

# 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, January 29, 2026, at 6:00 p.m. at Su Mesa Cafe at 7250 Harmony Square Dr. S, Harmony, FL 34773**. Questions or comments on the Board Meeting or proposed agenda may be addressed to Lynne Mullins at [mullinsl@pfm.com](mailto:mullinsl@pfm.com) or (407) 723-5900. A quorum (consisting of at least three of the five Board Members) will be confirmed prior to the start of the Board Meeting.

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

## BOARD OF SUPERVISORS' MEETING AGENDA

### Organizational Matters

- Call to Order
- Roll Call to Confirm Quorum
- Public Comment Period
- 1. Consideration of the Meeting Minutes of the December 18, 2025, Auditor Selection Committee Meeting
- 2. Consideration of the Meeting Minutes of the December 18, 2025, Board of Supervisors' Meeting

### Business Matters

- 3. Consideration of Lift Station Purchase Items from Toho Water Authority
- 4. Discussion Items:
  - 1. One-on-One Training Sessions at Basketball Court
  - 2. OCPS 2026 Swim Program Pool Use
  - 3. Signage Refurbishment at Repaired Sculpture
  - 4. Signage to Discourage Pet Abandonment
  - 5. Reserve Study Items for the Harmony CDD
- 5. Review of 2025 Annual Monitoring Report from Bowman and Blair Ecology and Design
- 6. Ratification of the Fiscal Year 2025 Audit Engagement Letter with Grau & Associates
- 7. Ratification of Payment Authorizations Nos. 012 – 016
- 8. Review of District Financial Position and Budget to Actual

### United Landscape Services Landscape Management

- 9. Ratification of Proposals from ULS:
  - 1. Work Authorization #210674 2" Mainline Break at the Dog Park for \$680
  - 2. Work Authorization #210676 3" Mainline Repair for \$1,040
  - 3. Work Authorization #210679 3" Mainline Break for 1,040
  - 4. Work Authorization #210703 2" Mainline Break Next to Oak Tree for \$1,330
- 10. Discussion Regarding Landscape Items

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).

### **Berman Field Management**

11. Consideration of Proposal for Replenishing Lakeshore Park Volleyball Court Sand from Berman in an amount totaling \$5,850
12. Sidewalk RFP Update
13. Consideration of Proposal for Trash Cans
14. Berman Field Inspection Report

### **Security System Session**

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

### **Other Business**

#### **Staff Reports**

District Counsel  
District Engineer  
District Manager

#### **Supervisor Requests**

#### **Adjournment**

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



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# **Harmony Community Development District**

**Meeting Minutes of the December 18, 2025,  
Auditor Selection Committee Meeting**

## **MINUTES OF MEETING**

### **HARMONY COMMUNITY DEVELOPMENT DISTRICT**

### **AUDITOR SELECTION COMMITTEE MEETING**

**Thursday, December 18, 2025, at 6:00 p.m.**

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

**Harmony, FL 34773**

Board Members Present:

Daniel Leet	Committee Member
Jo Phillips	Committee Member
Julie Nichols Williams	Committee Member

Also Present:

Lynne Mullins	PFM
Verona Griffith	PFM
Michael Eckert	Kutak Rock
Jonathan Soto	Berman
Eddie Padua	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 6:02 p.m.

Roll call was taken, and quorum was established.

### **Review of Auditing Services Proposals**

**a) Grau & Associates**

The Board reviewed the proposal. It was noted only one proposal was received and this is a firm that PFM works with regularly.

Ms. Mullins reviewed the proposal cost and noted it is within the District's budget.

### **Ranking of Auditing Services Proposals**

Ms. Mullins recommended ranking Grau and Associates as No. 1.

On MOTION by Mr. Leet, seconded by Ms. Williams, with all in favor, the Auditor Selection Committee for the Harmony Community Development District approved the Auditing Services Proposal with Grau and Associates and ranked them as No. 1.

**Adjournment**

On MOTION by Mr. Leet, seconded by Ms. Phillips, with all in favor, the Auditor Selection Committee for the Harmony Community Development District adjourned the December 18, 2025, Auditor Selection Committee Meeting.

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Secretary / Assistant Secretary

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Chairperson / Vice Chairperson



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# **Harmony Community Development District**

**Meeting Minutes of the December 18, 2025,  
Board of Supervisors' Meeting**

## **MINUTES OF MEETING**

### **HARMONY COMMUNITY DEVELOPMENT DISTRICT**

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

**Thursday, December 18, 2025, at 6:00 p.m.**

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

Board Members Present:

Daniel Leet	Chairman
Jo Phillips	Assistant Secretary
Julie Nichols Williams	Assistant Secretary

Also Present:

Lynne Mullins	PFM	
Verona Griffith	PFM	(via phone)
Michael Eckert	Kutak Rock	(via phone)
Jonathan Soto	Berman	
Eddie Padua	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 comments.

A resident, a member of the Garden Committee and Nature Committee, commented regarding the garden. He noted Berman and ULS have been a great help with moving and utilizing the mulch. He stated that he has submitted a recommendation regarding parking policies to not park in the bike lane. He also noted there is an ongoing issue with a crack in the road at the corner of Bear Grass and Cat Briar, which he submitted to the Osceola County request webpage. Osceola County fixed the issue on December 18, the same day as the request.

Another resident requested an update regarding the trash can at the pavilion. She also thanked the Board for approving the repairs to the sculptures. She noted it was time for the annuals to be changed.

A new resident commented regarding an area in view of his property that looks to be in need of some landscaping, and requested permission to mow to the water line of the retention pond bordering his

backyard. He also commented regarding pool maintenance responsibility. It was noted the HOA is responsible for the specific clubhouse pool in the Lakes community, but the CDD is responsible for the Swim Club and Ashley Park pools.

There was brief discussion regarding maintenance responsibilities and associated fees. Ms. Mullins noted she can discuss any requested information after the meeting.

There were no further public comments at this time.

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

The Board reviewed the minutes.

On MOTION by Mr. Leet, seconded by Ms. Williams, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Minutes of the November 20, 2025, Auditor Selection Committee Meeting.

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

The Board reviewed the minutes.

Ms. Phillips noted a change in minutes regarding the landscaping on 192 and stated there should be a change from "should" to "could". Ms. Phillips requested that the minutes be sent out prior to the agenda packet.

On MOTION by Ms. Williams, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Minutes of the November 20, 2025, Board of Supervisors' Meeting.

**SECOND ORDER OF BUSINESS**

**Business Matters**

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

Mr. Hamstra gave an overview and noted the weeds have grown immensely. This is for the vendor to complete treatment and take care of the current weed issues. It was noted there are only a few vendors used for the conservation areas. This vendor is routinely lower than others.

There was brief discussion regarding the budget. Ms. Griffith noted there is \$50,000 allocated for invasive weeds and \$50,000 for miscellaneous.

On MOTION by Mr. Leet, seconded by Ms. Phillips, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Quote from Aquatic Weed Management for Winter Sweep in an amount totaling \$82,000.

#### **Consideration of Quote from Spies for Splash Pad Recirculation Pump Repair**

Berman gave an overview and noted the quote is for repairs, but the Splash Pad motor is bad and needs total replacement. The motor replacement cost is \$1,025.

There was brief discussion regarding the motor. It was noted most of the motors are significantly older.

On MOTION by Mr. Leet, seconded by Ms. Phillips, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Quote from Spies for Splash Pad Recirculation Pump Repair and Replacement with a not to exceed amount of \$1,320.

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

Mr. Leet noted this is for taking care of the invasive plants in Buck Lake. This is a shared cost with Harmony West.

There was brief discussion regarding the decision-making process regarding the shared cost and the date of invoice. It was noted this invoice is for work done in 2024 and Bio-Tech is behind on sending invoices.

On MOTION by Mr. Leet, seconded by Ms. Phillips, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Invoice from Harmony West CDD for Cost Sharing of Bio-Tech Consulting Services Cost Sharing in an amount totaling \$3,250, pending this was amount was not previously paid.

Ms. Mullins will follow up regarding payment.

Mr. Leet will confirm the scope of services outlined in the original agreement is truly being addressed by Bio-Tech.

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

Ms. Mullins reviewed the recommended rankings from the Auditor Selection Committee. It was noted Grau and Associates was ranked No. 1. Once approved, District Management will move forward with an Auditor Engagement Letter.

On MOTION by Ms. Phillips, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District reviewed and approved the Auditor Selection Committee Rankings and Selection of Auditor as Grau and Associates.

### **Ratification of Payment Authorizations Nos. 008 – 011**

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

On MOTION by Mr. Leet, seconded by Ms. Phillips, with all in favor, the Board of Supervisors for the Harmony Community Development District ratified Payment Authorizations Nos. 008-011.

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

Ms. Mullins stated the financials are through November. No further action was needed by the Board at this time. It was noted only 13% of the budget has been spent at this time.

### **THIRD ORDER OF BUSINESS**

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

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

- 1. Work Authorization #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

Mr. Lomasney gave an overview of the proposals.

There was brief discussion regarding the proposals.

There was also brief discussion regarding the annuals. It was noted that Mr. Lomasney will work with Dr. Kassel. These will be installed in January.

On MOTION by Mr. Leet, seconded by Ms. Williams, with all in favor, the Board of Supervisors for the Harmony Community Development District approved Proposed Work Authorizations #207856 in the amount of \$2,080, #207854 in the amount of \$580.20, #207870 in the amount of \$3,064.15, and #207948 in the amount of \$3,500 from ULS.

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

Mr. Lomasney gave updates regarding landscaping maintenance. He noted the mulch has been completed and will be inspected tomorrow. Sycamore leaves are consistently falling and being picked up each day. He noted ULS is trying to identify valves as there have been ongoing issues with the decoders and solenoids.

It was noted that the sidewalk is now across 192. Mr. Lomasney gave an overview of the damage and noted the repairs have been made.

Mr. Lomasney noted he has received a resident complaint regarding The Estates of Harmony entrance. The resident recommended having annuals in that location with additional landscaping. It was noted this will be an additional cost and will be brought back to the next meeting.

There was brief discussion regarding the additional landscaping at The Estates of Harmony entrance. It was noted there are no other HOA entrances that are maintained by the CDD.

There were no additional landscape items at this time.

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

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

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

Berman gave an overview.

There was brief discussion regarding the locations, the types of garbage bins, and the shipping cost.

There was also brief discussion regarding the grills being rotted out.

The Board requested additional proposals and an additional garbage bin for the pavilion.

It was noted these trash cans are full when emptied and are emptied twice a week.

This item was tabled.

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

Ms. Mullins gave an overview of the proposal and noted this is for replacement.

Berman noted it is a local vendor with the grids in stock.

On MOTION by Ms. Williams, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Proposal from Spies for Filter Grids for \$3,130.

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

Ms. Mullins gave an overview of the proposal. This vendor manages the sculptures throughout Lake Nona. This proposal includes washing, sanding, cleaning of rust, priming and painting. These sculptures have never been refurbished.

There was brief discussion regarding the proposal, scope of work, and various meanings of the sculptures. It was noted this could possibly be completed by the end of the year once approved.

Mr. Leet recommended additionally having the informational signs be viewed for refurbishment needs.

It was noted the sculptures will be painted to match the current colors.

On MOTION by Mr. Leet, seconded by Ms. Phillips, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Proposal from the Plummer Painting Company for Painting Exterior Steel Sculptures for \$6,421.

### **Consideration of Capital Improvements Project Summary**

There was brief discussion regarding the summary and the categorization of the needed sidewalk repairs.

It was noted Berman has been unable to contact Ms. Coronel regarding the sidewalks. Once a walkthrough has been completed, proposals can be requested.

Ms. Phillips requested proposals for the volleyball court for the next meeting.

This item was tabled.

### **Berman Field Inspection Report**

The Board reviewed the Inspection Report.

#### **FIFTH ORDER OF BUSINESS**

#### **Other Business**

#### **Staff Reports**

#### **District Counsel –**

Mr. Eckert reminded the Board of the required annual 4-hour Ethics Training that is due December 31, 2025. It was noted the parking ordinance did not include prohibited parking in a bike lane. The ordinance has been submitted to the County Attorney for review. It can be resubmitted if requested, with the update, in January.

There was brief discussion regarding the parking ordinance. District Counsel will review the Osceola County parking ordinance as the bike lane prohibition may already be included.

Mr. Eckert gave an overview of the research process.

On MOTION by Mr. Leet, seconded by Ms. Phillips, with all in favor, the Board of Supervisors for the Harmony Community Development District approved District Counsel to revise the ordinance to include a parking in bike lane prohibition, subject to review of the Osceola County parking ordinance.

Ms. Phillips noted there is a way to report parking violations on the Osceola County website.

Ms. Mullins will follow up with Code Enforcement regarding the parking violations.

After research, Mr. Eckert noted the prohibition for parking in bike lanes is included in the Florida Statutes and the Osceola County ordinances. Complaints should be submitted to the County.

**District Engineer –**

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

Mr. Hamstra noted he is still researching the maintenance responsibility of the pedestrian crossing near the high school. It was noted there is graffiti that needs to be cleaned up, and the area is most likely owned by the County. Mr. Lomasney noted there is also graffiti in the tower.

There was brief discussion regarding cleaning up the graffiti and maintenance responsibility.

Mr. Hamstra gave an update on the nature trail exhibit. An updated map has been given to the Board for review. Once approved, this will be provided to the wetlands scientist to research what can be done regarding maintenance on the trails.

Mr. Hamstra will follow up with Osceola County regarding the RV/Storage lot.

Mr. Hamstra gave an update regarding the sidewalk repairs and provided the criteria from Orange/Lake/Seminole County regarding repairs. Booklets have been created for each area to document the locations of repairs needed. Once photos and locations are received, proposals will be requested.

**District Manager –**

Ms. Mullins stated the next meeting is scheduled for January 29, 2025.

**Supervisor Requests and Audience Comments**

Mr. Leet noted the 2022 Reserve Study is being reviewed by PFM for future budget planning and needed adjustments.

Ms. Phillips commented regarding the outdated Rules and Regulations. Ms. Mullins agreed that they need review. There was a recommendation to have a workshop regarding updates needed.

Mr. Leet requested AA batteries for the meetings. He also commented regarding the bus stops and getting a hardscape and bike racks in those locations. Mr. Eckert noted the CDD owns that land and can implement the bike racks as they so choose. Ms. Mullins will follow up with proposals.

Mr. Leet will send the locations to the District Engineer for the bike racks.

There was brief discussion regarding parking on the grass on Little Blue Lane and the location. Ms. Phillips recommended laying gravel for parking in that location. Mr. Hamstra will send a proposal to District Management.

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

**Adjournment**

On MOTION by Mr. Leet, seconded by Ms. Williams, with all in favor, the Board of Supervisors for the Harmony Community Development District adjourned the December 18, 2025, at 7:19 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

**Lift Station Purchase Items from Toho Water Authority**

**SUBSTITUTE FORM 1099-S COPY B**

If you have any questions call (407) 944-5000

CORRECTED (if checked)

FILER'S name, street address, city, state, ZIP code, and telephone no.  Tohopekaliga Water Authority 951 Martin Luther King Blvd. Kissimmee, Florida 34741 (407) 944-5000		1 Date of closing  _____, 20____	OMB No. 1545-0997  <b>2025</b>	Proceeds From Real Estate Transaction
FILER'S Federal identification number <b>56-2378950</b>	TRANSFEROR'S identification number _____	2 Gross proceeds  <b>\$5,000.00</b>	Form 1099-S	<p align="center"><b>Copy B For Transferor</b></p> <p>This is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.</p>
TRANSFEROR'S name  HARMONY COMMUNITY DEVELOPMENT DISTRICT, a special district according to Chapter 189, Florida Statutes	3 Address or legal description  See <b>Exhibit "A"</b> attached hereto			
Street address (including apt. no.)  210 N University Dr STE 702 City, State, and ZIP code  Coral Springs, FL 33071	4 Transferor received or will receive property or services as part of the consideration (if checked) [ ]			
Account or escrow number (see instructions)	5 Transferor is a foreign person (nonresident alien, foreign partnership, foreign estate, or foreign trust) (if checked) [ ]			
	6 Buyer's part of real estate tax			

Form 1099-S

(keep for your records)

Department of the Treasury – Internal Revenue Service

**Instructions for Transferor**

For sales or exchanges of certain real estate, the person responsible for closing a real estate transaction must report the real estate proceeds to the Internal Revenue Service and must furnish this statement to you. To determine if you have to report the sale or exchange of your main home on your tax return, see the instructions for Schedule D (Form 1040), Capital Gains and Losses. If the real estate was not your main home, report the transaction on **Form 4797**, Sales of Business Property, **Form 6252**, Installment Sale Income, and/or **Schedule D (Form 1040)**. If box 4 is checked and you received or will receive like-kind property, you must file **Form 8824**, Like-Kind Exchanges.

**Federal mortgage subsidy.** You may have to recapture (pay back) all or part of a federal mortgage subsidy if **all** the following apply:

- You received a loan provided from the proceeds of a qualified mortgage bond or you received a mortgage credit certificate,
- Your original mortgage loan was provided after 1990,
- You sold or disposed of your home at a gain during the first 9 years after you received the federal mortgage subsidy, and
- Your income for the year you sold or disposed of your home was over a specified amount.

This will increase your tax. See **Form 8828**, Recapture of Federal Mortgage Subsidy, and **Pub. 523**, Selling Your Home.

**YOU ARE REQUIRED BY LAW** to provide your correct taxpayer name and identification number for the transaction described above to: Tohopekaliga Water Authority

If you do not provide your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law. **UNDER THE PENALTIES OF PERJURY**, I certify that the above information, including my taxpayer identification number, is correct, and that have received a copy of this statement.

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

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

Title: \_\_\_\_\_

**Account number.** May show an account or other unique number the filer assigned to distinguish your account.

**Box 1.** Shows the date of closing.

**Box 2.** Shows the gross proceeds from a real estate transaction, generally the sales price. Gross proceeds include cash and notes payable to you, notes assumed by the transferee (buyer), and any notes paid off at settlement. Box 2 does not include the value of other property or services you received or will receive. See **Box 4**.

**Box 3.** Shows the address or a legal description of the property transferred.

**Box 4.** If marked, shows that you received or will receive services or property (other than cash or notes) as part of the consideration for the property transferred. The value of any services or property (other than cash or notes) is not included in box 2.

**Box 5.** If checked, shows that you are a foreign person (nonresident alien, foreign partnership, foreign estate, or foreign trust).

**Box 6.** Shows certain real estate tax on a residence charged to the buyer at settlement. If you have already paid the real estate tax for the period that includes the sale date, subtract the amount in box 6 from the amount already paid to determine your deductible real estate tax. But if you have already deducted the real estate tax in a prior year, generally report this amount as income on the "Other income" line of the appropriate income tax form. For more information, see Pub. 523, Pub. 525, and Pub. 530.

EXHIBIT "A"

LIFT STATION 1H

**LEGAL DESCRIPTION  
(AS PREPARED BY SURVEYOR)**

**SUBJECT PROPERTY**

TOHOPEKALIGA WATER AUTHORITY  
TOHO LIFT STATION 1H

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

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

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

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## FIRPTA CERTIFICATE OF NON-FOREIGN ENTITY STATUS

STATE OF [REDACTED]  
COUNTY OF [REDACTED]

BEFORE ME, the undersigned authority, this day personally appeared  
\_\_\_\_\_, hereafter referred to as "Affiant", as \_\_\_\_\_ of  
\_\_\_\_\_, \_\_\_\_\_ ("Transferor"), who being first duly  
sworn on oath and under penalty of perjury, states as follows:

Section 1445 of the Internal Revenue Code provides that a transferee of a United States real property interest must withhold tax if the transferor is a foreign person. For U.S. tax purposes (including Section 1445) the owner of a disregarded entity (which has legal title to a U.S. real property interest under local law) will be the transferor of property and not the disregarded entity. To inform the transferee, TOHOPEKALIGA WATER AUTHORITY, an independent special district, established and created pursuant to Chapter 189, Florida Statutes, by special act of the Florida Legislature, that withholding of tax is not required upon the conveyance to transferee of a U.S. real property interest in the real property more particularly described on Exhibit "A" attached hereto, Affiant hereby certifies the following.

1. Transferor is not a foreign corporation, foreign partnership, foreign trust, or foreign estate (as those terms are defined in the Internal Revenue Code and Treasury Regulations).
2. Transferor is not a disregarded entity as defined in §1.1445-2(b)(2)(iii).
3. Transferor's U.S. Federal Tax Identification Number is \_\_\_\_\_.
4. Transferor's address is \_\_\_\_\_.

Transferor understands that this certification may be relied upon by the transferee and disclosed to the Internal Revenue Service by the transferee and that any false statement contained herein could be punished by fine or imprisonment, or both.

Under penalty of perjury, Affiant declares that she/he has examined this certification and to the best of her/his knowledge and belief it is true, correct and complete, and further declares that she/he has authority to sign this document on behalf of Transferor.

[Signature follows on the next page.]

**TRANSFEROR:**

\_\_\_\_\_  
By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  
 online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, by \_\_\_\_\_, as  
of \_\_\_\_\_, on behalf of said corporation, who  is  
personally known to me, or  produced \_\_\_\_\_ as identification.

[AFFIX NOTARY SEAL]

\_\_\_\_\_  
Notary Public Signature  
Print Notary Name: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

*[SIGNATURE PAGE TO FIRPTA CERTIFICATE]*

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**LEGAL DESCRIPTION  
(AS PREPARED BY SURVEYOR)**

**SUBJECT PROPERTY**

TOHOPEKALIGA WATER AUTHORITY  
TOHO LIFT STATION 1H

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

COMMENCE AT THE SOUTHWEST CORNER OF UTILITY TRACT B-1, BIRCHWOOD NEIGHBORHOODS B & C, RECORDED IN PLAT BOOK 14, PAGES 67-73, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY OF E IRLO BRONSON HIGHWAY; THENCE, ALONG THE WEST LINE OF SAID UTILITY TRACT B-1, THE FOLLOWING TWO COURSES; NORTH 22°54'52" EAST, A DISTANCE OF 116.08 FEET; THENCE NORTH 07°05'08" WEST, A DISTANCE OF 20.89 FEET; THENCE, LEAVING THE WEST LINE OF SAID UTILITY TRACT B-1, NORTH 22°54'52" EAST, A DISTANCE OF 3.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 23°13'24" EAST, A DISTANCE OF 39.80 FEET; THENCE SOUTH 06°59'37" EAST, A DISTANCE OF 39.17 FEET; THENCE SOUTH 22°26'23" WEST, A DISTANCE OF 39.04 FEET; THENCE NORTH 07°12'59" WEST, A DISTANCE OF 39.72 FEET TO THE POINT OF BEGINNING.

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

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## AGREEMENT FOR PURCHASE AND SALE

COUNTY OF OSCEOLA, STATE OF FLORIDA

This Agreement for Purchase and Sale (the "**Agreement**") is made and entered into by and between the two parties indicated in **Article 1: The Parties** below in consideration of the mutual covenants contained herein and for other good and valuable considerations, the receipt and sufficiency of which are hereby mutually acknowledged. Such parties may be herein referred to individually as the "**Party**" or collectively as the "**Parties**".

### **Article 1: The Parties**

---

The Parties to this Agreement are as follows:

**Party #1:** **Name:** Harmony Community Development District ("**Seller**")

**Entity Type:** a special district according to the Chapter 189,  
Florida Statutes

**Principal Address:** 210 N University Dr Ste 702  
Coral Springs, FL 33071

**Party #2:** **Name:** Tohopekaliga Water Authority ("**Purchaser**")

**Entity Type:** Independent Special District established pursuant to  
Chapter 189, Florida Statutes, by special act of the  
Florida Legislature

**Principal Address:**

951 Martin Luther King Boulevard, Kissimmee, Florida 34741

### **Article 2: Agreement for Purchase and Sale**

---

A. Seller holds fee simple title to the following real property in Osceola County, Florida:

**Property Appraiser's Parcel Identification Number(s):**

30-26-32-2612-000U-0020

(<collectively>, the "**Master Tract**")

B. In accordance with the terms and conditions of this Agreement, Seller agrees to sell to Purchaser, and Purchaser agrees to purchase from Seller, a portion of/portions of the Master

Tract consisting more or less of 0.0360 acres (the “**Property**”), the legal description of which is attached as **Exhibit A** and by this reference made part of this Agreement.

- C. The Parties hereby agree that once the Survey, as provided for in **Subparagraph 2** (“**Survey**”) of **Article 4, Paragraph A** (“**Closing Conditions**”), is approved by the Seller, that shall constitute the legal description and sketch of description for this Agreement and, if applicable, **Exhibit A** as initially attached shall be stricken and wholly replaced with the legal description, sketch/drawing, and acreage as determined by the Survey without need to further amend this Agreement.
- D. Seller agrees to execute a Warranty Deed for the Property (the “**Deed**”), conveying the Property to Purchaser free and clear of all liens and encumbrances in substantially the same form attached as **Exhibit B** and by this reference made part of this Agreement.
- E. This Agreement shall take effect on the date it is approved and executed by Purchaser’s Board of Supervisors (the “**Effective Date**”).

### **Article 3: Purchase Price, Prorations, and Closing Costs**

---

- A. **Purchase Price.** The purchase price for the Property (the “**Purchase Price**”) is estimated to be the sum of \$5,000.00.
- B. **Prorations.** Except as otherwise indicated in this Agreement: (1) all credits to Purchaser from the prorations described below shall be prorated as of the date of Closing and shall reduce the amount of cash payable at Closing; and (2) all credits to Seller described below shall increase the amount of cash payable at Closing. The following items will be prorated as follows:
  - 1. **Taxes**
    - a. Unless the conveyance occurs between November 1 and December 31 of the year of conveyance, in which case *ad valorem* property taxes shall be paid in full by Seller for the year of conveyance, *ad valorem* property taxes for the year of closing shall be prorated as of the Closing Date. Any such prorated amount shall be paid by Seller pursuant to Section 196.295, Florida Statutes.
    - b. If, as of the Closing Date, there are any outstanding unpaid property taxes for years prior to the year of closing, then Seller shall be responsible for payment of such unpaid property taxes on the entirety of the tax parcels being acquired by the Purchaser. If Purchaser and Seller agree, the amount necessary to satisfy such outstanding property taxes shall be deducted from the cash payable at Closing.
  - 2. **Receipts.** All receipts (if any) from the Property (including, without limitation, rents) which have been paid to Seller and are allocable to the period after Closing shall be credited to Purchaser at Closing. All receipts from the Property which are allocable to the period

prior to Closing and which have not been received by Seller on the Closing Date shall not be included as a credit to either Purchaser or Seller at Closing; when and if such amounts are received by Purchaser or Seller, they shall first be paid to Purchaser for any current amounts due and the balance, if any, to the Seller for past due amounts as of the Closing Date; provided, however, Purchaser shall have no obligation to take any steps to make any collections on behalf of Seller.

3. **General.** Charges for services or contracts, if any, that Purchaser expressly agrees in writing to assume at Closing shall be prorated as of the Closing. Seller shall bear all costs and expenses in connection with the Property arising during or relating to the period prior to the Closing, and Purchaser shall bear all costs and expenses thereafter. Accordingly, to the extent Purchaser assumes in writing any service contract or other item of expense, the same shall be prorated at the Closing as of the Closing Date.

**C. Closing Costs.** The following costs are required to complete the transaction contemplated pursuant to this Agreement (the "**Closing Costs**"). The Closing Costs are allocated between the Seller and Purchaser as follows:

<b>Cost Description</b>	<b>Responsible Payor:</b>
Recording Fees for Deed	Purchaser
Transfer Taxes and Fees (including, without limitation, Documentary Stamps or transfer tax fees in connection with the warranty deed)	Purchaser
Title Insurance	Purchaser
Closing Agent Fee (if applicable)	Purchaser
Survey	Purchaser
Appraisal Report(s)	Purchaser
Recording fees for any instruments required to clear title (including, without limitation, costs associated with recording satisfactions, releases, corrective instruments, etc.)	Purchaser
Seller's Attorney and Legal Fees	Purchaser
Purchaser's Attorney and Legal Fees	Purchaser

## **Article 4: Conditions to Purchase and Sale**

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**A. Conditions of Closing.** All of the conditions listed below are conditions precedent to Closing. Such contingencies shall be released, waived, or cured within the timeframes set forth below.

### **1. Title**

- a.** On or before **twenty (20) calendar days** following the Effective Date of this Agreement, Purchaser shall, at its sole cost and expense, obtain a current commitment for title insurance, issued by a title company reasonably acceptable to Purchaser (the "**Title Company**"), committing to insure Purchaser as purchaser of the Property in the amount of the actual, total Purchase Price (the "**Commitment**"), evidencing that marketable fee simple title to the property is currently vested in Seller free and clear of all liens, encumbrances, and other matters of record whatsoever.
- b.** In the event that Purchaser in its sole discretion shall determine that any one or more of the exceptions listed as such in the Commitment are unacceptable to Purchaser, Purchaser shall notify Seller of that fact in writing on or before **fifteen (15) calendar days** following Purchaser's receipt of the Commitment. Such written notice shall specify the exception(s) listed as such in the Commitment that is(are) objectionable to Purchaser (the "**Title Defects**"), and Seller shall have no more than **fifteen (15) calendar days** to cure or eliminate said Title Defects at Seller's election and without obligation to incur expense or to initiate legal proceedings.
- c.** If Seller is successful in curing or eliminating all Title Defects not waived by Purchaser, the Closing hereunder shall take place on the date specified in this Agreement. In the event Seller is unable or unwilling to cure or eliminate all Title Defects within the 15-day period so provided, Purchaser at its sole discretion shall either: **(1)** extend the time period for Seller to cure or eliminate any such remaining Title Defects, **(2)** elect to terminate this Agreement on account thereof, **(3)** elect to close and accept a conveyance of Seller's title thereto subject to and notwithstanding the existence of the remaining Title Defects on the Closing Date, or **(4)** proceed on its own to cure or eliminate the remaining Title Defects at any time prior to the Closing Date.
- d.** In the event that Purchaser elects to terminate this Agreement because of the existence of any Title Defects not cured or eliminated, upon giving written notice of that fact to Seller on or before the expiration of the timeframe herein, this Agreement shall terminate. In the event Purchaser elects to proceed on its own to cure or eliminate the remaining Title Defects, Seller agrees to provide its reasonable cooperation in connection with Purchaser's efforts, but Seller shall have no obligation to incur expense or to initiate legal proceedings.

### **2. Survey**

- a.** Not later than **ninety (90) calendar days** after the Effective Date of this Agreement, Purchaser shall provide a survey, including a metes and bounds legal description of the

Property (the "Survey"), to Seller. The Survey shall be certified to Purchaser and the Title Company and prepared in accordance with the then-current minimum technical requirements and standards of practice promulgated by the Florida Board of Professional Surveyor and Mappers, Chapter 5J-17 of the Florida Administrative Code, Section 472.027, Florida Statutes, and ALTA/NSPS Land Title Survey Standards.

- b.** Within ten (10) calendar days of delivery of the Survey to Seller by Purchaser, Seller shall either approve the Survey in writing or provide Purchaser with written notice of any objection(s). Seller shall not unreasonably delay or withhold its review and approval of the Survey. In the event of any objections, Purchaser will determine and propose solutions for curing same.
- c.** Upon Purchaser and Seller's approval of the Survey, the same shall be and constitute the "**Survey**" for purposes of this Agreement and the legal description of the property set forth on the Survey will be utilized in the documents of conveyance and in the Owner's Title Insurance Policy to be issued to Purchaser under this Agreement.
- d.** In the event the Survey shows any encroachment(s), easement(s), boundary overlap(s), and/ or other matter(s) objectionable to Purchaser, in its sole discretion, these shall be treated as Title Defects. Purchaser may in its sole discretion treat these as title exceptions in the manner discussed in **Subparagraph 1 ("Title")** of this **Article 4, Paragraph A**.

### **3. Inspection Period**

- a.** Purchaser shall have ninety (90) calendar days after the Effective Date (the "**Inspection Period**") to determine whether Purchaser is willing to accept title to and acquire the property from Seller. Seller agrees that during the Inspection Period Purchaser shall have the right to make such surveys, topographical surveys, soil test borings, and similar examinations as it may desire with respect to the Property, as well as those described in the **Due Diligence Contingency** attached as **Exhibit C** and by this reference made part of this Agreement.
- b.** Not later than ten (10) calendar days after the Effective Date, Seller will provide Purchaser with copies of all of the following that are in Seller's possession:
  1. The latest property tax bills and any appraisals and/or other value renditions;
  2. Any environmental audits, studies, and reports concerning the Property;
  3. Any governmental development orders, permits, and approvals;
  4. Surveys, engineering reports and drawings, and site plans;
  5. Existing title policies;
  6. Any soil, environmental, and related engineering reports on the Property; and

7. Such other documents or information as may be requested by Purchaser.
- c. Purchaser, through its agents, shall have the right to enter upon the Property for the purpose of performing such aforementioned activities, provided said activities shall not materially damage the Property. If during the Inspection Period Purchaser decides, for whatever reason, in Purchaser's sole and absolute discretion, not to proceed with the purchase of the Property, Purchaser may, in Purchaser's sole and absolute discretion, elect to terminate this Agreement by furnishing written notice thereof to Seller prior to the expiration of the Inspection Period.

4. **Subdivision Period.** If Purchaser does not terminate this Agreement prior to the end of the applicable Inspection Period, Seller shall then have **ninety (90) calendar days** from and after the last day of the Inspection Period (the "**Subdivision Period**") in which to obtain any and all governmental consents, approvals, permits, and agreements (the "**Subdivision Approval**") necessary to:
  - a. Subdivide the Property from the Master Tract and establish the Property as a separate legal lot of record, and
  - b. Cause the Office of the Property Appraiser for Osceola County, Florida, to assign a separate ad valorem tax parcel folio number to the Property.

In this regard, Purchaser shall cooperate with Seller in applying for and obtaining the Subdivision Approval, but at no expense to Purchaser. Notwithstanding the foregoing, provided that Seller is diligently pursuing the Subdivision Approval, Seller shall have the right to extend the Subdivision Period on time for **an additional ninety (90) calendar days** by giving Purchaser written notice thereof prior to the end of the original Subdivision Period (the "**Subdivision Extension**"). Seller shall diligently pursue the Subdivision Approval and shall keep Purchaser apprised regarding the status of such efforts.

5. **Closing Contingency.** Closing is contingent upon delivery by Seller to Purchaser in recordable form all instruments necessary to convey the Property as referenced in this Agreement. Such documents shall be executed and delivered to the Closing Agent on or before the Closing Date.

**B. Conditions to Seller's Obligations.** Seller's obligations under this Agreement are conditioned upon the following:

1. Purchaser shall provide such evidence as Seller may reasonably request that the transaction contemplated in this Agreement has been duly authorized by Purchaser and its Board of Supervisors, and that Purchaser's signatory has authority to execute all closing documents.
2. Neither Purchaser nor Seller shall have terminated this Agreement pursuant to **Article 4**.

3. Purchaser shall not be in default of any of its covenants or agreements hereunder.
4. If any of the contingencies contained in this **Article 4** have not been satisfied by Purchaser or waived by Seller, as applicable, then Seller may elect to terminate this Agreement.

C. **Conditions to Purchaser's Obligations.** Purchaser's obligations under this Agreement are conditioned upon the following:

1. Seller shall provide such evidence as Purchaser may reasonably request that the transactions contemplated hereunder have been duly authorized by Seller and its partners and principals, including all partnership, limited liability company, and corporate authorizations, and that Seller's signatory has authority to execute all closing documents.
2. Neither Purchaser nor Seller shall have terminated this Agreement pursuant to this **Article 4**.
3. From the last day of the Inspection Period until the date of Closing, no event or local governmental agency action shall have occurred which would cause the Property to be unable to be owned and used as a water reclamation facility.
4. Seller shall have obtained the Subdivision Approval within the Subdivision Approval Period, including any authorized extensions thereto, as defined in **Article 4, Paragraph A.4.**
5. Seller shall have completed and provided to Purchaser an **Anti-Human Trafficking affidavit** in which Seller represents, warrants, and certifies that Seller does not use coercion for labor or services as defined in Section 787.06, Florida Statutes in substantially the form attached hereto as Exhibit "E".
6. Seller shall not be in default of any of its covenants or agreements under this Agreement.
7. If any of the contingencies contained in this **Article 4** have not been satisfied by Seller or waived by Purchaser, as applicable, then Purchaser may elect to terminate this Agreement.

## **Article 5: Closing**

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A. Unless otherwise agreed in writing between Purchaser and Seller, the closing of the purchase and sale of the Property (the "**Closing**") shall be a "mail away" closing and all documents and funds necessary for Closing shall be delivered to and received by the Title Company, who shall act as closing agent (the "**Closing Agent**"), on or before the **fifteenth (15<sup>th</sup>) calendar day** following the date on which Seller obtains Subdivision Approval or the expiration of the Subdivision Period, whichever is earlier (the "**Closing Date**") (except to the extent that the Closing Date is extended by other provisions of this Agreement). If the Closing Date falls on

a weekend or a banking holiday, then it shall be extended automatically until the next succeeding business day.

- B. Notwithstanding the foregoing, if Seller has failed to obtain Subdivision Approval prior to the end of the Subdivision Period, then such failure will be treated as a failure of the contingency provided for in **Subparagraph 2 of Article 4, Paragraph B** and Purchaser may elect to either waive such contingency in writing and proceed to Closing, or may terminate this Agreement as permitted by such contingency.
- C. Purchaser may elect to close sooner by giving Seller at least **five (5) calendar days** prior written notice of the date upon which Purchaser desires to close. Notwithstanding the foregoing, at the written election of either Seller or Purchaser, the Closing may be conducted as a mail-away under which original Closing Documents and Purchaser's cash to close are delivered to the Closing Agent on or before the Closing Date by a courier delivery service or by mail.
- D. At or before Closing, Seller shall deliver to Purchaser in accordance with the terms and conditions of this Agreement, the following:
  - 1. An affidavit attesting to exclusive possession, use, and occupancy of the Property;
  - 2. Warranty deed conveying fee simple title to the Property, subject only to Permitted Title Exceptions;
  - 3. An owner's affidavit and such other statements in standard form as may be reasonably required by the Closing Agent for the issuance of the owner's title insurance policy as provided above;
  - 4. An assignment of all development rights and agreements, permits, and governmental approvals affecting or benefitting the Property which shall be in substantially the form attached as **Exhibit D** and by this reference made a part this Agreement; and
  - 5. All other documents reasonably necessary to complete the transaction contemplated by this Agreement or otherwise required by the terms of this Agreement.
- E. At or before Closing, Purchaser shall deliver to Seller, in accordance with the terms and conditions of this Agreement, the following:
  - a. The consideration and documents referred to herein;
  - b. Any other documents reasonably requested by the Closing Agent to give effect to the transactions contemplated hereunder.

F. All documents to be delivered or executed at Closing shall be subject to the reasonable approval of counsel for Seller and Purchaser.

## **Article 6: General Provisions**

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**A. Notice.** All notices and deliveries required under this Agreement shall be hand-delivered or given by regular mail or overnight courier directed to the addresses set forth below. All notices so given shall be considered effective, if hand-delivered, when received; if delivered by courier, one business day after timely deposit with the courier service, charges prepaid; or if mailed, three days after deposit, first class postage prepaid, with the United States Postal Service. Either Party may change the address to which future notices shall be sent by notice given in accordance with this paragraph.

<b>As to Seller:</b>	<i>with a copy to:</i>
Harmony Community Development District 210 N University Dr., Ste 702 Coral Gables, FL 33701	Harmony Community Development District 210 N University Dr., Ste 702 Coral Gables, FL 33701

<b>As to Purchaser:</b>	<i>with a copy to:</i>
Tohopekaliga Water Authority Attn: Office of the General Counsel 951 Martin Luther King Boulevard Kissimmee, Florida 34741	Tohopekaliga Water Authority Attn: Mary Hewitt 951 Martin Luther King Boulevard Kissimmee, Florida 34741

**B. Florida Statutes.** Seller shall comply with Section 286.23, Florida Statutes, pertaining to disclosure of beneficial interests, if and as applicable.

**C. Possession.** Seller will surrender possession of the Property at closing.

**D. Broker.** The Parties each warrant and represent to the other that such Party has not employed or dealt with a real estate broker or agent in connection with the transaction contemplated hereby other than Allison Schulz with ProSource Land Services (the "Buyer's Consultant"). The Parties covenant and agree, each to the other, to indemnify the other against any loss, liability, costs, claims, demands, damages, actions, causes of action, and suits arising out of or in any manner related to the alleged employment or use by the indemnifying Party of

any real estate broker or agent other than Buyer's Consultant, who may be compensated by Buyer in accordance with a separate agreement and outside of the Closing of this transaction.

- E. Risk of Loss.** All risk of loss due to condemnation or destruction of the Property (or any part thereof) by fire, hazard or otherwise, shall remain with and be the responsibility of Seller until the date of Closing.
- F. Delegation of Authority.** The Purchaser's Chief Executive Officer, in consultation with the Purchaser's General Counsel, is hereby authorized, on behalf of the Purchaser, to furnish any notice required or allowed under this Agreement, to sign amendments to this Agreement, to perform all actions necessary and incidental to Closing the transaction(s) contemplated in this Agreement, including extending the Closing Date, as necessary, and/or terminating this Agreement for cause.
- G. Binding and Time.** This Agreement shall be binding upon and inure to the benefit of each of the Parties, their successors, executors, administrators, heirs, personal representatives, and assigns. **TIME IS OF THE ESSENCE OF THIS AGREEMENT.**
- H. Construction and Representations.** Each Party acknowledges that it has had the opportunity to be represented by counsel of such Party's choice with respect to this Agreement. In view of the foregoing, and notwithstanding any otherwise applicable principles of construction or interpretation, this Agreement shall be deemed to have been drafted jointly by the Parties and in the event of any ambiguity, shall not be construed or interpreted against the drafting Party. Neither Party has relied upon any representations or statements made by the other Party to this Agreement, which are not specifically set forth in this Agreement.
- I. Counterparts and Electronic Transmission of Signatures.** This Agreement may be executed in up to two (2) counterparts, both of which shall be deemed an original and which taken together shall constitute one agreement. Either counterpart may be delivered by either Party by electronic transmission of the full Agreement as executed by that Party to the other Party as mutually agreed upon by the Parties, and delivery shall be effective and complete upon completion of such transmission.
- J. Electronic Signatures.** Each Party hereby agrees that this Agreement and any other documents to be delivered in connection herewith may be electronically signed and that any electronic signatures appearing on this Agreement or such other documents are the same as handwritten signatures for the purposes of validity, enforceability, and admissibility.
- K. Governing Law.** This Agreement shall be considered as having been entered into in the State of Florida. The laws of the State of Florida shall govern all aspects of this Agreement, without reference to any conflicts of law provisions.

**L. Headings.** The headings or captions of articles, sections, and subsections used in this Agreement are for convenience of reference only and are not intended to define or limit their contents, nor are they to affect the construction of, or to be taken into consideration in interpreting, this Agreement.

**M. Attorney's Fees and Costs.** In the event of any litigation arising out of or brought for the purpose of enforcing this Agreement or any of the terms hereof including any indemnity provision, the prevailing party shall be entitled to the actual, reasonable costs thereof, including reasonable attorney fees (and paraprofessional fees) at all levels of such litigation.

**N. Jury Waiver.** To the fullest extent permitted by law, the Parties hereby waive their right to trial by jury in any action, proceeding, or claim that is in any manner related to this Agreement or the performance of the associated Services hereunder, which may be brought by either of the Parties.

**O. Modification.** Unless expressly contemplated in this Agreement, no addition, alteration, or variation to the terms of this Agreement shall be valid, nor can provisions of this Agreement be waived by either Party, unless such addition(s), alteration(s), variation(s), or waiver(s) is(are) expressly set forth in writing and duly signed.

**P. Remedies.** No remedy conferred upon either Party in this Agreement is intended to be exclusive of any other remedy, and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or as provided at law or equity. No single or partial exercise by either Party of any right, power, or remedy shall preclude any other or the further exercise thereof.

**Q. Severability.** The provisions of this Agreement are declared by the Parties to be severable. However, the material provisions of this Agreement are dependent upon one another, and such interdependence is a material inducement for the Parties to enter into this Agreement. Therefore, should any material term, provision, covenant, or condition of this Agreement be held invalid or unenforceable by a court of competent jurisdiction, the Party protected or benefited by such term, provision, covenant, or condition may demand that the Parties meet in good faith to negotiate such reasonable alternate contract language or provisions as may be necessary either to restore the protected or benefited Party to its previous position or to otherwise mitigate the loss of protection or benefit resulting from holding.

**R. Signatory.** Each signatory below represents and warrants that he or she has the full power, and is duly authorized by their respective Party, to enter into and perform under this Agreement. Such signatory further represents that he or she has fully reviewed and understands the terms and conditions set forth in this Agreement, including exhibits, and fully intends to abide by and comply with all of the terms and conditions set forth herein.

**S. Survivorship.** Those provisions which by their nature are intended to survive the expiration, cancellation, or termination of this Agreement shall survive any such expiration, cancellation, or termination of this Agreement.

**T. Venue.** Each of the Parties hereby irrevocably submits to the jurisdiction of any federal or state court of competent jurisdiction located in Osceola County, Florida, regarding any legal action, proceeding, or claim that is in any manner related to this Agreement or the performance of the associated Services hereunder. Each Party further agrees that venue for any such action, proceeding, or claim shall lie in Osceola County, Florida, and irrevocably waives, to the fullest extent it may effectively do so, the defense of an inconvenient forum.

**U. Waiver.** No delay or failure on the part of either Party to exercise any right or remedy accruing to such Party upon the occurrence of an event of violation shall affect any such right or remedy, be held to be an abandonment thereof, or preclude such Party from the exercise thereof at any time during the continuance of any event of violation. No waiver of a single event of violation shall be deemed to be a waiver of any subsequent event of violation.

**V. Further Assurances.** Each Party agrees to execute and deliver such documents as the other may reasonably request, even after closing, to consummate and give effect to the transactions contemplated hereunder.

## **Article 7: Entire Agreement**

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This Agreement supersedes all previous agreements or representations, either verbal or written, heretofore in effect between Seller and Purchaser, made with respect to the matters herein contained, and when duly executed constitutes the Agreement between Seller and Purchaser.

**[ Signatures on Following Pages ]**

**IN WITNESS WHEREOF**, the Purchaser has executed this Agreement on the date written below.

**PURCHASER:**

**TOHOPEKALIGA WATER AUTHORITY**

By:

---

Todd Swingle  
Executive Director

Attest:

---

Alison Smith, Executive Assistant  
951 Martin Luther King Blvd.  
Kissimmee, Florida 34741

(SEAL)

**STATE OF FLORIDA  
COUNTY OF OSCEOLA**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, by Todd Swingle, Executive Director of Tohopekaliga Water Authority, an independent special district created pursuant to Chapter 189, Florida Statutes. He is personally known to me.

(Seal)

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Signature of Notary Public

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Name of Notary Typed, Printed or Stamped

**IN WITNESS WHEREOF**, the Seller has executed this Agreement on the date written below.

**SELLER:**

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

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_, on behalf of said corporation, who  is personally known to me, or  produced \_\_\_\_\_ as identification.

[AFFIX NOTARY SEAL]

\_\_\_\_\_  
Notary Public Signature

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

My commission expires: \_\_\_\_\_

## **Exhibit A**

## Legal Description and Sketch of Description

(See attached 3 page(s))

Toho project name: LS 1H  
Toho project number: 125016

Purchase and Sale Agreement  
Page 15 of 17

PROSOURCE OWNERSHIP REPORT FOR TRACT NO. LS1H-LOS-001 (000),  
DATED OCTOBER 21, 2015 PLOTTABLE ITEMS

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

SHOWN HEREON

⚠ DRAINAGE EASEMENT RECORDED NOVEMBER 5, 2021 IN BOOK 6079, PAGE 540.

SHOWN HEREON

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

DOES NOT AFFECT AREA OF CONCERN

D EASEMENT RECORDED AUGUST 10, 2018 IN BOOK 5538, PAGE 397.

DOES NOT AFFECT AREA OF CONCERN

E EASEMENT RECORDED MARCH 14, 2013 IN BOOK 4411, PAGE 2225.  
DOES NOT AFFECT AREA OF CONCERN

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

DOES NOT AFFECT AREA OF CONCERN

G NON-EXCLUSIVE PERPETUAL DRAINAGE EASEMENT RECORDED AUGUST 10, 2006 IN BOOK  
3245, PAGE 1410.

H NON-EXCLUSIVE PERPETUAL DRAINAGE EASEMENT RECORDED AUGUST 10, 2006 IN BOOK  
3245, PAGE 1410.

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

DOES NOT AFFECT AREA OF CONCERN

J QUIT CLAIM DEED / EASEMENT RECORDED SEPTEMBER 3, 2003 IN BOOK 2029, PAGE  
1870.

DOES NOT AFFECT AREA OF CONCERN

K DRAINAGE EASEMENT RECORDED OCTOBER 10, 2002 IN BOOK 2125, PAGE 2078  
TOGETHER WITH FIRST AMENDMENT RECORDED OCTOBER 10, 2002 IN BOOK 2125, PAGE  
2094; SECOND AMENDMENT RECORDED NOVEMBER 25, 2003 IN BOOK 2390, PAGE 1499;  
THIRD AMENDMENT RECORDED NOVEMBER 1, 2004 IN BOOK 2629, PAGE 288; FOURTH  
AMENDMENT RECORDED NOVEMBER 1, 2005 IN BOOK 2829, PAGE 291; FIFTH AMENDMENT  
RECORDED JUNE 24, 2006 IN BOOK 2822, PAGE 1684; SIXTH AMENDMENT RECORDED  
OCTOBER 27, 2006 IN BOOK 3316, PAGE 2502; SEVENTH AMENDMENT RECORDED  
FEBRUARY 23, 2009 IN BOOK 3801, PAGE 1820; EIGHTH AMENDMENT RECORDED  
JANUARY 21, 2016 IN BOOK 4903, PAGE 749; NINTH AMENDMENT RECORDED DECEMBER  
2016 IN BOOK 5078, PAGE 1765 AND TENTH AMENDMENT RECORDED DECEMBER 3,  
2017 IN BOOK 5411, PAGE 1855.

BLANKET IN NATURE OVER AREA OF CONCERN

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

TEMPORARY EASEMENT TERMINATED

M PIPELINE EASEMENT RECORDED DECEMBER 21, 1993 IN BOOK 1162, PAGE 230,  
TOGETHER WITH AMENDMENT AND AMENDMENT OF EASEMENT GRANT RECORDED JULY 23,  
1994 IN BOOK 1539, PAGE 375.

DOES NOT AFFECT AREA OF CONCERN

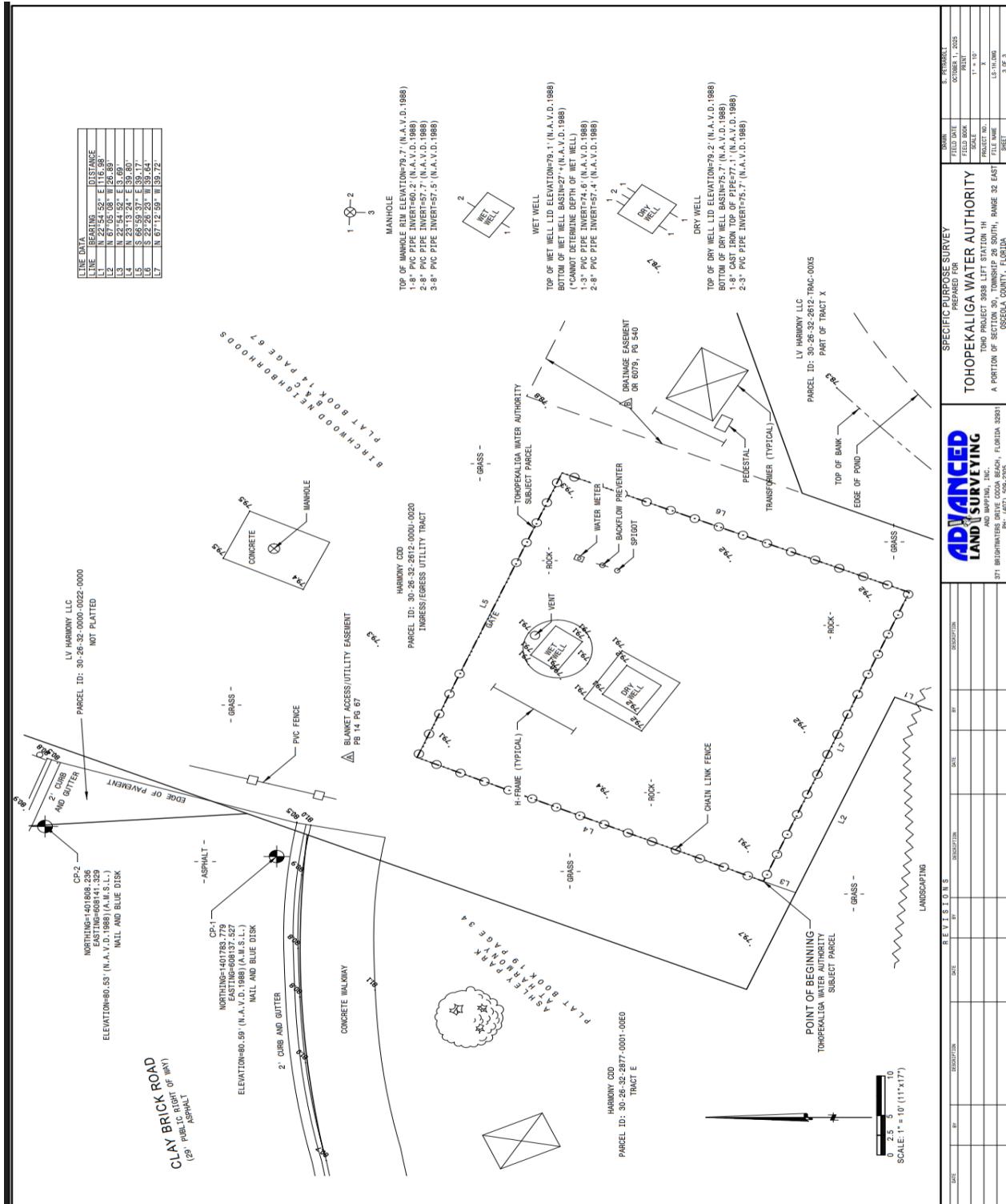
N ORDER OF TAKING ESTABLISHING POWER EASEMENT RECORDED JUNE 15, 1987 IN BOOK  
842, PAGE 2470.

DOES NOT AFFECT AREA OF CONCERN

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

DOES NOT AFFECT AREA OF CONCERN

SPECIFIC PURPOSE SURVEY		GENERAL	
DATE	RECORDED BY	FIELD WORK	FILED
07/06/2021	ADVANCED LAND SURVEYING	NO SCALE	NO SCALE
	TOHOPEKALIGA WATER AUTHORITY	PROJECT NO. X	FILE NAME
	100 PROJECT 3988 LIFT STATION 1H	FILE NUMBER	LS-1H-0000
	AGD IMP INC.	SHEET	2 OF 3
	371 Builders Suite 200A, Beach, Florida 32951		
	Phone: (407) 599-2995		



Toho project name: LS 1H  
Toho project number: 125016

Purchase and Sale Agreement  
Page 17 of 17

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## **SELLER'S AFFIDAVIT**

STATE OF     
COUNTY OF

BEFORE ME, the undersigned authority, personally appeared \_\_\_\_\_ ("Affiant"), as \_\_\_\_\_ of Harmony Community Development District, a special district according to Chapter 189, Florida Statutes ("Seller"), who being by me first duly sworn, on oath, deposes and says:

1. That the Seller is an owner of the following described property:

See Exhibit "A" attached hereto and incorporated herein (the "Property").

2. That the Property is free and clear of all liens, taxes, encumbrances and claims of every kind, nature and description of record whatsoever and that there have been no documents recorded in the Public Records of Osceola County, Florida subsequent to **December 16, 2025**, at 8:00 a.m. which affect title to the Property and that Seller has not entered into any contracts for the sale, disposition, leasing or conveyance of the Property since said date, other than with respect to the conveyance to **TOHOPEKALIGA WATER AUTHORITY**, an independent special district established and created pursuant to Chapter 189, Florida Statutes, by special act of the Florida Legislature ("Buyer").

3. That there have been no improvements, alterations, or repairs since acquisition by the Seller to the Property for which the costs thereof remain unpaid, that there are no claims for labor or material furnished for repairing or improving the same, which remain unpaid since the acquisition by Seller, and that there are no construction, mechanic's, materialmen's, or laborer's liens since acquisition by Seller against the Property.

4. That the Affiant knows of no violations of Municipal or County Ordinances pertaining to the Property. There are no unpaid bills, liens or assessments for mowing, water, sanitary sewers, paving or other public utilities or improvements and no notice has been received regarding future or pending assessments for improvements by any government agency or department.

5. That no judgment or decree has been entered in any court in this State or the United States against said Seller which remains unsatisfied.

6. That there are no persons other than Seller in possession of the Property.

7. Affiant further states that he is familiar with the nature of an oath and with the penalties as provided by the laws of the United States and the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read, or heard read to her, the full facts of this Affidavit and understands its context.

[Signature follows on the next page.]

---

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

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  
 online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, by \_\_\_\_\_,  
who  is personally known to me, or  produced \_\_\_\_\_ as  
identification.

[AFFIX NOTARY SEAL]

---

Notary Public Signature

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

My commission expires: \_\_\_\_\_

*[SIGNATURE PAGE TO SELLER'S AFFIDAVIT]*

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**LEGAL DESCRIPTION  
(AS PREPARED BY SURVEYOR)**

**SUBJECT PROPERTY**

TOHOPEKALIGA WATER AUTHORITY  
TOHO LIFT STATION 1H

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

COMMENCE AT THE SOUTHWEST CORNER OF UTILITY TRACT B-1, BIRCHWOOD NEIGHBORHOODS B & C, RECORDED IN PLAT BOOK 14, PAGES 67-73, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY OF E IRLO BRONSON HIGHWAY; THENCE, ALONG THE WEST LINE OF SAID UTILITY TRACT B-1, THE FOLLOWING TWO COURSES; NORTH 22°54'52" EAST, A DISTANCE OF 116.08 FEET; THENCE NORTH 07°05'08" WEST, A DISTANCE OF 20.89 FEET; THENCE, LEAVING THE WEST LINE OF SAID UTILITY TRACT B-1, NORTH 22°54'52" EAST, A DISTANCE OF 3.09 FEET TO THE POINT OF BEGINNING; THENCE NORTH 23°13'24" EAST, A DISTANCE OF 39.80 FEET; THENCE SOUTH 06°59'37" EAST, A DISTANCE OF 39.17 FEET; THENCE SOUTH 22°26'23" WEST, A DISTANCE OF 39.64 FEET; THENCE NORTH 07°12'50" WEST, A DISTANCE OF 39.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.0360 ACRES OR 1607 SQUARE FEET, MORE OR LESS.

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

Parcel ID Number: 30-26-32-2612-000U-0020

## **WARRANTY DEED**

**THIS INDENTURE** is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ between **HARMONY COMMUNITY DEVELOPMENT DISTRICT, a special district according to Chapter 189, Florida Statues** whose address is 210 N. University Dr Ste 702, Coral Springs, FL 33071, hereinafter, the "Grantor", and **TOHOPEKALIGA WATER AUTHORITY**, an independent special district established and created pursuant to Chapter 189, Florida Statutes, by special act of the Florida Legislature, whose address is 951 Martin Luther King Boulevard, Kissimmee, Florida 34741, hereinafter the "Grantee".

**WITNESSETH:** That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Osceola County, Florida, as follows:

See Exhibit "A" attached hereto and incorporated herein.

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances whatsoever, save and except only for the following, to wit:

1. Ad valorem real property taxes for the year 2025 (which will become a lien on said lands as of January 1, 2026) and any taxes or assessments levied or assessed against said lands subsequent to the date hereof, if any.

2. Those permitted title exceptions attached hereto as Exhibit "B", the reference to which shall not serve to reimpose the same.

**IN WITNESS WHEREOF**, the Grantor has duly caused the execution of this Warranty Deed as of the date set forth above.

**WITNESSES:**

Signed, sealed and delivered  
in our presence:

---

(Signature of Witness #1)

---

(Printed name of Witness #1)

---

(Mailing Address of Witness #1)

---

(Phone #)

---

(Signature of Witness #2)

---

(Printed name of Witness #2)

---

(Mailing Address of Witness #2)

---

(Phone #)

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_, a \_\_\_\_\_, who  is personally known to me, or  produced \_\_\_\_\_ as identification.

[AFFIX NOTARY SEAL]

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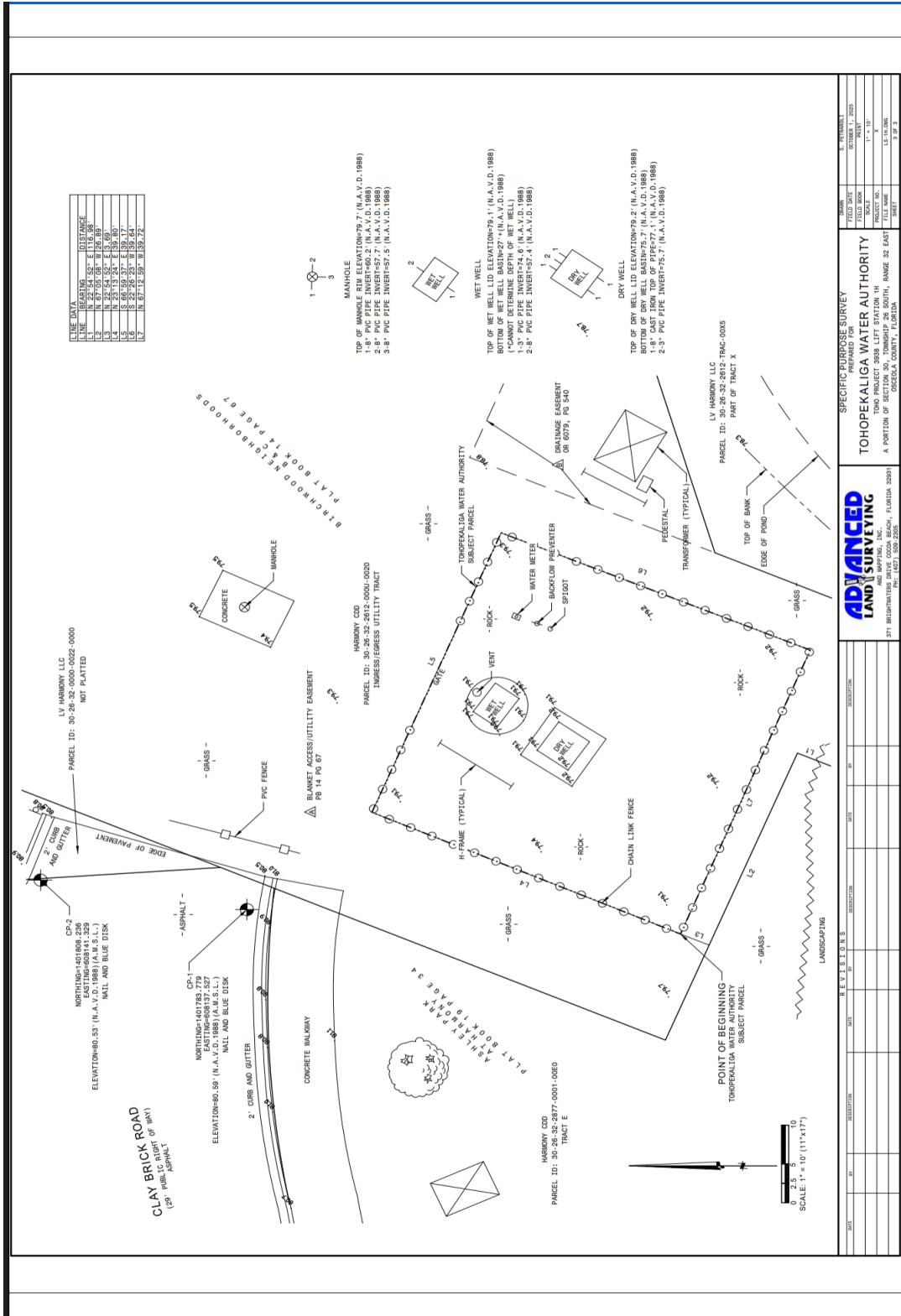
Notary Public Signature  
Print Notary Name: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

**EXHIBIT "A"**

**LEGAL DESCRIPTION AND SKETCH OF DESCRIPTION FOR  
1H LIFT STATION PARCEL**



## **SKETCH OF DESCRIPTION OF LIFT STATION PARCEL**



**EXHIBIT "B"**  
**Permitted Exceptions**

1. Real Estate taxes and assessments for year 2025 and subsequent years.

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LEGAL DESCRIPTION  
(AS PROVIDED BY CLIENT)

PARENT TRACT

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

LEGAL DESCRIPTION  
(AS PREPARED BY SURVEYOR)

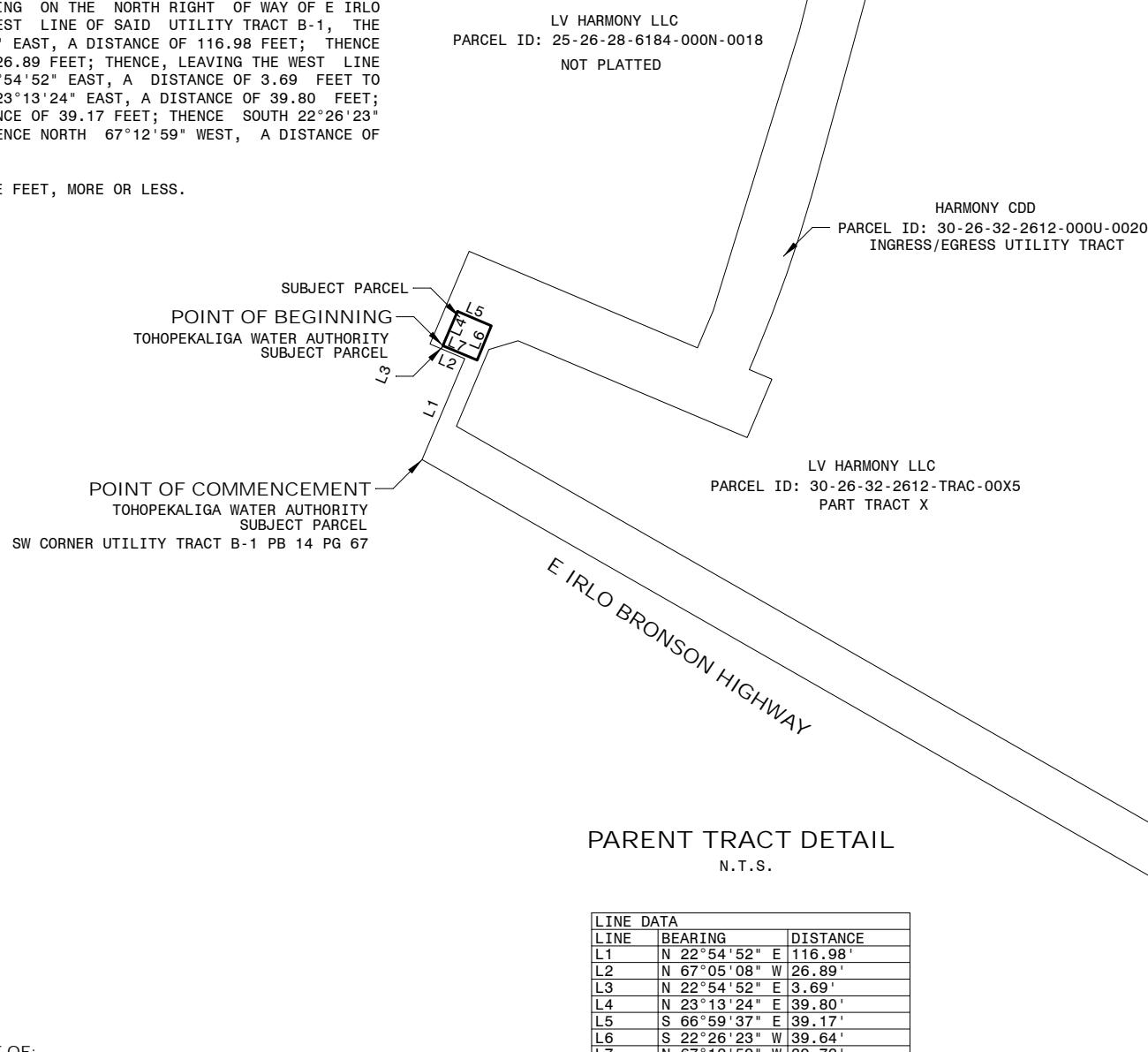
SUBJECT PROPERTY

TOHOPEKALIGA WATER AUTHORITY  
TOHO LIFT STATION 1H

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

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

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



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

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

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

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

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



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

SURVEYOR'S NOTES

1. THIS IS SPECIFIC PURPOSE SURVEY FOR THE STATED PURPOSE OF LOCATING THE EXISTING IMPROVEMENTS IN THE AREA SHOWN HEREON. THIS IS NOT A BOUNDARY SURVEY.
2. THE SURVEYOR HAS REVIEWED THE OWNERSHIP REPORT ISSUED BY PROSOURCE, FOR TRACT NO. LS1H-FL-OS-001.000, DATED OCTOBER 21, 2025. ALL PLOTTABLE MATTERS OF RECORD TITLE IDENTIFIED IN THAT LIMITED TITLE CERTIFICATE THAT ARE PERTINENT TO THE TOHOPEKALIGA WATER AUTHORITY SUBJECT PARCEL, AND ITS INGRESS/EGRESS AND UTILITY EASEMENT, IF APPLICABLE, HAVE BEEN SHOWN OR NOTED HEREON. THE SURVEYOR HAS RELIED SOLELY UPON THAT COMMITMENT WITH RESPECT TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS. NO FURTHER RESEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THE SURVEYOR.
3. UNDERGROUND UTILITIES AND IMPROVEMENTS HAVE NOT BEEN LOCATED.
4. (D) DENOTES DESCRIPTION; (F) DENOTES FIELD MEASURED; (P) DENOTES PLAT; (C) DENOTES CALCULATED.
5. THE BEARINGS AND GEODETIC COORDINATES SHOWN HEREON ARE IN THE NORTH AMERICAN DATUM OF 1983, IS TO THE THIRD ORDER OF ACCURACY, AND IS BASED ON MULTI FREQUENCY GNSS CORRECTIONS OBTAINED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK (FPRN).
6. INCIDENTAL ELEVATIONS SHOWN HEREON ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988, IS TO THE THIRD ORDER OF ACCURACY, AND IS BASED ON MULTI FREQUENCY GNSS CORRECTIONS OBTAINED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK (FPRN).
7. AFTER REVIEW OF FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 12097C0285G, DATED JUNE 18, 2013, THE SUBJECT PARCEL DEPICTED HEREON LIES IN ZONE "X".

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

SURVEYOR'S CERTIFICATION

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

KIRK B. MITCHELL P.S.M. L.S.No.5682  
CERTIFICATE OF AUTHORIZATION No. L.B.6885 HARD COPIES NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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

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

SHOWN HEREON

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

SHOWN HEREON

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

DOES NOT AFFECT AREA OF CONCERN

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

DOES NOT AFFECT AREA OF CONCERN

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

DOES NOT AFFECT AREA OF CONCERN

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

DOES NOT AFFECT AREA OF CONCERN

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

DOES NOT AFFECT AREA OF CONCERN

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

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

DOES NOT AFFECT AREA OF CONCERN

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

DOES NOT AFFECT AREA OF CONCERN

K DRAINAGE EASEMENT RECORDED OCTOBER 10, 2002 IN BOOK 2125, PAGE 2078, TOGETHER WITH FIRST AMENDMENT RECORDED OCTOBER 10, 2002 IN BOOK 2125, PAGE 2090; SECOND AMENDMENT RECORDED NOVEMBER 25, 2003 IN BOOK 2390, PAGE 1459; THIRD AMENDMENT RECORDED NOVEMBER 1, 2004 IN BOOK 2629, PAGE 288; FOURTH AMENDMENT RECORDED NOVEMBER 1, 2004 IN BOOK 2629, PAGE 291; FIFTH AMENDMENT RECORDED JUNE 24, 2005 IN BOOK 2822, PAGE 1694; SIXTH AMENDMENT RECORDED OCTOBER 27, 2006 IN BOOK 3316, PAGE 2502; SEVENTH AMENDMENT RECORDED FEBRUARY 23, 2009 IN BOOK 3801, PAGE 2420; EIGHTH AMENDMENT RECORDED JANUARY 21, 2016 IN BOOK 4903, PAGE 749; NINTH AMENDMENT RECORDED DECEMBER 30, 2016 IN BOOK 5078, PAGE 1765 AND TENTH AMENDMENT RECORDED OCTOBER 3, 2018 IN BOOK 5411, PAGE 1835.

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

TEMPORARY EASEMENT TERMINATED

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

DOES NOT AFFECT AREA OF CONCERN

N ORDER OF TAKING ESTABLISHING POWER EASEMENT RECORDED JUNE 15, 1987 IN BOOK 842, PAGE 2470.

DOES NOT AFFECT AREA OF CONCERN

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

DOES NOT AFFECT AREA OF CONCERN

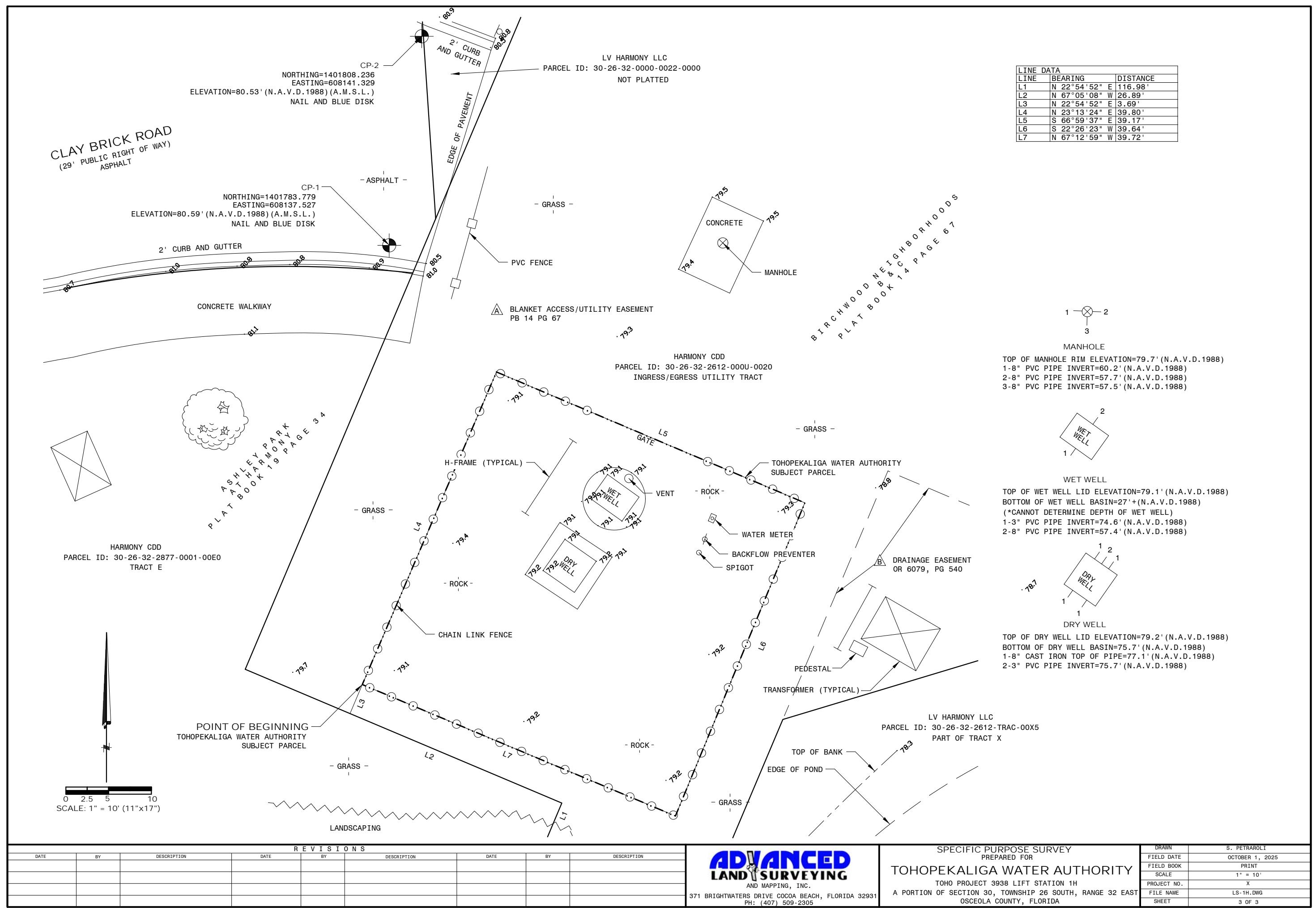
REVISIONS

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION



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

DRAWN	S. PETRAROLI
FIELD DATE	OCTOBER 1, 2025
FIELD BOOK	PRINT
SCALE	NO SCALE
PROJECT NO.	X
FILE NAME	LS-1H.DWG
SHEET	2 OF 3



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

<b>Nongovernmental Entity Name</b>	
<b>Solicitation/Contract Number(s):</b>	

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

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

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

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

**Authorized Signature:** \_\_\_\_\_

**Printed Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

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

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

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

\_\_\_\_\_  
Signature of Notary Public

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

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# Request for Taxpayer Identification Number and Certification

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

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

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

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

## Part I Taxpayer Identification Number (TIN)

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

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

Social security number						
<input type="text"/>	<input type="text"/>	<input type="text"/> - <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
or						
Employer identification number						
<input type="text"/>	<input type="text"/>	<input type="text"/> - <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

## Part II Certification

Under penalties of perjury, I certify that:

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

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

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

## General Instructions

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

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

## What's New

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

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

## Purpose of Form

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



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# **Harmony Community Development District**

## **Discussion Items**



# Harmony Community Development District

**One-on-One Training Sessions at Basketball Court**

The individual providing the basketball training on the CDD courts to confirm whether the sessions are organized/recurring and whether he is being paid. You can let the trainer know that compensated use of District facilities must follow the District's Special Event and Reservation Rules and that sales/solicitations are not permitted without prior Board approval.

## 1. If the trainer is being paid (compensated instruction)

- a. Sales/solicitations on District property are specifically disallowed without explicit prior approval of the Board. **First, the trainer needs to get the board's approval.**
- b. Additionally, any organized use that exceeds normal everyday recreation is treated as "Special Event" and must be reserved through the special event application process. He should contact District Office to **initiate a Special Event reservation for an SVB court** (Basketball facilities) and **pay the applicable SVB reservation fee and the mandatory security deposit.**

## 2. If the trainer is not being paid:

- a. Courts are generally available for open, everyday recreational use during the day. However, if the activity **is organized, recurring** or involves a group gathering beyond normal casual play, it becomes a “Special Event”. So, **he must follow the same reservation and fee/deposit requirements.**

If he declines to follow the process, the activity may be treated as unauthorized use; the rules authorize trespass enforcement and suspension/ejection for not following the District rules.

I've attached the Harmony CDD Rules & Policies (2019), which contain the details for the reservation process, fees, and enforcement provisions, including Special Event procedures for SVB facilities and the fee table (see Chapter 4 and Chapter 3- Appendix 2). Please let us know if you have any questions.

**Lloyd Strickland**  
All-star contributor 4d

If your kid is ready to put in the WORK to improve their basketball skills, let's get started! 1-on-1 Training Sessions can be held at your home (if you have a basketball goal), the park, or at your local gym (sessions are 1 hour long).

I have over 30 years of experience, playing basketball in middle school, high school (playing in the state championship game at MU), college (obtaining a full-ride scholarship to Central Arizona College), and semi-professional ball. I'm also currently a high school basketball coach. In 2025 to date, I've helped 6 kids make their AAU Team, Middle School Team, and High School Basketball Team, and have trained over 50 kids.

Let's get to work!  
(816) 223-7689

## 1-ON-1 BASKETBALL TRAINING

Intro Package	\$80 (2 sessions minimum)
Single Sessions	\$50 (After introduction package)
Off-Site Training	\$100 (Per session)
Annual Package	\$2,000 (4 sessions per month)

**Monthly Plans:**

Monthly-B (2 sessions per week)	\$280
Monthly-D (3 sessions per week)	\$420
Monthly-G (4 sessions per week)	\$550

**AGES: 4-17 (BOYS AND GIRLS)**

**Training Sessions Include:**

- Personalized Skill Development
- Ball Handling
- Shooting
- Finishing
- Defense
- Footwork
- Conditioning
- Confidence Building
- In-game training

**Coach Lloyd**  
**(816) 223-7689**  
coachlloydtraining@gmail.com  
coachlloydtraining



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# **Harmony Community Development District**

**OCPS 2026 Swim Program Pool Use**

# **HARMONY COMMUNITY DEVELOPMENT DISTRICT** **PARKS AND RECREATION FACILITY USAGE APPLICATION**

## **ORGANIZATION/COMPANY USE APPLICATION**

**IMPORTANT:** Please type or print legibly. All sections must be completed. Some applications may require additional review and approval from the District. **Usage will only be confirmed if all appropriate information has been supplied.**

### **APPLICANT INFORMATION**

Name of Entity/Organization/Company: \_\_\_\_\_

Address: \_\_\_\_\_

Type of Organization:  Non-Profit  Commercial  Government  Private  
If Non-Profit, does your organization hold a current 503(c)(3) certificate?  Yes  No

Contact Person: \_\_\_\_\_ E-mail: \_\_\_\_\_

Work Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

### **EVENT INFORMATION**

Type of event: \_\_\_\_\_

Requested location: \_\_\_\_\_

Event date(s): \_\_\_\_\_ Times From: \_\_\_\_\_ (a.m./p.m.) To: \_\_\_\_\_ (a.m./p.m.)

Anticipated # of attendees: \_\_\_\_\_ What age group? \_\_\_\_\_

**NOTE:** *If requesting use of a pool area, please be advised the access gates are not to be propped open at any time before or during the event. This is an electronic card reader access system, and propping the gates will result in a default that disables the card readers where no one will have access.*

### **DAMAGE DEPOSIT**

For each event with 10 or more attendees, the District shall collect from the event organizer a **Damage Deposit** in the amount **\$250** at the time the event is scheduled with the District Manager.

At the conclusion of the event and upon inspection, the District shall either (1) return the Damage Deposit to the event organizer if there is no damage to District property or (2) charge the event organizer for any damage to the District property and apply the Damage Deposit to the charge.

If the damage to the District property is less than the Damage Deposit, the excess amount from the deposit shall be returned to the event organizer. If the damage to the District property exceeds the Damage Deposit, the event organizer shall be charged for the property damages. All damage charges must be paid to the District no later than 15 days after invoice date.

## **VENDORS/MERCHANDISE**

*Any vendor who will sell or give away merchandise must have a vendor agreement, a copy of their business license, and insurance on file with the Osceola County Parks and Recreation Department.*

How many vendor/merchandise locations will your event require? \_\_\_\_\_

Please describe vendors/type that will occur on day of event: \_\_\_\_\_  
\_\_\_\_\_

A complete detailed listing of names must be provided of all vendors. Please attach a list with the names, addresses, phone numbers and types of service of any person(s) that you have an agreement/contract for any service they will provide for you.

Attached:  Yes  No

## **CATERING**

Will your event require catering?  Yes  No

Name of Company: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Work Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Cell/ Pager: \_\_\_\_\_ Email: \_\_\_\_\_

## **CONTACT INFORMATION**

*Contact information to obtain a County permit or additional waste management services, as required in the Harmony Community Development District Parks and Recreation Facilities Policy.*

### Osceola County Zoning and Code Enforcement:

One Courthouse Square, Suite 1200, Kissimmee, FL 34741  
Phone (407) 343-3400

### Osceola County Parks and Recreation Department:

One Courthouse Square, Suite 1200, Kissimmee, FL 34741  
Phone (407) 343-2380

County Waste Management: Phone (407) 847-7370

**NOTE: The attached Rider page must also be signed.**

## **INDEMNIFICATION AND HOLD HARMLESS**

The **EVENT ORGANIZER** agrees that this application applies to the entity, corporation or organization and all of its agents, officers, directors, employees, consultants or similar persons.

UPON SIGNATURE of this application, THE EVENT ORGANIZER AGREES TO BE LIABLE for any and all damages, losses and expenses incurred by the District, caused by the acts and/or omissions of the event organizer, or any of its agents, officers, directors, employees, consultants or similar persons.

THE EVENT ORGANIZER AGREES TO INDEMNIFY, DEFEND, AND HOLD THE DISTRICT HARMLESS for any and all claims, suits, judgments, damages, losses and expenses, including but not limited to, court costs, expert witnesses, consultation services and attorney's fees, arising from any and all acts and/or omissions of the organizer, or any of his or her agents, officers, directors, employees, consultants or similar persons.

The State, agency or subdivision of the State shall not be subject to this indemnification clause in accordance with Section 768.28(19), FL Statutes.

None of the indemnification or insurance requirements referenced in the Harmony Community Development District Parks and Recreation Facilities Policy or in this Application constitute a waiver of sovereign immunity pursuant to Section 768.28, FL Statutes.

## **SIGNATURE OF APPLICANT/EVENT ORGANIZER**

### **ACKNOWLEDGEMENT:**

- I understand that this is an application only and does not obligate the Harmony Community Development District in any fashion to reserve any facility and/or approve any event.*
- I have read, understand, and agree to abide by the policies set forth by the Harmony Community Development District in Chapter 4, Parks and Recreation Facilities Rules.*
- If approved, I understand that I must have a copy of the signed, approved application in my possession at the event or I will be denied access for this event.*

Signature: \_\_\_\_\_

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

Printed Name: \_\_\_\_\_

## **APPROVAL FROM HARMONY CDD**

Signature: \_\_\_\_\_

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

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

## STATE OF EMERGENCY RIDER PAGE

### PANDEMIC INDEMNIFICATION

By utilizing District facilities, there are certain risks arising from or related to possible exposure to COMMUNICABLE DISEASES including, but not limited to, the virus “severe acute respiratory syndrome coronavirus 2 (SARS-CoV-2)”, which is responsible for the CORONAVIRUS DISEASE (also known as COVID-19) and/or any mutation or variation thereof (collectively referred to as “Communicable Diseases”).

The EVENT ORGANIZER represents he or she is fully aware of the hazards associated with such Communicable Diseases and knowingly and voluntarily **ASSUMES FULL RESPONSIBILITY** for any and all risk of personal injury or other loss that he or she may sustain in connection with such COMMUNICABLE DISEASES.

### SIGNATURE OF APPLICANT/EVENT ORGANIZER

#### ACKNOWLEDGEMENT:

- I understand that this is an application only and does not obligate the Harmony Community Development District in any fashion to reserve any facility and/or approve any event.*
- I have read, understand, and agree to abide by the policies set forth by the Harmony Community Development District in Chapter 4, Parks and Recreation Facilities Rules.*
- If approved, I understand that I must have a copy of the signed, approved application in my possession at the event or I will be denied access for this event.*

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

Printed Name: \_\_\_\_\_

### APPROVAL FROM HARMONY CDD

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

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_



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# Harmony Community Development District

## Signage Refurbishment at Repaired Sculpture

VERSION 1:  
Florida Natives  
Kia Ricchi, 2003.  
Painted steel.

Harmony is built on land once part of the former Triple E Ranch. In this sculpture, artist Kia Ricchi repurposes a roller packer—farm equipment once used in the ranch’s hay production—and embellishes it with animals native to Florida’s lakes, land, and sky.

The sculpture reflects the region’s evolving landscape: A historic pine forest that gave way to the Triple E Ranch and later to the community of Harmony. Because Harmony was designed to minimize ecological impact, the area’s wildlife has remained resilient and continues to thrive. The artwork also reflects Harmony’s continued commitment to protecting these areas fragile ecosystem while encouraging residents to interact with it responsibly and respectfully.

VERSION 2:  
Florida Natives  
Kia Ricchi, 2003.  
Painted steel.

Harmony is built on land once part of the former Triple E Ranch. In this sculpture, artist Kia Ricchi **transforms** a roller packer—farm equipment **once/formerly** used in the ranch’s hay production— into a work of art that is adorned with animals native to Florida’s lakes, land, and sky.

The sculpture reflects the area’s evolving landscape: a historic pine forest that first yielded to the Triple E Ranch and later to the community of Harmony. Because Harmony was designed to minimize ecological impact, the area’s wildlife has remained resilient and continues to thrive. The artwork also reflects Harmony’s **continued /ongoing** commitment to protecting this fragile ecosystem while encouraging residents to **interact /engage** with it thoughtfully and respectfully.

Kia Ricchi



# Harmony Community Development District

**Signage to Discourage Pet Abandonment**



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# **Harmony Community Development District**

**Reserve Study Items for the Harmony CDD**

## Summary of Financial Assumptions

The below table contains a partial summary of information provided by Harmony CDD for the Harmony CDD funding study. For the purpose of this report, an annual operating budget was set to \$0, as this report focuses only on reserve items.

<i>Fiscal Calendar Year Begins</i>	<i>October 1</i>
<i>Reserve Study by Fiscal Calendar Year Starting</i>	<i>October 1, 2022</i>
<i>Funding Study Length</i>	<i>30 Years</i>
<i>Number of Assessment Paying Owners</i>	<i>1580</i>
<i>Reserve Balance as of October 1, 2022<sup>1</sup></i>	<i>\$ 540,917</i>
<i>Annual Inflation Rate</i>	<i>2.50%</i>
<i>Tax Rate on Reserve Interest</i>	<i>0.00%</i>
<i>Minimum Reserve Account Balance</i>	<i>\$ 0</i>
<i>Assessment Change Period</i>	<i>1 Year</i>
<i>Annual Operating Budget</i>	<i>\$ 0</i>

<sup>1</sup> See "Financial Condition of District" in this report.

## Recommended Payment Schedule

The below table contains the recommended schedule of payments for the next six years. The projected life expectancy of the major components and the funding needs of the reserves of the District are based upon the District performing appropriate routine and preventative maintenance for each major component. Failure to perform such maintenance can negatively impact the remaining useful life of the major components and can dramatically increase the funding needs of the reserves of the District.

### Proposed Assessments

Fiscal Calendar Year	Owner Total Annual Assessment	District Annual Reserve Assessment	Proposed Reserve Balance
2023	\$ 197	\$ 310,900	\$ 687,673
2024	\$ 202	\$ 318,673	\$ 955,548
2025	\$ 207	\$ 326,639	\$ 1,155,561
2026	\$ 212	\$ 334,805	\$ 1,145,026
2027	\$ 217	\$ 343,175	\$ 719,184
2028	\$ 223	\$ 351,755	\$ 732,851

\* Annual Reserve Payments have been manually modified.

Payments have been modified to smooth payments over time.

Fiscal Year beginning October 1, 2022

**Florida Reserve Study and Appraisal, Inc.**

12407 N. Florida Avenue

Tampa, FL 33612

Phone: 813.932.1588

Fax: 813.388.4189

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

January 14, 2022

**Expense Summary by Year**

Year	Category	Item Name	Expense
FY 2023	Lake Recreation Area	Perimeter Vinyl Split Rail Fencing	\$ 91,132
		East Tower Painting	\$ 1,025
		West Tower Painting	\$ 513
		Basketball Court Ponding Water Remediation	\$ 10,253
		Basketball Court Painting	\$ 5,179
	Lake Recreation Area Subtotal = \$ 16,970.00		
	Parks	Harmony Square Park Repairs Allowance	\$ 3,076
	Swim Club Pool Area	Pool Furniture	\$ 48,189
	Swim Club Pool Cabana	Interior Paint	\$ 4,778
	FY 2023 Annual Expense Total = \$ 164,145		
FY 2024	Ashley Park Pool Area	Shade Structures Canvas Awnings	\$ 3,784
		Security Camera System Allowance	\$ 420
	Ashley Park Pool Area Subtotal = \$ 4,204.00		
	Grounds	Garden Beds Repairs	\$ 1,577
	Lake Recreation Area	Picnic Pavilion Canvas Awnings	\$ 8,199
		Parking Asphalt Mill and Overlay	\$ 13,245
	Lake Recreation Area Subtotal = \$ 21,444.00		
	Parks	Harmony Square Paint Columns and Seating	\$ 10,512
	Swim Club Pool Area	Parking Asphalt Mill and Overlay	\$ 9,906
		Security Camera System Allowance	\$ 526
	Swim Club Pool Area Subtotal = \$ 10,432.00		
	Vehicles	Bobcat 3200	\$ 2,628
Annual Expense Total = \$ 50,797			
FY 2025	Lake Recreation Area	Sidewalk Repair Allowance	\$ 72,428
		Restroom Building Paint	\$ 2,929
		Splash Pad Pumps and Sprayers Allowance	\$ 2,156
		Outdoor Ping Pong Table	\$ 1,617

Year	Category	Item Name	Expense
FY 2025	Lake Recreation Area	Work Boats (2)	\$ 28,023
	Lake Recreation Area Subtotal = \$ 34,725.00		
	Parks	Harmony Square Park Benches	\$ 15,520
	Playgrounds	Primrose Willow Pavilion Shingle Roofing	\$ 1,798
	Vehicles	Mule KAF600	\$ 2,156
	FY 2025 Annual Expense Total = \$ 126,627		
FY 2026	Alleys	Neighborhood G Alleys Mill and Overlay	\$ 82,110
	Ashley Park Pool Area	Pool Pumps and Equipment	\$ 8,288
		Security Camera System Allowance	\$ 442
	Ashley Park Pool Area Subtotal = \$ 8,730.00		
	Ashley Park Pool Cabana	Interior Paint	\$ 3,685
		Exterior Paint	\$ 6,598
	Ashley Park Pool Cabana Subtotal = \$ 10,283.00		
	Grounds	Stormwater Drainage Repair Allowance	\$ 143,989
		Garden Beds Repairs	\$ 1,658
	Grounds Subtotal = \$ 145,647.00		
	Lake Recreation Area	Picnic Tables	\$ 8,840
		Dog Waste Stations Allowance	\$ 4,420
	Parks	Trash Cans Allowance	\$ 6,630
		Parks Subtotal = \$ 11,050.00	
	Swim Club Pool Area	Pool Pumps and Equipment	\$ 15,139
		Geothermal Heating Units	\$ 16,576
		Security Camera System Allowance	\$ 553
	Swim Club Pool Area Subtotal = \$ 32,268.00		
	Swim Club Pool Cabana	Pool Restrooms Refurbishment	\$ 39,782
		Family Restroom Refurbishment	\$ 6,630
	Swim Club Pool Cabana Subtotal = \$ 46,412.00		
FY 2026 Annual Expense Total = \$ 345,340			
FY 2027	Grounds	US-192/Five Oaks Entry Area Painting	\$ 5,665
		US-192/Harmony Square Entry Area Painting	\$ 5,665
		Pond Banks Erosion Control	\$ 161,226
	Grounds Subtotal = \$ 172,556.00		
	Lake Recreation Area	Playground Canvas Awnings	\$ 22,257
		East Dock Boards and Railings	\$ 220,034
		Central Dock and Boardwalk Boards and Railings	\$ 91,915
		West Dock and Boardwalk Boards and Railings	\$ 122,262

Year	Category	Item Name	Expense
FY 2028	Parks	Lake Recreation Area Subtotal = \$ 456,468.00	
		Cat Brier Trl Pavilions Painting	\$ 1,813
		Cat Brier/Schoolhouse/Five Oaks Park Benches	\$ 20,394
		Harmony Square Park Repairs Allowance	\$ 3,399
	Parks Subtotal = \$ 25,606.00		
	Playgrounds	Primrose Willow Dog Park Chain Link Fencing	\$ 39,157
		Primrose Willow Park Benches	\$ 8,158
		Primrose Willow Chess Table	\$ 1,813
		Primrose Willow Picnic Tables	\$ 10,877
	Playgrounds Subtotal = \$ 60,005.00		
	Swim Club Pool Cabana	Restrooms Refurbishment	\$ 54,384
			Annual Expense Total = \$ 769,019
FY 2028	Ashley Park Pool Area	Wooden Trellises	\$ 20,073
		Pool Furniture	\$ 18,935
		Security Camera System Allowance	\$ 465
		Park Benches	\$ 3,136
		Picnic Tables	\$ 3,717
	Ashley Park Pool Area Subtotal = \$ 46,326.00		
	Ashley Park Pool Cabana	Restrooms Refurbishment	\$ 32,526
	Grounds	US-192/Five Oaks Entry Monuments Refurbishment	\$ 13,940
		Sidewalk Repair Allowance	\$ 78,063
		Garden Wooden Pavilion	\$ 11,617
		Garden Beds Repairs	\$ 1,742
		Grounds Subtotal = \$ 105,362.00	
	Lake Recreation Area	Restroom Building Asphalt Shingle Roof	\$ 2,676
		Restroom Refurbishment	\$ 5,808
		Split Rail Wooden Fencing	\$ 2,416
		Butterfly Park Benches	\$ 3,485
		Splash Pad Pumps and Sprayers Allowance	\$ 2,323
		Sailboat 14-ft	\$ 5,808
		Pontoon Boat 20-ft	\$ 27,880
		Bass Boats	\$ 51,113
		Lake Recreation Area Subtotal = \$ 101,509.00	
	Parks	Harmony Square Information Board	\$ 2,323
		Pocket Parks Park Benches	\$ 11,500
		Primrose Willow Pocket Park Outdoor Fountains	\$ 4,647

Year	Category	Item Name	Expense	
FY 2028	Playgrounds	Parks Subtotal = \$ 18,470.00		
		Sundrop Playstructure	\$ 23,233	
		Sundrop Wooden Chairswing	\$ 1,742	
	Swim Club Pool Area	Playgrounds Subtotal = \$ 24,975.00		
		Shade Structures Canvas Awnings	\$ 8,336	
		Security Camera System Allowance	\$ 581	
	Swim Club Pool Area Subtotal = \$ 8,917.00			
	FY 2028 Annual Expense Total = \$ 338,085			
	Playgrounds	Primrose Willow Canvas Awning	\$ 2,001	
		Sundrop Park Benches	\$ 2,144	
		Playgrounds Subtotal = \$ 4,145.00		
FY 2029	Swim Club Pool Area	Pool Equipment Housing Boxes	\$ 28,585	
		Pool Fence Aluminum	\$ 25,220	
		Pool Chair Lift	\$ 7,146	
		Pool Showers	\$ 4,764	
		Pools Coping Stone	\$ 23,767	
		Access System	\$ 8,933	
	Swim Club Pool Area Subtotal = \$ 98,415.00			
	Vehicles	GMC Truck	\$ 22,630	
	Annual Expense Total = \$ 125,190			
	FY 2030	Ashley Park Pool Area	Security Camera System Allowance	\$ 488
		Grounds	Garden Beds Repairs	\$ 1,832
		Lake Recreation Area	Basketball Hoops	\$ 4,885
		Swim Club Pool Area	Security Camera System Allowance	\$ 611
			Water Fountains	\$ 1,710
		Swim Club Pool Area Subtotal = \$ 2,321.00		
		Swim Club Pool Cabana	Exterior Paint	\$ 6,644
Annual Expense Total = \$ 16,170				
FY 2031	Alleys	Neighborhood H-1 Alleys Mill and Overlay	\$ 35,972	
		Neighborhoods D-1/D-2 Alleys Mill and Overlay	\$ 23,190	
		Alleys Subtotal = \$ 59,162.00		
	Grounds	Stormwater Drainage Repair Allowance	\$ 163,139	
		Sidewalk Repair Allowance	\$ 84,136	
	Grounds Subtotal = \$ 247,275.00			
	Lake Recreation Area	Floating Dock and Ramp	\$ 82,734	

Year	Category	Item Name	Expense	
FY 2031	Lake Recreation Area	East Tower Metal Roofing	\$ 8,288	
		East Tower Painting	\$ 1,252	
		West Tower Painting	\$ 626	
		Splash Pad Pumps and Sprayers Allowance	\$ 2,504	
		Basketball Court Painting	\$ 6,324	
	Lake Recreation Area Subtotal = \$ 101,728.00			
	Parks	Dog Waste Stations Allowance	\$ 5,008	
		Trash Cans Allowance	\$ 7,512	
		Harmony Square Park Repairs Allowance	\$ 3,756	
	Parks Subtotal = \$ 16,276.00			
	Swim Club Pool Cabana	Interior Paint	\$ 5,835	
	Vehicles	Yamaha Viking	\$ 15,024	
		Massey Ferguson 29.6HP Tractor	\$ 21,285	
Vehicles Subtotal = \$ 36,309.00				
FY 2031 Annual Expense Total = \$ 466,585				
FY 2032	Ashley Park Pool Area	Pool Pumps and Equipment	\$ 9,628	
		Shade Structures Canvas Awnings	\$ 4,621	
		Security Camera System Allowance	\$ 513	
	Ashley Park Pool Area Subtotal = \$ 14,762.00			
	Grounds	Garden Beds Repairs	\$ 1,926	
	Lake Recreation Area	Picnic Pavilion Canvas Awnings	\$ 10,013	
	Playgrounds	Habitat Dr Playstructure	\$ 15,404	
		Feathergrass Boundary Marker	\$ 1,335	
		Middlebrook Cargo Net	\$ 6,418	
	Playgrounds Subtotal = \$ 23,157.00			
	Swim Club Pool Area	Pool Pumps and Equipment	\$ 17,587	
		Security Camera System Allowance	\$ 642	
	Swim Club Pool Area Subtotal = \$ 18,229.00			
	Vehicles	Polaris Diesel	\$ 19,255	
Annual Expense Total = \$ 87,342				
FY 2033	Alleys	Neighborhood B Alleys Mill and Overlay	\$ 79,995	
	Ashley Park Pool Area	Pool Equipment Housing Boxes	\$ 15,794	
		Pools Coping Stone	\$ 14,030	
		Pool Fence Aluminum 5'	\$ 22,111	
	Ashley Park Pool Area Subtotal = \$ 51,935.00			
	Ashley Park Pool Cabana	Access System	\$ 9,871	

Year	Category	Item Name	Expense
FY 2033	Grounds	US-192/Harmony Square Entry Metal Roofing	\$ 4,264
		Garden Area Wooden Fencing	\$ 22,638
		Grounds Subtotal = \$ 26,902.00	
	Lake Recreation Area	Restroom Building Paint	\$ 3,577
		Large Playstructure	\$ 98,712
		Small Playstructure	\$ 39,485
		Kayaks and Canoes	\$ 14,478
		Sun Tracker Pontoon Boats	\$ 47,382
		Lake Recreation Area Subtotal = \$ 203,634.00	
	Parks	Harmony Square Pavers	\$ 63,254
		Art Sculptures Allowance	\$ 78,969
		Cat Brier Trl Pavilions Metal Roofing	\$ 6,370
		Parks Subtotal = \$ 148,593.00	
	Playgrounds	Sundrop Wooden Trellises	\$ 13,162
		Habitat Dr Playground Boundary Marker	\$ 1,832
		Cordgrass Playstructure	\$ 19,742
		Playgrounds Subtotal = \$ 34,736.00	
	Swim Club Pool Area	Wooden Trellises	\$ 57,911
		Pool Furniture	\$ 61,859
		Swim Club Pool Area Subtotal = \$ 119,770.00	
	Vehicles	Yamaha Umax	\$ 15,794
		Utility Trailer	\$ 3,290
		Vehicles Subtotal = \$ 19,084.00	
FY 2033 Annual Expense Total = \$ 694,520			
FY 2034	Alleys	Neighborhood A-1 Alleys Mill and Overlay	\$ 93,444
	Ashley Park Pool Area	Pools Resurface	\$ 48,752
		Security Camera System Allowance	\$ 540
		Ashley Park Pool Area Subtotal = \$ 49,292.00	
	Ashley Park Pool Cabana	Interior Paint	\$ 4,500
		Exterior Paint	\$ 8,057
		Ashley Park Pool Cabana Subtotal = \$ 12,557.00	
	Grounds	Sidewalk Repair Allowance	\$ 90,682
		Garden Beds Repairs	\$ 2,024
		Grounds Subtotal = \$ 92,706.00	
	Lake Recreation Area	Pedestrian Bridges Boards and Railings	\$ 50,098
		Splash Pad Pumps and Sprayers Allowance	\$ 2,699

Year	Category	Item Name	Expense	
FY 2035		Lake Recreation Area Subtotal = \$ 52,797.00		
		Parks	Harmony Square Paint Columns and Seating	\$ 13,494
		Swim Club Pool Area	Pool Resurface	\$ 82,650
			Kids Pool Resurface	\$ 4,318
			Pool Deck Pavers	\$ 124,656
			Security Camera System Allowance	\$ 675
		Swim Club Pool Area Subtotal = \$ 212,299.00		
		Swim Club Pool Cabana	Pool Cabana Metal Roofing	\$ 36,597
		Annual Expense Total = \$ 563,186		
FY 2036	Grounds	US-192/Five Oaks Entry Area Painting	\$ 6,918	
		US-192/Harmony Square Entry Area Painting	\$ 6,918	
		Vinyl Split Rail Fencing Five Oaks Drive W Entrance to Traffic Circle	\$ 90,850	
		Grounds Subtotal = \$ 104,686.00		
	Lake Recreation Area	Playground Canvas Awnings	\$ 27,179	
		Soccer Field Bleachers	\$ 3,321	
		Basketball Metal Benches	\$ 1,660	
		Outdoor Ping Pong Table	\$ 2,075	
		Work Boats (2)	\$ 35,973	
		Lake Recreation Area Subtotal = \$ 70,208.00		
	Parks	Cat Brier Trl Pavilions Painting	\$ 2,214	
		Harmony Square Park Repairs Allowance	\$ 4,151	
		Parks Subtotal = \$ 6,365.00		
	FY 2035 Annual Expense Total = \$ 181,259			
FY 2036	Grounds	Ashley Park Pool Area	Security Camera System Allowance	\$ 567
		Stormwater Drainage Repair Allowance	\$ 184,837	
		Garden Beds Repairs	\$ 2,128	
		Grounds Subtotal = \$ 186,965.00		
	Parks	Parks	Dog Waste Stations Allowance	\$ 5,674
			Trash Cans Allowance	\$ 8,511
		Parks Subtotal = \$ 14,185.00		
	Playgrounds	Playgrounds	Primrose Willow Playstructure	\$ 42,557
			Primrose Willow Playground Boundary Marker	\$ 1,634
			Habitat Dr Park Benches	\$ 1,277
			Middlebrook Boundary Marker	\$ 1,725
		Playgrounds Subtotal = \$ 47,193.00		

Year	Category	Item Name	Expense
FY 2036	Swim Club Pool Area	Shade Structures Canvas Awnings	\$ 10,180
		Security Camera System Allowance	\$ 709
	Swim Club Pool Area Subtotal = \$ 10,889.00		
	Vehicles	Bobcat 3200	\$ 3,546
			Annual Expense Total = \$ 263,345
FY 2037	Grounds	Neighborhoods C-1/C-2 Alleys Mill and Overlay	\$ 189,741
		US-192/Five Oaks Entry Metal Roofing	\$ 4,305
		US-192/Harmony Square Entry Monuments Refurbishment	\$ 11,635
		Pond Banks Erosion Control	\$ 206,965
		Sidewalk Repair Allowance	\$ 97,737
	Grounds Subtotal = \$ 320,642.00		
	Lake Recreation Area	Swingset	\$ 4,654
		Splash Pad Pumps and Sprayers Allowance	\$ 2,909
	Lake Recreation Area Subtotal = \$ 7,563.00		
	Playgrounds	Primrose Willow Canvas Awning	\$ 2,443
		Feathergrass Park Benches	\$ 2,618
		Middlebrook Park Bench	\$ 1,309
	Playgrounds Subtotal = \$ 6,370.00		
	Vehicles	Mule KAF600	\$ 2,909
			Annual Expense Total = \$ 527,225
FY 2038	Ashley Park Pool Area	Pool Pumps and Equipment	\$ 11,184
		Pool Furniture	\$ 24,307
		Pool Deck and Lanai Pavers	\$ 74,325
		Security Camera System Allowance	\$ 596
	Ashley Park Pool Area Subtotal = \$ 110,412.00		
	Ashley Park Pool Cabana	Metal Roofing	\$ 47,659
	Grounds	Garden Road Stabilization	\$ 223,681
		Garden Beds Repairs	\$ 2,237
		Five Oaks Dr Dog Park Chain Link Fencing	\$ 21,366
	Grounds Subtotal = \$ 247,284.00		
	Lake Recreation Area	Boathouse Shingle Roofing	\$ 4,199
		Park Benches	\$ 5,368
	Lake Recreation Area Subtotal = \$ 9,567.00		
	Parks	Harmony Square Flag Poles	\$ 11,184
	Playgrounds	Sundrop Swingset	\$ 2,386
		Cordgrass Park Bench	\$ 1,342

Year	Category	Item Name	Expense
FY 2039	Swim Club Pool Area	Playgrounds Subtotal = \$ 3,728.00	
		Pool Pumps and Equipment	\$ 20,429
		Shade Structures Frame	\$ 16,051
		Security Camera System Allowance	\$ 746
		Swim Club Pool Area Subtotal = \$ 37,226.00	
	Swim Club Pool Cabana	Exterior Paint	\$ 8,113
	Annual Expense Total = \$ 475,173		
	Lake Recreation Area	East Tower Painting	\$ 1,529
		West Tower Painting	\$ 764
		Basketball Court Painting	\$ 7,722
		Parking Asphalt Mill and Overlay	\$ 19,264
	Lake Recreation Area Subtotal = \$ 29,279.00		
	Parks	Harmony Square Park Repairs Allowance	\$ 4,587
	Playgrounds	Primrose Willow Swingset	\$ 4,893
	Swim Club Pool Area	Parking Asphalt Mill and Overlay	\$ 14,407
	Swim Club Pool Cabana	Interior Paint	\$ 7,126
FY 2039 Annual Expense Total = \$ 60,292			
FY 2040	Ashley Park Pool Area	Shade Structures Frame	\$ 8,465
		Shade Structures Canvas Awnings	\$ 5,643
		Security Camera System Allowance	\$ 627
	Ashley Park Pool Area Subtotal = \$ 14,735.00		
	Grounds	Sidewalk Repair Allowance	\$ 105,341
		Garden Beds Repairs	\$ 2,351
	Grounds Subtotal = \$ 107,692.00		
	Lake Recreation Area	Picnic Pavilion Canvas Awnings	\$ 12,227
		West Tower Metal Roofing	\$ 2,195
		Splash Pad Pumps and Sprayers Allowance	\$ 3,135
	Lake Recreation Area Subtotal = \$ 17,557.00		
	Swim Club Pool Area	Security Camera System Allowance	\$ 784
Annual Expense Total = \$ 140,768			
FY 2041	Alleys	Neighborhood G Alleys Mill and Overlay	\$ 119,422
	Grounds	Stormwater Drainage Repair Allowance	\$ 209,421
	Lake Recreation Area	Restroom Building Paint	\$ 4,368
	Parks	Dog Waste Stations Allowance	\$ 6,429
		Trash Cans Allowance	\$ 9,643

Year	Category	Item Name	Expense
FY 2042	Playgrounds	Parks Subtotal = \$ 16,072.00	
		Habitat Dr Swingset	\$ 5,143
		Middlebrook Playstructure	\$ 32,144
	Swim Club Pool Area	Playgrounds Subtotal = \$ 37,287.00	
		Geothermal Heating Units	\$ 24,108
		Pool Chair Lift	\$ 9,643
	Vehicles	Swim Club Pool Area Subtotal = \$ 33,751.00	
		GMC Truck	\$ 30,537
	Annual Expense Total = \$ 450,858		
FY 2043	Ashley Park Pool Area	Security Camera System Allowance	\$ 659
	Ashley Park Pool Cabana	Interior Paint	\$ 5,495
		Exterior Paint	\$ 9,839
	Ashley Park Pool Cabana Subtotal = \$ 15,334.00		
	Grounds	Garden Beds Repairs	\$ 2,472
	Lake Recreation Area	Central Dock and Boardwalk Boards and Railings	\$ 133,683
		Central Dock and Boardwalk Frame and Structure	\$ 85,071
		West Dock and Boardwalk Boards and Railings	\$ 177,821
		West Dock and Boardwalk Frame and Structure	\$ 113,159
	Lake Recreation Area Subtotal = \$ 509,734.00		
	Playgrounds	Primrose Willow Dog Park Chain Link Fencing	\$ 56,950
		Feathergrass Swingset	\$ 2,637
	Playgrounds Subtotal = \$ 59,587.00		
	Swim Club Pool Area	Security Camera System Allowance	\$ 824
	Annual Expense Total = \$ 588,610		
FY 2044	Grounds	US-192/Five Oaks Entry Area Painting	\$ 8,448
		US-192/Harmony Square Entry Area Painting	\$ 8,448
		Sidewalk Repair Allowance	\$ 113,537
		RV Park Fencing and Gates	\$ 84,477
		Garden Wooden Pavilion	\$ 16,895
		Perimeter Vinyl Split Rail Fencing	\$ 150,173
	Grounds Subtotal = \$ 381,978.00		
	Lake Recreation Area	Playground Canvas Awnings	\$ 33,189
		Splash Pad Pumps and Sprayers Allowance	\$ 3,379
	Lake Recreation Area Subtotal = \$ 36,568.00		
	Parks	Cat Brier Trl Pavilions Painting	\$ 2,703
		Harmony Square Park Repairs Allowance	\$ 5,069

Year	Category	Item Name	Expense
FY 2043	Playgrounds	Parks Subtotal = \$ 7,772.00	
		Sundrop Playstructure	\$ 33,791
		Sundrop Wooden Chairswing	\$ 2,534
	Playgrounds Subtotal = \$ 36,325.00		
	Swim Club Pool Area	Pool Furniture	\$ 79,408
	Vehicles	Yamaha Viking	\$ 20,274
		Massey Ferguson 29.6HP Tractor	\$ 28,722
	Vehicles Subtotal = \$ 48,996.00		
	FY 2043 Annual Expense Total = \$ 591,047		
FY 2044	Ashley Park Pool Area	Pool Pumps and Equipment	\$ 12,992
		Security Camera System Allowance	\$ 693
	Ashley Park Pool Area Subtotal = \$ 13,685.00		
	Grounds	Garden Beds Repairs	\$ 2,598
	Parks	Harmony Square Paint Columns and Seating	\$ 17,323
	Swim Club Pool Area	Pool Pumps and Equipment	\$ 23,732
		Shade Structures Canvas Awnings	\$ 12,431
		Security Camera System Allowance	\$ 866
	Swim Club Pool Area Subtotal = \$ 37,029.00		
	Vehicles	Polaris Diesel	\$ 25,984
	Annual Expense Total = \$ 96,619		
FY 2045	Lake Recreation Area	Outdoor Ping Pong Table	\$ 2,664
		Work Boats (2)	\$ 46,178
	Lake Recreation Area Subtotal = \$ 48,842.00		
	Parks	Harmony Square Park Benches	\$ 25,575
	Playgrounds	Primrose Willow Canvas Awning	\$ 2,984
		Primrose Willow Pavilion Shingle Roofing	\$ 2,962
	Playgrounds Subtotal = \$ 5,946.00		
	Swim Club Pool Area	Water Fountains	\$ 2,486
	Vehicles	Yamaha Umax	\$ 21,313
		Utility Trailer	\$ 4,440
	Vehicles Subtotal = \$ 25,753.00		
FY 2045 Annual Expense Total = \$ 108,602			
FY 2046	Alleys	Neighborhood H-1 Alleys Mill and Overlay	\$ 52,318
		Neighborhoods D-1/D-2 Alleys Mill and Overlay	\$ 33,728
	Alleys Subtotal = \$ 86,046.00		

Year	Category	Item Name	Expense
FY 2046	Ashley Park Pool Area	Pools Resurface	\$ 65,788
		Security Camera System Allowance	\$ 728
		Ashley Park Pool Area Subtotal = \$ 66,516.00	
	Grounds	Stormwater Drainage Repair Allowance	\$ 237,274
		Sidewalk Repair Allowance	\$ 122,370
		Garden Beds Repairs	\$ 2,731
		Grounds Subtotal = \$ 362,375.00	
	Lake Recreation Area	Picnic Tables	\$ 14,568
		Pedestrian Bridges Boards and Railings	\$ 67,604
		Pedestrian Bridges Frame and Structure	\$ 43,021
		Splash Pad Pumps and Sprayers Allowance	\$ 3,642
	Lake Recreation Area Subtotal = \$ 128,835.00		
	Parks	Dog Waste Stations Allowance	\$ 7,284
		Trash Cans Allowance	\$ 10,926
	Parks Subtotal = \$ 18,210.00		
	Swim Club Pool Area	Pool Resurface	\$ 111,532
		Kids Pool Resurface	\$ 5,827
		Security Camera System Allowance	\$ 910
	Swim Club Pool Area Subtotal = \$ 118,269.00		
	Swim Club Pool Cabana	Exterior Paint	\$ 9,907
		Pool Restrooms Refurbishment	\$ 65,555
		Family Restroom Refurbishment	\$ 10,926
	Swim Club Pool Cabana Subtotal = \$ 86,388.00		
FY 2046 Annual Expense Total = \$ 866,639			
FY 2047	Grounds	Pond Banks Erosion Control	\$ 265,679
		East Dock Boards and Railings	\$ 362,587
		East Dock Frame and Structure	\$ 230,737
	Lake Recreation Area	East Tower Painting	\$ 1,867
		West Tower Painting	\$ 934
		Basketball Court Painting	\$ 9,430
	Lake Recreation Area Subtotal = \$ 605,555.00		
	Parks	Cat Brier/Schoolhouse/Five Oaks Park Benches	\$ 33,607
		Harmony Square Park Repairs Allowance	\$ 5,601
	Parks Subtotal = \$ 39,208.00		
	Playgrounds	Primrose Willow Park Benches	\$ 13,443
		Primrose Willow Chess Table	\$ 2,987

Year	Category	Item Name	Expense
FY 2047	Playgrounds	Primrose Willow Picnic Tables	\$ 17,924
		Habitat Dr Playstructure	\$ 22,404
		Feathergrass Boundary Marker	\$ 1,942
		Middlebrook Cargo Net	\$ 9,335
	Playgrounds Subtotal = \$ 68,035.00		
	Swim Club Pool Cabana	Interior Paint	\$ 8,701
		Restrooms Refurbishment	\$ 89,618
	Swim Club Pool Cabana Subtotal = \$ 98,319.00		
	FY 2047 Annual Expense Total = \$ 1,076,796		
FY 2048	Alleys	Neighborhood B Alleys Mill and Overlay	\$ 116,347
		Wooden Trellises	\$ 33,078
	Ashley Park Pool Area	Pool Furniture	\$ 31,202
		Shade Structures Canvas Awnings	\$ 6,891
		Security Camera System Allowance	\$ 766
		Park Benches	\$ 5,168
		Picnic Tables	\$ 6,126
	Ashley Park Pool Area Subtotal = \$ 83,231.00		
	Ashley Park Pool Cabana	Restrooms Refurbishment	\$ 53,599
	Lake Recreation Area	Grounds	\$ 2,871
		Restroom Building Asphalt Shingle Roof	\$ 4,410
		Restroom Refurbishment	\$ 9,571
		Picnic Pavilion Canvas Awnings	\$ 14,931
		Split Rail Wooden Fencing	\$ 3,982
		Butterfly Park Benches	\$ 5,743
		Large Playstructure	\$ 143,568
		Small Playstructure	\$ 57,427
		Sailboat 14-ft	\$ 9,571
		Pontoon Boat 20-ft	\$ 45,942
		Bass Boats	\$ 84,227
	Lake Recreation Area Subtotal = \$ 379,372.00		
	Parks	Pocket Parks Park Benches	\$ 18,951
		Primrose Willow Pocket Park Outdoor Fountains	\$ 7,657
	Parks Subtotal = \$ 26,608.00		
Playgrounds		Habitat Dr Playground Boundary Marker	\$ 2,665
		Cordgrass Playstructure	\$ 28,714
	Playgrounds Subtotal = \$ 31,379.00		

Year	Category	Item Name	Expense
FY 2048	Swim Club Pool Area	Security Camera System Allowance	\$ 957
	Vehicles	Bobcat 3200	\$ 4,786
			FY 2048 Annual Expense Total = \$ 699,150
FY 2049	Alleys	Neighborhood A-1 Alleys Mill and Overlay	\$ 135,908
	Grounds	Sidewalk Repair Allowance	\$ 131,890
	Lake Recreation Area	Restroom Building Paint	\$ 5,334
		Splash Pad Pumps and Sprayers Allowance	\$ 3,925
	Lake Recreation Area Subtotal = \$ 9,259.00		
	Playgrounds	Sundrop Park Benches	\$ 3,533
FY 2050	Vehicles	Mule KAF600	\$ 3,925
	Ashley Park Pool Area	Pool Pumps and Equipment	\$ 15,092
		Security Camera System Allowance	\$ 805
	Ashley Park Pool Area Subtotal = \$ 15,897.00		
	Ashley Park Pool Cabana	Interior Paint	\$ 6,711
		Exterior Paint	\$ 12,015
	Ashley Park Pool Cabana Subtotal = \$ 18,726.00		
	Grounds	Garden Beds Repairs	\$ 3,018
	Lake Recreation Area	Basketball Hoops	\$ 8,049
FY 2051	Swim Club Pool Area	Pool Pumps and Equipment	\$ 27,568
		Security Camera System Allowance	\$ 1,006
	Swim Club Pool Area Subtotal = \$ 28,574.00		
	Grounds	US-192/Five Oaks Entry Area Painting	\$ 10,316
		US-192/Harmony Square Entry Area Painting	\$ 10,316
		Stormwater Drainage Repair Allowance	\$ 268,832
	Grounds Subtotal = \$ 289,464.00		
	Lake Recreation Area	Playground Canvas Awnings	\$ 40,529
	Parks	Cat Brier Trl Pavilions Painting	\$ 3,301
		Dog Waste Stations Allowance	\$ 8,253
		Trash Cans Allowance	\$ 12,379
		Harmony Square Park Repairs Allowance	\$ 6,190
	Parks Subtotal = \$ 30,123.00		
	Playgrounds	Primrose Willow Playstructure	\$ 61,895
		Primrose Willow Playground Boundary Marker	\$ 2,377

Year	Category	Item Name	Expense
FY 2051	Playgrounds	Middlebrook Boundary Marker	\$ 2,509
		Playgrounds Subtotal = \$ 66,781.00	
		FY 2051 Annual Expense Total = \$ 426,897	
FY 2052	Alleys	Neighborhoods C-1/C-2 Alleys Mill and Overlay	\$ 275,963
	Ashley Park Pool Area	Security Camera System Allowance	\$ 846
	Grounds	Sidewalk Repair Allowance	\$ 142,151
		Garden Beds Repairs	\$ 3,173
		Grounds Subtotal = \$ 145,324.00	
	Lake Recreation Area	Splash Pad Pumps and Sprayers Allowance	\$ 4,231
	Swim Club Pool Area	Shade Structures Canvas Awnings	\$ 15,180
		Security Camera System Allowance	\$ 1,058
		Swim Club Pool Area Subtotal = \$ 16,238.00	
		FY 2052 Annual Expense Total = \$ 442,602	
FY 2053	Grounds	US-192/Five Oaks Entry Monuments Refurbishment	\$ 26,026
		Garden Area Wooden Fencing	\$ 37,304
		Five Oaks Dr Dog Park Chain Link Fencing	\$ 31,075
		Grounds Subtotal = \$ 94,405.00	
	Lake Recreation Area	Kayaks and Canoes	\$ 23,857
		Sun Tracker Pontoon Boats	\$ 78,078
		Lake Recreation Area Subtotal = \$ 101,935.00	
	Parks	Harmony Square Information Board	\$ 4,338
	Playgrounds	Primrose Willow Canvas Awning	\$ 3,644
		Sundrop Wooden Trellises	\$ 21,688
		Playgrounds Subtotal = \$ 25,332.00	
	Swim Club Pool Area	Wooden Trellises	\$ 95,429
		Pool Furniture	\$ 101,936
		Pool Chair Lift	\$ 13,013
		Swim Club Pool Area Subtotal = \$ 210,378.00	
	Vehicles	GMC Truck	\$ 41,208
			Annual Expense Total = \$ 477,596



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# **Harmony Community Development District**

**2025 Annual Monitoring Report  
From Bowman and Blair Ecology and Design**



**Bowman and Blair Ecology and Design, Inc.**

## **Harmony Community Development District Conservation Easement Areas**

Osceola County, Florida  
South Florida Water Management District  
Permit No. 49-01058-P

### **ANNUAL REPORT 2025**

Prepared for:  
Harmony Community Development District  
c/o District Manager  
313 Campus Street  
Celebration, FL 34747

Submitted to:  
**South Florida Water Management District**  
3301 Gun Club Road  
West Palm Beach, FL 33406

23 December 2025  
B&B No. 150002  
Doc:BandB-210139-Rpt-122525



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## CONSERVATION EASEMENT AREAS ANNUAL MONITORING REPORT 2025

### **Harmony Community Development District Conservation Areas SFWMD Permit No. 49-01058-P, Application No. 000929-11**

Osceola County, Florida  
Doc:BandB-210139-Rpt-122825.wpd

#### **SUMMARY**

This report addresses conditions within ten wetland conservation areas and their buffers (Figure 2 and Table 1). Twenty-four monitoring station locations were established by Bowman and Blair Ecology and Design, Inc. (Bowman and Blair) staff in early 2022 in various locations within the ten conservation areas (Figure 2). Qualitative monitoring at each station during 2025 included observations of overall wetland condition while focusing on the cover of old-world climbing fern and tracking the spread and treatment of other species that have been designated by the Florida Invasive Species Council as Class I and Class II invasive non-native species. In addition to assessing the areas around the monitoring stations, Bowman and Blair staff also made notes on other areas that need treatment and added this information in the form of photographs which follow those of the closest Monitoring Station. In-perpetuity maintenance is a condition of the South Florida Water Management District (SFWMD) permit. Prominent Class I and Class II invasive non-native species which threaten native vegetative communities within the conservation easement are old world climbing fern (*Lygodium microphyllum*), Cogongrass (*Imperata cylindrica*), Brazilian pepper (*Schinus terebinthifolius*), Peruvian primrose-willow (*Ludwigia peruviana*) and tuberous sword fern (*Nephrolepis cordifolia*).

The Harmony Community Development District (HCDD) is committed to providing treatment of the climbing fern and reducing the other invasive species as part of an overall management plan. The monitoring methods and locations were approved by SFWMD staff on 10 March 2022. This and future monitoring reports will include maintenance records as provided by the HCDD management company for the preceding twelve months. The previous management company, Inframark Water and Infrastructure Services (Inframark) staff performed treatment of invasive non-natives through early 2025. The current management company, PFM Group Consulting LLC (PFM), as of the 12/18/2025 board meeting has committed to providing continued maintenance of the Category I and II plants. PFM has signed a new agreement for maintenance to be provided by Aquatic Weed Management (AWM) as of the December 18 CDD board meeting. As of the end of 2025, the result of the temporary reduction of invasive species management through most of 2025 was that the cover of old-world climbing fern, cogongrass, Brazilian pepper, Casearweed, and Peruvian primrose have increased from their cover documented at the end of 2024 (see December 2025 monitoring photos Figures 4 through 27). Aquatic Weed Management's new contract allowed them to begin treating invasive plant species in January or early February 2026.

#### **LOCATION AND BACKGROUND**

The Harmony development is located on the north side of U. S. Highway 192 approximately ten (10) miles



east of the city of St. Cloud. Swamps extending from the west side of Buck Lake form the western boundary, Buck Lake forms the northern boundary, and Cat Lake with the Big Bend Swamp form the eastern boundary, extending south to U.S. Highway 192. The location is depicted in Figure 1.

As stated in the January 2021 Fourth Annual monitoring report (by Austin Environmental), “the monitoring activities are associated with compliance with the special conditions of the authorized 21.79 acres of wetland impacts for the development of the 1,381-acre mixed-use development. As mitigation to offset these impacts, 464.80 acres of onsite wetlands were preserved as well as 2.5 acres of xeric oak uplands. These areas were placed under a conservation easement, and an associated monitoring/maintenance program was stipulated by permit. The first annual monitoring event was conducted by Bio-Tech Consulting Inc. in April and August 2017.

Beginning with a preliminary site assessment in December 2021, Bowman and Blair’s participation on behalf of the HCDD for monitoring and coordination with the maintenance contractor addresses Special Conditions 8 and 11 of the Permit (excerpted below). Monitoring the overall conditions within each conservation area includes documentation of any activities that may be inconsistent with the permit conditions.

In Condition 8 it is stipulated that “ACTIVITIES PROHIBITED WITHIN THE CONSERVATION AREAS INCLUDE, BUT ARE NOT LIMITED TO CONSTRUCTION OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH, REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION – WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL; EXCAVATION, DREDGING, OR REMOVAL OF SOIL MATERIAL; DIKING OR FENCING; AND ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH OR WILDLIFE HABITAT CONSERVATION OR PRESERVATION.”

Condition 11 stipulates: A MAINTENANCE PROGRAM SHALL BE IMPLEMENTED FOR THE PRESERVED WETLAND AND BUFFER AREAS ON A REGULAR BASIS TO ENSURE THE INTEGRITY AND VIABILITY OF THE CONSERVATION AREAS AS PERMITTED. MAINTENANCE SHALL BE CONDUCTED IN PERPETUITY TO ENSURE THAT THE CONSERVATION AREAS ARE FREE FROM INVASIVE EXOTIC VEGETATION (AS DEFINED BY THE FLORIDA EXOTIC PEST PLANT COUNCIL AT THE DATE OF PERMIT ISSUANCE) IMMEDIATELY FOLLOWING A MAINTENANCE ACTIVITY AND SHALL CONSTITUTE NO MORE THAN 5% OF VEGETATIVE COVER BETWEEN MAINTENANCE ACTIVITIES. NUISANCE PLANT SPECIES SHALL CONSTITUTE NO MORE THAN 10% OF TOTAL COVER.



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## Harmony Development Osceola County, Florida

Location Map

Date: 4-10-22  
Project: 210139  
Figure 1 Location  
Figure 1



**Table 1. Harmony Wetland Conservation Easement Areas Acreages**

Note: Highlighted Wetlands are included in monitoring as of February 2022

<b>SURVEY ID</b>	<b>TYPE</b>	<b>ACRES</b>	<b>NAME</b>
W4	BUFFER	6.7	HARMONY CDD
W4	WETLAND	74.3	HARMONY CDD
W4	WETLAND	40.4	HARMONY CDD
W4B	BUFFER	0.4	HARMONY CDD
W4B	WETLAND	0.6	HARMONY CDD
W5	BUFFER	1.8	HARMONY CDD
W5	WETLAND	8.6	HARMONY CDD
W6	BUFFER	3.5	HARMONY CDD
W6	WETLAND	21.0	HARMONY CDD
W7	BUFFER	1.0	HARMONY CDD
W7	WETLAND	3.6	HARMONY CDD
W8	BUFFER	2.0	HARMONY CDD
W8	WETLAND	8.3	HARMONY CDD
W10	BUFFER	1.1	HARMONY CDD
W10	WETLAND	2.5	HARMONY CDD
W13	BUFFER	0.6	HARMONY CDD
W13	WETLAND	1.5	HARMONY CDD
W14	BUFFER	0.9	HARMONY CDD
W14	WETLAND	1.7	HARMONY CDD
W17	BUFFER	0.7	HARMONY CDD
W17	WETLAND	1.0	HARMONY CDD
<b>Total</b>		<b>182.2</b>	
W4	WETLAND	5.5	HARMONY FLORIDA LAND LLC
W4C	WETLAND	23.7	HARMONY FLORIDA LAND LLC
W9	BUFFER	0.8	HARMONY GOLF PRESERVE LLC
W9	WETLAND	2.6	HARMONY GOLF PRESERVE LLC
W11	BUFFER	0.8	HARMONY GOLF PRESERVE LLC
W11	WETLAND	1.8	HARMONY GOLF PRESERVE LLC
W3	BUFFER	4.8	HARMONY FLORIDA LAND LLC
W3	BUFFER	3.3	HARMONY FLORIDA LAND LLC
W3	BUFFER	0.9	HARMONY FLORIDA LAND LLC
W3	BUFFER	4.2	HARMONY FLORIDA LAND LLC
W3	WETLAND	139.2	HARMONY FLORIDA LAND LLC
W3-1	BUFFER	0.8	HARMONY FLORIDA LAND LLC
W3-1	WETLAND	1.6	HARMONY FLORIDA LAND LLC
W4	BUFFER	3.4	HARMONY FLORIDA LAND LLC
W4	BUFFER	0.9	HARMONY FLORIDA LAND LLC
W4	BUFFER	1.4	HARMONY FLORIDA LAND LLC



## MONITORING METHODS AND LOCATIONS

This report provides Bowman and Blair's annual qualitative assessment of the ten wetland conservation areas (Figure 2) which are currently under the ownership and control of the HCDD (Table 1) in compliance with conditions of the SFWMD permit that necessitate monitoring to document the cover of invasive non-native species such that they do not exceed five (5) percent.

Bowman and Blair staff conduct site visits twice each year to document site conditions and the cover of invasive non-native plants, particularly small leaf climbing fern (*Lygodium microphyllum*). An annual report is submitted to the SFWMD at the end of each year. Monitoring reports include photographs of the same views from each of the Monitoring Stations (1 through 24) and other areas of infestation as noted during the site visits, and qualitative assessment of the health of the surrounding wetland areas. During 2025, Bowman and Blair communicated with the HCDD's management company Inframark Management Services staff to schedule site visits and discuss invasive plant management, scheduling, areas treated, and locations that may require supplemental treatment, and areas where any type of debris may be deposited in the wetlands or their buffers.

Monitoring site visits for this report were conducted by Bowman and Blair staff on July 8 and November 13, 2025. During the monitoring events, twenty-four (24) stations (Table 2) were monitored and changes over time in the invasive non-native vegetation and native vegetation was noted. To document site conditions, four photographs were taken at each monitoring station on July 8 and November 13 facing each cardinal direction (north, east, south, west). The photos are included as Figures 4 through 27. Field notes (Table 2) list general site conditions surrounding each monitoring station, native and non-native species present, notes about changes in hydrology, and evidence of activities such as trash deposition which are contrary to permit special conditions.



Table 2

MONITORING STATION INFORMATION JULY-AUG 2023				
Monitoring Station	Wetland ID	Latitude	Longitude	Notes
MS1	W-4B	28°12'15.064" N	81°8'16.775" W	New Lygodium climbing a sweetbay magnolia north of the Monitoring Station. This is new growth noted in summer 2025. Needs treatment. Surrounding trees have old treated vine.
MS3	W-4	28°12'9.594"N	81°8'16.923"W	Invasive primrose willow north and west of MS. No Caesarweed or Lygodium. Fragrant native Mikania and native dog fennel seeding (good).
MS4	W-4	28°12'5.084"N	81°8'21.063"W	Still patches of cogon need treatment from summer notes; much invasive primrose willow now needs treatment. No Lygodium in view
MS5	W-4	28°11'49.339"N	81°8'22.985"W	Much Brazilian pepper; clearly not treated this year; also earpod tree saplings SW of the Monitoring Station need treatment. Did not observe Caesarweed or Lygodium
MS6	W-4	28°11'43.351"N	81°8'30.23"W	Long dead Lygodium noted. Primrose willow along berm and into wetland needs treatment. Adjacent wetland across berm (not CDD) was treated 1.5 yr ago; needs again.
MS10	W-4	28°11'44.219"N	81°8'44.969"W	Lygodium high up into small slash pine branch North of MS along forest edge. Prev treatment E of MS looks fine w no resprouts
MS11	W-4	28°11'53.642"N	81°8'31.606"W	LOTS OF LYGODIUM: sprouts on ground and well into wetland on large and small trees' heading into canopy. No treatment since spring; now URGENT NEED
MS12	W-4	28°12'6.919"N	81°8'25.353"W	Heavy Lygodium regrowth on ground and up into swamp trees. NEED TREATMENT NOW
MS13	W-4	28°12'14.286"N	81°8'43.856"W	No re-treatment apparent; scattered regrowth of Lygodium north of MS pole
MS16	W-4	28°12'11.631"N	81°8'55.677"W	No apparent recent treatment of Lygodium; Numerous small plants throughout MS area; NEEDS Treatment
MS17	W-4	28°12'12.573"N	81°9'24.373"W	Caesarweed all around MS; Lygodium immed N of CEA sign. Small Lygodium on ground + tall vines going up a tall sweetbay magnolia NE of MS pole
MS14	W-5	28°12'3.439"N	81°8'37.945"W	Lots of small Lygodium on ground as noted in mid year summary, and growing up shrubs
MS15	W-5	28°12'7.776"N	81°8'38.973"W	Same Lygodium growth as noted mid year. However MUCH worse now with large wax myrtles being smothered. Also lots of invasive primrose willow in this area
MS18	W-6	28°12'1.18"N	81°9'15.978"W	At MS area by control structure, no Lygodium regrowing after earlier treatment. HOWEVER, as mentioned mid year, there is much along ditch on opposite side field rd.
MS19	W-6	28°11'56.726"N	81°9'11.181"W	Lygodium apparently treated on wax myrtle in marsh since mid year mention. None other documented in this area
MS20	W-6	28°11'54.07"N	81°9'3.643"W	Cogon grass now spreading widely and back under trees as noted mid year; no treatment done

Monitoring Station	Wetland ID	Latitude	Longitude	Notes
MS21	W-6	28°11'49.359"N	81°9'9.04"W	Lots of Category I tuberous sword fern in this area; needs to be treated as spreading. Cogon grass along CEA edge south of this monitoring station area
MS22	W-7	28°11'53.813"N	81°9'27.371"W	No apparent treatment since mid year mention of 1 plant in this area; now there are 2 and treatment should be done to contain spread.
MS23	W-8	28°11'46.875"N	81°9'20.775"W	Lygodium previously noted mid year has not been treated and is spreading along edges of this very nice marsh and in shrubs between marsh edge and street
MS24	W-8	28°11'39.679"N	81°9'25.058"W	Primrose willow and cogon north of MS pole & between pole and berm - re-growing from almost dead in spring; no apparent recent treatment
MS9	W-10	28°11'30.342"N	81°8'40.344"W	Natives and planted fakahatchee grass look good. Some invasive primrose will coming in north of MS pole, beyond native ferns.
MS7	W-13	28°11'26.402"N	81°8'27.495"W	Caesarweed about 50' south of MS pole needs treatment. No Lygodium. This area not inundated as were other monitoring areas this season.
MS8	W-14	28°11'26.316"N	81°8'22.269"W	Few Caesarweed. Cypress changing color, other native trees growing and healthy. No cogon or Lygodium observed
MS2	W-17	28°12'7.08"N	81°8'13.818"W	No Lygodium or Caesarweed around MS area. But to west of MS pole Caesarweed and Ludwigia peruviana (invasive primrose willow) need treatment.



## WETLAND DESCRIPTIONS AND MONITORING RESULTS

### Wetland 4B

Wetland 4B is located in the northeast area of the Harmony development and its Conservation Easement Area includes a 0.6-acre Mixed Wetland Hardwoods community with a surrounding buffer of 0.4-acre. The moderately dense canopy and subcanopy include laurel and water oaks (*Quercus laurifolia* and *Q. nigra*), red maple (*Acer rubrum*), sweetbay magnolia (*Magnolia virginiana*), dahoon holly (*Ilex cassine*), Swamp bay (*Persea palustris*) and wax myrtle (*Morella cerifera*). Groundcover species include sawtooth blackberry (*Rubus pensylvanicus*), St. Andrews cross (*Hypericum hypericoides*), four-petal St. John's wort (*Hypericum tetrapetalum*), soft rush (*Juncus effusus*), and southern shield fern (*Thelypteris kunthii*). Upland buffer species include the same oak species as occur in the wetland, Slash pine (*Pinus elliottii*), wax myrtle, saw palmetto (*Serenoa repens*), bracken fern (*Pteridium aquilinum* var. *pseudocaudatum*), and bluestem grasses (*Andropogon* spp.).

Invasive non-native species originally documented during the December 2021 preliminary assessment included Caesarweed and a single patch of *Lygodium* located in the buffer on the north side. During the June 5, 2024, monitoring event, some re-growth of the climbing fern was noted and is depicted in Figure 4. No evidence of treatment was noted during the December 3, 2024 monitoring event or the July and November 2025 monitoring events, as *Lygodium* sprouts have continued their spread up into nearby trees.

**Monitoring Station 1** is located on the north side of Wetland 4B, in the area of the originally documented *Lygodium* occurrence. Photos taken 3 December 2024 are presented in Figure 4.

### Wetland 4

Wetland 4 is part of a large wetland system which wraps around Buck Lake and is dominated by large Wetland Forested Mixed communities along the Lake and in the large core of the portion of the Wetland which extends south from the southeast edge of the Lake. The HCDD-owned portions of Wetland 4 total 114.70 acres, with buffers totaling 6.7 acres. The Wetland Forested Mixed canopy includes mature pond cypress (*Taxodium ascendens*), swamp tupelo (*Nyssa biflora*), sweetbay magnolia, loblolly bay (*Gordonia lasianthus*), beautyberry (*Callicarpa americana*), red maple, and laurel oaks. The understory includes wax myrtle, buttonbush (*Cephalanthus occidentalis*), Fire weed (*Erechtites hieraciifolius*), blackberry (*Rubus* spp.), false reinorchid (*Habenaria floribunda*), Carolina willow (*Salix caroliniana*) species of native fern, lizard tail (*Saururus cernuus*), native wetland grasses, rushes (*Juncus* spp.), and sedges. Non-native species include primrose willow (*Ludwigia peruviana*), and *Lygodium* that was initially documented on the ground, on shrubs, and extending toward the canopy of mature cypress and other wetland trees.

The outer portions of Wetland 4 are Hydric Pine Flatwoods with slash pine and pond pine (*Pinus serotina*) in the canopy and including scattered hardwoods such as sweet bay magnolia, loblolly bay, red maple, dahoon holly, elderberry (*Sambucus nigra* subsp. *canadensis*) and sweetgum (*Liquidambar styraciflua*). The ground cover is variably dense and includes expanses of native ferns such as Virginia chain fern (*Woodwardia virginica*), netted chain fern (*Woodwardia areolata*), swamp fern (*Blechnum serrulatum*),



shield ferns (*Thelypteris* spp.), Willdenow's fern (*Thelypteris interrupta*), Climbing hempvine, (*Mikania scandens*), cinnamon fern (*Osmundastrum cinnamomeum*), maidencane (*Panicum hemitomon*), bluestem grasses, and a variety of wetland graminoids including nut sedges (*Scleria* spp.), beaksedges (*Rhynchospora* spp.) and rushes (*Juncus* spp.). Soils are mucky through the central mixed wetland, extending up through the Hydric Pine Flatwoods such that palmetto trunks extend vertically where they occur due to the high groundwater in the outer wetland edges.

Within areas of the Wetland 4 buffer, particularly around the portion that extends south to the golf club area, expanses of Cogongrass and dense bands of Brazilian pepper, both Class I invasive non-native species, had become well established. Following the 2022 treatments by Aquatic Weed Management, which included initial herbicide applications to the Cogongrass and herbicide treatments that killed the larger Brazilian pepper, the 2023 Inframark maintenance included more treatment of these species. Other invasive non-native species documented around outer portions of Wetland 4 and its buffer include primrose willow (Cat. I), Caesarweed (Cat. I), and tuberous sword fern (Cat. I), water fern (*Salvinia minima*) and balsam pear (*Momordica charantia*) (Cat. II). Treatment of these species was also addressed during maintenance events.

It should be noted that while most of the overall Wetland 4 is under the control of the HCDD, a fifty-two (52) acre portion of the Wetland, between the southeast shoreline of Buck Lake on the west and Wetland 4B on the east, is not under the control of the HCDD and is not being managed by the HCDD or perhaps, by others. The *Lygodium* growth continues to be visible from outside this part of Wetland 4 and if unchecked it may represent a significant source of the climbing fern spreading from spores blowing into treated portions of HCDD-controlled wetland. In addition, Wetland 9, which is located at the west end of the golf course driving range and south of the existing water treatment facility provides another source of *Lygodium* spores in close proximity to Wetland 4. Wetland 9 has masses of climbing fern extending into the canopy of the mature cypress trees in this isolated cypress swamp. Other invasive non-native and nuisance species would be expected to spread into treated areas from untreated areas.

Monitoring Stations 3, 4, 5, 6, 10, 11, 12, 13, 16 and 17 are established within the HCDD portions of Wetland 4 (Figure 2) with placement focused on views of prominent infestations of *Lygodium* and other prominent invasive non-native species first documented by Bowman and Blair in December 2021. While *Lygodium* occurs in all HCDD wetlands, Wetland 4 was the most heavily colonized by this species, which extended in tall "ladders" up the trunks of mature trees, threatening to overtop the canopy and kill the trees. The 2022 maintenance by AWM included numerous days of cutting the ascending vines such that the tops died and treating the bases with herbicide to kill the rooted portion of the vines. The success of this aggressive treatment remains apparent in 2024.

In the area of Monitoring Station 10, landscape debris has historically been documented from August 2022 and continuing through November 2023. During the June 5 monitoring visit, this landscape debris had been removed and no new debris was noted during the December 3 monitoring.

The July 2025 monitoring event documented *Lygodium* regrowth in the vicinity of most monitoring stations, ranging from small sprouts to vines beginning to climb into trees. Photographs from the ten monitoring stations are included as Figures 1 through 27.



**Monitoring Station 3** is located northeast of W-4. During July 2025 visit, the massive kill of *Lygodium* due to 2022 treatments remained apparent, with no regrowth documented during the November 2025 monitoring. The area does need to be treated for invasive Peruvian primrose willow.

**Monitoring Station 4** is located northeast of W-4. This station has no *Lygodium* but has historically had cogongrass. During July and November 2025 monitoring, cogongrass remained untreated along the edge. *Ludwigia peruviana* requires treatment.

**Monitoring Station 5** is located to the east of W-4. During the July and November 2025 monitoring visits, Brazilian pepper regrowth was extensive and sapling invasive non-native earpod trees had begun to grow in the area near the monitoring station. These species need treatment immediately and continuing to target seedlings.

**Monitoring Station 6** is located southeast of W-4. No *Lygodium* regrowth was documented in 2025. However, to the east/southeast the non-CDD wetland to the south had significant amount of *Lygodium* spreading into the canopy trees, providing a spore source to areas around MS 6 and this part of W-4..

**Monitoring Station 10** is located on the south side of W-4. During the 2024 monitoring visits, extensive *Lygodium* sprouts previously were documented successfully treated. A small area of *Lygodium* was documented in November 2025 growing up into a slash pine on the edge of the conservation area; this will need to be treated before it spreads back into the wetland, were previous treatment was successful. Further, the successfully treated area may need more treatment if future monitoring documents any new plants.

**Monitoring Station 11** is located in the southern portion of W-4. During the July and November 2025 monitoring visits, extensive *Lygodium* sprouts were documented on the ground as well as re-climbing into surrounding tree canopies and well into the wetland. The adjacent pond (not within CDD) shows substantial *Lygodium* on surrounding shrubs and will remain a source of spores if not treated by others.

**Monitoring Station 12** is located on the east side of W-4. During the November 2025 monitoring event, heavy *Lygodium*; regrowth was spreading across the ground and up into trees in the surrounding forested wetland. Treatment is needed as soon as possible.

**Monitoring Station 13** is located in the north part of W-4. During July and November 2025 monitoring visits, re-sprouts were observed on the ground in the area north of the monitoring station marker pole.

**Monitoring Station 16** is located in the north part of W-4. During the July and November 2025 monitoring visits, there was no evidence of recent *Lygodium* treatments; *Lygodium* vines were found regrowing along the ground throughout this area.

**Monitoring Station 17** is located in the northwestern part of W-4. During the November 2025 monitoring visit, Caesarweed was growing throughout the area. Some small *Lygodium* regrowth was noted north of the CEA sign at the outer edge of the forest and tall vines were observed climbing a sweetbay magnolia northeast of the MS marker pole.

### Wetland 5

Wetland 5 (8.6 acres, with 1.8 acres of buffer) is near the center of the development, along the north side of the adjacent golf course. The wetland is closely bordered on three sides by single family residential lots that abut the edge of the buffer and by the golf course on the south side. The Wetland is composed of a band of Wetland Forested Mixed habitat surrounding a central deeper marsh. The Wetland Forested Mixed habitat is canopied by slash pine, sweet bay magnolia, loblolly bay, and false reinorchid. The Freshwater Marsh is filled in with native shrubs such as willow, wax myrtle, dahooon holly, patches of cattail



(*Typha latifolia*), and buttonbush, and the invasive non-native primrose willow. Native marsh grasses such as maidencane, and sugarcane plume grass (*Saccharum giganteum*), swamp ferns, wetland graminoids such as narrowleaf horned beaksedge (*Rhynchospora inundata*) and broadleaved emergent species such as duck potato (*Sagittaria* sp.) also occur.

**Monitoring Station 14** is located on the east side of W-5. During July and November 2025 monitoring visits, extensive *Lygodium* were found on the ground and growing up into surrounding slash pines.

**Monitoring Station 15** is located on the east side of Wetland 5. During July and November monitoring visits Bowman and Blair observed large *Lygodium* regrowth, with vines smothering shrubs such as wax myrtle. Wide expanses of *Ludwigia peruviana* was observed on the outer edge of the marsh.

Figures 17 and 18 depict the views from the monitoring stations and typical conditions in Wetland 5 as of 30 November 2023.

### Wetland 6

Wetland 6 is a 21-acre wetland, with 3.5 acres of buffer and includes a central Freshwater Marsh which is surrounded by Wetland Forested Mixed habitat and pockets of Cypress swamp on the east and south edges. Native species include dahoo holly, swamp bay, grape vine (*Vitis rotundifolia*), palmetto, Blue maiden cane (*Amphicarpum muhlenbergianum*), laurel greenbrier (*Smilax laurifolia*), yellow eyed grass (*Xyris* spp.), wax myrtle, slash pine, swamp fern, sweet bay magnolia, *Juncus* spp., Virginia chain fern, sawtooth blackberry, Walter's viburnum, and purple bluestem (*Andropogon glomeratus var glaucopsis*). The open marsh is free of *Lygodium* at this time, with none documented in the area that is visible around Monitoring Station 19. In the east and south portions of Wetland 6, where Monitoring Stations 20 and 21 are located, *Lygodium* has been treated with some re-growth as of November 30. Cogongrass remains in MS 20 and 21 spreading further into the forest edge, along with non-native sword fern.

**Monitoring station 18** is located on the north side of W-6. During July and November monitoring visits no *Lygodium* with was noted. However, much *Lygodium* growth continues to occur along the ditch on the opposite side of the field road.

**Monitoring station 19** is located on the north side of W-6. No *Lygodium* or other invasives noted in this area during July or November 2025 monitoring visits.

**Monitoring station 20** is located on the side northeast of W-6. During the 30 August visit *Lygodium* resprouts were noted along ground along with Cogongrass emerging in clearing. During the 30 November visit, Cogongrass was documented and spreading into forest edge.

**Monitoring station 21** is located to the east of W-6. During July and November monitoring visits no *Lygodium* was observed. However, there is some regrowth of cogon grass and the Category 1 invasive non-native tuberous sword fern (*Nephrolepis cordifolia*) was observed spreading within the conservation area and should be treated.

Figures 21, 22, 23, and 24 present the photos from the four stations around Wetland 6.

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### Wetland 7

Wetland 7 is 3.6 acres with 1.0 acres of upland buffer. The wetland is a Freshwater Marsh with a small open water area in the center and an outer edge of forest and shrub wetland which includes slash pine, red maple, wax myrtle, dahoon holly, sweetbay *magnolia*, swamp bay, maiden cane, chalky bluestems, and spikerush (*Eleocharis spp.*). The occurrence of *Lygodium* is not currently wide-spread; however, the climbing fern was documented sprawling across the ground cover in the vicinity of Monitoring Station 22. **Monitoring station 22** is located on the west of W-7. No treatment of the single occurrence of *Lygodium* in this area had been conducted and this continues to spread on a wax myrtle southwest of the monitoring station.

Photos of Wetland 7 are included as **Figure 25**.

### Wetland 8

The Wetland 8 Conservation Easement Area includes 8.3 acres of wetland with 2.0 acres of upland buffer. Wetland 8 is located toward the west side of the Harmony Development, immediately north of U. S. Highway 192. The south two thirds of the Wetland are Cypress swamp, with an area of Freshwater Marsh at the north end near Cordgrass Place. Species include pond cypress, sweet bay magnolia, dahoon holly, wax myrtle, swamp fern, maiden cane, sugarcane plume grass, yellow eyed grass, swamp bay, and blackberry. Prior treatment has reduced the *Lygodium* at both Monitoring Stations 23 and 24. Monitoring also documented a wide band of Cogongrass along the west side of Wetland 8, ongoing treatment is apparent and showing success.

**Monitoring Station 23** is located north of W-8. *Lygodium* previously documented has not been treated and is spreading along the edges of the otherwise nice, diverse marsh between the marsh and the nearby street. Treatment is needed.

**Monitoring station 24** is located on the southwest side of W-8. During July and November 2025 monitoring visits, cogongrass was regrowing and spreading in this area. Photographs from these stations are included as Figures 26 and 27.

### Wetland 10

Wetland 10, located immediately north of the golf clubhouse, is a 2.5 acre Wetland Forested Mixed system with 1.1 acre of shrubby buffer. Canopy trees include slash pine, sweetbay magnolia and red maple); the prominent shrub layer includes elderberry, dahoon holly, grapevine, Caesarweed, and sawtooth blackberry.

Patches of *Lygodium* have been treated in the wetland quite successfully. Subsequent monitoring events will photograph and document conditions in other portions of Wetland 10, particularly those locations where *Lygodium* was extensive and has received treatment.

**Monitoring station 9** is located south of W-10. During July and November monitoring visits, diverse native cover was documented, with some small areas of Peruvian primrose willow about 50' feet south of the



MS pole.

Photographs from this station are included as Figure 12.

### **Wetland 13**

Wetland 13 is located east/southeast of 5 Oaks Drive and Wetland 4. This is a 1.5 acre Wetland Forested Mixed system which has an outer fringe of mature trees including pond cypress, red maple, laurel oak sweetbay magnolia, sweetgum, and slash pine, surrounding a central shrub-dominated wetland area. The central shrub portion of the wetland supports young canopy tree species, buttonbush, Carolina willow, grapevine, dog fennel (*Eupatorium capillifolium*), blackberry, beautyberry, smooth crotalaria (*Crotalaria pallida*) with native and non-native primrose willow.

The buffer is 0.6 acre and is composed of native shrubs and vines including wax myrtle, elderberry, and extensive native muscadine grape.

**Monitoring station 8** is located on the northwest side of W-13. During the November 2025 monitoring visit, the invasive species requiring treatment was some Caesarweed.

Photographs from this station are included as Figure 10.

### **Wetland 14**

Wetland 14 is a 1.7 acre Wetland Forested Mixed system with a 0.9 acre upland buffer. The vegetation composition is like the species documented in the nearby Wetland 13; however, Wetland 14 canopy is consistent throughout rather than having a central shrubby core. Canopy species include red maple, laurel oak, wax myrtle, grapevine, sawtooth blackberry, slash pine, poison ivy (*Toxicodendron radicans*), and cabbage palm (*Sabal palmetto*).

**Monitoring Station 7** provides a view of the south end of Wetland 14. During July and November monitoring visits no *Lygodium* was found. Minimal invasives were observed, limited to Caesarweed.

Photographs from this Photo station are included as Figure 11.

### **Wetland 17**

Wetland 17 is a 1.0 acre wetland with a 0.7 acre buffer. Wetland 17 is located northwest of 5 Oaks Drive and east of Wetland 4. Wetland 17 is a Wetland Forested Mixed system with an outer edge that includes young live oaks (*Quercus virginiana*), laurel oak, wax myrtle, flattop goldenrod, (*Euthamia caroliniana*), saltbush, dog fennel, Caesarweed, sawtooth blackberry, swamp fern, Virginia chain fern and sprawling native grapevine. Monitoring Station 2 provides view of the north side of this wetland. During the November 2025 monitoring visit, invasive primrose willow and Caesarweed were documented west of the MS monitoring pole.

Photographs from this station are included as Figure 5.



**Figure 4. Monitoring Station 1 – WETLAND 4B**

**13 November 2025**



**View from MS 1 looking north**



**View from MS 1 looking east**



**View from MS 1 looking South** - Lygodium continuing climb into canopy of *Magnolia virginiana*



**View from MS 1 looking west** – Lygodium continues growth into wax myrtle



**Figure 5. Monitoring Station 2 – WETLAND 17**

**13 November 2025**



**View from MS 2 looking north**





View from MS 2 looking east



View from MS2 looking south – no *Lygodium* or Caesarweed

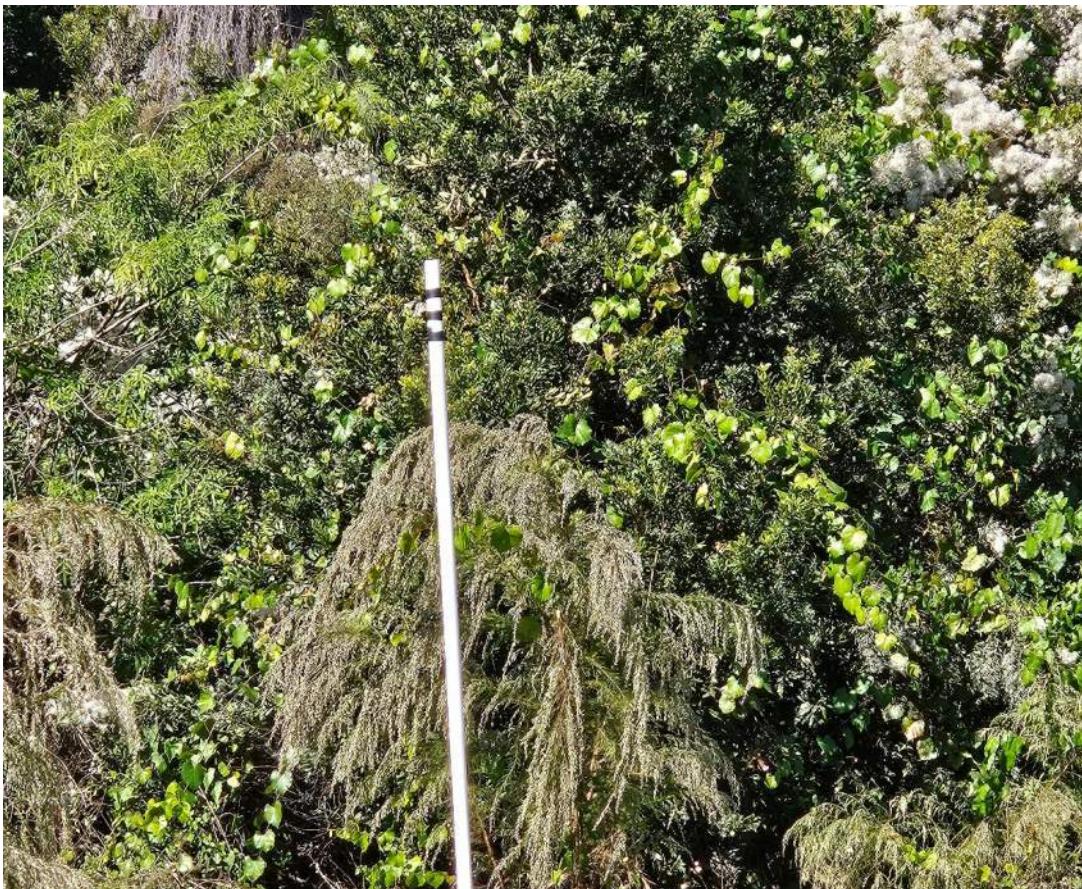


View from MS 2 looking west – *Ludwigia peruviana* west of pole



**Figure 6. Monitoring Station 3 – WETLAND 4**

**13 November 2025**



**View from MS 3 looking north**



**View from MS 3 looking east – previously sprayed grapevine looking healthy**



**View from MS 3 looking south**



**View from MS 3 looking west – *Ludwigia peruviana* requires treatment**



**Figure 7. Monitoring Station 4 – WETLAND 4**

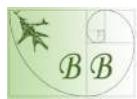
**13 November 2025**



**View from MS 4 looking north – Cogongrass in foreground**



**View from MS 4 looking east – Cogongrass appears untreated from summer**



**View from MS 4 looking south**



**View from MS 4 looking west – Cogongrass along edge**



**Figure 8. Monitoring Station 5 – WETLAND 4**

**13 November 2025**



**View from MS 5 looking north –Caesarweed and Lygodium not observed**



**View from MS 5 looking east – Significant Brazilian Pepper, no sign of treatment**



**View from MS 5 looking south**



**View from MS 5 looking west – Earpod tree saplings requiring treatment**



**Figure 9. Monitoring Station 6 – WETLAND 4**

**13 November 2025**



**View from MS 6 looking north – New Caesarweed sprouts and *Momordica charantia***



**View from MS 6 looking east**



**View from MS 6 looking south**



**View from MS 6 looking west – Primrose willow along berm requires treatment**



**Figure 10. Monitoring Station 7 – WETLAND 13**

**13 November 2025**



**View from MS 7 looking north**



**View from MS 7 looking east**



**View from MS 7 looking south – Caesarweed approximately 50 ft south of MS pole**



**View from MS 7 looking west**



**Figure 11. Monitoring Station 8 – WETLAND 14**

**13 November 2025**



**View from MS 8 looking north – No invasives noted**



**View from MS 8 looking east – a few scattered Caesarweed**



**View from MS 8 looking south**



**View from MS 8 looking west**



**Figure 12. Monitoring Station 9 – WETLAND 10**

**13 November 2025**



**View from MS 9 looking north – Some primrose willow growing north of pole.**



**View from MS 9 looking east**



**View from MS 9 looking south**



**View from MS 9 looking west – Fakahatchee grass growing well**



**Figure 13. Monitoring Station 10 – WETLAND 4**

**13 November 2025**



**View from MS 10 looking north – Lygodium high in small pine North along edge**



**View from MS 10 looking east – Previously treated; no resprouts observed**



**View of MS 10 looking south**



**View of MS 10 looking west**



**Figure 14. Monitoring Station 11 – WETLAND 4**

**13 November 2025**



**View from MS 11 looking north**



**View from MS 11 looking east – Lygodium resprouts and into canopy along wetland edge**



**View of MS 11 looking south – Extensive Lygodium in wetland, from ground to canopy**

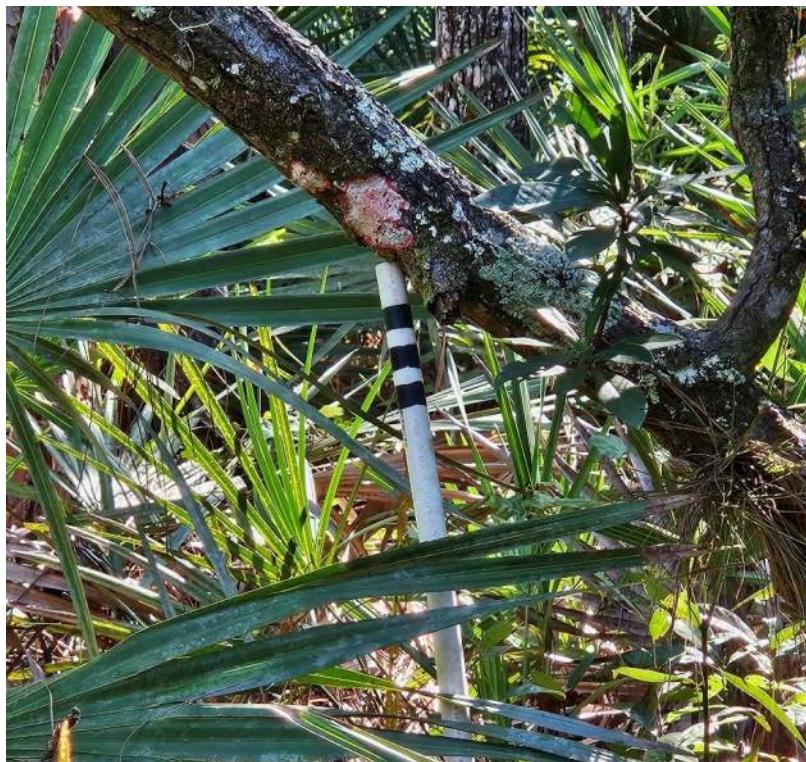


**View of MS 11 looking west**



**Figure 15. Monitoring Station 12 – WETLAND 4**

**13 November 2025**



**View from MS 12 looking north**



**View from MS 12 looking east – Downed trees decaying naturally**



**View from MS 12 looking south – heavy Lygodium regrowth in swamp.**



**View from MS 12 looking west**



**Figure 16. Monitoring Station 13 – WETLAND 4**

**13 November 2025**



**View from MS 13 looking north – Scattered regrowth of Lygodium on ground.**



**View from MS 13 looking east – Previously treated dead Lygodium.**



**View from MS 13 looking south**



**View from MS 13 looking west**



**Figure 17. Monitoring Station 14 – WETLAND 5**

**13 November 2025**



**View from MS 14 looking north – Lygodium growth 40' N of MS**



**View from MS 14 looking east**



**View from MS 14 looking south**



**View from MS 14 looking west – Lygodiums on ground and shrubs as noted in May.**



**Figure 18. Monitoring Station 15 – WETLAND 5**

**13 November 2025**



**View from MS 15 looking north**



**View from MS 15 looking east – *Lygodium* plants on ground and scattered around shrub bases.**



**View from MS 15 looking south – Significant *Ludwigia peruviana* in marsh.**



**View from MS 15 looking west**

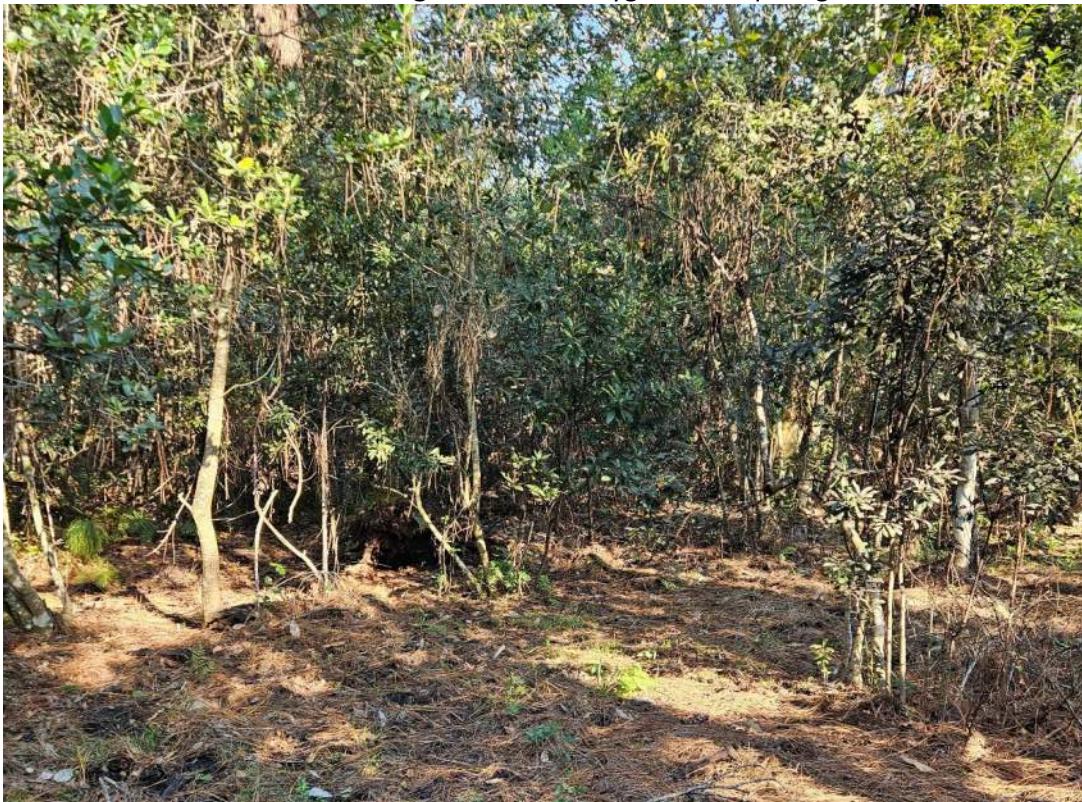


**Figure 19. Monitoring Station 16 – WETLAND 4**

**13 November 2025**



**View from MS 16 looking north – small Lygodium requiring treatment.**



**View from MS 16 looking east**



**View from MS 16 looking south**



**View from MS 16 looking west**



**Figure 20. Monitoring Station 17 – WETLAND 4**

**13 November 2025**



**View from MS 17 looking north**



**View from MS 17 looking east**



**View from MS 17 looking south**



**View from MS 17 looking west**



**Figure 21. Monitoring Station 18 – WETLAND 6**

**13 November 2025**



**View from MS 18 looking north – Lygodium remains offsite across field road**



**View from MS 18 looking east**



**View from MS 18 looking south – previous treatment remains effective**



**View from MS 18 looking west**



**Figure 22. Monitoring Station 19 – WETLAND 6**

**13 November 2025**



**View from MS 19 looking north – Lygodium successfully treated on wax myrtle**



**View from MS 19 looking east**



**View from MS 19 looking south**



**View from MS 19 looking west**



**Figure 23. Monitoring Station 20 – WETLAND 6**

**13 November 2025**



**View from MS 20 looking north**



**View from MS 20 looking east**



**View from MS 20 looking south – Cogon grass spreading unchecked along edge & under trees**



**View from MS 20 looking west –Cogongrass spreading into tree line**



**Figure 24. Monitoring Station 21 – WETLAND 6**

**13 November 2025**



**View from MS 21 looking north - Cat. 1 Tuberous sword fern spreading widely**



**View from MS 21 looking east**



**View from MS 21 looking south**



**View from MS 21 looking west - Cat. 1 Tuberous sword fern and non-native banana requiring treatment**



**Figure 25. Monitoring Station 22 – WETLAND 7**

**13 November 2025**



**View from MS 22 looking north**



**View from MS 22 looking east**



**View from MS 22 looking south**



**View from MS 22 looking west – Tiny *Lygodium* on small slash pine west of pole**



**Figure 26. Monitoring Station 23 – WETLAND 8**

**13 November 2025**



**View from MS 23 looking north – *Lygodium* (on right) along path to pole**



**View from MS 23 looking east**



**View from MS 23 looking south – *Lygodium* sprouts along ground**



**View from MS 23 looking west – *Lygodium* climbing through grasses**



**Figure 27. Monitoring Station 24 – WETLAND 8**

**13 November 2025**



**View from MS 24 looking north – Some new Cogon grass shoots**



**View from MS 24 looking east**



**View from MS 24 looking south – Some *Lygodium* regrowth at berm edge**



**View from MS 24 looking west**



## MAINTENANCE TO CONTROL INVASIVE NON-NATIVE PLANT SPECIES

To address the cover of invasive non-native species, specifically *Lygodium*, the HCDD prepared an Updated Management Plan which was approved by the SFWMD in 2021. Implementation of the new plan began in April 2021. The maintenance which has been conducted agrees with the areas where the effects of the treatment on *Lygodium* and native, though sometimes nuisance, grapevine were observed. Due to the extent of invasive non-native species throughout the ten HCDD wetland conservation areas, the HCDD solicited proposals from vegetation management companies to conduct intensive herbicide treatments through the remainder of 2022.

In May 2022, the HCDD contracted with Aquatic Weed Management, Inc. (AWM) and AWM began a series of multi-week searches for and herbicide treatment of old world climbing fern, Brazilian pepper, and cogongrass, with other species of Class I and Class II Invasive Non-native plants treated, time permitted, as they were encountered during the process of AWM's locating and treating the primary targets. Thus, earpod trees and Casearweed were also treated in many areas of the ten wetlands.

Treatment of invasive non-natives continued throughout 2023 into the spring of 2025, with Inframark treating numerous areas of regrowth and new growth in addition to areas identified in 2024 monitoring. Inframark's licensed herbicide technician regularly spends days treating the invasive species within the CDD owned conservation areas. At the time of Bowman and Blair's July 2025 monitoring, it was apparent the with the cessation of maintenance by Inframark staff, the *Lygodium* was regrowing onto some trees, with new plants on the ground in most wetlands. By the November 2025 monitoring event, the *Lygodium* was reaching into the canopy in numerous spots (See Monitoring Station Data, Table 2). In addition to a resurgence of *Lygodium*, cogon grass, Peruvian primrose willow, Brazilian pepper, and young earpod trees were in need of treatment.

## FUTURE MONITORING EVENTS AND SITE INSPECTIONS

In 2025 Bowman and Blair staff conducted monitoring during the summer (July 8) and fall (November 13), with results documented in this annual report submitted to the SFWMD. In the 2026, monitoring will be conducted during the growing season and again in late fall (November/December) at the end of the growing season. Each monitoring report will include a maintenance summary, if available, for the previous 12 months and the effects of maintenance on *Lygodium* and other species within each of the monitored wetlands. The monitored areas are expected to have noticeably reduced cover of invasive species, with the recent contracting with Aquatic Weed Management.

Bowman and Blair will contact the SFWMD compliance reviewer after the submission of each report to schedule a field visit at the discretion of the agency's reviewer. Bowman and Blair will also coordinate with the maintenance staff to obtain and review the activities which are planned and conducted during each monitoring interval.



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# **Harmony Community Development District**

**Fiscal Year 2025 Audit Engagement Letter  
with Grau & Associates**



December 20, 2025

To Board of Supervisors  
Harmony Community Development District  
3501 Quadrangle Blvd., Ste. 270  
Orlando, FL 32817

We are pleased to confirm our understanding of the services we are to provide Harmony Community Development District, Osceola County, Florida ("the District") for the fiscal year ended September 30, 2025, with the option of two (2) additional one-year renewals. We will audit the financial statements of the governmental activities and each major fund which include the general fund, the Series 2014 debt service fund, the Series 2015 debt service fund, and the capital reserve fund, if applicable, including the related notes to the financial statements, which collectively comprise the basic financial statements of Harmony Community Development District as of and for the fiscal year ended September 30, 2025, with the option of two (2) additional one-year renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

#### **Audit Objectives**

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards

for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

### **Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

### **Other Services**

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

### **Management Responsibilities**

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. The District will provide a statement describing corrective actions to be taken in response to each of our recommendations included in the audit report, if any, and relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

#### **Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

#### **Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

#### **Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

#### **Engagement Administration, Fees, and Other**

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

The auditor agrees and understands that Chapter 119, *Florida Statutes*, may be applicable to documents prepared in connection with the services provided hereunder and agrees to cooperate with public record requests made thereunder. In connection with this Agreement, the auditor agrees to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein. Among other requirements, the auditor must:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes* or as otherwise provided by law.
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the auditor does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

**IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT PFM GROUP CONSULTING LLC, 3501 QUADRANGLE BLVD., STE 270, ORLANDO, FL 32817, 407-723-5900, [RECORDREQUEST@PFM.COM](mailto:RECORDREQUEST@PFM.COM).**

This agreement provides for a contract period of one (1) year with the option of two (2) additional one-year renewals upon the written consent of both parties. Our fee for these services will not exceed \$4,400 for the September 30, 2025 audit. The fees for the fiscal years 2026 and 2027 will not exceed \$4,500 and \$4,600 respectively, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis. We acknowledge that the District must submit its annual Audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year. Accordingly, for fiscal year ended September 30, 2025, we will deliver a draft audit to the District no later than April 1, 2026 and a final audit report no later than April 15, 2026. All accounting records (including, but not limited to, trial balances, general ledger detail, vendor files, bank and trust statements, minutes, and confirmations) for the fiscal year ended September 30, 2025 must be provided to us no later than January 15, 2026, in order for us to deliver a draft audit to the District no later than April 1, 2026 and a final audit report no later than April 15, 2026.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Harmony Community Development District and believe this letter accurately summarizes the terms of our engagement. This letter with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



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Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Harmony Community Development District.

By: 

Title: Chairman

Date: 12.30.25



Peer Review  
Program

Administered in Florida  
by the Florida Institute of CPAs

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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



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# **Harmony Community Development District**

**Payment Authorizations Nos. 012 – 016**

**HARMONY  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 12**

12/12/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
39921-120925	OUC (HARCDD)	12/09/2025	Harmony CDD	12,237.59
1997500120625	Spectrum Business (HARCDD)	12/06/2025	Harmony CDD	126.02
58389_121025	Toho Water Authority (HARCDD)	12/10/2025	Harmony CDD	207.04
7999	VGlobalTech (HARCDD)	12/01/2025	Harmony CDD	210.00
				<b>Total: 12,780.65</b>

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

**HARMONY  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 13**

12/19/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
93526	Berman Construction LLC (HARCDD)	11/30/2025	Harmony CDD	5,400.00
2025.12.18	Daniel Leet (HARCDD)	12/18/2025	Harmony CDD	200.00
1128-DEPOSIT	Enrique Fence LLC (HARCDD)	12/15/2025	Harmony CDD	7,500.00
2025.12.18	Joellyn M. Phillips (HARCDD)	12/18/2025	Harmony CDD	200.00
2025.12.18	Juliet Nichols Williams (HARCDD)	12/18/2025	Harmony CDD	200.00
3656250	Kutak Rock LLP (HARCDD)	11/14/2025	Harmony CDD	6,016.50
3672640	Kutak Rock LLP (HARCDD)	12/15/2025	Harmony CDD	3,561.94
57295287-TAXCR	Nutrien Ag Solutions Inc (HARCDD)	12/17/2025	Harmony CDD	-75.89
46710_121625	Toho Water Authority (HARCDD)	12/16/2025	Harmony CDD	28.49
74940_121925	Toho Water Authority (HARCDD)	12/19/2025	Harmony CDD	203.91
1579090W460	Waste Connections of Florida (HARCDD)	12/15/2025	Harmony CDD	426.54
<b>Total:</b>				<b>23,661.49</b>

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

**HARMONY**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 14**

1/2/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
93660	Berman Construction LLC (HARCDD)	12/26/2025	Harmony CDD	381.52
3389	Berman Security Agency LLC (HARCDD)	12/29/2025	Harmony CDD	315.00
GARDEN-112825	Daniel Heck (HARCDD)	11/28/2025	Harmony CDD	180.08
2654821	DoorKing Inc. (HARCDD)	12/19/2025	Harmony CDD	45.95
122025	Harmony West CDD (HARCDD)	12/10/2025	Harmony CDD	3,250.00
F7BA084D-0135	Osceola News-Gazette (HARCDD)	12/29/2025	Harmony CDD	78.22
F7BA084D-0136	Osceola News-Gazette (HARCDD)	12/30/2025	Harmony CDD	65.88
228189	Pegasus Engineering, LLC (HARCDD)	12/24/2025	Harmony CDD	6,947.50
139770	PFM Group Consulting LLC (HARCDD)	12/15/2025	Harmony CDD	2,200.00
1997518122825	Spectrum Business (HARCDD)	12/28/2025	Harmony CDD	120.00
i72063	Symbiont Service Corp. (HARCDD)	12/15/2025	Harmony CDD	203.50
03760_122625	Toho Water Authority (HARCDD)	12/26/2025	Harmony CDD	1,742.86
12210_122625	Toho Water Authority (HARCDD)	12/26/2025	Harmony CDD	824.93
19280_122625	Toho Water Authority (HARCDD)	12/26/2025	Harmony CDD	178.63
25108_122625	Toho Water Authority (HARCDD)	12/26/2025	Harmony CDD	35.20
33910_122625	Toho Water Authority (HARCDD)	12/26/2025	Harmony CDD	896.35
33920_122625	Toho Water Authority (HARCDD)	12/26/2025	Harmony CDD	1,081.88
41279_122625	Toho Water Authority (HARCDD)	12/26/2025	Harmony CDD	1,841.22
46710_122625	Toho Water Authority (HARCDD)	12/26/2025	Harmony CDD	31.62
48250_122625	Toho Water Authority (HARCDD)	12/26/2025	Harmony CDD	1,994.52
48380_122625	Toho Water Authority (HARCDD)	12/26/2025	Harmony CDD	71.00
55740_122625	Toho Water Authority (HARCDD)	12/26/2025	Harmony CDD	31.62
62780_122625	Toho Water Authority (HARCDD)	12/26/2025	Harmony CDD	378.88
74910_122625	Toho Water Authority (HARCDD)	12/26/2025	Harmony CDD	93.97
74920_122625	Toho Water Authority (HARCDD)	12/26/2025	Harmony CDD	16.94
74950_122625	Toho Water Authority (HARCDD)	12/26/2025	Harmony CDD	86.81
74960_123025	Toho Water Authority (HARCDD)	12/30/2025	Harmony CDD	163.94
74960_123125	Toho Water Authority (HARCDD)	12/31/2025	Harmony CDD	163.94
74980_122625	Toho Water Authority (HARCDD)	12/26/2025	Harmony CDD	90.39
74990_122625	Toho Water Authority (HARCDD)	12/26/2025	Harmony CDD	169.65
75000_122625	Toho Water Authority (HARCDD)	12/26/2025	Harmony CDD	505.08
84380_122625	Toho Water Authority (HARCDD)	12/26/2025	Harmony CDD	2,903.55
84390_122625	Toho Water Authority (HARCDD)	12/26/2025	Harmony CDD	758.77
84410_122625	Toho Water Authority (HARCDD)	12/26/2025	Harmony CDD	2,630.50
84420_122625	Toho Water Authority (HARCDD)	12/26/2025	Harmony CDD	1,212.13
84430_122625	Toho Water Authority (HARCDD)	12/26/2025	Harmony CDD	369.01
84440_122625	Toho Water Authority (HARCDD)	12/26/2025	Harmony CDD	580.23
85210_122625	Toho Water Authority (HARCDD)	12/26/2025	Harmony CDD	1,431.64
90300_122625	Toho Water Authority (HARCDD)	12/26/2025	Harmony CDD	70.33
90660_122625	Toho Water Authority (HARCDD)	12/26/2025	Harmony CDD	45.10
90670_122625	Toho Water Authority (HARCDD)	12/26/2025	Harmony CDD	10.24
185061	United Land Services (HARCDD)	12/23/2025	Harmony CDD	77,600.00
185358	United Land Services (HARCDD)	01/01/2026	Harmony CDD	60,782.67
185537	United Land Services (HARCDD)	12/29/2025	Harmony CDD	580.20

**Total: 173,161.45**

Secretary / Assistant Secretary

Chairman / Vice Chairman

**HARMONY  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 15**

1/9/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
3686908	Kutak Rock LLP (HARCDD)	01/09/2026	Harmony CDD	2,971.63
OE-EXP-01-2026-09	PFM Group Consulting LLC (HARCDD)	01/06/2026	Harmony CDD	1.03
1997500010626	Spectrum Business (HARCDD)	01/06/2026	Harmony CDD	130.00
<b>Total:</b>				<b>3,102.66</b>

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

**HARMONY  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 16**

1/16/2026

<b>Invoice No</b>	<b>Supplier</b>	<b>Invoice Date</b>	<b>Property</b>	<b>Invoice Amount</b>
10484	A.C. Electric of Orlando, Inc. (HARCDD)	12/18/2025	Harmony CDD	697.50
94061	Berman Construction LLC (HARCDD)	01/01/2026	Harmony CDD	27,586.20
94252	Berman Construction LLC (HARCDD)	01/15/2026	Harmony CDD	581.00
I224.092.04	Common Oak Engineering, LLC (HARCDD)	01/13/2026	Harmony CDD	18,060.00
146708	Dragonfly Pond Works (HARCDD)	12/04/2025	Harmony CDD	5,400.00
147603	Dragonfly Pond Works (HARCDD)	12/19/2025	Harmony CDD	5,400.00
39921-010926	OUC (HARCDD)	01/09/2026	Harmony CDD	151.66
DM-01-2026-25	PFM Group Consulting LLC (HARCDD)	01/05/2026	Harmony CDD	5,416.67
58389_010926	Toho Water Authority (HARCDD)	01/09/2026	Harmony CDD	214.20
<b>Total:</b>				<b>63,507.23</b>

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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

## December 2025 Financial Report

December 31, 2025

**PFM Group Consulting LLC**  
3501 Quadrangle Blvd., Suite 270  
Orlando, Florida 32817 Tel:  
407-723-5900



## DISTRICT FINANCIAL REPORT SUMMARY

### Quarter Ended December 31, 2025

This report provides a summary of the district's financial activity for the first quarter of the fiscal year ending December 31, 2025. Key areas reviewed include assessment revenues, operational expenditures, fund balances, and debt service funding.

#### 1. Operations and Maintenance Assessment Summary:

During the first quarter, the district received assessment revenue totaling **\$2,335,761.52** for Operations and Maintenance. Adjustments related to early-payment discounts and tax collection fees resulted in a **net assessment revenue of \$2,153,406.06**. Additional assessment revenue of **\$569,279.39** is still anticipated.

**Table 1: Operations & Maintenance Assessment Activity**

Description	Amount (USD)
Gross On-Roll Assessment Received	\$2,335,761.52
Early-Payment Discounts	(\$90,784.17)
Tax Collector Fees	(\$44,535.72)
<b>Net Assessment Revenue</b>	<b>\$2,153,406.06</b>
Anticipated Remaining Revenue	\$569,279.39

#### 2. Garden Lot Revenue and Expenditures:

For the three-month period ending December 31, 2025, the District earned **\$800.00** from Garden Lot activity. Expenses incurred for maintenance and support totaled **\$420.00**.

**Table 2: Garden Lot Financial Activity**

Description	Amount (USD)
Garden Lot Revenue	\$800.00
Garden Lot Expenses	(\$420.00)
<b>Net Garden Lot Activity</b>	<b>\$380.00</b>



### **3. Cash Position and Expenditure Analysis:**

As of December 31, 2025, the District's checking account balance was **\$1,905,781.02**. With an average monthly expenditure of **\$173,647.58**, current cash reserves are sufficient to meet the District's operational needs and remain on track with the approved annual budget.

The District's cash position is strong, reflecting steady revenue inflows and controlled expenditure patterns. Based on current trends, available funds are adequate to sustain all planned operational activities for the remainder of the fiscal year.

### **4. Debt Service Funding Status**

The 2014 and 2015 Debt Service is adequately funded to make all debt payment for May and November in full.

### **5. General Reserve Contribution**

In accordance with the FY2026 approved budget, the District will transfer **\$280,000.00** to the General Reserve in January 2026. After the transfer, the General Reserve balance will increase to **\$1,860,416.87**.

This planned transfer strengthens the District's long-term financial stability and ensures continued adherence to reserve funding requirements.

### **Conclusion**

The District's financial performance during the first quarter reflects strong fiscal management, adequate liquidity, and full compliance with budgetary and debt service obligations. Revenue streams are performing as expected, reserves remain healthy, and expenditures are aligned with budget projections.



**Harmony CDD**  
**Statement of Financial Position**  
**As of 12/31/2025**

	General Fund	Debt Service Fund 2014	Debt Service Fund 2015	Long Term Debt Group	Total
<b>Assets</b>					
<b>Current Assets</b>					
General Checking Account	\$ 1,905,781.02				\$ 1,905,781.02
Restricted Deposit Account - #8909	2,512.48				2,512.48
General Reserve Account - #3607	1,580,416.87				1,580,416.87
Assessments Receivable	567,053.50				567,053.50
Assessments Receivable		\$ 234,415.68			234,415.68
Due From Other Funds		697.46			697.46
Debt Service Reserve - 2014 Bond		607,312.50			607,312.50
Revenue - 2014 Bond		1,505,794.45			1,505,794.45
Prepayment - 2014 Bond		2,015.08			2,015.08
Assessments Receivable			\$ 85,866.66		85,866.66
Due From Other Funds			300.83		300.83
Debt Service Reserve - 2015 Bond			340,000.00		340,000.00
Revenue - 2015 Bond			629,929.72		629,929.72
Prepayment - 2015 Bond			33,418.22		33,418.22
Total Current Assets	\$ 4,055,763.87	\$ 2,350,235.17	\$ 1,089,515.43	\$ -	\$ 7,495,514.47
<b>Investments</b>					
Amount Available in Debt Service Funds				\$ 3,118,469.97	\$ 3,118,469.97
Amount To Be Provided				7,411,530.03	7,411,530.03
Total Investments	\$ -	\$ -	\$ -	\$ 10,530,000.00	\$ 10,530,000.00
<b>Total Assets</b>	<b>\$ 4,055,763.87</b>	<b>\$ 2,350,235.17</b>	<b>\$ 1,089,515.43</b>	<b>\$ 10,530,000.00</b>	<b>\$ 18,025,514.47</b>
<b>Liabilities and Net Assets</b>					
<b>Current Liabilities</b>					
Accounts Payable	\$ 8,803.20				\$ 8,803.20
Due To Other Funds	998.29				998.29
Deposits Payable	2,500.00				2,500.00
Deferred Revenue	567,053.50				567,053.50
Deferred Revenue		\$ 234,415.68			234,415.68
Deferred Revenue			\$ 85,866.66		85,866.66
Total Current Liabilities	\$ 579,354.99	\$ 234,415.68	\$ 85,866.66	\$ -	\$ 899,637.33
<b>Long Term Liabilities</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>\$ 579,354.99</b>	<b>\$ 234,415.68</b>	<b>\$ 85,866.66</b>	<b>\$ 10,530,000.00</b>	<b>\$ 11,429,637.33</b>
<b>Net Assets</b>					
Net Assets, Unrestricted	\$ 272,681.10				\$ 272,681.10
Current Year Net Assets, Unrestricted	44,535.72				44,535.72
Net Assets - General Government	1,465,515.09				1,465,515.09
Current Year Net Assets - General Government	1,693,676.97				1,693,676.97
Net Assets, Unrestricted		\$ 1,416,020.57			1,416,020.57
Current Year Net Assets, Unrestricted	699,798.92				699,798.92
Net Assets, Unrestricted			\$ 830,643.36		830,643.36
Current Year Net Assets, Unrestricted	173,005.41				173,005.41
<b>Total Net Assets</b>	<b>\$ 3,476,408.88</b>	<b>\$ 2,115,819.49</b>	<b>\$ 1,003,648.77</b>	<b>\$ -</b>	<b>\$ 6,595,877.14</b>
<b>Total Liabilities and Net Assets</b>	<b>\$ 4,055,763.87</b>	<b>\$ 2,350,235.17</b>	<b>\$ 1,089,515.43</b>	<b>\$ 10,530,000.00</b>	<b>\$ 18,025,514.47</b>



**Harmony CDD**  
Statement of Activities  
As of 12/31/2025

	General Fund	Debt Service Fund 2014	Debt Service Fund 2015	Long Term Debt Group	Total
<b>Revenues</b>					
On-Roll Assessments	\$ 2,335,761.52				\$ 2,335,761.52
Assessment - Refund and Discounts	(90,784.17)				(90,784.17)
Garden Lot	800.00				800.00
On-Roll Assessments - 2014 Bond		\$ 936,738.92			936,738.92
Assessment Refund / Discounts		(36,408.29)			(36,408.29)
On-Roll Assessments - 2015 Bond			\$ 404,039.96		404,039.96
Other Assessments - Prepayment			29,148.59		29,148.59
Assessment Refund / Discounts			(15,703.84)		(15,703.84)
<b>Total Revenues</b>	<b>\$ 2,245,777.35</b>	<b>\$ 900,330.63</b>	<b>\$ 417,484.71</b>	<b>\$ -</b>	<b>\$ 3,563,592.69</b>
<b>Expenses</b>					
Supervisor Fees	\$ 2,400.00				\$ 2,400.00
Public Officials' Liability Insurance	4,431.00				4,431.00
Trustee Services	6,691.05				6,691.05
Management	16,250.01				16,250.01
Field Management	82,758.60				82,758.60
Assessment Collection Cost	44,535.72				44,535.72
District Counsel	9,578.44				9,578.44
Postage & Shipping	61.36				61.36
Legal Advertising	362.20				362.20
Miscellaneous / Contingency	50.60				50.60
Meeting Room	350.00				350.00
Web Site Maintenance	2,070.00				2,070.00
Dues, Licenses, and Fees	175.00				175.00
Security	57.95				57.95
Security - Wifi	792.93				792.93
Electric	9,654.02				9,654.02
Refuse Removal	1,381.94				1,381.94
Water-Sewer	54,290.53				54,290.53
Irrigation Repairs	4,434.85				4,434.85
Amenity - Pool Maintenance	575.00				575.00
General Liability Insurance	5,489.00				5,489.00
Property & Casualty Insurance	16,791.00				16,791.00
Auto Liability & Physical Damage	1,110.00				1,110.00
Repair & Maintenance - Equipment etc	165.00				165.00
Landscaping Maintenance & Material	182,348.01				182,348.01
Landscape Improvements	750.00				750.00
Miscellaneous / Contingency	6,500.00				6,500.00
Parks & Facilities	7,500.00				7,500.00
Garden Lot Expenses	420.96				420.96
Invasive Plant Maintenance	1,167.50				1,167.50
Annals	3,500.00				3,500.00
Streetlights	43,181.06				43,181.06
Sidewalk Panel Repair & Replacements	11,119.00				11,119.00
Collection Agent - 2014 Bond		\$ 17,860.70			\$ 17,860.70
Principal Payments - 2014 Bond		20,000.00			20,000.00
Interest Payments - 2014 Bond		171,281.25			171,281.25
Collection Agent - 2015 Bond			\$ 7,703.79		\$ 7,703.79
Principal Payments - 2015 Bond			135,000.00		135,000.00
Interest Payments - 2015 bond			106,600.00		106,600.00
<b>Total Expenses</b>	<b>\$ 520,942.73</b>	<b>\$ 209,141.95</b>	<b>\$ 249,303.79</b>	<b>\$ -</b>	<b>\$ 979,388.47</b>
<b>Other Revenues (Expenses) &amp; Gains (Losses)</b>					
Interest Income	\$ 13,378.07				\$ 13,378.07
Interest Income		\$ 8,610.24			\$ 8,610.24
Interest Income			\$ 4,824.49		\$ 4,824.49
<b>Total Other Revenues (Expenses) &amp; Gains (Losses)</b>	<b>\$ 13,378.07</b>	<b>\$ 8,610.24</b>	<b>\$ 4,824.49</b>	<b>\$ -</b>	<b>\$ 26,812.80</b>
<b>Change in Net Assets</b>					
	\$ 1,738,212.69	\$ 699,798.92	\$ 173,005.41	\$ -	\$ 2,611,017.02
<b>Net Assets At Beginning Of Year</b>					
	<u>\$ 1,738,196.19</u>	<u>\$ 1,416,020.57</u>	<u>\$ 830,643.36</u>	<u>\$ -</u>	<u>\$ 3,984,860.12</u>
<b>Net Assets At End Of Year</b>					
	<u><u>\$ 3,476,408.88</u></u>	<u><u>\$ 2,115,819.49</u></u>	<u><u>\$ 1,003,648.77</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 6,595,877.14</u></u>



**Harmony CDD**  
 Budget to Actual  
 For the Month Ending 12/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<b>Revenues</b>					
On-Roll Assessments	\$ 2,335,761.52	\$ 736,627.75	\$ 1,599,133.77	\$ 2,946,511.00	79.27%
Assessment - Refund and Discounts	(90,784.17)	(29,465.00)	(61,319.17)	(117,860.00)	77.03%
Garden Lot	800.00	-	800.00	-	0.00%
<b>Net Revenues</b>	<b>\$ 2,245,777.35</b>	<b>\$ 707,162.75</b>	<b>\$ 1,538,614.60</b>	<b>\$ 2,828,651.00</b>	<b>79.39%</b>
<b>Expenditures</b>					
<b>Administrative Expenses</b>					
Supervisor Fees	\$ 2,400.00	\$ 3,500.00	\$ (1,100.00)	\$ 14,000.00	17.14%
FICA Expense	-	268.00	(268.00)	1,072.00	0.00%
Public Officials' Liability Insurance	4,431.00	-	4,431.00	-	0.00%
Trustee Services	6,691.05	2,500.00	4,191.05	10,000.00	66.91%
Management	16,250.01	16,250.00	0.01	65,000.00	25.00%
Engineering	-	18,750.00	(18,750.00)	75,000.00	0.00%
Assessment Collection Cost	44,535.72	2,275.00	42,260.72	9,100.00	489.40%
Disclosure Agent	-	550.00	(550.00)	2,200.00	0.00%
Property Appraiser	-	250.00	(250.00)	1,000.00	0.00%
District Counsel	9,578.44	18,750.00	(9,171.56)	75,000.00	12.77%
Recording Secretary	-	500.00	(500.00)	2,000.00	0.00%
Audit	-	1,250.00	(1,250.00)	5,000.00	0.00%
Arbitrage Calculation	-	375.00	(375.00)	1,500.00	0.00%
Postage & Shipping	61.36	250.00	(188.64)	1,000.00	6.14%
Legal Advertising	362.20	300.00	62.20	1,200.00	30.18%
Special Assessment Fees	-	14,732.50	(14,732.50)	58,930.00	0.00%
Miscellaneous / Contingency	50.60	-	50.60	-	0.00%
Meeting Room	350.00	1,250.00	(900.00)	5,000.00	7.00%
Dues, Licenses, and Fees	175.00	43.75	131.25	175.00	100.00%
Website Maintenance	2,070.00	-	2,070.00	-	0.00%
<b>Total Administrative Expenses</b>	<b>\$ 86,955.38</b>	<b>\$ 81,794.25</b>	<b>\$ 5,161.13</b>	<b>\$ 327,177.00</b>	<b>26.58%</b>
<b>Field Expenses</b>					
Field Management	\$ 82,758.60	\$ 82,758.75	\$ (0.15)	\$ 331,035.00	25.00%
<b>Total Field Expenses</b>	<b>\$ 82,758.60</b>	<b>\$ 82,758.75</b>	<b>\$ (0.15)</b>	<b>\$ 331,035.00</b>	<b>25.00%</b>
<b>Security Expenses</b>					
Security	\$ 57.95	\$ 7,500.00	\$ (7,442.05)	\$ 30,000.00	0.19%
Security - Wifi	792.93	1,500.00	(707.07)	6,000.00	13.22%
<b>Total Security Expenses</b>	<b>\$ 850.88</b>	<b>\$ 9,000.00</b>	<b>\$ (8,149.12)</b>	<b>\$ 36,000.00</b>	<b>2.36%</b>
<b>Utility Expenses</b>					
Electric	\$ 9,654.02	\$ 10,750.00	\$ (1,095.98)	\$ 43,000.00	22.45%
Refuse Removal	1,381.94	1,000.00	381.94	4,000.00	34.55%
Water-Sewer	54,290.53	56,250.00	(1,959.47)	225,000.00	24.13%
Streetlights	43,181.06	40,000.00	3,181.06	160,000.00	26.99%
Repair & Maintenance - Streetlights	-	2,500.00	(2,500.00)	10,000.00	0.00%
<b>Total Utility Expenses</b>	<b>\$ 108,507.55</b>	<b>\$ 110,500.00</b>	<b>\$ (1,992.45)</b>	<b>\$ 442,000.00</b>	<b>24.55%</b>



**Harmony CDD**  
Budget to Actual  
For the Month Ending 12/31/2025

	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	\$ 186,598.00	\$ (4,249.99)	\$ 746,392.00	24.43%
Landscaping Improvement - Removal	750.00	-	750.00	-	0.00%
Tree Trimming	-	10,000.00	(10,000.00)	40,000.00	0.00%
Parks & Facilities	7,500.00	13,750.00	(6,250.00)	55,000.00	13.64%
Garden Lot Expenses	420.96	500.00	(79.04)	2,000.00	21.05%
Invasive Plant Maintenance	1,167.50	12,500.00	(11,332.50)	50,000.00	2.34%
Mulch	-	19,336.75	(19,336.75)	77,347.00	0.00%
Annuals	3,500.00	3,500.00	-	14,000.00	25.00%
Irrigation	4,434.85	7,500.00	(3,065.15)	30,000.00	14.78%
Miscellaneous / Contingency	6,500.00	12,500.00	(6,000.00)	50,000.00	13.00%
<b>Total Landscaping &amp; Irrigation Expenses</b>	<b>\$ 206,621.32</b>	<b>\$ 266,184.75</b>	<b>\$ (59,563.43)</b>	<b>\$ 1,064,739.00</b>	<b>19.41%</b>
<b><u>General Expenses</u></b>					
Pond Maintenance	\$ -	\$ -	\$ -	\$ -	0.00%
R&M - Ponds/Buck, Lake/Drainage	-	12,500.00	(12,500.00)	50,000.00	0.00%
Amenity - Pool Maintenance	575.00	15,000.00	(14,425.00)	60,000.00	0.96%
Repair & Maintenance - Vehicles	-	3,750.00	(3,750.00)	15,000.00	0.00%
Repair & Maintenance - Equipment / Boats, etc	165.00	2,500.00	(2,335.00)	10,000.00	1.65%
Roads & Alleyway	-	2,500.00	(2,500.00)	10,000.00	0.00%
Sidewalk Panel Repair & Replacements	11,119.00	37,500.00	(26,381.00)	150,000.00	7.41%
Operating Supplies - Fuel, Oil, etc.	-	2,000.00	(2,000.00)	8,000.00	0.00%
Transfer to Reserve	-	70,000.00	(70,000.00)	280,000.00	0.00%
Capital Outlay - Vehicles	-	3,750.00	(3,750.00)	15,000.00	0.00%
<b>Total General Expenses</b>	<b>\$ 11,859.00</b>	<b>\$ 149,500.00</b>	<b>\$ (137,641.00)</b>	<b>\$ 598,000.00</b>	<b>1.98%</b>
<b><u>Insurance Expenses</u></b>					
General Liability Insurance	\$ 5,489.00	\$ 7,425.00	\$ (1,936.00)	\$ 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>\$ 7,425.00</b>	<b>\$ 15,965.00</b>	<b>\$ 29,700.00</b>	<b>78.75%</b>
<b>Total Expenditures</b>	<b>\$ 520,942.73</b>	<b>\$ 707,162.75</b>	<b>\$ (186,220.02)</b>	<b>\$ 2,828,651.00</b>	<b>18.42%</b>
<b>Income (Loss) from Operations</b>	<b>\$ 1,724,834.62</b>	<b>\$ -</b>	<b>\$ 1,724,834.62</b>	<b>\$ -</b>	
<b><u>Other Income (Expense)</u></b>					
Interest Income	\$ 13,378.07	\$ -	\$ 13,378.07	\$ -	
<b>Total Other Income (Expense)</b>	<b>\$ 13,378.07</b>	<b>\$ -</b>	<b>\$ 13,378.07</b>	<b>\$ -</b>	
<b>Net Income (Loss)</b>	<b>\$ 1,738,212.69</b>	<b>\$ -</b>	<b>\$ 1,738,212.69</b>	<b>\$ -</b>	

Supporting Worksheets for  
Revenue, Assessment, and Utility



## 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	620,198.10	1,943.49	1,880.39	881,772.47		1,505,794.45
1/1/2026	1,505,794.45					1,505,794.45
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	247,637.05	783.57	1,177.60	380,331.50		629,929.72
1/1/2026	629,929.72					629,929.72
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



### Harmony Net Assessment FY 2026

Date	Net 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
2025.11.14	\$ 25,231.02	\$ 16,029.65	\$ 6,428.56	\$ 2,772.81	\$ 25,231.02
2025.11.21	\$ 297,773.12	\$ 189,179.75	\$ 75,869.06	\$ 32,724.31	\$ 297,773.12
2025.11.21	\$ 1,096.04	\$ 696.33	\$ 279.26	\$ 120.45	\$ 1,096.04
2025.12.12	\$ 2,737.41	\$ 1,739.12	\$ 697.46	\$ 300.83	\$ 2,737.41
2025.12.12	\$ 2,898,762.42	\$ 1,841,627.44	\$ 738,570.32	\$ 318,564.66	\$ 2,898,762.42
2025.12.29	\$ 209,309.92	\$ 132,977.75	\$ 53,329.688	\$ 23,002.487	\$ 209,309.92
total collected	\$ 3,463,543.88	\$ 2,200,441.61	\$ 882,469.94	\$ 380,632.33	\$ 3,463,543.88
Receivable		\$ 569,279.39	\$ 228,305.06	\$ 98,473.93	\$ 896,058.38

### HARMONY CDD UTILITY TRACKER

Utility Company	Account #	Meter #	Service Address	Oct-25	Nov-25	Dec-25
OUC	9899239921	5CR94075/5CM11458	6917 BEAR GRASS RD	\$ 24.91	\$ 25.05	\$ 24.79
OUC	9899239921	5CR94331/5CM11507	3300 BLOCK EVEN SCHOOL HOUSE RD	\$ 24.91	\$ 25.05	\$ 24.79
OUC	9899239921	5CM10666	6900 BLOCK ODD FIVE OAKS DR	\$ 24.27	\$ 24.27	\$ 24.40
OUC	9899239921	5CR94088/5CM11509	3200 BLOCK ODD SCHOOL HOUSE RD	\$ 24.91	\$ 25.05	\$ 24.91
OUC	9899239921	5CR96198/5CM11270	3319 BRACKEN FERN DR	\$ 25.30	\$ 25.56	\$ 25.56
OUC	9899239921	5CR94288/5CM11269	3338 BRACKEN FERN DR	\$ 24.27	\$ 24.27	\$ 24.27
OUC	9899239921	5CR95104/5CM11268	7014 BUTTON BUSH LP	\$ 25.30	\$ 25.56	\$ 25.30
OUC	9899239921	5CR94329/5CM11460	7034 BUTTON BUSH LP	\$ 24.66	\$ 24.66	\$ 24.66
OUC	9899239921	5CR98446/5CM11267	3340 CAT BRIER TRL PETPK	\$ 24.91	\$ 25.05	\$ 24.91
OUC	9899239921	6CD24560	34001 FEATHERGRASS CT	\$ 25.30	\$ 25.44	\$ 25.30
OUC	9899239921	1ZR15702	7255 FIVE OAKS DRIVE SWIM	\$ 1,661.54	\$ 1,612.99	\$ 521.15
OUC	9899239921	5XD08429	7350 FIVE OAKS DR(new meter 08/20/19)	\$ 54.30	\$ 86.06	\$ 60.77
OUC	9899239921	5ZR21669	7600 FIVE OAKS DR IRG	\$ 33.06	\$ 34.35	\$ 32.67
OUC	9899239921	6CD46493	75501 Five Oaks Dr	\$ 24.27	\$ 24.40	\$ 24.27
OUC	9899239921	5CR88761/5CM11415	7124 HARMONY SQ DRIVE S POOL	\$ 470.99	\$ 510.28	\$ 419.29
OUC	9899239921	5CD97805	6900 E IRLO BRONSON MEMORIAL HWY ODD	\$ 24.40	\$ 33.84	\$ 68.60
OUC	9899239921	5ZR21255	7000 E. IRLO BRONSON MEM. HWY UPL	\$ 55.41	\$ 59.68	\$ 54.38
OUC	9899239921	5CM11116	7252 E. IRLO BRONSON MEM. HWY PK	\$ 24.91	\$ 25.05	\$ 24.79
OUC	9899239921	5CD97826	7255 E. IRLO BRONSON MEM. HWY ENTL	\$ 94.84	\$ 105.05	\$ 79.72
OUC	9899239921	5CM11118	7255 E. IRLO BRONSON MEM. HWY TCTR	\$ 26.07	\$ 27.24	\$ 26.59
OUC	9899239921	5CR95090	3300 POND PINE RD	\$ 24.27	\$ 24.27	\$ 24.27
OUC	9899239921	5CR98422/5CM11508	3306 PRIMROSE WILLOW DR	\$ 24.40	\$ 24.27	\$ 24.40
OUC	9899239921	5CR97294/5CM11459	3317 PRIMROSE WILLOW DR	\$ 25.56	\$ 26.07	\$ 26.20
OUC	9899239921	5CR94090/5CM11456	3300 SCHOOL HOUSE RD E1	\$ 213.76	\$ 176.92	\$ 27.11
OUC	9899239921	5CR94089/5CM11457	3300 SCHOOL HOUSE RD E2	\$ 30.60	\$ 30.99	\$ 29.83
OUC	9899239921	5CR94091/5CM11455	3300 SCHOOL HOUSE RD E3	\$ 39.13	\$ 43.14	\$ 39.52
OUC	9899239921	MAINTENANCE	Neighborhood 01/0 CRISPIN CIR	\$ 293.13	\$ 307.56	\$ 289.52
OUC	9899239921	MAINTENANCE	Neighborhood J/0 CRISPIN CIR	\$ 491.87	\$ 516.79	\$ 485.64
OUC	9899239921	MAINTENANCE	Neighborhood I/0 CRISPIN CIR	\$ 719.50	\$ 754.91	\$ 710.64
OUC	9899239921	MAINTENANCE	Neighborhood H2/0 CRISPIN CIR	\$ 255.91	\$ 269.95	\$ 252.41
OUC	9899239921	MAINTENANCE	Harmony Track K/0 OXBOW CT	\$ 500.48	\$ 514.87	\$ 496.88
OUC	9899239921	MAINTENANCE	North Lakes of Harmony/0 FIVE OAKS DR	\$ 133.70	\$ 136.27	\$ 133.08
OUC	9899239921	MAINTENANCE	Phase 2 Roadway/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 573.25	\$ 597.93	\$ 567.08
OUC	9899239921	MAINTENANCE	Phase D1/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 208.45	\$ 217.42	\$ 206.21
OUC	9899239921	MAINTENANCE	Neighborhood G/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 938.05	\$ 978.43	\$ 927.95
OUC	9899239921	MAINTENANCE	Neighborhood H1/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 386.74	\$ 402.89	\$ 382.71
OUC	9899239921	MAINTENANCE	Phase A-1/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 646.21	\$ 674.02	\$ 639.25
OUC	9899239921	MAINTENANCE	Town Center/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 364.79	\$ 380.50	\$ 360.87
OUC	9899239921	MAINTENANCE	Phase 3 Roadway/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 865.09	\$ 902.33	\$ 855.77
OUC	9899239921	MAINTENANCE	Original 243/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 2,532.73	\$ 2,641.75	\$ 2,505.48
OUC	9899239921	MAINTENANCE	Neighborhood D2 & E/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 792.12	\$ 826.23	\$ 783.60
OUC	9899239921	MAINTENANCE	Phase C2/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 657.18	\$ 691.48	\$ 648.65
OUC	9899239921	MAINTENANCE	Neighborhood F/0 SCHOOLHOUSE RD	\$ 261.93	\$ 272.06	\$ 259.40
	001-053-1000-43-01		Subtotal METERS	\$ 3,076.25	\$ 3,094.56	\$ 1,732.45
	001-054-1000-43-02		Subtotal MAINTENANCE	\$ 10,621.13	\$ 11,085.39	\$ 10,505.14
			TOTAL OUC	\$ 13,697.38	\$ 14,179.95	\$ 12,237.59
Spectrum	8337 10 022 1997500	N/A	7255 FIVE OAKS DR	\$ 133.98	\$ (3.98)	\$ 126.02
Spectrum	8337 10 022 1997518	N/A	7124 HARMONY SQUARE DR S	\$ 120.00	\$ 120.00	\$ 120.00
			TOTAL SPECTRUM	\$ 253.98	\$ 116.02	\$ 246.02
Toho Water	001525420-000774910	14035860	0 BRACKEN FERN DRIVE PARK	\$ 82.14	\$ 129.68	\$ 93.97
Toho Water	001525420-000774920	15006579	0 BUTTON BUSH LOOP PARKB	\$ 6.47	\$ 13.36	\$ 16.94
Toho Water	001525420-000774940	51991853	7036 BUTTON BUSH LOOP PARKS	\$ 108.32	\$ -	\$ 203.91
Toho Water	001525420-000774950	51858298	0 POND PINE ROAD PARK	\$ 0.30	\$ 72.79	\$ 86.81
Toho Water	001525420-000774960	14035850	0 ALLEY NEIGHBORHOOD PARKC	\$ 53.97	\$ 163.94	\$ 163.94
Toho Water	001525420-000774980	21046920	0 PRIMROSE WILLOW DRIVE PARK	\$ 87.77	\$ 112.55	\$ 90.39
Toho Water	001525420-000774990	52059774	7014 BUTTON BUSH LOOP PARK	\$ 108.32	\$ 238.17	\$ 169.65
Toho Water	001525420-000775000	18006894 / 19001817	0 CATBRIER & BRACKEN FERN DRIVE PARK	\$ 393.92	\$ 725.64	\$ 505.08
Toho Water	001525420-000784380	62723517	0 FIVE OAKS DRIVE RM	\$ 2,766.55	\$ 3,428.15	\$ 2,903.55
Toho Water	001525420-000784390	60910380	0 SCHOOLHOUSE ROAD LSH02	\$ 284.53	\$ 744.45	\$ 758.77
Toho Water	001525420-000784410	62751435	0 CAT BRIER TRAIL PARK	\$ 4,327.74	\$ 1,661.39	\$ 2,630.50
Toho Water	001525420-000784420	71971009	0 HARMONY SQUARE DRIVE W	\$ 923.80	\$ 1,229.26	\$ 1,212.13
Toho Water	001525420-000784430	62751434	0 HARMONY SQUARE DRIVE W	\$ 419.45	\$ 490.73	\$ 369.01
Toho Water	001525420-000784440	19420047	0 HARMONY SQUARE DRIVE W	\$ 369.37	\$ 505.05	\$ 580.23
Toho Water	001525420-000785210	71947550	0 FIVE OAKS DRIVE RM	\$ 225.06	\$ 957.71	\$ 1,431.64
Toho Water	001525420-000790300	17006879	7255 FIVE OAKS DRIVE CABAN	\$ 85.61	\$ 135.31	\$ 70.33
Toho Water	001525420-000790660	19001670	7255 FIVE OAKS DRIVE POOL	\$ 102.33	\$ 47.59	\$ 45.10
Toho Water	001525420-000790670	21017675	7255 FIVE OAKS DRIVE SHOWR	\$ 3.70	\$ 12.73	\$ 10.24
Toho Water	001525420-000790680	52168456	7255 FIVE OAKS DRIVE RECLM	\$ 168.08	\$ -	
Toho Water	001525420-000812210	63309511	3300 SCHOOLHOUSE ROAD RM	\$ 1,084.69	\$ 1,333.12	\$ 824.93

### HARMONY CDD UTILITY TRACKER

Utility Company	Account #	Meter #	Service Address	Oct-25	Nov-25	Dec-25
Toho Water	001525420-000819280	19001667	3300 SCHOOLHOUSE ROAD PARK	\$ 267.05	\$ 167.80	\$ 178.63
Toho Water	001525420-000846710	79251773	0 HARMONY SQ DR & 192	\$ 27.57	\$ 28.49	\$ 31.62
Toho Water	001525420-000855740	68934780	O SCHOOLHOUSE & CUPSEED ROAD	\$ 2,148.21	\$ 1,301.78	\$ 31.62
Toho Water	001525420-000903760	65150354	6900 E IRLO BRONSON MEM HWY	\$ 1,742.81	\$ 1,886.06	\$ 1,742.86
Toho Water	001525420-000933910	60720859	6900 FIVE OAKS DRIVE RM	\$ 713.04	\$ 1,301.76	\$ 896.35
Toho Water	001525420-000933920	18001587	3300 SCHOOLHOUSE ROAD RCLM BLK	\$ 1,184.29	\$ 1,281.73	\$ 1,081.88
Toho Water	001525420-000944380	18010172 / 72940814	7124 S HARMONY SQUARE DRIVE POOLCBNA	\$ 502.70	\$ -	
Toho Water	001525420-000948250	61099658	7300 FIVE OAKS DRIVE RCLM	\$ 1,313.74	\$ 1,366.42	\$ 1,994.52
Toho Water	001525420-000948380	21008656	7500 FIVE OAKS DRIVE RCLM	\$ 6,122.42	\$ 6,021.10	\$ 71.00
Toho Water	001525420-001125108	18006897	3200 SCHOOLHOUSE ROAD RM EVN BLK	\$ 27.57	\$ 74.58	\$ 35.20
Toho Water	001525420-001262780	21008654	6900 E IRLO BRONSON MEM HWY BLKODD	\$ 27.57	\$ 1,904.84	\$ 378.88
Toho Water	001525420-033035419	79643233	7500 A EVEN FIVE OAKS DRIVE	\$ -	\$ -	
Toho Water	001525420-033058389	16006524	3400 EVEN FEATHER GRASS COURT	\$ 27.57	\$ 92.48	\$ 207.04
Toho Water	001525420-033141279	18006898	3100 SONGBIRD CIRCLE ODD BLOCK	\$ 27.57	\$ 1,230.62	\$ 1,841.22
				<b>TOTAL TOHO WATER</b>	<b>\$ 25,734.23</b>	<b>\$ 28,659.28</b>
Waste Connections	6460-126957	N/A	7350 FIVE OAKS DR	\$ 426.54	\$ 51.16	\$ 426.54
				<b>TOTAL WASTE CONNECTIONS</b>	<b>\$ 426.54</b>	<b>\$ 51.16</b>
<i>Updated by MM: 1/13/2026 9:21 AM</i>						



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# **Harmony Community Development District**

**Proposals from ULS**

## ULS Work Authorizations

<b>Agenda #</b>	<b>Work Auth #</b>	<b>Description</b>	<b>Amount</b>
<b>1</b>	210674	2" Mainline Break at the Dog Park	\$680.00
<b>2</b>	210676	3" Mainline Repair	\$1,040.00
<b>3</b>	210679	3" Mainline Break	\$1,040.00
<b>4</b>	210703	2" Mainline Break Next to Oak Tree	\$1,330.00
	<b>Total:</b>		<b>\$4,090.00</b>

**ADDITIONAL SERVICES ORDER NO. 210674**  
**LANDSCAPE & IRRIGATION MAINTENANCE SERVICES**

**THIS ADDITIONAL SERVICES ORDER** (the “ASO”), dated January 12, 2026, 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. **210674**, dated **January 12, 2026**, and attached hereto as **Exhibit A**, all in accordance with the terms of the Agreement (the “**Additional Services**”). Contractor may make changes to the scope of Additional Services without further written authorization from the District to the extent that such changes are communicated to Contractor by the District’s representative and do not increase the price of the Additional Services.

**SECTION 2. COMPENSATION.** It is understood and agreed that the compensation for the Additional Services under this ASO shall be in an amount not to exceed **Six Hundred Eighty Dollars and Zero Cents (\$680.00)** 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**

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Secretary/Assistant Secretary

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Chairperson/Vice Chair, Board of Supervisors

WITNESS:

**FLORIDA ULS OPERATING, LLC**, a  
Delaware limited liability company

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Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

---

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

**Exhibit A:** Scope of Additional Services



**Proposal #210674**

Date: 1/12/2026

PO #

Alex Martinez

**Customer:**

PFM Group Consulting

**Property:**

Harmony CDD  
3500 Harmony Sq Dr W  
Harmony, 34773

## 2" Mainline Break at the Dog park



Mainline is broke under the shrubs. size is 2"

**Repairs Proposed** **\$680.00**

Items	Quantity	Unit	Price/Unit	Price
<b>Irrigation Repair</b>				<b>\$680.00</b>
2" Mainline Parts	1.00	ea	\$290.00	\$290.00
Labor Repair	6.00	ea	\$65.00	\$390.00
			<b>PROJECT TOTAL:</b>	<b>\$680.00</b>

## Terms & Conditions

By \_\_\_\_\_  
**Alex Martinez**  
Date **1/12/2026**  
\_\_\_\_\_  
**United Land Services**

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

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**ADDITIONAL SERVICES ORDER NO. 210676**  
**LANDSCAPE & IRRIGATION MAINTENANCE SERVICES**

**THIS ADDITIONAL SERVICES ORDER** (the “ASO”), dated January 12, 2026, 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. **210676**, dated **January 12, 2026**, and attached hereto as **Exhibit A**, all in accordance with the terms of the Agreement (the “**Additional Services**”). Contractor may make changes to the scope of Additional Services without further written authorization from the District to the extent that such changes are communicated to Contractor by the District’s representative and do not increase the price of the Additional Services.

**SECTION 2. COMPENSATION.** It is understood and agreed that the compensation for the Additional Services under this ASO shall be in an amount not to exceed **One Thousand Forty Dollars and Zero Cents (\$1,040.00)** 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 #210676

Date: 1/12/2026

PO #

Alex Martinez

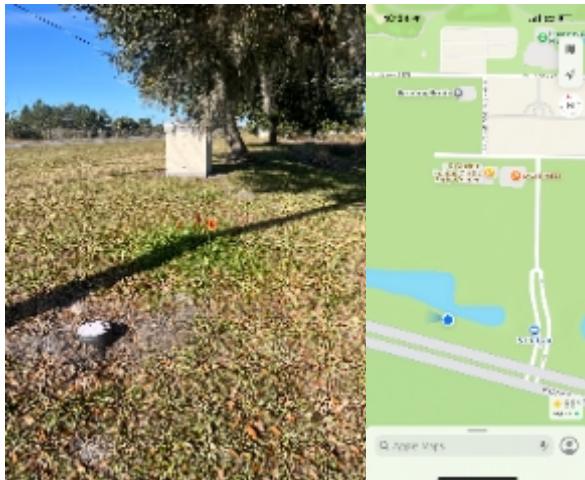
**Customer:**

PFM Group Consulting

**Property:**

Harmony CDD  
3500 Harmony Sq Dr W  
Harmony, 34773

**3" Mainline Repair**



Mainline leak. pipe size is 3" and is almost 4ft deep.

**Repairs Proposed** **\$1,040.00**

Items	Quantity	Unit	Price/Unit	Price
<b>Irrigation Repair</b>				<b>\$1,040.00</b>
3" Mainline parts	1.00	ea	\$390.00	\$390.00
Labor Repair 2 techs	10.00	ea	\$65.00	\$650.00
<b>PROJECT TOTAL:</b>				<b>\$1,040.00</b>

## Terms & Conditions

By \_\_\_\_\_  
**Alex Martinez**  
Date **1/12/2026**  
\_\_\_\_\_  
**United Land Services**

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

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**ADDITIONAL SERVICES ORDER NO. 210679**  
**LANDSCAPE & IRRIGATION MAINTENANCE SERVICES**

**THIS ADDITIONAL SERVICES ORDER** (the “ASO”), dated January 12, 2026, 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. **210679**, dated **January 12, 2026**, and attached hereto as **Exhibit A**, all in accordance with the terms of the Agreement (the “**Additional Services**”). Contractor may make changes to the scope of Additional Services without further written authorization from the District to the extent that such changes are communicated to Contractor by the District’s representative and do not increase the price of the Additional Services.

**SECTION 2. COMPENSATION.** It is understood and agreed that the compensation for the Additional Services under this ASO shall be in an amount not to exceed **One Thousand Forty Dollars and Zero Cents (\$1,040.00)** 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**

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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 #210679

Date: 1/12/2026

PO #

Alex Martinez

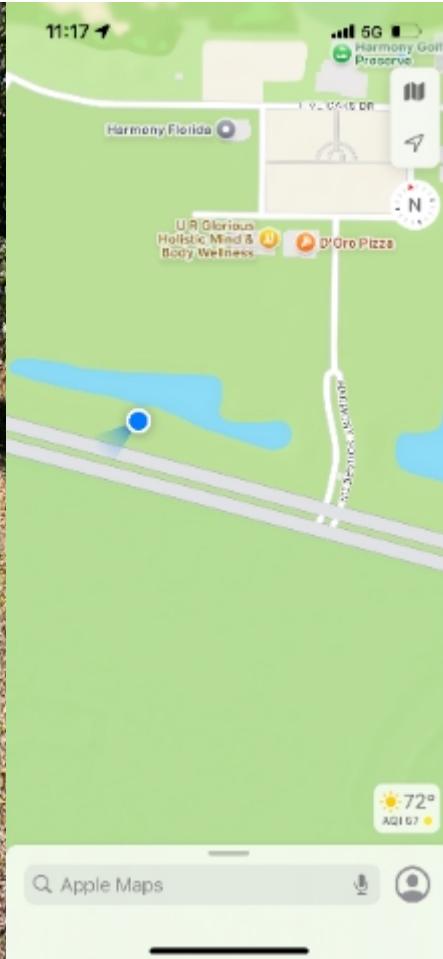
Customer:

PFM Group Consulting

Property:

Harmony CDD  
3500 Harmony Sq Dr W  
Harmony, 34773

### 3" mainline Break



Repairs Proposed

\$1,040.00

Items	Quantity	Unit	Price/Unit	Price
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<b>Irrigation Repair</b>				<b>\$1,040.00</b>
3" Mainline parts	1.00	ea	\$390.00	\$390.00
Labor Repair 2 techs	10.00	ea	\$65.00	\$650.00
<b>PROJECT TOTAL:</b>				<b>\$1,040.00</b>

### Terms & Conditions

By \_\_\_\_\_  
**Alex Martinez**  
 Date 1/12/2026  
**United Land Services**

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

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**ADDITIONAL SERVICES ORDER NO. 210703**  
**LANDSCAPE & IRRIGATION MAINTENANCE SERVICES**

**THIS ADDITIONAL SERVICES ORDER** (the “ASO”), dated January 12, 2026, 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. **210703**, dated **January 12, 2026**, and attached hereto as **Exhibit A**, all in accordance with the terms of the Agreement (the “**Additional Services**”). Contractor may make changes to the scope of Additional Services without further written authorization from the District to the extent that such changes are communicated to Contractor by the District’s representative and do not increase the price of the Additional Services.

**SECTION 2. COMPENSATION.** It is understood and agreed that the compensation for the Additional Services under this ASO shall be in an amount not to exceed **One Thousand Three Hundred Thirty Dollars and Zero Cents (\$1,330.00)** 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**

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Secretary/Assistant Secretary

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Chairperson/Vice Chair, Board of Supervisors

WITNESS:

**FLORIDA ULS OPERATING, LLC**, a  
Delaware limited liability company

---

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

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

**Exhibit A:** Scope of Additional Services



**Proposal #210703**

Date: 1/12/2026

PO #

Alex Martinez

**Customer:**

PFM Group Consulting

**Property:**

Harmony CDD  
3500 Harmony Sq Dr W  
Harmony, 34773

## 2" Mainline break next to Oak tree



Mainline break next to Oak tree. possible relocation or reroute.

**Repairs Proposed** **\$1,330.00**

Items	Quantity	Unit	Price/Unit	Price
<b>Irrigation Repair</b>				<b>\$1,330.00</b>
2" Mainline Parts	1.00	ea	\$290.00	\$290.00
Labor Repair 2 techs	16.00	ea	\$65.00	\$1,040.00
<b>PROJECT TOTAL:</b>				<b>\$1,330.00</b>

## Terms & Conditions

By \_\_\_\_\_  
**Alex Martinez**  
Date **1/12/2026**  
\_\_\_\_\_  
**United Land Services**

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



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# **Harmony Community Development District**

## **Landscape Items**



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# Harmony Community Development District

**Proposal for  
Replenishing Lakeshore Park Volleyball Court Sand  
from Berman in an amount totaling \$5,850**

## Proposal: Harmony CDD Lakeshore Park

Proposal Date: December 31, 2025

Project Name: Replenish Sand at Volleyball Court

Client Contact:

Sales Order #: TBD

## Project Scope

Project Scope: Berman proposes to furnish all labor and materials for the following :

Remove vegetation from the existing Volleyball Court and prepare the area.

Deliver, install, and level sand at a depth of 6" across the area.

40 yards of Playground Sand delivered.	\$3,640.00
Preparation, spreading, and leveling.	\$1,315.00
Machine and Operator	\$895.00

**TOTAL: \$5,850.00**

**Option 2: Sand depth 4" \$4,770.00**

## Payment Terms

Payment is due upon completion of project.

## Proposal:

### Additional Notes

Please contact our office upon receipt and approval of this contract, and any questions you might have. Should you accept the terms outlined above please sign below and return.

We can then schedule your services at that time. This proposal will become binding once executed by both parties.

### Thank You

We appreciate your business and look forward to our continued partnership. Please don't hesitate to reach out with any questions.

### Approvals

---

#### Client Business Name

By: Name, Title

---

*Keith J. Benson*

---

**Berman**

By: Keith Benson Enhancement Manager

### About Berman

**Berman** is a national full-service property management, security and facility services company based in Lake Nona, Florida. Our team is highly skilled in providing dependable, professional and cost-effective solutions across facility, janitorial, on-demand repairs, maintenance staffing, security and all other ancillary facility services to help you run your facility as smoothly as possible.

**We pride ourselves** on being a single point for all facility and property needs. Quality and integrity are at the heart of what we do.

**We are a tech-forward team**, serving our clients with swift and diligent work, to ensure our client properties are well taken care of. We embrace problems quickly and tackle solutions intelligently in a unique, customized manner for each clients' needs.

### Our Services

---

- ✓ Property & Facility Management
- ✓ Property Maintenance
- ✓ 24/7 Emergency Repairs
- ✓ General Construction
- ✓ Janitorial Services
- ✓ Security
- ✓ Pressure Washing
- ✓ Landscaping
- ✓ Disaster Response

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# Harmony Community Development District

## Sidewalk RFP Update



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# Harmony Community Development District

## Proposal for Trash Can

## Secure checkout ■

### Delivering to Blake Firth

[Change](#)

7124 Harmony Square Drive S, Harmony, FL, 34773, United States

[Add delivery instructions](#)

Congratulations Blake, you are eligible for 30 days of Prime for \$0!

[Try Prime free](#)[Change](#)[Place your order](#)

By placing your order, you agree to Amazon's [privacy notice](#) and [conditions of use](#).

#### Blake, we're giving you Prime free for 30 days

Get fast, free delivery on millions of items plus the best of shopping and entertainment when you join Prime.

[Try Prime free for 30 days](#)[Cancel anytime.](#)

Items (6): \$3,689.82  
Shipping & handling: \$0.00  
Estimated tax to be collected: \$276.72

**Order total:** **\$3,966.54**

Arriving Jan 26, 2026



Alpine 32 Gallon Commercial Outdoor Trash Can - Heavy Duty Garbage Can Outdoor, Industrial Trash Can with Plastic Panels for Patio, Parks, Trails & Resorts (Rain Bonnet Lid - Cedar)

**\$614.97**

Ships from Berger Industries

Sold by [Berger Industries](#)

6

Gift options not available

**Monday, Jan 26**

FREE Delivery

[Place your order](#)

**Order total: \$3,966.54**

By placing your order, you agree to Amazon's [privacy notice](#) and [conditions of use](#).

Why has sales tax been applied? [See tax and seller information.](#)

Do you need help? Explore our [Help pages](#) or [contact us](#)

For an item sold by Amazon.com: When you click the "Place your order" button, we'll send you an email message acknowledging receipt of your order. Your contract to purchase an item will not be complete until we send you an email notifying you that the item has been shipped.

Colorado Purchasers: [Important information regarding sales tax you may owe in your State](#)

Within 30 days of delivery, you may return new, unopened merchandise in its original condition. Exceptions and restrictions apply. See Amazon.com's [Returns Policy](#).

[Back to cart](#)



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# Harmony Community Development District

## Berman Field Inspection Report



**BERMAN**

# Harmony Field Report

Prepared by: Jonathan Soto



Removing and disposing of leaves from street drains and pressure washing throughout the property.



**BERMAN**



Continuing refurbishing doggy trash cans throughout the property



**BERMAN**



Finished pressure washing all of the pavilions and pavers.



**BERMAN**



Continued pressure washing side walk and curbs on Five Oaks to Middlebrook Pl



**BERMAN**



Pressure washed and started painting town square columns and steps.



# BERMAN



Continued sidewalk grinding on Five Oaks.

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# TASK SERVICE REPORT

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ABN

## Harmony CDD

3501 Quadrangle Blvd  
Suite 270  
Orlando FL 32817  
United States

### ASSET DETAILS

Asset

Asset Address

### TASK NO. 38241

Service Date 01/10/2026

Service Time 11:30:00 AM

Task Type Service

Technician Jose Torres

Team Members Anthony Rodriguez Martinez

Details remove tree trunks from the ground at the swim club pool equipment area.

Actions Taken

### Labour

N/A

### Parts & Charges

N/A

### Expenses

N/A

## IMAGES



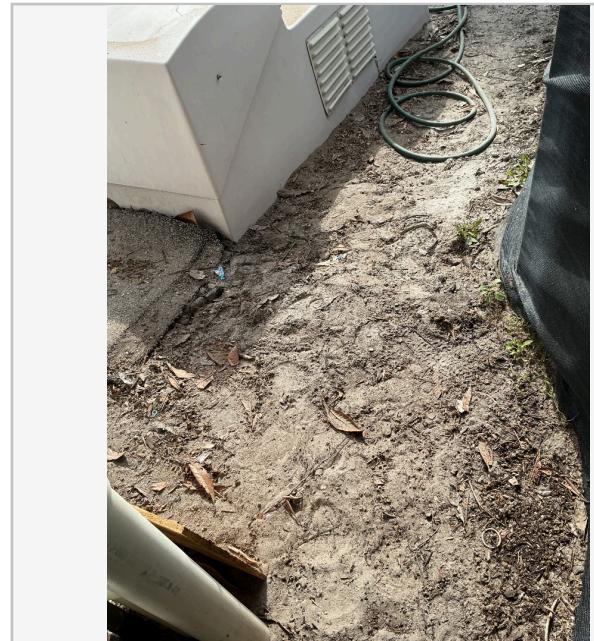
1. Removed the tree roots from ground at the swim club pool equipment area.



2. After removing the roots



3. After removing the roots



4. After removing the roots



5. Before removing the roots



6. Before removing the roots



7. Before removing the roots

## SIGN OFF

**Technician** Name not recorded  
**Signature** No signature captured

**Customer** Name not recorded  
**Signature** No signature captured

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# TASK SERVICE REPORT

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ABN

## Harmony CDD

3501 Quadrangle Blvd  
Suite 270  
Orlando FL 32817  
United States

### ASSET DETAILS

Asset

Asset Address

### Labour

N/A

### Parts & Charges

N/A

### Expenses

N/A

### TASK NO. 41014

**Service Date** 01/16/2026

**Service Time** 11:00:00 AM

**Task Type** Service

**Technician** Jose Torres

**Team Members** Anthony Rodriguez Martinez

**Details** continue refurbishing trash cans throughout the property.

**Actions Taken**

## IMAGES



1. "This is how number 51 trash cans for dogs looks before we clean and paint it."



2. "This is how it looked after I painted it."



3. "This is how it looked after I painted it."



4. "This is how number 49 trash cans for dogs looks before we clean and paint it."



5. More painting.



6. Painting dogs trash can.

## SIGN OFF

**Technician** Name not recorded  
**Signature** No signature captured

**Customer** Name not recorded  
**Signature** No signature captured

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ABN

## Harmony CDD

3501 Quadrangle Blvd  
Suite 270  
Orlando FL 32817  
United States

### ASSET DETAILS

Asset

Asset Address

### TASK NO. 42049

Service Date 01/19/2026

Service Time 7:00:00 AM

Task Type Service

Technician Alfredo Rivera

Details blow pack pool deck, scrub and net the pool, adjust water level and check chemicals, wipe down pool furniture to the swim club pool.

Actions Taken

### Labour

N/A

### Parts & Charges

N/A

### Expenses

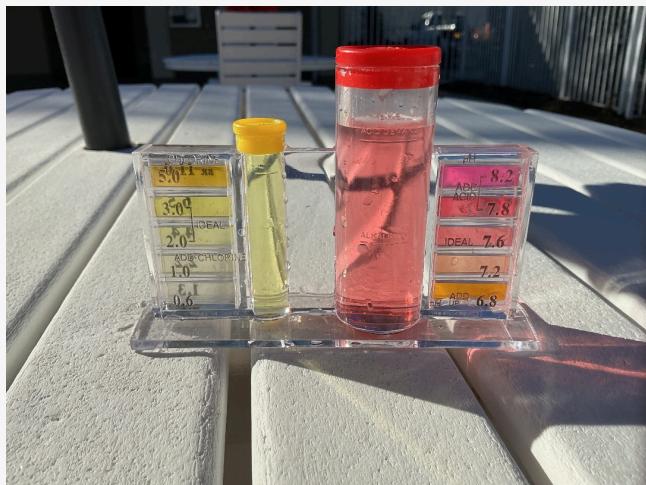
N/A

### IMAGES



1. "The furniture was organized, debris was blown away, and the pool chemicals and water level were inspected."

2. The pool hoses were collected



3. "A water test was conducted. The pH level is 7.6 and the ppm level is 2.0.



4. The pool robot was put in the pool.

## SIGN OFF

**Technician** Name not recorded  
**Signature** No signature captured

**Customer** Name not recorded  
**Signature** No signature captured

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# TASK SERVICE REPORT

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ABN

## Harmony CDD

3501 Quadrangle Blvd  
Suite 270  
Orlando FL 32817  
United States

### ASSET DETAILS

Asset

Asset Address

### Labour

N/A

### Parts & Charges

N/A

### Expenses

N/A

### TASK NO. 42051

Service Date 01/19/2026

Service Time 11:00:00 AM

Task Type Service

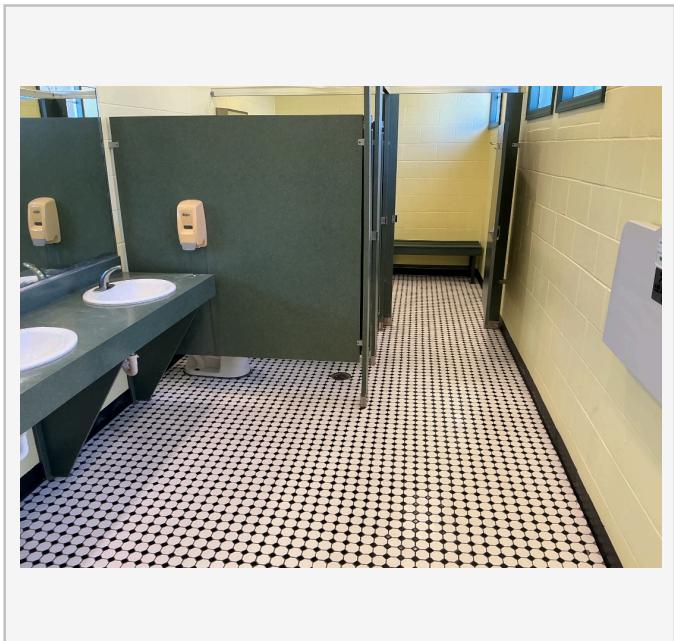
Technician Alfredo Rivera

Team Members Jose Torres

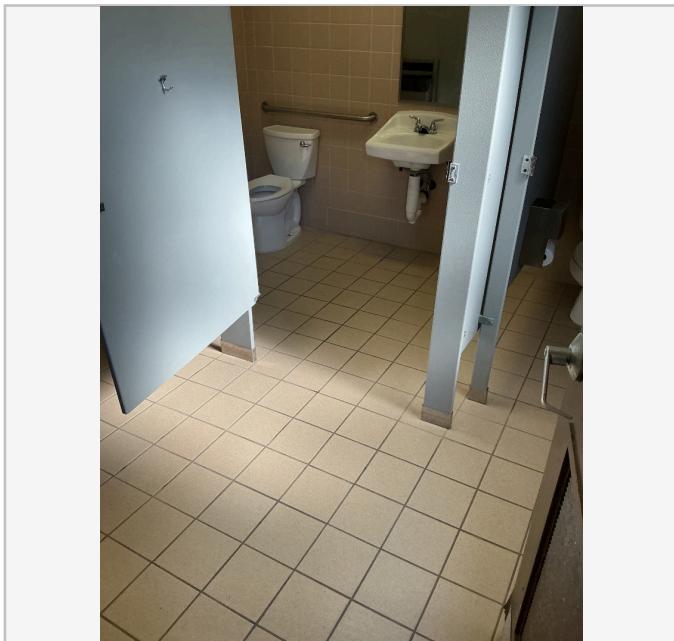
Details clean all of the property restrooms, blow pack pack town square.

Actions Taken

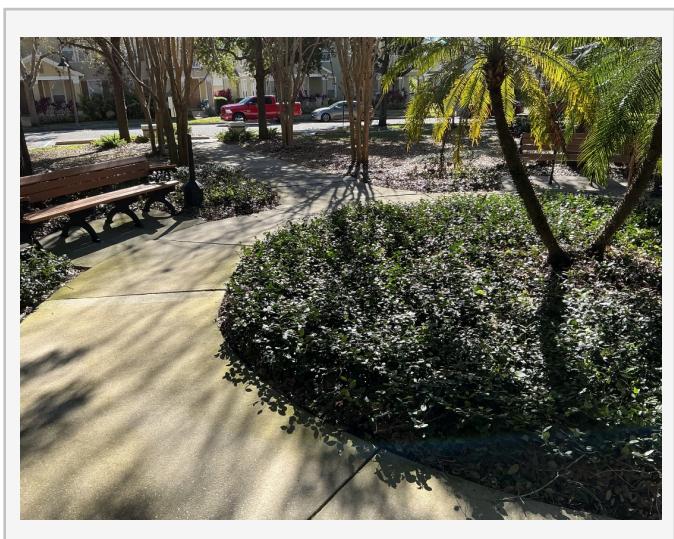
## IMAGES



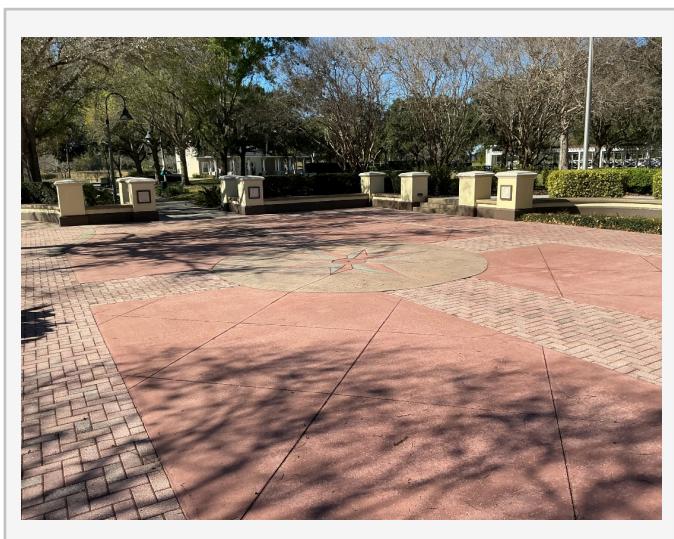
1. "The bathrooms and mirrors were cleaned, and the paper supplies were restocked"



2. All the property restroom are cleaned.



3. "The parks and pools were blown off and cleaned"



4. "The square was blown off and cleaned"

## SIGN OFF

**Technician** Name not recorded  
**Signature** No signature captured

**Customer** Name not recorded  
**Signature** No signature captured

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ABN

## Harmony CDD

3501 Quadrangle Blvd  
Suite 270  
Orlando FL 32817  
United States

## ASSET DETAILS

Asset

Asset Address

## TASK NO. 42056

Service Date 01/20/2026

Service Time 11:00:00 AM

Task Type Service

Technician Alfredo Rivera

Team Members Jose Torres

Details trash pick up on high traffic areas.

Actions Taken

## Labour

N/A

## Parts & Charges

N/A

## Expenses

N/A

## IMAGES



1. "Garbage was collected in the common areas.



2. Some branches were picked

**SIGN OFF**

**Technician** Name not recorded  
**Signature** No signature captured

**Customer** Name not recorded  
**Signature** No signature captured

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ABN

## Harmony CDD

3501 Quadrangle Blvd  
Suite 270  
Orlando FL 32817  
United States

### ASSET DETAILS

Asset

Asset Address

### TASK NO. 42057

Service Date 01/20/2026  
Service Time 1:00:00 PM  
Task Type Service  
Technician Alfredo Rivera  
Team Members Jose Torres  
Details service boats and clean.  
Actions Taken

### Labour

N/A

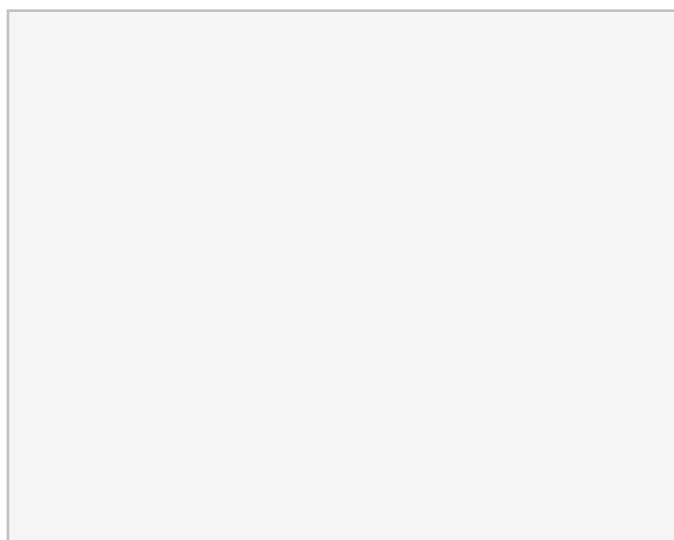
### Parts & Charges

N/A

### Expenses

N/A

### IMAGES



1. The boats suffered damage due to the winds; they are being cleaned and repaired

**SIGN OFF**

**Technician** Name not recorded  
**Signature** No signature captured

**Customer** Name not recorded  
**Signature** No signature captured

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# Harmony Community Development District

**Private Security System Session**



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# Harmony Community Development District

## Public Security System Discussion