2. COMPENSATION.** It is understood and agreed that the compensation for the Additional Services under this ASO shall be in an amount not to exceed **Two Thousand Eighty Dollars and Zero Cents (\$2,080.00)** 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 #207856**

**Date: 12/15/2025**

**PO #**

**Alex Martinez**

**Customer:**

PFM Group Consulting

**Property:**

Harmony CDD  
3500 Harmony Sq Dr W  
Harmony, 34773

## Troubleshoot 17 zones not working



80% of the valve boxes are cover by few inches of soil making the troubleshoot more difficult to found, but we found the 17 Valves.

**Repairs Proposed**

**\$2,080.00**



Items	Quantity	Unit	Price/Unit	Price
<b>Irrigation Repair</b>				<b>\$2,080.00</b>
Troubleshoot	32.00	ea	\$65.00	\$2,080.00
<b>PROJECT TOTAL:</b>				<b>\$2,080.00</b>

### Terms & Conditions

By \_\_\_\_\_

**Alex Martinez**

Date 12/15/2025

**United Land Services**

By \_\_\_\_\_

Date \_\_\_\_\_

**Harmony CDD**

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**ADDITIONAL SERVICES ORDER NO. 207864**  
**LANDSCAPE & IRRIGATION MAINTENANCE SERVICES**

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

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

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

**SECTION 1. SCOPE OF SERVICES.** Pursuant to Section 7.c of the Agreement, in addition to the Work described in the Agreement and any Exhibits, Amendments and ASOs thereto, Contractor shall provide services, as set forth in Contractor’s Proposal No. **207864**, dated **December 15, 2025**, and attached hereto as **Exhibit A**, all in accordance with the terms of the Agreement (the “**Additional Services**”). Contractor may make changes to the scope of Additional Services without further written authorization from the District to the extent that such changes are communicated to Contractor by the District’s representative and do not increase the price of the Additional Services.

**SECTION 2. COMPENSATION.** It is understood and agreed that the compensation for the Additional Services under this ASO shall be in an amount not to exceed **Five Hundred Eighty Dollars and Twenty Cents (\$580.20)** 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 #207864

Date: 12/15/2025

PO #

Alex Martinez

### Customer:

PFM Group Consulting

### Property:

Harmony CDD  
3500 Harmony Sq Dr W  
Harmony, 34773

## 12 Zones Timer Five Oaks Entrance



Timer is malfunctioning, front panel is burn in the right side. Can't adjust Time, Date, watering time, Running Days.

### Repairs Proposed

**\$580.20**

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

<b>Irrigation Repair</b>				<b>\$580.20</b>
12 Zones Timer	1.00	ea	\$580.20	\$580.20
<b>PROJECT TOTAL:</b>				<b>\$580.20</b>

**Terms & Conditions**

By

Alex Martinez

Date

12/15/2025

United Land Services

By

Date

Harmony CDD

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**ADDITIONAL SERVICES ORDER NO. 207870**  
**LANDSCAPE & IRRIGATION MAINTENANCE SERVICES**

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

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

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

**SECTION 1. SCOPE OF SERVICES.** Pursuant to Section 7.c of the Agreement, in addition to the Work described in the Agreement and any Exhibits, Amendments and ASOs thereto, Contractor shall provide services, as set forth in Contractor’s Proposal No. **207870**, dated **December 15, 2025**, and attached hereto as **Exhibit A**, all in accordance with the terms of the Agreement (the “**Additional Services**”). Contractor may make changes to the scope of Additional Services without further written authorization from the District to the extent that such changes are communicated to Contractor by the District’s representative and do not increase the price of the Additional Services.

**SECTION 2. COMPENSATION.** It is understood and agreed that the compensation for the Additional Services under this ASO shall be in an amount not to exceed **Three Thousand Sixty-Four Dollars and Fifteen Cents (\$3,064.15)** 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 #207870

Date: 12/15/2025

PO #

Alex Martinez

### Customer:

PFM Group Consulting

### Property:

Harmony CDD  
3500 Harmony Sq Dr W  
Harmony, 34773

## Hunters Node Install / solenoids



### Repairs Proposed

**\$3,064.15**

Items	Quantity	Unit	Price/Unit	Price
<b>Irrigation Repair</b>				<b>\$3,064.15</b>
1 Station Hunter Node	1.00	ea	\$272.50	\$272.50
2 Station Hunter Node	2.00	ea	\$344.18	\$688.36
4 Station Hunter Node	3.00	ea	\$389.83	\$1,169.49
DC Solenoid	14.00	ea	\$66.70	\$933.80
<b>PROJECT TOTAL:</b>				<b>\$3,064.15</b>

**Terms & Conditions**

By \_\_\_\_\_  
**Alex Martinez**  
Date 12/15/2025  
\_\_\_\_\_  
**United Land Services**

By \_\_\_\_\_  
\_\_\_\_\_  
Date \_\_\_\_\_  
\_\_\_\_\_  
**Harmony CDD**

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**ADDITIONAL SERVICES ORDER NO. 207948**  
**LANDSCAPE & IRRIGATION MAINTENANCE SERVICES**

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

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

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

**SECTION 1. SCOPE OF SERVICES.** Pursuant to Section 7.c of the Agreement, in addition to the Work described in the Agreement and any Exhibits, Amendments and ASOs thereto, Contractor shall provide services, as set forth in Contractor’s Proposal No. **207948**, dated **December 15, 2025**, and attached hereto as **Exhibit A**, all in accordance with the terms of the Agreement (the “**Additional Services**”). Contractor may make changes to the scope of Additional Services without further written authorization from the District to the extent that such changes are communicated to Contractor by the District’s representative and do not increase the price of the Additional Services.

**SECTION 2. COMPENSATION.** It is understood and agreed that the compensation for the Additional Services under this ASO shall be in an amount not to exceed **Three Thousand Five Hundred Dollars and Zero Cents (\$3,500.00)** 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 #207948

Date: 12/15/2025

PO #

Nicholas Lomasney

### Customer:

PFM Group Consulting

### Property:

Harmony CDD  
3500 Harmony Sq Dr W  
Harmony, 34773

## Winter flowers 2026

This proposal is for the installation of the winter flowers 2026

<b>Default Group</b>	<b>\$3,500.00</b>
----------------------	-------------------

Items	Quantity	Unit	Price/Unit	Price
<b>Property Improvements</b>				<b>\$3,500.00</b>
Annuals Installed	1.00	ea	\$3,500.00	\$3,500.00
<b>PROJECT TOTAL:</b>				<b>\$3,500.00</b>

## Terms & Conditions

By \_\_\_\_\_  
Nicholas Lomasney

Date 12/15/2025  
United Land Services

By \_\_\_\_\_

Date \_\_\_\_\_  
Harmony CDD



# **Harmony Community Development District**

## **Landscape Items**





# **Harmony Community Development District**

**Proposal from Swartz Associates for  
Garbage Bin Replacements for \$8,070**



TO: Harmony Community Development District  
7124 Harmony Square Dr S  
Harmony, FL 34773  
689-455-9817

Attn: Jonathan Soto  
gmharmony@bermancorp.com

## QUOTATION # 12161

<b>Date:</b>	December 16, 2025
<b>Ship Date:</b>	Approx. 4-6 Weeks ARO
<b>Terms:</b>	50% Dep. / Bal. prior to ship
<b>F.O.B.:</b>	Destination
<b>Salesperson:</b>	Tim Hill 407-412-6156
<b>Shipped Via:</b>	CC

Quantity	Description	Unit Price	Total
	<b>Kay Park</b>		
8	#132LRRPPCR 32 Gal. Waste Receptacle w/ Recycled Plastic Slats, Portable (Cedar)	\$ 650.00	\$ 5,200.00
8	#FLS832 Flat Lid for Receptacle w/ 8" Hole (Black)	\$ 136.00	\$ 1,088.00
8	#CP32 32 Gallon Plastic Liner	\$ 68.00	\$ 544.00
2	#SB16SM Pedestal Grill w/ 2-3/8" OD Surface Mount Post	\$ 321.00	\$ 642.00
			\$ 7,474.00
	Preferred Customer Discount		\$ (474.00)
			\$ 7,000.00
	Shipping & Handling		\$ 1,070.00
	<b>TOTAL PRICE</b>		<b>\$ 8,070.00</b>
	Price does not include off-loading, assembly or installation. Price based on standard Kay Park colors.		
	Thank you.		
	To place an order as stated above, please sign below and return one copy along with a check made payable to Swartz Associates for \$4,035.00		
	X _____ Date: _____		
	- As Authorized Agent		

**Terms & Conditions:** Prices do not include off-loading, assembly or installation unless stated. Additional freight services requested, such as lift-gate or inside delivery, will incur additional fees. If sales tax is not shown, Purchaser must provide a copy of tax exemption certificate. All equipment is per manufacturer's current specifications and standard colors. 3rd Party Installation pricing (if provided) does not include any ground preparation, borders or resilient surface material unless stated. Swartz Associates is not responsible for permits or any costs associated with obtaining permits, if required. All deposits are non-refundable and all orders are final. Canceled orders may be subject to a restocking fee. No retainers or holdbacks are permitted. Swartz Associates shall have no liability or responsibility for incidental or consequential damages or injuries associated with this transaction and the equipment being sold. If this invoice is not paid in full as required, any final balance due shall accrue interest at 1.5% per month and Purchaser shall be responsible for all collection costs, including reasonable attorney's fees. Swartz Associates retains the right to remove and reclaim the equipment until invoice is paid in full. Prices valid for 15 days.



---

# **Harmony Community Development District**

**Proposal from Spies for Filter Grids for \$3,130**

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



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

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

11/25/2025

ATTN: JONATHAN

THIS QUOTE IS FOR REPLACING THE FILTER GRIDS ON THE **SWIM CLUB POOL**. SPIES WILL DRAIN AND FLUSH THE FILTER TANK, REMOVE THE EXISTING GRIDS AND INSTALL 38 LARGE RECTANGULAR FILTER GRIDS. THE PRICE INCLUDES ALL LABOR FOR THE INSTALLATION.

TOTAL \$1,565.00

PLEASE NOTE: IF ANY ADDITIONAL PARTS ARE FOUND IN NEED OF REPLACEMENT IN ORDER TO COMPLETE THE REPAIR, (MANIFOLD PVC PARTS, ETC) THEY WILL BE REPLACED AS AN EXTRA TO THE ABOVE PRICING.

ACCEPTED AND AGREED:

REGARDS,

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
DATE: \_\_\_\_\_

A handwritten signature in blue ink, appearing to read "Ken Soukup", is written over a light blue circular background.

KEN SOUKUP  
SERVICE MANAGER  
SPIES POOL LLC  
CP C043205

801 Sawdust Trail  
Kissimmee, FL 34744



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

407-847-2771  
Fax 407-847-8242



---

# **Harmony Community Development District**

**Proposal from Plummer Painting Company for  
Painting Exterior Steel Sculptures for \$6,421**



PAINTING, COATINGS, & SPECIAL FINISHES  
WATERPROOFING & CAULKING  
RESTORATION / RENOVATION  
THERMAL / INSULATING COATINGS

December 15, 2025

Eddie Padua  
Berman Corp.  
9801 Lake Nona Club Drive  
Orlando, FL 32827  
epadua@bermancorp.com

VIA EMAIL

RE: Exterior Steel Sculptures – Harmony

Dear Eddie,

Please find below our pricing for the above-referenced project per the plans and specifications and in accordance with our attached scope of work:

**Paint Exterior Steel Sculpture:                      Total: \$ 6,421.00**

Thank you for this opportunity and consideration. If you have any questions, please call me at 407-585-0210 ext. 118 or 407-509-5794.

Sincerely,

The Plummer Painting Company

Jason Bender  
Estimator  
Bid Number: B2025.474

# Scope

<b>THE PLUMMER PAINTING COMPANY</b>	Harmony Park Steel Features
<b>SUMMARY SHEET</b>	7250 Harmony Square Drive South
	Harmony, FL 34773
<b>B2024.474</b>	<b>Berman</b>
Type Of Work: Painting	
	MATERIAL
	SPECIFICATION
CLASS OF WORK	
Exterior Steel Feature (1 color throughout):	
Paint Steel I-Beams (All Sides)	Wash/Sand/Clean Rust/Prep
	SW - Macropoxy 920 Pre-Primer
	SW - Macropoxy 646 Primer
	SW - Acrolon Ultra
Paint Steel Silhouettes (Both Sides)	Wash/Sand/Clean Rust/Prep
	SW - Macropoxy 920 Pre-Primer
	SW - Macropoxy 646 Primer
	SW - Acrolon Ultra
<b>NOTE(S):</b>	
Only 1 Paint Color Included	
Please Provide Paint Color	



---

# **Harmony Community Development District**

## **Capital Improvements Project Summary**





**BERMAN**

# Harmony Capital Project Summary

## Overview

The following capital projects are currently under review for planning, budgeting, and vendor engagement. Each item includes required next steps to ensure accurate pricing and project readiness.

---

## 1. Sidewalk Repairs

**Leads:** Brittany and Edgard

**Status:** Scoping and assessment underway.

**Next Steps:** Finalize locations and repair list for vendor pricing.

---

## 2. Playground Refresh and Upgrades

**Action:** Obtain bids from three playground vendors.

**Scope Includes:**

- Mulch or surfacing replacement
- Equipment updates or refresh

**Requirements:** Maps and consistent scope for each site.

---

## 3. Volleyball Court Improvements

**Action:** Complete in-house; provide formal quote.

**Scope:** Sand replacement, new nets.

**Requirements:** Map of all volleyball court locations.

---

## 4. Pool Equipment Refresh



**BERMAN**

**Vendors:** Spies and one additional contractor.

**Status:** Bids in progress.

**Scope:** Equipment review, replacement recommendations, pricing.

---

## **5. Pool Furniture Replacement**

**Action:** Reach out to two to three vendors for pricing.

**Requirements:**

- Map of all pool furniture locations
  - Photos for accurate counts and condition assessment
- 

## **6. Boat Equipment and Upholstery**

**Action:** Obtain quotes from two to three vendors.

**Scope:** Parts, repairs, and full reupholstery as needed.

**Requirements:** Complete boat inventory including quantity, models, and makes.



---

# **Harmony Community Development District**

## **Berman Field Inspection Report**



**BERMAN**

# Harmony Field Report

Prepared by: Jonathan Soto



Buck lake restrooms

Thorough cleaning and painting of the floors.



**BERMAN**



Refurbishing of all doggie stations

Currently ongoing





# BERMAN



Repaired town square electrical for the Christmas event.



**BERMAN**



Finished cleaning all of the overflows on property.



**BERMAN**



Chemical treated and pressure washed all of the pavilions.





**BERMAN**



Entrance tower electrical repaired.



**BERMAN**



Pressure washing ongoing.





**BERMAN**



Concrete grinding ongoing

Total 67 locations.



**BERMAN**

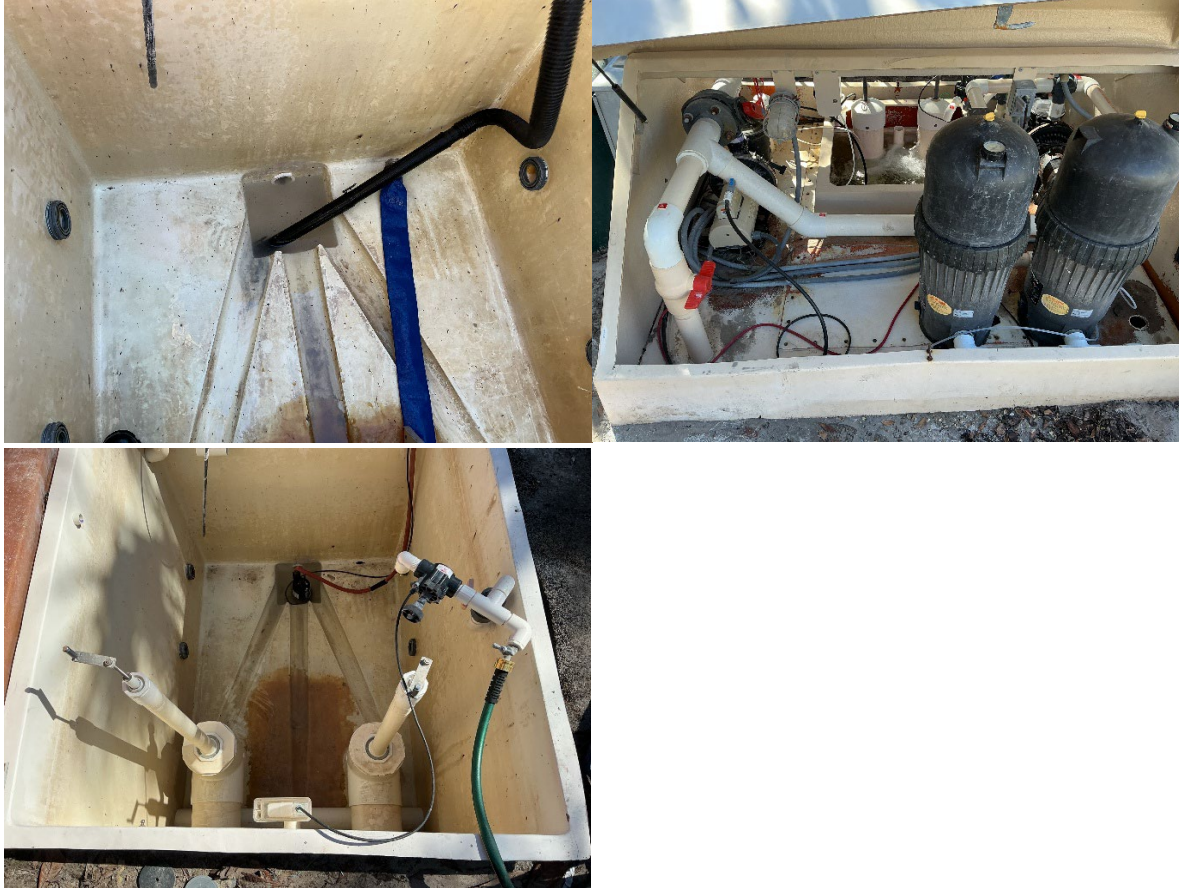


Buck Lake swing repaired





**BERMAN**



Cleaned all of the pits in the swim club pool as well as all of the interior of the piping and all pool components.